

Arizona Department of Housing

2019 Information Bulletin

REGARDING PROGRAMS: Rental Development

REGARDING FUNDING SOURCES: National Housing Trust Fund, HOME, State Housing Trust Fund

INFORMATION BULLETIN No. 43-19

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RE: Notice of Funds Available - Supportive Housing for Persons who are homeless

The Arizona Department of Housing (“ADOH” or the “Department”) is pleased to announce a Notice of Funding Availability (“NOFA”) in the three state Continuums of Care areas for Supportive Housing. Funding from the following sources are being made available to Non Profit Organizations for this NOFA: Federal National Housing Trust Fund (“NHTF”); Federal HOME Investment Partnerships Program (“HOME”); and State Housing Trust Fund (“HTF”)

Eligible Projects are new construction and/or acquisition/rehabilitation of vacant buildings that result in affordable rental housing developments serving persons experiencing homelessness. Projects must reserve at least fifty (50%) percent of the Units for Homeless Households.

All tenants, both Homeless Households and other households, occupying Units as of the date they move into the Project may not have incomes that exceed the greater of: 1) thirty percent (30%) of the area median income adjusted by family size; or 2) the poverty guidelines updated periodically in the Federal Register by the U.S. Department of Health and Human Services under the authority of 42 U.S.C. 9902(2), as adjusted for family size.

Projects must demonstrate the ability to begin construction within 12 months of award and must obtain a certificate of occupancy within 30 months of award.

Only Non Profit Organizations operating within and actively participating in Coordinated Entry through the 1) Balance of State Continuum of Care, 2) Pima County Continuum of Care, and/or Maricopa County Continuum of Care are eligible recipients under this NOFA.

The following Project types are ineligible under this NOFA:

- Projects that utilize 4% LIHTC/Bond and/or 9% LIHTC financing.
- Projects involving the acquisition of property that requires the relocation of existing commercial and/or residential tenants and/or owner-occupants. (Only Projects that add Units to the housing stock are eligible.)
- Projects not located on one or more adjacent parcels (i.e. Scattered Sites).
- Projects that utilize land leases as a form of site control in any regard.
- Projects that require ADOH to subordinate its priority of repayment and/or affordability restrictions to any other source of financing. (ADOH must be in first lien position.)
- Projects that do not conform to ADOH's Acquisition Cost standards set forth in Section 2.6(G)(1) and 5.1(E) of this NOFA.

Applications will be due on the last business day of each calendar month (Starting November 29, 2019) until the date funds are exhausted

The NOFA and the application are on the ADOH website at:

https://housing.az.gov/documents-links/forms/nhtf?tid_2=All

The Department will not preview, comment on, or pre-judge any element of any application prior to its initial submittal. All requests for clarification shall be made in writing via e-mail to Rental-NOFA@azhousing.gov and identify that the question pertains to this NOFA. The responses thereto will be posted no more often than weekly to the Department's website to a document entitled "Clarifications to the Supportive Housing NOFA". Applicants are responsible for checking the Department's website for this information.



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