

Housing Matters

WINTER 2013
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LEADING WITH SOLUTIONS



🔥 In the 25 years since President Reagan signed the Low Income Housing Tax Credit program into law, it continues to be most successful rental housing program in history. See story, page 1.

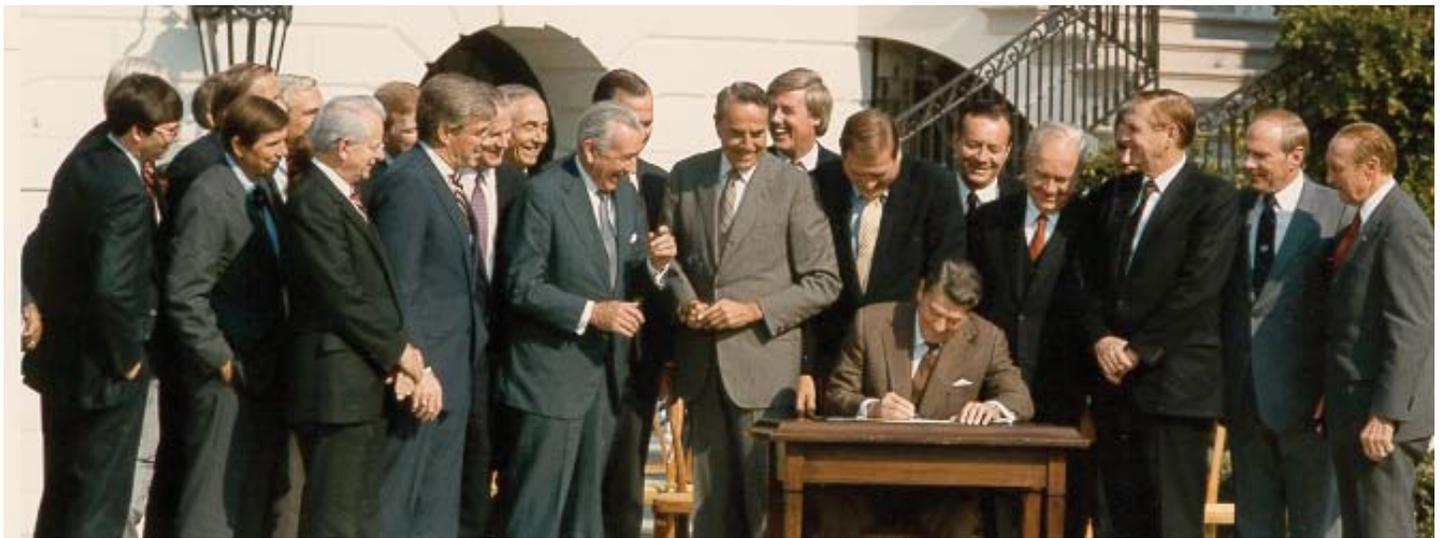
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Arizona
Department
of Housing





ADOH Utilizes LIHTC Program to Help Stimulate Job Growth

On October 22, 1986, President Ronald Reagan signed the Tax Reform Act of 1986. This landmark legislation created the Low Income Housing Tax Credit (LIHTC) program. The LIHTC program was created to encourage the construction and rehabilitation of affordable apartments for low-income working families by offering owners of such housing a credit against tax liability for 10 years.

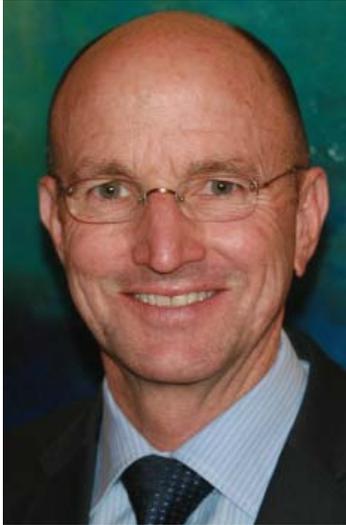
While no one could have predicted its future, the LIHTC program has gone on to become the most successful rental housing program in history with over 2.5 million units of affordable, quality apartments constructed and preserved in rural, suburban, and urban areas across the country. Since its inception, the LIHTC program has provided financing for well over 40,000 affordable homes throughout Arizona.

The availability of affordable housing remains a necessity for economic development in the state. This past year, through the LIHTC program, ADOH implemented a plan to help stimulate immediate job growth. Our goal was to leverage the program to create jobs in 2012. Our LIHTC development partners had to submit their building plans by May 1st and purchase their land by July 6th; however, they were rewarded by the Department

with the forward allocation of 2013 tax credits. As a result we invested over \$200 million in financing to fund 18 low income rental projects, creating over 1200 low income rental units in 7 counties, the most ever funded in one year by ADOH.

Based on estimates from the National Association of Homebuilders, 1,818 jobs will be created during one year of construction and 458 ongoing annual local jobs will be in place when all this past year's projects are completed and occupied.

Later on in this edition of **Housing Matters**, we highlight some of these projects that held groundbreakings. For more information on the LIHTC program, please visit www.azhousing.gov.



Director's Message

FY 2012 was a productive year for the Department. The Arizona Department of Housing, Arizona Finance Authority and Arizona Home Foreclosure Prevention Funding Corporation made financial commitments of over \$339 million in state and federal assistance. Over the course of the year the agency touched the lives of over 105,000 Arizonans.

\$220 million was invested in low income rental properties producing 2,028 affordable rental units geographically distributed across the state. These units will provide housing that is decent, safe, location efficient and sustainable for seniors, families and people with disabilities.

The Department has strived to improve energy efficiency in housing, reducing utility costs to residents and conserving natural resources. We are building healthier living environments by eliminating materials that contain volatile organic compounds or VOC's. We are sealing registers and duct work during construction and flushing the system prior to occupancy, minimizing dust and other materials that can be detrimental to health. We are encouraging builders to install hard surface flooring and promoting smoke free buildings. We have funded more location efficient housing in the past three years than ever before. This includes housing that is located within walking distance to public transportation, near high rated schools, shopping and services and housing that will continue to provide opportunities for Arizona residents for the next 30 years.

In FY 2012, the Department administered over \$62 million in rental subsidy payments assisting over 10,000 extremely low-income Arizonans with their monthly rent. Among those assisted were very low-income seniors, formerly homeless individuals, the seriously mentally ill, households living with HIV/AIDS and other special needs groups.

The Arizona Housing Finance Authority provided approximately 200 Arizona households with an affordable 30 year mortgage and down payment assistance. State Housing Finance Authorities loan portfolio's experienced far fewer foreclosures during the recession largely due to tried and true 30 year loan products, standard underwriting guidelines and required housing counseling. Thanks to some savvy business moves, the Finance Authority was able to turn a \$25 million mortgage bond program into a \$50 million program at little cost, doubling the number of Arizona households that benefited from the mortgage program. In 2013 the Finance Authority will be launching a new mortgage program aimed at assisting more Arizona households become qualified homeowners.

Foreclosure prevention has been a difficult mission over the past three years due in large part to the reluctance of Fannie Mae, Freddie Mac, investors and the large banks to participate. The Department's programs have continued to evolve over time to increase participation. The U.S. Treasury has been very helpful to states in their efforts to overcome these obstacles, sharing best practices and approving several amendments to the original plan. In FY 2012 the Department assisted over 600 families to avoid foreclosure and stay in their homes. Additionally, our foreclosure hotline assisted over 13,500 households with over 3,100 of those callers receiving extensive counseling services. New programs launched in 2012 will assist even more households prevent foreclosure in 2013.

See **DIRECTOR'S MESSAGE** on page 6



SAVE OUR HOME AZ UPDATE

Program Updates Allow ADOH to Assist Significant Number of Households

➤ In 2012 we made several proactive modifications to the Save Our Home AZ program including the addition of a short sale assistance component and the recent HARP 2.0 Principal Reduction Assistance component.

Additionally, as part of the program's ongoing evolution, we made some significant modifications to the qualifying provisions. These changes have allowed us to assist a

significant number of more households throughout Arizona. However, as we enter into 2013, thousands of Arizonans still face the threat of foreclosure and many more are significantly underwater.

Moving forward, we are continuing to find new ways to assist and reach out to troubled homeowners throughout the state. Within the last few weeks, we have upgraded our online application system to make it easier for troubled homeowners to apply for housing assistance. Additionally we continue to find new and creative ways to reach out to homeowners who may not have heard about our program.

Save Our Home AZ was created to assist homeowners avoid foreclosure on their primary residence. The program provides assistance in the form of Principal Reduction Mortgage Modification, Unemployment/Underemployment Mortgage Assistance, Second Lien Elimination and Short Sale Assistance.

For additional information, or to take the self assessment to determine your eligibility, please visit www.azhousing.gov or call the ARIZONA FORECLOSURE HELP LINE at 1-877-448-1211.



Mortgage Trouble?
Don't Delay...Call Today
ARIZONA FORECLOSURE HELP-LINE
1-877-448-1211

TOLL FREE

LOWER YOUR PRINCIPAL IN CONJUNCTION WITH HARP 2.0

Program Qualifications:

- Homeowner's loan must be owned by Fannie Mae or Freddie Mac.
- Household may not have Gross Income of more than 150% of Area Median Income (AMI) (i.e., for a family of four in Maricopa County, the income limit is \$98,250 or less).
- Eligible properties may not have an outstanding mortgage(s) in excess of 150% of purchase price.
- Property must be the homeowner's primary residence.
- Current Loan to Value (LTV) or Combined Loan to Value (CLTV) must be more than 120%.
- Principal reduction target of 100% LTV after HARP 2.0 refinance.
- Assistance will be provided without a lien.
- Unsecured promissory note signed concurrently with HARP 2.0 refinance.
- May be combined with Second Mortgage Settlement Assistance up to \$16,500 or 40% of outstanding second mortgage balance.

Application Process:

- Homeowner verifies that mortgage is owned by Fannie Mae or Freddie Mac.
- Homeowner submits signed documents to SOHAZ by fax or mail (download and complete the Request for Certificate of Eligibility)
- Homeowner receives Certificate of Eligibility from SOHAZ to take to lender.
- Lender pre-approves customer for HARP 2.0 refinance.
- Customer completes SOHAZ online Self-Assessment & Application.
- Counselor completes credit counseling and collects any missing documents.
- Simultaneous close with HARP 2.0 refinance.

Arizona Housing Finance Authority Activities

▶ The Annual Meeting of the Board of Directors and the election of officers of the Arizona Housing Finance Authority (AzHFA) was held on Thursday, October 11, 2012 at 10:00 am at the offices of the Arizona Department of Housing. The following officers were elected for the next year:

Chairperson	Robert J. Gardiner
Vice-chairperson	Manuel T. Gonzalez
Secretary	Paul C. DeSanctis
Treasurer	Randall Pullen

▶ The AzHFA sold a pool of Mortgage Backed Securities in November, allowing the existing MRB Plus program for first time homebuyers to be extended into 2013. AzHFA staff is currently working on a new homebuyer assistance program and hopes to announce the details in January, 2013. Additional information on AzHFA programs may be found on the website: www.azhousing.gov.

info **Carl Kinney**, Arizona Housing Finance Authority Programs Administrator
(602) 771-1091 + carl.kinney@azhousing.gov

AZHFA BOARD OF DIRECTORS

Robert Gardiner
Chairperson
Northern Trust, NA

Manny Gonzalez
Vice Chairperson
Pinal County

Paul DeSanctis
Secretary
AZ Lending Specialists, LLC

Randall L. Pullen
Treasurer
Oasis Partners, LLC

Richard Houseworth
Capitol Bancorp, Ltd.

SCHEDULED MEETINGS

January 10, 2013

February 14, 2013

March 14, 2013

**check website for times*

Arizona Housing Commission Activities

▶ The Arizona Housing Commission continues to look at new and creative strategies to address the housing issues that currently affect Arizona. For more information on the Housing Commission and their scope of work, activities, and meeting schedule, please click on the Arizona Housing Commission tab on our website at www.azhousing.gov.

AHC VACANCIES

▶ There are currently several vacancies on the Arizona Housing Commission. If you wish to apply or would like to receive more information regarding the qualifications to fill these vacancies, please visit the Governor's Office of Boards and Commissions at <http://azgovernor.gov/bc> or contact Daniel Romm.

info **Daniel Romm**, Legislative Liaison/PIO
(602) 771-1008 + daniel.romm@azhousing.gov

SCHEDULED MEETINGS

January 25, 2013

February - No meeting

March 29, 2013

**check website for times*

MEMBERS

David Adame
Chicanos Por La Causa, Inc.

Kenneth F Anderson
Arizona Housing Association

Sarah Darr
City of Flagstaff

Albert Elias
City of Tucson

Deb Drysdale Elias
George Washington Carver
Elementary School

Peter David Herder
Herder Companies

David Lembke
Coldwell Banker Narico

Courtney LeVinus
Capitol Consulting

Robert Michael McQuaid
JM Management Company

Kathy Pechman
National Bank of Arizona

Roberto Ruiz
Ruiz Engineering

Steven Tofel
Tofel Construction

Betty Villegas
Pima County

Ted Williams
Arizona Behavioral Health

Dave Wolf
Mohave County Community
Services Department

Neal Young
City of Phoenix

Sen. Andy Biggs
President, Arizona Senate

Rep. Andrew Tobin
Speaker, Arizona House
of Representatives

FEDERAL LEGISLATION

FEDS AVERT FISCAL CLIFF BUT OTHER KEY CHALLENGES LOOM

▶ On New Year's Day, Congress passed the American Taxpayer Relief Act of 2012, avoiding the proverbial fiscal cliff by extending the 2001 and 2003 tax cuts for the majority of American taxpayers. Additionally, the legislation delays sequestration (automatic budget cuts) for HUD and other state agencies, for two months. These budget cuts would have gone into effect on January 2nd and include an 8.2 percent cut to all HUD programs.

The compromise legislation includes a permanent extension of the 2001 and 2003 income tax rate cuts for individuals and households, except for those earning more than \$400,000 (individuals) and \$450,000 (couples) a year. The bill includes a one-year extension of unemployment insurance benefits; five-year extensions of the American Opportunity Tax Credit, Child Tax Credit, and Earned Income Tax Credit; a permanent adjustment to the Alternative Minimum Tax to prevent it from reaching middle income taxpayers; and an increase in the estate tax rate from 35 to 40 percent for estates worth over \$5 million. Without action, the estate tax would have reverted to pre-2001 levels of a 55 percent top rate for estates worth more than \$1 million.

In the coming weeks and months ahead, Congress must also address the debt ceiling, which caps the amount of money the federal government can borrow to meet its financial obligations and fiscal year 2013 appropriations. According to the US Treasury, Congress only has a two month window to vote to raise the debt ceiling beyond the current level of \$16.4 trillion or the US will default on our debt. Additionally, late last year, Congress passed a continuing resolution that flat funded the federal government through March 2013.

HOUSING CREDIT RATE EXTENSION INCLUDED IN TAXPAYER RELIEF ACT

▶ A provision extending the 9 percent fixed Credit rate by applying the fixed rate to Housing Credit allocations made before January 1, 2014 rather than developments placed in service before December 31, 2013 was included in the American Taxpayer Relief Act. This is excellent news for the Low Income Housing Tax Credit program and it will significantly help reduce the uncertainty for owners and investors of LIHTC projects in Arizona and around the country.

For several months ADOH had been advocating for this provision to be included in the final legislative package. We want to thank those of you who reached out to members of Congress and the Arizona Congressional delegation asking them to support this provision.

See **FEDERAL UPDATE** on page 6

ARIZONA LEGISLATION

51ST ARIZONA STATE LEGISLATURE SET TO CONVENE

▶ The 51st Arizona State Legislature will convene on January 14th with the start of the 2013 legislative session. This year will mark one of the largest freshman classes in Arizona history. 37 out of the state's 90 lawmakers are either new to the Legislature, switched chambers, or are returning after having served in the past. The largest number of new members, following an election, came in 2002 when the House and Senate welcomed 40 new legislators.

Republicans will continue to control both legislative chambers; however, they will no longer maintain supermajorities with Democrats picking up four seats in both the House and Senate this past election cycle. Republicans will control 36 out of the 60 seats in the House (36-24), and 17 out of the 30 seats in the Senate (17-13).

▶ Leadership in both legislative chambers will be somewhat different this session, especially in the majority party, with only House Speaker Andy Tobin (R-Paulden) returning to his post. Representative David Gowan (R-Sierra Vista) will replace Steve Court (R-Mesa) as the new majority leader. Representative Court decided back in May that he would not to run for reelection. Rounding out the House GOP leadership team is Representative Rick Gray (R-Surprise) who will replace Debbie Lesko (R-Glendale) as the new majority whip.

House Democrats once again selected Chad Campbell (D-Phoenix) to serve as minority leader. Ruben Gallego (D-Phoenix) will serve as the House assistant minority leader and Bruce Wheeler (D-Tucson) will be the new minority whip.

Senate Republicans selected Andy Biggs (R-Gilbert), in a close vote, to replace Steve Pierce (R-Prescott) as the Senate President. Rounding out the GOP leadership team will be John McComish (R-Phoenix) who will serve as the new majority leader and Adam Driggs (R-Paradise Valley) who will serve as the majority whip.

See **STATE UPDATE** on page 6

FEDERAL UPDATE *continued from page 5***CONGRESSIONAL COMMITTEE CHANGES COULD SPELL HOUSING REFORMS IN 2013**

► Housing reform is expected to be a key issue for the newly sworn in 113th US Congress. Newly appointed House Financial Services Committee Chairman Jeb Hensarling (R-Texas) has expressed a strong interest in reforming the Government-Sponsored Enterprises, Fannie Mae and Freddie Mac. Additionally, Congresswoman Maxine Waters (D-California) has publically stated that she too wants to tackle GSE reform sometime this year. Waters is taking over for retired Congressman Barney Frank (D-Massachusetts) as the new ranking member on the committee.

For the last couple of years both the Obama Administration and Congress had been exploring several proposals to either significantly reduce the government's role in the mortgage giants, or to eliminate the entities altogether. The White House has offered several options which include privatization, a limited federal guarantee only for crises, and a government reinsurance model. Congressional members held several hearings last year on various proposals from both Democrats and Republicans.

info Daniel Romm, Legislative Liaison/PIO
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STATE UPDATE *continued from page 5*

► For the first time in state history, Senate Democrats will be led by all women. Additionally, Leah Landrum Taylor (D-Phoenix) will be the first African American woman to serve as the Senate minority leader. Linda Lopez (D-Tucson) will serve as the new assistant minority leader and Anna Tovar (D-Tolleson) will serve as the minority whip.

Following the swearing in of the 51st Legislature on the 14th, Governor Brewer will kick off the start of the session with the delivery of her state of the state address. The Governor is expected to once again highlight her priorities for the upcoming year and beyond. Additional funds for K-12 education and healthcare adjustments will be some of the key issues both the Governor and lawmakers will be looking to address this upcoming session.

DIRECTOR'S MESSAGE *continued from page 3*

Thanks to the efforts of ending homelessness advocates throughout the state, Arizona is making measureable progress toward our goal to end homelessness. The Governor's Commission on Homelessness and Housing has been coordinating ending homelessness efforts around the state. Valley of the Sun United Way launched the Ending Homelessness Council in 2009 with a goal to create 1,000 permanent supportive housing units by 2015. Today there are 690 units funded, under construction or complete. The Department provided funding for many of these units through the Low Income Housing Tax Credit Program and the Neighborhood Stabilization Program. Thanks to the \$2 million federal stimulus Homeless Prevention and Rapid Re-Housing Program the Department was able to assist over 1,000 Arizona households to prevent homelessness. Additionally, the Department funded over \$2.5 million to assist homeless shelters with operating funds to keep their doors open.

The Department administered over \$14 million that provided infrastructure development, public works projects, emergency equipment needs, social service funding and a number of other community development related activities to over 186,000 rural Arizonans.

370 homes in rural Arizona received rehabilitation assistance of over \$5.7 million. Most homeowners are very low income, elderly and living on fixed incomes in housing conditions that are unsafe and unhealthy.

The Department continues to provide programs and critical resources to the most vulnerable populations of the state while serving as the driver for economic development and leveraging private capital. Whether it is through our work to provide safe and affordable housing, assistance to help aid our homeless and special needs populations, or our ongoing efforts to prevent Arizonans from losing their homes, we remain fully committed to finding responsible and reasonable solutions that improve living conditions and increase productivity.

Featured Groundbreakings & Grand Openings

ADOH Tax Credit Projects

The Lofts@10 | Phoenix, AZ

On November 29, 2012, the Lofts@10 celebrated their groundbreaking. Once completed, the Lofts@10 will be an entry-level workforce housing apartment complex providing an urban life-style on



East Van Buren Street, east of I-10 in Phoenix. Developed by Dublin, Ohio-based Bethel Development Inc., the building will feature 78 units, offering spacious apartments for low-income families. 62 of the units are one-bedroom while the remaining 16 units are 2-bedroom.

The building is strategically located in the emerging east downtown section of Phoenix. Residents of the Lofts@10 are within walking distance (less than two blocks) to the new light rail system station at the southeast corner of East Washington Street and North 24th Street. The option of public transportation not only will save residents the expense of owning and maintaining a car, but benefit them as well by eliminating the associated expenses such as parking, fuel costs and insurance premiums.

The Lofts@10 is LEED Gold certified and will provide residents the benefits and cost savings associated with energy-efficient construction and amenities. Enhanced insulation, windows, Energy-Star appliances and light fixtures, as well as high-efficiency heating and cooling equipment will all result in substantially lower utility expenses while providing a healthier living environment for their residents.

Washington Pointe | Phoenix, AZ

Located just east of the downtown city center at the southwest corner of Washington Street and 16th Street, next to two light rail lines, Washington Pointe is a 54 unit low-income housing project that will offer spacious apartments designed to meet the needs of its elderly residents. The site sits directly across the street from Eastlake Park which has received a multi-million dollar grant for extensive renovations and improvements and will be a wonderful amenity for the future residents of Washington Pointe.



Washington Pointe, another Bethel Development project, will be built using many energy-efficient and green products and methods. Enhanced insulation, windows and doors, Energy-Star appliances and light fixtures, as well as high-efficiency heating and cooling equipment will all result in substantially lower utility expenses while providing a healthier living environment for their residents. The groundbreaking took place on November 29, 2012.

Escobedo at Verde Vista | Mesa, AZ

Located at 125 E. University Drive in Mesa, Escobedo at Verde Vista will be a 70 unit, low to moderate income energy-efficient



community. This \$16 million dollar development is a partnership between Gorman & Company and ARM of Save the Family Foundation, a certified Community Housing Development Organization (CHDO), as well as the West Mesa CDC and the City of Mesa.

Within walking distance to a future planned light rail station, the project will be constructed to a LEED Gold Standard. Some of the amenities of the community will include a computer lab, training center, theater, fitness center, playground, picnic tables, and barbeque grills.

Once completed in 2013, Escobedo at Verde Vista will serve as the new headquarters for Save the Family Foundation, a non-profit organization in Mesa founded in 1988 to help homeless families become self-sufficient.

A groundbreaking ceremony took place on December 6, 2012. Mesa Mayor Scott Smith and Director Traylor were both on hand for the ceremony.

Gracie's Village | Tempe, AZ

Gracie's Village, located in Tempe, is a partnership between Gorman & Company, Grace Community Church of the Valley, the Arizona Department of Housing and the City of Tempe.



The project will involve a mix of ground floor community facilities including a brand-new thrift store with three stories of 50 affordable residential housing units above the store.

Amenities for Gracie's Village include a multi-purpose room for on-site before- and after-school care, a Wi-

See **GROUNDBREAKINGS** on page 8

GROUNDBREAKINGS *continued from page 7*

Fi internet lounge, a roof deck, playground, picnic area, front-loaded energy-efficient washers & dryers inside each unit, hard-surface flooring, and electronically controlled entry.

A groundbreaking for Gracie's Village took place on November 1, 2012.

La Mesita | Mesa, AZ

Located near Broadway and Stapley in Mesa, La Mesita is a partnership between several public and private agencies that are looking to tackle the problem of homelessness. Once completed, La Mesita will serve very low-income families and residents who are dealing with chronic homelessness.



The building will have 80 apartments, 30 of which will be permanent units for the chronically homeless. The property will include supportive services such as on-site health and child care, education and financial assistance. The second phase of the campus will feature a new family emergency shelter which will be completed in 2013.

In addition to tax credits allocated from the Arizona Department of Housing, additional partners for La Mesita include Native American Connections, the Architectural Resource Team, SDCRANE CORE, Valley of the Sun United Way, Mesa United Way, the Corporation for Supportive Housing, Wells Fargo, the National Equity Fund, RAZA Development Fund, and Utah Community Reinvestment Corporation, and the City of Mesa. The groundbreaking for La Mesita took place on December 5, 2012.

Lofts at McKinley | Phoenix, AZ

Located in the historic Roosevelt neighborhood of downtown Phoenix, the Lofts at McKinley celebrated their grand opening with a ribbon cutting ceremony on October 24, 2012. Gorman & Company partnered with the Downtown Phoenix CDC and Arizona Bridge to Independent Living to construct this affordable housing project for low and moderate income working seniors. The project has a total of 60 units set aside for 40%, 50% and 60% of AMI (40 one-bedroom one-bathroom and 20 two-bedroom one bathroom units). Three of the units are specifically set aside for the physically disabled and a total of 48 of the units are set aside for persons age 55 and over.



This transit oriented project is within walking distance to the light rail and it is the first LEED Platinum multi-family senior housing development ever built in Arizona. The Lofts at McKinley also include artist amenities such as a gallery and workshop.

Sentinel Plaza | Tucson, AZ

Sentinel Plaza hosted their grand opening on October 4, 2012. Located on West Congress in downtown Tucson, this six



story apartment complex building provides 143 modern one-bedroom affordable housing units for income-restricted seniors, aged 62 and older. This project is the new home for residents of the old Armory Park Apartments who are transferring from 40 year old studio apartments into brand new one-bedroom units.

Sentinel Plaza, a joint venture between Senior Housing Group and Evergreen Partners, provides modern and larger living units for residents of Armory Park Apartments. The project is estimated to cost between \$25 and \$27 million in construction costs.

Grandfamilies Place | Phoenix, AZ

Grandfamilies Place of Phoenix, located at 5150 S. 18th Place is the first affordable rental housing complex of its kind in Arizona and only the second in the country.



Its construction was the execution of an idea Tanner Properties had been working on for several years and it celebrated its opening on October 25, 2012. Grandparents assuming the responsibility for grandchildren can easily become overwhelmed by issues related to parenting and discipline. Society has changed since they were parents, and, though many behavior issues are common regardless of the generation, these societal changes often pose difficult problems. Twenty nine barracks-style buildings have been replaced with two 3-story buildings as well as a pool and sports court for the children to enjoy. A service coordinator is onsite to assist with social needs.



Lori Hofer recognized as the 2012 ADOH Employee of the Year

Lori Hofer has been named the 2012 Arizona Department of Housing Employee of the Year. Ms. Hofer, a Rental Housing Program Specialist, was nominated for her consistency and outstanding commitment to getting the job done.

Ms. Hofer has shown a willing attitude in accepting new responsibilities, eagerly volunteers to provide assistance in any way she can, and operates as a team player. She continually demonstrates a very high level of accountability and concern over being a good steward of the public resources of the agency and those contracts that are assigned to her. During a period of time when her department was without an Administrator she continually stepped up to help fill the gap left by that vacancy.

She is an adept project manager whose organizational skills benefit developers and result in a higher on-time completion rate. Ms. Hofer's project management experience allows her to anticipate problems and avert job stalling problems. She manages a high volume of rental development while maintaining a professional and cheerful attitude with both ADOH staff and the development community.

On December 12, Ms. Hofer was recognized at the Department's December All Agency Staff Meeting and Holiday Celebration. For this honor, Ms. Hofer received recognition from Director Michael Traylor and Arizona Governor Jan Brewer.

On behalf of the entire Arizona Department of Housing, we would like to congratulate Lori Hofer on receiving this honor and thank her for her continued dedication to the Department and the State of Arizona.

New Faces



Jeanne Redondo | Jeanne Redondo joins ADOH as the Rental Housing Programs Administrator. Jeanne has worked in the affordable housing development community in Arizona since 1998, most recently as Senior

Project Manager at the Cesar Chavez Foundation. Jeanne holds a BS degree from Georgetown University and a MA degree from the State University of New York at Albany.

Qualified Allocation Plan Sent to the Governor

The FY 2013 Qualified Allocation Plan (QAP) for the Low-Income Housing Tax Credit program has been transmitted to Governor Brewer's office for approval. A final version of the report will be posted to the ADOH website upon the Governor's review and signature.

info **Jeanne Redondo**, Rental Programs Administrator
(602) 771-1031 + jeanne.redondo@azhousing.gov

ADOH Releases Fiscal Year 2012 Annual Report

As 2012 comes to a close, we are all encouraged by the latest trends in the housing market. Statewide, home values are quickly rising, foreclosures are significantly down, our distressed inventory has decreased, and permitting is picking up, which means more jobs.

On December 20, 2012, we released our Fiscal Year 2012 Annual Report highlighting this past year's outstanding efforts and activities from the Arizona Department of Housing (ADOH), the Arizona Housing Finance Authority (AzHFA), and the Arizona Home Foreclosure Funding Corporation (AHFPC).

The Department continues to provide programs and critical resources to the most vulnerable populations of the state while serving as the driver for economic development and leveraging private capital. Whether it is through our work to provide safe and affordable housing, assistance to help aid our homeless and special needs populations, or our ongoing efforts to prevent Arizonans from losing their homes, we remain fully committed to finding responsible and reasonable solutions to counter the housing crisis facing our state and nation.

In FY2012, ADOH, AzHFA, and AHFPC made combined commitments of over \$339 million in assistance available to support housing, community development activities, and foreclosure prevention initiatives throughout the state. Additionally through the federally funded Save Our Home AZ program, over 600 families were able to avoid foreclosure. Together, all our resources were able to assist over 105,000 Arizona families throughout all 15 counties.

It is our pleasure to share with you our Fiscal Year 2012 Annual Report. To access the report, please visit www.azhousing.gov.

Calendar 2013

JANUARY	
10	Arizona Housing Finance Authority
21	OFFICE CLOSED - MLK Day
23	LIHTC Application Workshop
25	Arizona Housing Commission
FEBRUARY	
14	Arizona Housing Finance Authority
18	OFFICE CLOSED - Presidents' Day
26-27	UPCS Workshop
MARCH	
14	Arizona Housing Finance Authority
29	Arizona Housing Commission

LIHTC APPLICATION WORKSHOP

January 23, 2013 | Phoenix Airport Marriott, Phoenix, AZ

This one-day workshop provides a cursory review of the 2013 LIHTC application process, as well as an overview of the LIHTC compliance requirements and the ADOH weatherization standards. Developers (*or their development team designee*) who plan to submit an application in the 2013 round must attend this annual training. Attendees are encouraged to review the 2013 Qualified Allocation Plan (QAP) prior to the workshop. The document can be found on the ADOH website .

- The fee for this workshop is \$75.
- No "at door " registration is available.
- Registration will begin at 8:00 am. Program will begin at 9:00 am. Registration includes a continental breakfast and lunch.
- **Deadline to register on-line: January 16.**

Upcoming Workshop Dates:

May 29 and 30LIHTC Compliance Training | Phoenix
 July 23, 24 and 25.....LIHTC Compliance Training with HCCP Exam | Phoenix
 October 23 and 24.....LIHTC Compliance Training | Tucson
 November 14.....HOME Training

U.P.C.S. WORKSHOP

February 26 - 27, 2013 | Phoenix Airport Marriott, Phoenix, AZ

The UPCS protocols are the defect definitions used during HUD REAC PASS inspections. ADOH will hold a two day training class to present UPCS in simple terms which will enable your personnel to not only conduct your own annual UPCS inspections, but also interpret the resulting data to prioritize, plan, and budget in a proactive manner. This training will give UPCS suggestions and recommendations that are invaluable information for your staff to implement immediately in both daily and long term functions.

Who should attend this class? Owners, managing agents, public housing authority staff, HUD insured and assisted facility staff, Section 8 property staff, property managers, contract administrators, maintenance staff, insurance inspectors, and any other persons involved with housing inspections, maintenance, and management of housing inventory.

info Visit the Event Calendar at www.azhousing.gov for additional information regarding deadlines, registration and hotel accommodations.