

“Housing Matters” Leading with Solutions

Housing Matters, but yet in so many instances we see critical programs or projects threatened with fund sweeps or being completely eliminated altogether. The Arizona Department of Housing has continued to be the recipient of numerous sweeps and thus we needed to develop a tool that could be used to communicate the importance of the department and our programs as well as illustrate the valuable work we are doing around the state. Our quarterly e-newsletter serves as a unique opportunity to provide a wide range of information to a diverse population in our state. The newsletter has become a key component of our communication efforts and a vital tool in our efforts to inform the public of current housing events as well as to share our goals and successes as a department. From sharing personal stories and connecting with our citizens to updates on upcoming funding opportunities available through the department, we are able to provide our readers with valuable insights in an easy accessible electronic format. Completely developed in house, our staff collaborates to bring together touching photos, news updates, and calls to actions to promote the mission of the Arizona Department of Housing. We hope that you find our quarterly e-newsletter to be as rewarding as the many individuals that it serves.

Innovative

During these difficult economic times we see many agencies allocating large funding sources for their outreach and communication efforts. However, this quarterly e-newsletter allows us to provide critical information to our audience with no publication cost. Where as many publications focus on a single message, our e-newsletter touches on a myriad of aspects to truly deliver a complete and informative tool for our readers. Through this publication we are able to promote all of the department’s activities, programs, products and services, as well as the stories from the many individuals assisted. Rather than just adding colorful art, our photos highlight our work around the state at groundbreaking, ribbon cuttings, or at the homes of struggling Arizona homeowners.

Replicable

Due to our in house efforts and the absence of funding, our successful e-newsletter format can be replicated by other housing agencies around the country. By delivering a complete, but yet concise message other HFA’s could also see the benefits that come from our e-newsletter.

Reach Targeted Audience

By keeping the publication solely electronic it allows us to reach a larger audience all across the country with no fiscal impact. Our e-newsletter is sent out to housing advocates, developers, numerous projects, cities and towns, media outlets and even our elected state officials who are able to take this information with them as they meet with their constituents. We are proud to announce that our e-newsletter is sent out to nearly 2,000 recipients in nearly 40 states and the number continues to grow.

Shaun Rieve
Shaun.rieve@azhousing.gov
(602) 771-1008

Arizona Department of Housing
Housing Matters; Quarterly E-Newsletter

Achieve Measurable Results

We regularly hear from our housing advocates around the state who thank us for our work in putting together the quarterly e-newsletter. Our information is often passed along by the recipients and shared with other individuals to inform them of upcoming events, funding opportunities, and general happenings within the department.

Benefits that Outweigh Costs

By clearly illustrating how the department is working to address the critical housing needs in the state, assist the most vulnerable citizens, and continue to promote housing initiatives through numerous programs and projects, we are able to better justify the existence and the need of the department during these difficult times where agencies and programs operate under constant threat of reductions and sweeps. It is essential to our elected officials that they see such a valuable production like the e-newsletter coming at no cost and that tax payer dollars can continue to benefit individuals in need around the state.

Effective Use of Resources

One of the great qualities of our e-newsletter is the amount of resources that goes into its creation. Photos are taken and or gathered from areas around the state to promote the work of the department and our partners and highlight the success of the many housing projects funded through the department. Information on upcoming events, funding opportunities, and general housing news are shared by staff members and assembled into an easy to read publication. Our legislative updates provide a valuable insight into current happenings on the housing front at the state and federal level and sends out a call to action to our large audience.

Strategic Objectives

By reaching as many individuals as possible at the smallest cost and providing a wide range of critical information we are able to create a much needed and valuable e-newsletter and achieve our strategic objectives.

Visit our publications page to view our recent e-newsletters:
<http://www.azhousing.gov/ShowPage.aspx?ID=137&CID=15>

Housing Matters

SPRING 2011
VOLUME 10 | NUMBER 2

LEADING WITH SOLUTIONS



▲ Tucson resident, Irma Roybal is thankful for the help she received from the Save Our Home AZ program's unemployment assistance component. See story on page 1.

CONTENTS

- 1 Save Our Home AZ Update
- 2 Director's Message
- 3 AzHFA/Arizona Housing Commission Update
- 4-6 State & Federal Update
- 7-9 What's New
- 10 Event Calendar
- 11 Housing Hero Awards
- 12 2011 Arizona Housing Forum



Arizona
Department
of Housing



SAVE OUR HOME AZ UPDATE

State's foreclosure prevention program moving forward to address stagnant housing market

When the Arizona Department of Housing received news from the United States Department of Treasury that the Obama Administration would be allocating \$1.5 billion in foreclosure mitigation to the states hardest hit by the foreclosure crisis, the department hit the ground running to create a program that could help solve this unprecedented housing crisis. After numerous meetings and several different plans, the department decided that in order to truly address the housing crisis in Arizona the program must focus on the sharp decline in property values and allowing individuals, who have recently become underemployed due to the bad economy, an affordable monthly mortgage payment. In order to solve both of these issues and provide a long term solution, the department decided to allocate their \$125.1 million into a principal reduction program.

In January, the department announced the first successful principal reduction under the program. Thanks to the cooperation from National Bank of Arizona, the department was able to modify the homeowner's principal balance by \$40,000. The homeowner was left with a monthly mortgage payment that was affordable, seeing a reduction of \$235 a month, and a principal balance that was more in line with the value of the property. However, with only National Bank of Arizona agreeing to participate in the program, and the largest national banks and mortgage holders, Fannie Mae and Freddie Mac resisting the idea of principal reduction, the department knew the program had to widen its scope in order to assist struggling homeowners in Arizona.

In September, the department was allocated an additional \$142,666,000, bringing the total amount of funding up to \$267,766,000. With the main goal still being principal reduction, the department decided to allocate \$36,000,000 of these funds to assist unemployed homeowners remain in their homes as they search for employment. Under this program, homeowners may receive a maximum of \$50,000 or up to 24 months of mortgage payment assistance. Since the announcement of this program at the end of February, a large increase in traffic has been seen on the Save Our Home AZ website and seven homeowners are currently receiving the unemployment assistance.

One of these first recipients, Irma Roybal, was relieved to have discovered and qualified for the program. "I don't want to lose my house and it's a good thing I found this," said Ms. Roybal. Ms. Roybal was employed for nearly 25 years with the same Tucson company when the economy forced the company to downsize and let go many of its employees, like Ms. Roybal. Luckily, at that time, she came across a foreclosure mitigation flier and went to the workshop where she was identified as a possible applicant. After reviewing her application, Ms. Roybal was approved and is currently receiving assistance. These funds are giving her the time she needs to find a job while still saving her home. Ms. Roybal is currently working with a job center to help her find employment and is thankful for this assistance. "Without these funds I would probably lose my house," she stated.

Since the inception of the Save Our Home AZ program, lender cooperation has been critical for the success of the program. After many months of negotiations and proposals, Bank of America announced at the end of February that it would be participating in the principal reduction program. Currently, Bank of America is sending out solicitations to qualified homeowners who may be eligible for this program. Homeowners are then instructed to call Bank of America to receive information regarding the required documents that need to be submitted in order to be evaluated for the program. While this is a significant development for the program, it is important to note that only loans that Bank of America owns, approximately 20 percent of their servicing portfolio, are eligible for the program.

With these recent announcements the program has received a great deal of attention shown by the influx of inquiries and calls to our certified foreclosure prevention counselors. Since January, our counseling agents have assisted over 2,000 callers. The department has seen an increase in the number of homeowners applying for assistance since the announcement of our unemployment piece and the partnership with Bank of America. Of the 173 total cases submitted to the department in March, nearly 60 percent of those had claimed unemployment as their hardship. To date, the department has received over 550 applications from homeowners seeking foreclosure assistance. Due to the limited amount of federal funds, the department has estimated that at best it could assist approximately eight thousand Arizona homeowners.

 www.azhousing.gov + Foreclosure counselors: (877) 448-1211



Director's Message

From the Desk of Michael Traylor

The department is in the midst of another round of Low Income Housing Tax Credit review, underwriting and allocations. In my nearly two years at the department I continue to be impressed with some of the quality and well thought through projects that are submitted for consideration. We have all heard the heartwarming stories of how grateful residents are to live in safe, decent housing. Arizona residents are truly fortunate to have the Low Income Housing Tax Credit Program.

I did some research to see just how important the program is to the residents of Arizona. Did you know that approximately 43 percent of Arizona residents' income fall at or below 60 percent of area median income?

As you know, this great recession has caused significant financial issues for individuals, states and our federal government. Affordable housing, community revitalization and foreclosure prevention programs are under more scrutiny than ever before. After all, these programs are funded with taxpayer's funds and they should stand up to examination.

Our job is to manage these funds to produce the desired outcome; to serve Arizona residents who are not capable of providing for themselves or residents who work hard, but through no fault of their own, cannot afford market rate housing.

I was discussing the potential of fraud, waste and abuse in our housing programs with property managers and was surprised to learn that there is overwhelming evidence of some residents living in these projects that do not qualify. Every unqualified resident of public subsidized housing is taking a home from someone who deserves safe decent housing and defrauding taxpayers.

The department has recently taken steps to strengthen its compliance and monitoring division with the addition of new Compliance Administrator Lisa Troy and Compliance Officers Toni Lombardozzi and Anna Luna. Lisa, Toni and Anna along with the division's seasoned Compliance Officers Queta Aldrete and Wendy Sanders are updating policies, procedures, project monitoring practices and schedules to ensure that the department fulfills its compliance obligations. The department's compliance team routinely inspects housing projects funded by the department to see that only qualified residents are living in taxpayer funded housing and that housing projects provide safe, decent housing for its qualified residents.

We hope you will all work with the department to prevent fraud, waste and abuse so that we can preserve these important housing programs to serve deserving Arizona residents.

Arizona Housing Finance Authority Activities

The State Senate has confirmed the appointment of Randall Pullen and the re-appointment of Manny Gonzalez to the Board of Directors of the Arizona Housing Finance Authority. There is currently one vacancy on the seven member board to be filled by an appointee of the Governor.

The MRB Plus program continues to be available and offers an attractive, 30 year fixed rate mortgage for first time homebuyers, along with down payment and/or closing cost assistance of 5 percent of the purchase price of the home. Over 140 loans have been reserved since the program started in early 2010, representing mortgage loans in the amount of nearly \$16 million.

Additional information about the MRB Plus program and a list of participating lenders can be found on the Arizona Housing Finance Authority webpage at www.azhousing.gov.

info For questions about the AzHFA or its programs, contact:

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

AzHFA Board of Directors

Carol Parry
Chairperson
Corporate Social Responsibility Associates

Richard Houseworth
Vice Chairperson
Capitol Bancorp, Ltd.

Robert Gardiner
Treasurer
Northern Trust, NA

Manny Gonzalez
Secretary
Pinal County

Paul DeSanctis
AZ Lending Specialists, LLC

Randall L. Pullen
Oasis Partners, LLC

SCHEDULED MEETINGS

April 14, 2011
May 12, 2011
June 9, 2011

**check website for times*

Arizona Housing Commission Activities

Service on a Board or Commission gives citizens of Arizona an opportunity to make significant contributions by lending their experience, judgment and expertise. In Arizona, to be considered for a gubernatorial appointment to a State Board or Commission, an application must be submitted along with a resume. The Arizona Housing Commission currently has vacancies for several legislatively defined constituencies.

Download an application and see a current vacancy list for all State Boards and Commissions on the Governor's website, <http://www.azgovernor.gov/bc/>.

info **Shaun Rieve**, Legislative Liaison and Public Information Officer
(602) 771-1008 + shaun.riev@azhousing.gov



SCHEDULED MEETINGS

April, 2011 - No Meeting
May 20, 2011
June, 2011 - No Meeting

**check website for times*

ARIZONA LEGISLATION

Working through the night, House Legislators passed a budget bill, early Friday, April 1, containing \$1.1 billion in cuts. The Senate followed suit later in the day, agreeing to the House budget changes that have been in negotiations between leadership in recent days. Republican lawmakers were determined to balance the budget without any additional borrowing in the string of new budget bills. The Governor took action shortly after by signing the budget bills on Wednesday, April 6th, and stating that the “budget takes difficult, but necessary steps to right-size state government, reform and improve its operations in critical areas and put Arizona on the road to fiscal prosperity once more.”

Summary

▶ Local governments will pick up the tab from some of the cuts enacted by the state legislature including a combined contribution from the five largest counties of \$38 million to the general fund.

A large portion of the budget cuts stem from cuts to the Arizona Health Care Cost Containment System which amount to \$510 million. With Medicaid expenditures growing from 17 percent of the general fund in FY 2007 to 29 percent in the current fiscal year, the Governor and Senate and House leadership recognized the importance of reforming this growing system.

The updated Senate and House budget included much deeper cuts to education than what was present in the Governor’s budget, however, the \$450 million in cuts ranging from kindergarten to the universities, focuses on specific programs rather than general classroom spending.

How does this affect ADOH?

▶ SB 1612 contained the original cuts of a little over \$2.2 million to the Housing Program Fund that was seen in the Governor’s budget and later in the Senate’s budget proposals.

The Housing Trust Fund, which has been the victim of numerous cuts and sweeps in recent years, was also affected in the recent budget bills. In 1997, the fund was allocated 55 percent of the unclaimed property fund. In FY2009, the fund committed over \$30 million to projects; yet, in FY2010, due to sweeps to the fund, just over \$9 million was available to commit to new projects. In FY2010, the annual allocation was capped by legislation at \$10.5 million. The fund continued to be swept with the department receiving a little over \$4 million dollars with \$2 million of those funds going to the Department of Health Services to provide housing for the seriously mentally ill. SB 1616 redistributes the revenue from the unclaimed property fund with \$2.5 million going in the Housing Trust Fund, \$2 million going into the newly created Seriously Mentally Ill Housing Trust Fund, administered by the Department of Health Services, and the remaining \$6 million being deposited into the general fund.

The department will continue to fight for the funding in the Housing Trust Fund which provides valuable resources to those most vulnerable in our state and is the only state funding available for affordable housing and in most rural areas of the state

is the only source of funding for a multitude of housing activities that are not eligible under federal programs. Apart from providing resources to rural areas and providing the required match to some of our federal funds, the Housing Trust Fund is also used to leverage federal funds through gap financing of the Low Income Housing Tax Credit Program (LIHTC). The funds are used to support projects that generally create over 150 jobs and provide over \$7 million to the local economy.

With each state agency containing a termination clause in their authorizing language, after 10 years in existence it was time for ADOH to undergo the Sunset Review process where the Legislature is given the opportunity to determine whether or not to reauthorize the agency. The department was proud to announce that following the performance audit no discrepancies were found in the first 10 years of us being an agency. Following the audit, the Committee of Reference recommended the agency be continued for an additional 10 years. The bill (HB 2079) cleared the House Commerce Committee by a unanimous vote and later the full House of Representatives. It was then transferred to the Senate where the bill was held in the Senate Rules Committee. In order to prevent the department from termination, additional language was added into SB 1622 that extended the department for an additional one year.

The department will be active in the interim session illustrating the positive steps we are taking to eliminate waste, fraud, and abuse and confirming the value the department brings to the citizens of Arizona, to the legislature. Please continue to express your support for the Housing Trust Fund and the department with your local state legislators. Through our collaborative efforts we can better secure the funding necessary to accomplish our housing initiatives around the state and continue to serve those most vulnerable for many years to come.

info **Shaun Rieve**, Legislative Liaison and Public Information Officer (602) 771-1008 + shaun.rieve@azhousing.gov

FEDERAL LEGISLATION

Congressional leaders come to agreement on budget; cut \$38.5 billion

▶ With a government shutdown looming, congressional leaders came to a budget agreement hours before the shutdown was set to commence. The agreement will consist of \$38.5 billion in funding cuts and keep the government funded for the remainder of the fiscal year. The budget deal was needed since congress never passed a full budget for the 2011 fiscal year, which is now half over and was operating on a series of continuing resolutions. Overall discretionary spending would be set at about \$1.05 trillion—down from \$1.09 trillion in 2010. Mr. Obama's initial budget request for 2011 had called for an increase to \$1.13 trillion. In order to finalize the exact language of the long term spending measure, congress passed their seventh continuing resolution shortly after midnight on April 9, that will expire on April 15.

Based on the agreement reached by the Senate Majority Leader Harry Reid (D-NV), Speaker of the House John Boehner (R-OH), and President Obama, the House and Senate will vote next week on legislation to fund all federally funded agencies for the remainder of FY 2011. The long-term continuing resolution will cut \$38.5 billion from FY 2010 funding levels, or \$78.5 billion compared to the President's FY 2011 Budget. This number includes the \$2 billion in cuts in the short-term continuing resolution passed April 9 and is in addition to the \$10 billion in cuts included in the previous two continuing resolutions.

The two sides had been in a virtual stalemate since House Republicans, committed to slashing the federal deficit, passed a plan to cut over \$61 billion in spending, earlier in the year, while the Senate Democrats introduced a plan to cut \$10 billion from the budget.

H.R. 1473 Housing Overview

- ▶ Public Housing Operating Fund is provided with \$4.617 billion after accounting for the 0.2 percent across-the-board cut.
- ▶ HOME Investment Partnerships Program is funded at \$1.607 billion, a cut of over \$200 million compared to the FY 2010 enacted level.
- ▶ Community Development Block Grant (CDBG) Program is cut by 16 percent compared to FY 2010 and is funded at \$3.336 billion.
- ▶ Project-Based Section 8 Multi-Family Rental Assistance is provided with \$8.950 billion, \$700 million more than FY 2010 enacted level.
- ▶ Section 8 Housing Choice Voucher Program is funded at \$18.407 billion which is \$223 million more than the FY 2010 enacted level.

FEDERAL LEGISLATION (cont'd on page 6)

NEIGHBORHOOD STABILIZATION PLAN

NSP3 Update

▶ On October 19, 2010, HUD released the NSP3 Notice with the requirements for the new allocation of NSP funds that were authorized in the Dodd-Frank Wall Street Reform and Consumer Protection Act. The Act provides \$970 million in new NSP funds to states and local governments to continue to assist in the redevelopment of abandoned and foreclosed homes.

Arizona grantees will be receiving over \$45,000,000 with the Arizona Department of Housing receiving \$5,000,000 in NSP3 Funding.

On March 1, 2011, ADOH submitted its NSP3 Substantial Amendment Action Plan to HUD, detailing the activities they plan to implement with their NSP3 Award.

ADOH will allocate at least 25 percent of its NSP3 Award to housing for individuals and families with incomes at or below 50 percent of the Area Median Income. To specifically address local housing market conditions, ADOH may rehabilitate or redevelop abandoned or foreclosed residential property, and vacant or demolished residential or non-residential property to meet its low-income targeting goals.

info **Ruby Dhillon**, Rental Programs Administrator
(602) 771-1031 + ruby.dhillon@azhousing.gov

FEDERAL LEGISLATION *(cont'd from page 5)*

FY 2012 Budget

► Both Republicans and Democrats have recently released their proposed budgets for fiscal year 2012 that would consist of trillion dollars of cuts in the next decade starting in October 2011.

The Administration had released their FY 2012 budget back in February that proposed a \$41.7 billion HUD budget authority, a \$1.2 billion, or 3 percent, decrease from the \$42.9 billion HUD appropriation provided under the FY 2010 omnibus spending bill the President signed in December. The proposed budget would cut funding for HOME and the Community Development Block Grant program, while allocating \$1 billion in new funding to launch the Housing Trust Fund. Members of congress, mainly Republicans, have been hesitant to allocate additional funds towards the creation of new programs during these recent budget negotiations.

Recent Housing Related Action

► On April 6, the Subcommittee on Capital Markets and Government Sponsored Enterprises of the House Committee on Financial Services considered eight bills, that among other things, would eliminate Fannie Mae and Freddie Mac's affordable housing goals, increase the fees they charge for guaranteeing mortgages, and reduce GSE executive compensation. These bills are set to be heard by the full committee in early May.

On March 29, the House passed H.R. 839 that would end Treasury's authority to provide any new assistance under the Home Affordable Modification Program (HAMP). A similar bill is being run in the Senate; however, both bills have received a veto threat from the administration.

On March 16, the House passed H.R. 861 that would rescind the unobligated \$1 billion made available for the Neighborhood Stabilization Fund 3. The Arizona Department of Housing has already received approval from HUD for their NSP 3 program and is still set to receive their \$5 million in funds from NSP 3. The Administration has also issued a veto threat on this proposed legislation.

On March 11, the House passed H.R. 836 that would rescind the unobligated \$1 billion made available for the Emergency Homeowner's Loan Program to assist struggling homeowners. Arizona was not allocated any of these funds that were allocated to the 32 eligible states that had not received any of the Hardest Hit Funds.

While it is unlikely that these bills will clear the Senate or be signed by the Administration, the department has continued to express the importance and necessity of foreclosure prevention programs with our congressional delegates.

info **Shaun Rieve** Legislative Liaison and Public Information Officer
(602) 771-1008 + shaun.riev@azhousing.gov

Mortgage Trouble? Don't Delay...Call Today

ARIZONA FORECLOSURE HELP-LINE

1-877-448-1211

TOLL FREE

Since inception on May 28, 2008, Arizona's mortgage foreclosure help-line has received nearly 45,900 calls.

LEGACY CROSSING FAMILY HOUSING PROJECT

UMOM New Day Center and the NRP Group hold grand opening

▶ On January 28, Director Michael Traylor and the Arizona Department of Housing celebrated the grand opening of The Legacy Crossing with UMOM New Day Center and the NRP Group. Remarks were given by Director Traylor as well as City Councilman Michael Johnson and City of Phoenix Housing Director Kim Dorney, highlighting the outstanding work that went into creating this project that will provide affordable housing units in the Phoenix area.

The Legacy Crossing Family Housing Project will provide 72 affordable housing units to individuals who are earning a salary of 40 to 60 percent of area median income.

The Legacy Crossing Family Housing Project represents a partnership between UMOM New Day Centers, the largest homeless shelter serving Arizona families, and the NRP Group, a full-service developer, general contractor and property manager. The Legacy Crossing Family Housing Project was funded with Low-Income Housing Tax Credits, Federal Tax Credit Assistance Program dollars, City of Phoenix HOME funds and private financing.



▶ Director Traylor, City of Phoenix officials and representatives of the management company, NRP Group, cut the ribbon at the Legacy Crossing grand opening on January 28.

info Legacy Crossing is located at 3333 E. Van Buren, Phoenix + 602-595-1969 www.thelegacycrossing.com

GLENN VERDE APARTMENTS

La Frontera Center Celebrates Grand Opening

▶ On March 31st Glenn Verde Apartments celebrated their grand opening with remarks given by Director Michael Traylor. Glenn Verde Apartments serve as the poster child for the troubled economy after construction was halted due to a lack of financing. For nearly three years, Glenn Verde Apartments was a neighborhood eyesore and a magnet for criminal activity. In 2010, La Frontera Arizona purchased the property with Neighborhood Stabilization Program (NSP) funds awarded by the Arizona Department



▶ (l to r) La Frontera's President/CEO Daniel Ranieri, Jason Hisey, Project Manager, ADOH Director Traylor and La Frontera's Executive Director of Housing, Bill Magnotto.



▶ Before and after photos of units at Glenn Verde.

of Housing's Housing Economic Recovery Act (HERA). In a little more than one year, La Frontera Arizona completely revitalized the property clearly illustrating the importance this type of funding and rehabilitation efforts can have on a community.

Glenn Verde Apartments are not your typical vision of affordable housing: there are 24 spacious, energy-efficient units with one or two-bedrooms, high ceilings and a washer/dryer in each home, a microwave, lots of storage space, and each home has a large private patio. The rent ranges from \$539-\$647, and all utilities are included. Seventeen units will be designated for households initially earning no more than 50 percent of the area median income.

info Glenn Verde Apartments are located at 3436 E. Glenn, Tucson, AZ + 520-322-5077

APRIL IS FAIR HOUSING MONTH IN ARIZONA

Governor Brewer signs Proclamation

Governor Janice K. Brewer proclaimed April 2011 as **Arizona Fair Housing Month**, recognizing the importance of fair housing and the efforts of those who seek to reduce barriers to full and fair housing opportunities. Throughout the month of April, organizations around the state will focus in promoting fair housing initiatives for all Arizonans through a number of events commemorating Arizona Fair Housing Month.

On April 11, 1968, President Lyndon Johnson signed the Civil Rights Act of 1968, a follow-up to the Civil Rights Act of 1964. The Civil Rights Act of 1968 expanded on previous acts and prohibited discrimination concerning the sale, rental and financing of housing based on race, religion, national origin, sex and as amended handicap and family status. Title VIII of the Act is also known as the Fair Housing Act of 1968.

Within the inaugural year of the Fair Housing Act of 1968, the U.S. Department of Housing and Urban Development (HUD) had completed the Title VIII Field Operations Handbook and instituted a formalized complaint process. That year, HUD hosted a celebration, shared with advocates and politicians across the nation. In subsequent years, the tradition of celebrating Fair Housing Month grew with Governors across the nation issuing proclamations that designated April as Fair Housing Month.

Fair Housing Events scheduled in April:

YUMA HOUSING FESTIVAL

April 9, 2011 | 10:00am to 1:00pm

Dr. Martin Luther King, Jr. Neighborhood Center
300 S. 13th Avenue, Yuma, AZ

Free information on loan products, dealing with foreclosure, laying out budget strategies. Providers available with program information and application.

info Community Legal Service + 928-782-7511

THE COST OF UN-FAIR HOUSING

April 12, 2011 | 8:00am - 12:00pm

Disability Empowerment Center. 5025 E. Washington Street, Phoenix, AZ
Speakers include: Arizona Attorney General Tom Horne and Phoenix HUD Director Rebecca Flanagan

info Arizona Fair Housing Partnership + www.azfairhousing.info

TEMPE'S 2011 ARIZONA CITYFEST

ADOH Participates in the Health & Community Resource Fair at Tempe Town Lake

▶ The Arizona Department of Housing participated in the Health & Community Resource Fair at Tempe Town Lake during the 2011 Arizona CityFest, held March 18-19. The event included medical screenings, employment opportunities, and financial counseling. ADOH distributed information on foreclosure assistance and provided different resources available to individuals facing foreclosure in Arizona. Homeowners were instructed to visit the state's foreclosure prevention program website, and to the department's foreclosure hotline to find out if they are eligible for a loan modification or unemployment assistance through the program. The resource fair kicked off a weekend filled with events for the entire family ranging from action sports demos to live performances from national recording artists and inspirational messages from internationally renowned speaker Luis Palau.

info www.ArizonaCityFest.com

2011 ANNUAL FAIR HOUSING SURVEY

To ensure that the Arizona Department of Housing is addressing the impediments identified in the Analysis of Impediments to Fair Housing Choice The **ANNUAL FAIR HOUSING SURVEY** must be completed by all State CDBG recipients. Other agencies, developers, and non-profit groups, especially those in rural Arizona, are also invited to complete the survey. The deadline for submission to adoh by CDBG recipients is **May 15**. Survey is available for download from the ADOH website.

info Joy Johnson Special Needs/Fair Housing Specialist
602-771-1026 +joy.johnson@azhousing.gov

New Faces



Christina Humphryes

Christina Humphryes, now the Rental Programs Administrative Assistant, comes to us via the Phoenix accounting firm of Moss Adams, LLP where she had been employed since 2007. Having already completed her AA degree in English at Mesa Community College, she is continuing her coursework at Arizona State University, with a focus on creative writing and the Japanese language. After being at ADOH for a short time, she has already successfully maneuvered her first tax credit application round.



Anna Luna

Anna Luna completes the complement of Compliance Officers in the Rental Compliance department. Anna joins ADOH after four years at Atlantic Development/Celtic Property Management where she had various responsibilities including internal auditor and charge of their IT needs. Her prior experience was in the mortgage industry. Anna is an Arizona native.



Chris Smith

Chris Smith, who joins ADOH as an Underwriter/Transaction Manager, is originally from Winslow, Arizona. Chris graduated from Grand Canyon University where he played collegiate baseball and finished his undergraduate degree in Finance. Upon graduation he worked for Wells Fargo and Bank of America before starting his own company in the year 2000. Chris is currently pursuing a Masters Degree in Real Estate from the University of Denver. In addition he is pursuing his CFP designation through UCLA.



Lisa Troy

As Director of Compliance for Atlantic Development & Investments, Lisa Troy was responsible for the compliance and reporting requirements for that company's portfolio of 3120 units. Lisa will now put her 16 years of property management experience to good use as Compliance Administrator for ADOH. Annual reports for the 300+ properties reviewed by the Housing Compliance staff were due March 15 and Lisa's first day a week earlier meant she had to jump in with both feet. "I love it," she said.



Corinna Waddell

Corinna Waddell joined us in March as the Save Our Home AZ Administrative Assistant. She previously worked for the U.S. Army Garrison Grafenwoehr in Germany at the Public Affairs Office and the Directorate of Emergency Services as Public Affairs and Administrative Assistant. Corinna received her Associates Degree as Management Assistant in IT-Systems at a professional technical school in Wiesau, Germany.



Have Your Photo Featured in an ADOH Publication

The Department of Housing would like to invite you to send photos of your constituents enjoying the benefits of your projects to be featured in one of our publications. If chosen, your photo could appear on the cover of our quarterly newsletter, our annual report or another agency publication.

info Visit www.azhousing.gov for more information or to submit your photo.

Calendar 2011

APRIL	
14	Arizona Housing Finance Authority
30	Annual Fair Housing Survey Due (CDBG Recipients)
MAY	
2	Registration Deadline - Phoenix LIHTC Compliance Workshop
6	Hotel Reservation Cut-off - Phoenix LIHTC Compliance Workshop
12	Arizona Housing Finance Authority
16-17	Phoenix LIHTC Compliance Training
20	Arizona Housing Commission
30	Memorial Day - Office Closed
JUNE	
9	Arizona Housing Finance Authority

LIHTC COMPLIANCE WORKSHOPS

May 16-17-18 | Phoenix Airport Marriott | Phoenix
October 18-19 | Desert Diamond Resort | Tucson

The 2011 Qualified Allocation Plan requires that property managers of Low Income Housing Tax Credit projects attend ADOH-sponsored compliance training annually. For 2011, ADOH is offering two, custom-designed workshops developed to provide this training, one in Phoenix (May 16-17) and one in Tucson (October 18-19).

The Housing Credit Certified Professional (HCCP) examination will be administered on May 18 in a 1/2 day session following the Phoenix training. No HCCP exam will be administered at the Tucson workshop. The exam is not recommended for those with less than one year's experience. Our trainer, Compliance Solutions, is an authorized administrator of the exam. Getting and maintaining an HCCP designation requires passing a comprehensive exam and seeking annual continuing education. Those needing to re-take the exam may do so at a reduced fee. See the table for fees associated with the exam and prep session. The HCCP designation is sponsored by the National Association of Home Builders.

To register for the Phoenix workshop, follow the instructions listed to the right. To register for the Tucson workshop in October, visit our website and visit the Training and Events calendar.

ON-LINE REGISTRATION

<http://www.azhousing.gov/ShowPage.aspx?ID=384&CID=7>

REGISTRATION FEE

\$198 Two day training May 16-17
 \$175 Prep session and exam May 18
 \$100 Exam re-takes May 18

LOCATION

Phoenix Airport Marriott [MAP](#)
 1101 N. 44th Street, Phoenix + (602) 273-7373

ROOM RATE

\$109 Per night until May 6, 2011

RESERVATIONS

(800) 228-9290

GROUP NAME

ADOH Compliance Workshop

TRANSPORTATION

A courtesy airport shuttle is available. Call the hotel upon arrival to schedule a pick-up.

info **Cynthia Diggelmann** (602) 771-1016 +
cynthia.diggelmann@azhousing.gov



Brian Mickelsen
2011 HOUSING HERO AWARDS

The annual Housing Hero Awards honor those who demonstrate excellence in developing and creating innovative housing solutions. The awards celebrate individuals and organizations who go the extra mile to positively impact their communities and showcase the best practices of developers, advocates and others.

Nominations are now being taken for the 2011 Housing Hero Awards. This year's nomination form has been simplified and offers an on-line submission process.

This year's awards will be presented at a luncheon to be held at the 2011 Arizona Housing Forum, Thursday, September 22 at Talking Stick Resort, located at SR 101 and Indian Bend Road in Scottsdale, Arizona. For 2011, categories are:

- Innovative Supportive Housing Program or Service
- Outstanding Affordable Housing Initiative
- Exemplary Rural Multifamily Project
- Exemplary Urban Multifamily Project
- Arthur Crozier Partner in Housing
- Elected Official

Category descriptions can be found on the ADOH website. Nomination forms must be submitted no later than July 1, 2011. Award winners will be notified in August.

info Cynthia Diggelmann (602) 771-1016 + cynthia.diggelmann@azhousing.gov



The Housing Hero award; Helen Hudgens Ferrell accepts the Arthur Crozier Partner in Housing award at the 2010 Forum in Tucson.

Housing Hero Award Recipients

2010

- Helen Hudgens Ferrell (Partner in Housing)
- Project H3 (Innovative Partnerships)
- WACOG Human Services Department (Outstanding Local Housing Program)
- GreenStreet (Superior Sustainable Design)
- McCarty on Monroe (Exemplary Multifamily Project)
- San Carlos Apache Housing Authority (Tribal Initiatives)

2009

- Patricia Garcia Duarte, Neighborhood Housing Services (Partner in Housing)
- Barbara Blythe, Mohave County (Innovative Partnerships)
- Arizona Housing Alliance (Local Initiatives)
- Foundation for Senior Living (Superior Sustainable Design)
- Governor Janice K. Brewer (Elected Official)

2008

- Emily Nottingham, City of Tucson (Partner in Housing)
- Northland Pioneer College (Innovative Partnerships)
- Denise Moen-Bishop, Lake Havasu City (Local Initiatives)
- Yavapai College (Superior Sustainable Design)
- Yavapai Apache Tribal Housing (Tribal Initiatives)
- Shana Ellis, Councilmember, City of Tempe (Elected Official)

2007

- Rosa Bruce (Partner in Housing)
- Newtown Community Development Corporation (Local Initiative)
- ASU Stardust Center (Sustainable Design)
- Flagstaff Housing Policy Task Force (Innovative Partnerships)
- Ak-Chin Indian Community (Tribal Initiative)
- Carol West, Councilmember, City of Tucson (Elected Official)

2006

- Rita Carrillo (Partner in Housing)
- BOTHANDS, Inc. (Innovative Partnerships)
- Navajo County Housing Authority, Inc. (Tribal Initiative)
- Nancy Bissell & Gordon Packard, Primavera Group (Partner in Housing)
- Payson Roundup Newspaper (Local Initiative)
- Drachman Institute at U of A (Superior Sustainable Design)

2005

- Prescott Chamber of Commerce (Planning and Regional Collaboration)
- Arizona Association of REALTORS® (Private Sector Leadership)
- Yavapai Apache Nation (Tribal Housing Initiative)
- Human Services Campus (Housing is the Foundation)
- City of Bullhead City (Community Commitment)

2004

- Housing Authority of Cochise County (Planning/Regional Collaboration)
- Wickenburg Chamber of Commerce (Private Sector Leadership)
- White Mountain Apache Housing Authority (Tribal Housing Initiative)
- Carver Park Neighborhood, City of Yuma (Housing is the Foundation)
- City of Casa Grande (Community Commitment)

2011 Arizona Housing Forum



The Arizona Department of Housing invites you to join over 300 of your colleagues at the 2011 Arizona Housing Forum. Now in its eighth year, the Forum is the only statewide housing conference in Arizona and has consistently received accolades for its programming and presentation. Specially featured are:



DR. LEE MCPHETERS is Research Professor of Economics in the W. P. Carey School of Business at Arizona State University and Director of the school's JPMorgan Chase Economic Outlook Center. Dr. McPheters is editor of the Arizona Blue Chip Economic Forecast and the Western Blue Chip Economic Forecast newsletters, published monthly by the Center.

FRED KARNAS is Senior Adviser to HUD Secretary Shaun Donovan, and is called upon to deliver the message of what is going on in Washington, D.C. Before joining the Obama Administration, he served in the cabinet of Governor Janet Napolitano as director of the Arizona Department of Housing.



MICHAEL YANKOSKI, author of *Under the Overpass*, will deliver the Keynote Address at the Friday luncheon. Michael has a unique perspective on homelessness having portrayed an individual experiencing homelessness on the streets of six major U.S. cities, including Phoenix. He will leave you with a better perspective on the issue, and ideas for actionable change.

These keynote speakers and more than 50 other presenters will focus on the new realities facing all housing professionals. Topics include tax credit syndication, homelessness, Federal and state funding availability, water resources in Arizona, and multifamily architecture.

Complete registration packets will be available May 1. Hotel information and reservations can be accessed on our website.

CALL FOR SPONSORS AND EXHIBITORS

Join the Arizona Department of Housing to support the progress of affordable housing in Arizona by participating as a sponsor or exhibitor for this year's Forum. Review the benefits your organization will receive as a sponsor here, or consider being a part of the Marketplace, the center of the conference, as an exhibitor. Visit the ADOH website for sponsor levels and benefits.

info Susy Bustillos (602) 771-1007 + susy.bustillos@azhousing.gov

HOTEL INFORMATION

TALKING STICK RESORT

9800 E. Indian Bend Road
SR101 and Indian Bend Road
Scottsdale, AZ
(480) 850-7777 + www.talkingstickresort.com

Deluxe Room Rate \$139.00 (+ 11.95% occupancy tax)
Check-in 3:00 pm | Check-out 12:00 pm

info **Reservations** + (866) 877-9897
Deadline: August 22, 2011

