

Arizona Department of Housing



DIRECTOR MICHAEL TRAILOR



Arizona
Department
of Housing

Accomplishments



HELPS PRODUCE AFFORDABLE, HIGH QUALITY RENTAL HOUSING

State Housing Agencies use a variety of federal programs to effectively harness the private sector to meet the public need for affordable housing.

- Since 2002, ADOH financed the new construction or acquisition and rehabilitation of over 20,000 affordable rental units throughout Arizona. All units will be affordable for between 30-40 years to households with incomes that are at or below 60 percent of the area median income.



Accomplishments



DELIVERS ONGOING FEDERAL ASSISTANCE

State housing agencies are critical partners in helping the federal government deliver ongoing rental and community development assistance.

- ADOH has assisted between 9,000-10,000 very low-income households with monthly rental assistance subsidy payments on an annual basis.
- ADOH has partnered with local rural governments to provide federally funded housing and community development assistance to improve poor rural communities, touching the lives of over 1.7 million Arizonans.



Accomplishments



PROMOTES RESPONSIBLE HOMEOWNERSHIP

State housing agencies achieve affordable, sustainable homeownership through a combination of homebuyer counseling, sound mortgage underwriting, rehabilitating substandard units, and has been active in addressing the current mortgage foreclosure crisis.

Since 2002, ADOH has:

- Assisted nearly 3,000 households to become first-time homeowners through first-time buyer counseling and down payment and closing cost assistance programs.
- Assisted with the construction of 250 new homes through nonprofit agencies such as Habitat for Humanity.
- Assisted over 50,000 homeowners, in threat of foreclosure, through the state's toll-free mortgage foreclosure hotline.
- Rehabilitated nearly 6,600 dilapidated homes throughout Arizona that are owned by low-income households, assisting those households with health and safety issues such as heating and air conditioning, roof replacements, etc., so that they could remain in their homes.

Accomplishments



INDIVIDUALS EXPERIENCING HOMELESSNESS & OTHER SPECIAL NEEDS POPULATIONS

State housing agencies reach underserved populations such as persons with incomes below 60% of the area median income and persons with special needs.

Since 2002, ADOH has:

- Added over 2,300 new transition or emergency shelter beds to the state.
- Assisted on an annual basis the operation of shelters serving over 60,000 individuals experiencing homelessness.
- Assisted nearly 46,000 Arizona households with eviction or foreclosure prevention assistance, to keep households from experiencing homelessness.



ACTIVE PROJECTS, PROGRAMS: funded between 2009-2012

(Does not represent all projects funded during this period - only those still active)

Projects include: New development of rental units, housing rehabilitation, community development projects through the federal block grant program, rental assistance for special needs populations, and emergency operating for homeless shelters, and other affordable housing-related projects.

| State and Federal Resources: | # Projects | Total Contract Amount | Amount Still Remaining |
|-------------------------------------|-------------------|------------------------------|-------------------------------|
| Housing Trust Fund | 80 | \$8,115,780 | \$2,748,141 |
| CDBG | 119 | \$27,713,368 | \$20,941,357 |
| HOME | 33 | \$15,375,613 | \$9,229,977 |
| HOPWA | 3 | \$278,348 | \$151,536 |
| Supportive Housing Program | 32 | \$3,312,293 | \$1,594,401 |
| Shelter Plus Care | 7 | \$8,141,556 | \$1,422,420 |
| Total: | 274 | \$62,936,958 | \$36,087,832 |

| | | |
|--|--------------------|--|
| 2010-2011 LIHTC Rental Projects currently under Development statewide (does not include new 2012 awards) | 2,844 units | Worth \$345,686,712 in Federal Tax Credits <i>(10 year value @85cents)</i> |
|--|--------------------|--|

| | | |
|---|--------------------------------|---|
| Arizona Housing Finance Authority – Single Family Bond financed homeownership | 349 single family loans | \$39,126,060 in mortgages issued under currently active bond |
|---|--------------------------------|---|

ON-GOING PROJECTS, PROGRAMS: 2012 Cont.

| On-going Rental Assistance Programs: | Households Assisted | Annual Rental Assistance |
|--|---------------------|--------------------------|
| Section 8 Project Based Assistance <i>Statewide</i> | 8,083 | \$49,445,112 |
| Section 8 Tenant Based Assistance <i>Yavapai County</i> | 220 | \$1,188,423 |
| Total: | 8,303 | \$50,633,535 |

| On-going Rental Monitoring | # Units Being Monitored this FY |
|--|---------------------------------|
| State and Federally Funded Units Monitored | 14,000 Statewide |

| | |
|--|----------------------------------|
| On-going Web-based Search Engine Providing Affordable Rental Information to the Public at www.socialserve.com | Expect Over 200,000 Hits this FY |
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New commitments totaling approximately \$202.4 million, either already made or expected this fiscal year before June 30

| New Commitments | Total Assistance | Funding | Status |
|---|---|--|--|
| Rental Development with Federal Low-Income Housing Tax Credits | 1,202 Rental Units | \$170.1 million* <small>*Value of credits based on .85/dollar</small> | Committed in June |
| Rental Development or Rehabilitation with Federal HOME and State HTF | 430 Rental Units | \$7 Million | Committed throughout the year |
| New Community Development, Infrastructure Projects with Federal Block Grants | 200,000 individuals in rural Arizona | \$10.6 Million | Expected to be 100% committed by June 30 |
| Owner-occupied Housing Rehabilitation Programs with Federal HOME | 85 Homes | \$3 Million | Committed in March |
| Emergency Operating For Homeless Shelters, Other Emergencies with State HTF | | Approximately \$1.1 Million | On-going |
| Homeless Continuum of Care Programs <i>Federal McKinney-Vento Act: Shelter Plus Care & Supportive Housing Programs</i> | 1,100 Rental Units | \$10.6 Million | Starting in March 2012 |

Remaining Stimulus

Projects include: foreclosure and eviction prevention, housing rehabilitation, infrastructure projects, and financing for the development of rental units.

| Stimulus Programs | # of Households | # of Projects | Total Contract Amount | Amount Still Remaining |
|--|-----------------|---------------|-----------------------|------------------------|
| Homeless Prevention and Rapid Re-Housing | 2,000+ | 15 | \$6,979,194 | \$659,917 |
| Community Development Block Grant - Recovery | | 9 | \$3,199,456 | \$162,112 |
| Tax Credit Assistance Program | | 11 | \$24,827,658 | \$0 |
| Tax Credit Exchange | | 6 | \$22,414,131 | \$0 |
| Hardest Hit Fund <i>Funding available through December 2017</i> | 542 to date | | \$267,766,006 | \$250,603,511 |
| Neighborhood Stabilization I | 900+ | | \$38,370,206 | \$5,782,446 |
| Neighborhood Stabilization Program III | | 3 | \$5,000,000 | \$3,228,325 |
| National Mortgage Foreclosure Counseling Program | 19,747 | | \$6,783,550 | \$1,000,000 |
| Total: | 23,147+ | 44 | \$375,340,201 | \$261,436,311 |

Foreclosure Prevention Hotline

On-going Foreclosure Prevention Counseling Program
Through Toll-free Hotline:
Currently funded through Hardest Hit Fund

Since 2008, the hotline has assisted approximately 50,000 households with basic mortgage related questions