

# NCSHA 2016 Annual Awards Entry Form

(Complete one form for each entry)

**Deadline: Wednesday, June 15, 2016**

Visit [ncsha.org/awards](http://ncsha.org/awards) to view the Annual Awards Call for Entries.

**Instructions:** Type entry information into the form and save it as a PDF. Do not write on or scan the form. If you have any questions contact [awards@ncsha.org](mailto:awards@ncsha.org) or 202-624-7710.

Fill out the entry name *exactly* as you want it listed in the program.

**Entry Name:** \_\_\_\_\_

**HFA:** \_\_\_\_\_

**Submission Contact:** (Must be HFA Staff Member) \_\_\_\_\_ **Email:** \_\_\_\_\_

Please provide a 15-word (maximum) description of your nomination to appear on the NCSHA website.

\_\_\_\_\_

Use this header on the upper right corner of each page:

**HFA:** \_\_\_\_\_

**Entry Name:** \_\_\_\_\_

\_\_\_\_\_

**Select the appropriate subcategory of your entry and indicate if you are providing visual aids.**

<b>Communications</b>	<b>Homeownership</b>	<b>Legislative Advocacy</b>	<b>Management Innovation</b>
Annual Report	Empowering New Buyers	Federal Advocacy	Financial
Creative Media	Encouraging New Production	State Advocacy	Human Resources
Promotional Materials and Newsletters	Home Improvement and Rehabilitation		Operations
			Technology
<b>Rental Housing</b>	<b>Special Needs Housing</b>	<b>Special Achievement</b>	Are you providing visual aids?
Encouraging New Production	Combating Homelessness	Special Achievement	Yes
Multifamily Management	Housing for Persons with Special Needs		No
Preservation and Rehabilitation			



## **Rapid Rehousing Through Innovative Funding Sources**

The Arizona Department of Housing has taken an innovative approach to expanding resources available to vulnerable citizens experiencing homelessness. This past year, ADOH seized on the successes of its down payment assistance program, “HOME Plus” Home Loan Program, in order to better address the recognized need for rapid rehousing in Arizona.

The Arizona Housing Finance Authority (AzHFA), acting on behalf of ADOH, operates the Home Plus program in order to assist creditworthy renters who can afford a mortgage but lack the resources for a down payment. The AzHFA HOME Plus Program provides an attractive 30-year fixed-rate mortgage with a down payment assistance grant that can be used toward the down payment and/or closing costs. The HOME Plus Program was an expense to the State in its early stages of operation, but thanks to ADOH dedication and changes in the marketplace, the program now operates at a surplus.

The Arizona Housing Trust Fund was established 27 years ago and consists of proceeds from the sale of unclaimed property. Monies from the Trust Fund may be used for developing projects and programs connected with providing housing opportunities for low and moderate income households. In recent years, the Trust Fund saw a major cut through a statutory change on how the Trust Fund is funded. ADOH, through its leadership and ingenuity, have looked for other sources of revenue at no expense to the taxpayer in order to better address the issues the Trust Fund was created for.

In September of 2015, the AzHFA Board of Directors voted to provide \$2 million in AzHFA surplus monies from the operation of the Home Plus Program to support ADOH’s Statewide Initiative to End Homelessness. In March of 2016, the AzHFA Board voted to transfer the \$2 million to the Housing Trust Fund in order to dedicate \$1 million for rapid rehousing grants in Maricopa County and \$1 million in grants to the balance of state. This investment will fund 125 households in Maricopa County and 100 households in the rest of Arizona.

Jake Agron  
Jake.Agron@azhousing.gov  
(602) 771-1008

Arizona Department of Housing  
Rapid Rehousing Through Innovative Funding Sources

Further, through legislative advocacy, the funding of the Trust Fund through surplus revenues of home ownership assistance programs was added to state law thanks to an amendment sought by ADOH during the 2016 legislative session. This secures a dedicated funding source for our most vulnerable citizens at no cost to the taxpayer—an achievement ADOH is very proud of.

It is our pleasure to share this innovative approach to fighting homelessness in Arizona.

DOUGLAS A. DUCEY  
Governor



MICHAEL TRAILOR  
Director

**STATE OF ARIZONA  
DEPARTMENT OF HOUSING**

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# Memo

To: Arizona Housing Finance Authority Board of Directors  
From: Carol Ditmore, Assistant Deputy Director/Operations  
Through: Michael Trailor, Director  
Date: March 10, 2016  
RE : Transfer of AzHFA surplus monies to Housing Trust Fund

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At its September 10, 2015 meeting, the Arizona Housing Finance Authority ("AzHFA") Board of Directors voted to provide \$2 million in AzHFA surplus monies in the current fiscal year to support the Arizona Department of Housing's ("ADOH") Statewide Initiative to End Homelessness.

As a reminder, the AzHFA is currently authorized under state law to provide for the irrevocable transfer of surplus monies to ADOH's Housing Trust Fund or Housing Program Fund. Between 2002 and 2009, ADOH provided \$22 million in Housing Trust Funds to the AzHFA to be used for startup and operating expenses, including bond issuances and other program costs.

ADOH is now working to obligate this \$2 million in AzHFA surplus monies to provide rapid rehousing grants in the amounts of \$1 million to be used within Maricopa County and the remaining \$1 million for the balance of the state. Grant monies are expected to be administered by two or more non-profit agencies that specialize in providing assistance to homeless individuals and families.

In order to move the matter forward, staff recommends that the AzHFA authorize ADOH's Finance & Accounting Division to transfer \$2 million from the AzHFA's surplus monies held in the AzHFA's ISA account to the Housing Trust Fund to be utilized for this purpose.



# Memo TO Members

**Volume 21, Issue 22**

**June 6, 2016**

**In This Issue:**

## **POINT OF VIEW**

### **NATIONAL HOUSING TRUST FUND**

- Lawmakers Urge GSE Recapitalization

## **CONGRESS**

- Housing for Homeless Students Act Introduced
- House Speaker Ryan Set to Release Poverty Plan
- Legislation Would Eliminate Nearly All Federal Housing Programs

## **RESEARCH**

- Medical Legal Partnership Interventions Improve Access to Safe, Decent, Affordable Housing

## **FACT OF THE WEEK**

- States with the Largest Shortfall between Two Bedroom Housing Wage and Renter Wage

## **HOUSING IN THE ELECTIONS**

- Mobilizing Voters Webinar

## **FROM THE FIELD**

- Arizona Doubles Funding for State Housing Trust Fund

## **NLIHC NEWS**

- NLIHC's *Out of Reach 2016* Gets Major Media Coverage

Register for “Mobilization: Getting out the Vote,” at: <http://bit.ly/1Zh1AL2>

NLIHC’s Voterization Plan is at: <http://bit.ly/1Y5Oekd>

NLIHC’s Voterization Narrative Guide is at: <http://bit.ly/24nonv5>

For questions, contact the field team at: [outreach@nlihc.org](mailto:outreach@nlihc.org)

## **From the Field**

### **Arizona Doubles Funding for State Housing Trust Fund**

The Arizona state housing trust fund, one of the oldest housing trust funds in the nation, will soon double its funding as a result of the passage of HB 2666, the “Governor’s Economic Opportunity Office; Consolidation Act” recently signed into law by Governor Doug Ducey (R).

HB 2666 moves the Arizona Housing Finance Authority (AHFA) under a newly created Economic Opportunity Office and directs all net revenue from AHFA’s single-family mortgage programs to the state housing trust fund. Last year these programs generated over \$2 million in net revenue, which will nearly double the current \$2.5 million allocated to the trust fund. Advocates anticipate rapid growth of the mortgage program as the statewide economy continues to improve, leading to an additional increase in trust fund funding.

HB 2666 marks the first new funding for the housing trust fund since the program’s inception. The original source of funding for the 27-year-old trust fund was 55% of revenues received from the sale of unclaimed property. After the trust fund law was enacted in 1988, the trust fund revenues grew dramatically with the rapid growth in the state economy. Unclaimed property sales rose from \$2 million in the first year to \$40 million per year at the height of the pre-recession economic boom.

When the nationwide recession hit Arizona, however, legislators searched for places to cut spending to balance the state budget. While all social services programs have been vulnerable to cuts, housing programs especially fell victim to the austerity measures. Legislators elected to redirect the vast majority of revenue from unclaimed property sales and cap the amount that could be appropriated to the trust fund at \$2.5 million, the balance being appropriated to the state’s general fund. Housing advocates in the state established the Arizona Housing Alliance (AHA), which eventually became a NLIHC state partner, in response to these attacks on the housing trust fund and other statewide housing programs.

The passage of HB 2666 this year is an impressive victory for housing advocates. They capitalized on the overwhelming popularity of the EOO proposal, as well as the Governor’s increased willingness to consider the merits of affordable housing expansion, to advocate for the new source of funding for the trust fund in HB 2666. In addition to the new funding source, the trust fund will continue to receive resources from unclaimed property sales up to the \$2.5 million cap. With the additional revenue from single family mortgage programs, the trust fund will be able to support affordable housing efforts in both urban and rural parts of the state—which is important because the housing needs in rural areas often go unmet.

Advocates led by the AHA will monitor both funding sources and continue their campaign to protect and expand the trust fund. In particular, they will continue their call to lift the \$2.5 million cap on revenue from unclaimed property sales. They also will work with allies in the Arizona statehouse to explore new potential sources of funding.

“After eight years of sweeps and cuts to the state housing trust fund, we are thrilled the tides have turned and the first step towards restored funding has been taken,” said Val Iverson, executive director of AHA. “An

affordable home is the first step towards economic opportunity for all Arizonans, so it is fitting that funding for the housing trust fund is included in this legislation concerning economic development.”

For more information about the trust fund or other advocacy efforts in Arizona, contact Val Iverson at [val@azhousingalliance.org](mailto:val@azhousingalliance.org)

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**Bill Number: H.B. 2666**

**Yee Floor Amendment**

**Reference to: COMMERCE AND WORKFORCE**

**DEVELOPMENT Committee**

**Amendment drafted by: Leg Council**

## **FLOOR AMENDMENT EXPLANATION**

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**Requires down payment assistance fees collected by the Arizona Housing Finance Authority to be reinvested in existing support programs. Aligns the timeline for using Private Activity Bond funds with the three year period for incurring a penalty if the cap is not used. Stipulates that the term length of Industrial Development Authority board members is the same as the Arizona Finance Authority. Removes Adult Protective Services and Child Safety case information from data that may be shared by the Department of Economic Security.**

Amendment explanation prepared by Grant Hanna

5/2/2016



YEE FLOOR AMENDMENT

SENATE AMENDMENTS TO H.B. 2666

(Reference to COMMERCE AND WORKFORCE DEVELOPMENT Committee amendment)

1 Page 1, between lines 22 and 23, insert:

2 "Page 24, line 2, after the first "formed" insert ", EXCEPT THAT A  
3 CORPORATION THAT IS FORMED BY THE ARIZONA FINANCE AUTHORITY SHALL  
4 BE GOVERNED PURSUANT TO SECTION 41-5353"

5 Page 28, line 43, after "SHALL" insert ":

6 1. TRANSFER ALL UNENCUMBERED MONIES IN EXCESS OF THE  
7 AUTHORITY'S OPERATING COSTS GENERATED AFTER THE EFFECTIVE DATE OF  
8 THIS AMENDMENT TO THIS SECTION FROM SINGLE FAMILY MORTGAGE  
9 PROGRAMS THAT WERE IN EXISTENCE BEFORE THE EFFECTIVE DATE OF THIS  
10 AMENDMENT TO THIS SECTION TO THE HOUSING TRUST FUND ESTABLISHED  
11 BY SECTION 41-3955.

12 2. AFTER THE TRANSFER IS MADE PURSUANT TO PARAGRAPH 1 OF  
13 THIS SUBSECTION,""

14 Page 3, strike lines 25 through 29, insert:

15 "Page 40, strike lines 4 through 42, insert:

16 "Sec. 27. Section 35-907, Arizona Revised Statutes, is  
17 amended to read:

18 35-907. Allocations after 5:00 p.m. December 16

19 A. Any portions of the state ceiling for which bonds have  
20 not been issued by 5:00 p.m. December 16, other than  
21 confirmations extended pursuant to section 35-910, shall be  
22 pooled and are subject to allocation by the chief executive  
23 officer to projects eligible for a carry-forward allocation under  
24 the code.

25 B. Obtaining and issuing a confirmation after 5:00 p.m.  
26 December 16 shall occur as provided in section 35-904, subject to  
27 the following restrictions and changes:

28 1. A notice of intent shall be filed on or before December  
29 15 with the authority by any issuer, bond counsel or other  
30 interested person, with respect to projects for which allocations

1 may be carried forward pursuant to section 146 of the code. Such  
2 notice of intent shall be considered and confirmations shall be  
3 issued by the chief executive officer to the issuers on  
4 December 17. Any portions of the state ceiling for which bonds  
5 have not been issued or for which a qualified mortgage credit  
6 certificate program has not been established by 5:00 p.m.  
7 December 26 shall be allocated by the chief executive officer and  
8 confirmations shall be issued to such issuers before January 1.  
9 Issuers shall not file elections with the federal government  
10 under section 146 of the code until an allocation has been issued  
11 by the authority under this section for the bonds pertaining to a  
12 project. The failure to file a notice of intent results in the  
13 exclusion of the project from allocations to issuers of any  
14 portion of the current calendar year state ceiling.

15 2. A security deposit equal to one ~~per-cent~~ PERCENT of the  
16 principal amount stated in the notice of intent shall be received  
17 by the authority within five days after notification by the chief  
18 executive officer that the project is eligible for a  
19 carry-forward allocation. No security deposit is required if the  
20 direct beneficiary of the bonds proceeds is this state or a  
21 county, city, town or nonprofit entity, the issuer is a student  
22 loan corporation, the project includes urban development action  
23 grant or housing development grant financing, is a project  
24 described in section 1317(3)(N) of the tax reform act of 1986 or  
25 is a qualified mortgage revenue bond project or is a qualified  
26 mortgage credit certificate program or the confirmation is issued  
27 by the chief executive officer on or after December 26. The  
28 security deposit is forfeited to the authority if bonds are not  
29 issued within three years ~~of~~ AFTER the receipt of the deposit.  
30 FOR BONDS THAT ARE ISSUED FROM AND AFTER DECEMBER 31, 2015, ANY  
31 SECURITY DEPOSIT MADE IN RELATION TO THE PROJECT FOR WHICH THE  
32 BONDS ARE ISSUED SHALL BE REFUNDED IF THE BONDS ARE ISSUED WITHIN  
33 THREE YEARS AFTER THE RECEIPT OF THE DEPOSIT THAT IS REQUIRED  
34 UNDER THIS PARAGRAPH, WHETHER OR NOT CARRY-FORWARD ALLOCATION IS  
35 USED.

1           Sec. 28. Section 35-907, Arizona Revised Statutes, as  
2 amended by section 27 of this act, is amended effective from and  
3 after December 31, 2016, to read:

4           35-907. Allocations after 5:00 p.m. December 16

5           A. Any portions of the state ceiling for which bonds have  
6 not been issued by 5:00 p.m. December 16, other than  
7 confirmations extended pursuant to section 35-910, shall be  
8 pooled and are subject to allocation by the ~~chief executive~~  
9 ~~officer~~ DIRECTOR to projects eligible for a carry-forward  
10 allocation under the code.

11           B. Obtaining and issuing a confirmation after 5:00 p.m.  
12 December 16 shall occur as provided in section 35-904, subject to  
13 the following restrictions and changes:

14           1. A notice of intent shall be filed on or before December  
15 15 with the authority by any issuer, bond counsel or other  
16 interested person, with respect to projects for which allocations  
17 may be carried forward pursuant to section 146 of the code. Such  
18 notice of intent shall be considered and confirmations shall be  
19 issued by the ~~chief executive officer~~ DIRECTOR to the issuers on  
20 December 17. Any portions of the state ceiling for which bonds  
21 have not been issued or for which a qualified mortgage credit  
22 certificate program has not been established by 5:00 p.m.  
23 December 26 shall be allocated by the ~~chief executive officer~~  
24 DIRECTOR and confirmations shall be issued to such issuers before  
25 January 1. Issuers shall not file elections with the federal  
26 government under section 146 of the code until an allocation has  
27 been issued by the authority under this section for the bonds  
28 pertaining to a project. The failure to file a notice of intent  
29 results in the exclusion of the project from allocations to  
30 issuers of any portion of the current calendar year state  
31 ceiling.

32           2. A security deposit equal to one percent of the principal  
33 amount stated in the notice of intent shall be received by the  
34 authority within five days after notification by the ~~chief~~  
35 ~~executive officer~~ DIRECTOR that the project is eligible for a  
36 carry-forward allocation. No security deposit is required if the  
37 direct beneficiary of the bonds proceeds is this state or a  
38 county, city, town or nonprofit entity, the issuer is a student

1 loan corporation, the project includes urban development action  
2 grant or housing development grant financing, is a project  
3 described in section 1317(3)(N) of the tax reform act of 1986 or  
4 is a qualified mortgage revenue bond project or is a qualified  
5 mortgage credit certificate program or the confirmation is issued  
6 by the ~~chief executive officer~~ DIRECTOR on or after December 26.  
7 The security deposit is forfeited to the authority if bonds are  
8 not issued within three years after the receipt of the deposit.  
9 For bonds that are issued from and after December 31, 2015, any  
10 security deposit made in relation to the project for which the  
11 bonds are issued shall be refunded if the bonds are issued within  
12 three years after the receipt of the deposit that is required  
13 under this paragraph, whether or not carry-forward allocation is  
14 used."

15 Renumber to conform"

16 Page 4, between lines 8 and 9, insert:

17 "Page 64, line 27, after "AGREEMENT" insert "BUT NOT INCLUDING  
18 INFORMATION REGARDING ADULT OR CHILD PROTECTION ACTIONS""

19 Between lines 10 and 11, insert:

20 "Page 72, line 8, after "44-313" insert ", MONIES TRANSFERRED PURSUANT  
21 TO SECTION 35-751""

22 Page 6, line 11, strike "76" insert "77"

23 Amend title to conform

KIMBERLY YEE

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04/06/2016  
10:13 AM  
C: ns