

Arizona Department of Housing (ADOH) Update By Goal

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Goal 1: Make it easier for older Arizonans to access an integrated array of state and aging services.

For older Arizonans to fully participate in all aspects of community living, they and their families need access to information, resources, and services through a variety of venues. To this end, public and private organizations can play a leadership role in making it easier for older Arizonans to find and use the services and resources they need, no matter where in Arizona they may live.

Objective 1.1: Provide information and promote understanding of options, benefits, and available services through a range of multi-media formats.

STRATEGIES		Lead Agency	Key Partner	Start/End Dates	Progress/Accomplishments
f.	Use the Arizona Department of Housing ("ADOH") web site to provide information on ADOH and other service issues of interest to senior citizens.	ADOH	All agency 2020 Team	Ongoing	12-30-2010: Web site redesigned and constantly updated as information changes. ADOH also works on updating information for social serve.com which assists all clients of the state in finding decent, safe, accessible and affordable housing.

Goal 5: Strengthen Arizona's economy by capitalizing on an integrated and well-trained informal, paraprofessional, and professional workforce.

With the first wave of Boomers attaining retirement age in 2006, both public and private sectors need to develop work environments and coordinate opportunities that maintain a strong, diverse paraprofessional and professional workforce with strategies that include support for workers and their family members with caregiving obligations.

Objective 5.4: Implement human resource policies that balance the needs of state employers with the changing needs of an aging workforce.

STRATEGIES		Lead Agency	Key Partner	Start/End Dates	Progress/Accomplishments
d.	Collaborate with Department of Administration to provide information about retirement, benefits, and post-retirement opportunities to employees at or near retirement age.	ADOH	ADOA	December 2010	Through regular review of personnel process and internal communications, employees are informed of retirement benefits and post-retirement opportunities. Currently we have 2 employee that have retired from ADOH and work on a part-time basis within the department
e.	Prepare a plan for key employee succession and skill retention in the future.	ADOH		June 2009 - Present	The Arizona Department of Housing through its operations and personnel guidelines will maintain succession and skill retention plans. The department also has a plan that establishes a path for career planning, growth and development through mentoring.

Goal 6: Enhance the State's capacity to develop and maintain the necessary infrastructure to deliver services in a culturally appropriate, timely and cost effective manner.

Every aspect of living in Arizona may be affected by the future changes in our increasing and changing population. Housing, transportation, health care, education and other state-supported services will take shape based on the needs of our diverse population. The ability of the State to adapt to change, incorporate the use of new technology, form public-private partnerships to create and expand services to reach all corners of the state will be some of the challenges and opportunities that face Arizona as we grow.

Objective 6.2: Develop programs and approaches to close the gaps in the state's current aging

STRATEGIES		Lead Agency	Key Partner	Start/End Dates	Progress/Accomplishments
j.	Increase awareness of the family caregiver support services.	ADOH		Ongoing	To increase awareness of family caregiver support services, Arizona Department of Housing strategically combines its efforts with organizations that have, as part of their mission, a concern for this population.
k.	Create/support programs for new construction of senior complexes, acquisition/rehabilitation of existing senior housing projects.	ADOH	AHCCCS,DES, AAA	As of 12/30/10	Arizona Department of Housing, through its Low-Income Housing Tax Credit program and the State Housing Fund awarded funds for new construction of developments that support seniors.
l.	Expand home modification program for seniors throughout the state.	ADOH	AHCCS,DES	Current	A Notice of Funding Availability was released in August of 2010 with a deadline of January 14, 2011 for Owner Occupied Housing Rehabilitation. It is not focused on senior housing but seniors at 80% or less of Area Median Income would qualify if a project was awarded in their region.
m.	Review homeowner rehabilitation and manufactured ADOH replacement programs to improve feasibility for seniors.	ADOH		As of 12/30/10	HOME dollars have been used for Owner Occupied Housing Rehabilitations for the last two years.
n.	Research potentials for the creation of manufactured ADOH developments for both rental and homeownership projects.	ADOH		2009-2010	FEMA mobile homes were offered to Tribes and Colorado River Indian Tribe did transport 23 mobile homes to their reservation for homeownership. ADOH assisted with transport costs.

o.	Investigate the application of universal design principles to all new multifamily ADOH projects funded by ADOH.	ADOH		Ongoing	Arizona Department of Housing defines design guidelines in its Low-Income Housing Tax 2011 Qualified Allocation Plan and its State Housing Fund FY 2010 Program Summary and Application Guide. A specific goal is to minimize monthly operating costs for tenants. Construction features must conform to goals of efficiency and long term durability. Design principles and specific design needs often must be supported by market needs and demand analysis. Arizona Department of Housing continuously modifies its plans based on market and community needs.
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Objective 6.3: Create working partnerships across state agencies and with private entities to improve the state's ability to develop the business & service infrastructure necessary to meet the needs of seniors.

STRATEGIES		Lead Agency	Key Partner	Start/End Dates	Progress/Accomplishments
b.	Support "Universal Building" efforts extended by the Department of ADOH."	AHCCCS, ADOH		2009-2010	Currently no specific activities focus on this issue.
j.	Technical Assistance and line staff provides help to local governments, nonprofit and private developers interested in providing affordable ADOH to low and moderate income person.	ADOH		Ongoing	The Arizona Department of Housing provides technical assistance to communities, counties, non-profit organizations and other partners with the technical assistance necessary to access our resources and develop projects that meet critical community development and housing needs. ADOH has a Technical Assistance Coordinator position as well as experts who also provide TA in each division: Community Development, Rental Development, Special Needs.
k.	Collaborate with state agencies, local governments, nonprofit and private service providers to utilize Medicare and Medicaid waivers and other programs to support quality aging in place for seniors.	ADOH		Ongoing	Arizona Department of Housing provides funding to Arizona Division of Behavioral Services for housing and they utilize Medicare and Medicaid waivers for qualified residents, some of whom are seniors.

i.	Collaborate with state & local government agencies, nonprofit & private service providers to develop a range of medical, recreational and other support services for residents of new ADOH projects.	ADOH		Ongoing	Arizona Department of Housing supports local communities in Arizona with the increased challenge of balancing future growth while keeping existing housing stock, infrastructure and community facilities from declining. Construction or improvements to a range of community facilities including senior centers and health centers is encouraged.
m.	Establish a wide range of collaborative efforts within state government, with local governments, nonprofit and private ADOH and service providers to develop a coordinated senior ADOH program.	ADOH		Ongoing	Agencies providing services related to housing especially for special need populations of which seniors are one portion of said populations have permanent representation on the various planning bodies throughout the state. All are notified when there are public hearings, when there are housing meetings in their region and all are invited to participate. Arizona Department of Housing will continue to coordinate with these agencies throughout the coming year in order to maximize the effectiveness of the service delivery system, ascertain the emergence of new and ongoing needs, and provide support to address these needs.
n.	Collaborate with the Registrar of Contractors to investigate the potential for reduced contractor licensing requirements for minor home rehabilitation.	ADOH		Ongoing	Arizona Department of Housing program guidelines are informed through regular ADOH collaboration with Arizona Register of Contractors, including determination of applicable licensing classifications. We collaborate with ROC when reviewing Low Income Housing Tax Credit Projects eligibility for funding as well as any other projects submitted under a NOFA whether it be funded through HOME, Community Development Block Grant or Housing Trust Fund monies..

Objective 6.4: Establish policies, procedures, regulations, and statutes that reflect the changing nature of an aging population.

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c.	Modify the homeownership development program to accommodate the financial and social needs of seniors. Emphasis will be placed on developing an elderly homeownership program on tribal lands where land ownership challenges have been addressed.	ADOH		As of 12/30/10	Due to severe cuts in the Housing Trust Fund, there is no longer a set aside for housing projects on tribal lands. In the last two years however, Colorado River Indian Tribes moved 23 FEMA trailers from Hope Arkansas to tribal land. ADOH assisted with moving costs. These homes were set on concrete foundations, hooked up to local utilities and offered for home ownership. All are now occupied, though demographics of occupants are unknown to ADOH. ADOH contracted with Navajo Nation Housing Authority to provide infrastructure costs for 18 scattered site homes being built in the Tuba City area. Five of these homes are for seniors specifically. This project will be finished December of 2011. ADOH also has a contract with Native Home Capital, who is working with several Arizona tribes to develop housing, specifically White Mountain Apache, Salt River and Gila River Indian nations.
d.	Consider use of specific allocation of financial resources and/or use of set asides and preferences to encourage and stimulate senior ADOH development.	ADOH		As of 12/30/10	In years past ADOH has awarded additional points on Low Income Housing Tax Credit projects serving individuals 62+ years of age which also included a Supportive Services plan. The Qualified Allocation Plan (QAP) for 2011 does not have this particular set aside although seniors may very well be included in the Veterans , Homeless, Rural and Tribal populations that are the set asides in this QAP.

Goal 8: Promote effective and responsive management for all aging services.

To adequately serve the growing numbers of older Arizonans, changing the way the State does business must be coupled with identifying and developing new funding mechanisms, innovations in service delivery systems and expanding collaborative efforts among state agencies.

Objective 8.1: Leverage federal funds and use creative financing strategies to provide the

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h.	Continuously assess resource allocation between urban and rural Arizona as demographic trends develop.	ADOH		Ongoing	Incorporating continuous market demand and needs analysis in its internal processes and external application processes allows the Arizona Department of Housing to assess resource allocation between urban and rural Arizona. Further, through citizen participation, the Affordable Housing Task Force, and collaboration with other agencies and service providers, the Arizona Department of Housing solicits information on housing and community needs. This is also mentioned in continuum of care meetings held throughout the state for HUD purposes. ADOH is part of the Sun Corridor Consortium that continually analyzes and plans for demographic trends. This work will continue and is part of always assessing resources and needs between urban, rural and urban clusters.
i.	Leverage private and public resources for new construction; rehabilitation and modification of existing ADOH, allowing seniors to age in place at the lowest possible cost to themselves and the State.	ADOH		Ongoing	Arizona Department of Housing encourages and awards funds to affordable housing developments, both new construction and rehabilitation, that support the goal of "aging in place." This philosophy is also part of our partnerships with other state agencies, i.e. DES, ADHS.
j.	Use State ADOH Fund programs for new construction of homeownership opportunities, homeowner rehabilitation and emergency rehabilitation programs for senior ADOH.	ADOH		As of 12/30/10	The Arizona Department of Housing down payment and closing cost program ended June 30, 2009. The Housing Trust Fund is no longer funded at 55% of unclaimed property and currently our budget is unknown. This has halted the opportunity for emergency rehab, gap financing for homeowner programs and other programs that were funded in years past.

k.	Homes for Arizonans Initiative provides low-cost mortgage financing and down payment and closing cost assistance.	ADOH		As of 12/30/10	The Arizona Department of Housing down payment and closing cost program ended June 30, 2009. The Housing Trust Fund is no longer funded at 55% of unclaimed property and currently our budget is unknown. This has halted the opportunity for emergency rehab, gap financing for homeowner programs and other programs that were funded in years past.
l.	Public Housing Authority provides tenant-based Section 8 rental assistance, and administers multi-family Section 8 project based funds on behalf of Housing and Urban Development (HUD).	ADOH		Ongoing	The Arizona Department of Housing operates the Arizona Public Housing Authority which has oversight and monitoring responsibilities for 114 subsidized properties, representing over 7,900 units, throughout the state of Arizona. The Housing Choice Voucher Program is available only in Yavapai County through the Arizona Public Housing Authority. The wait list is currently closed for the state's allotment of 89 vouchers. For Yavapai County 35 VASH (Veterans Affairs Supportive Housing) were awarded to the Arizona PHA in 2009.
m.	Community Development Block Grant funds are used in rural communities to construct senior centers.	ADOH		As of 12/30/10	Arizona Department of Housing uses Community Development Block Grant (CDBG) funds in rural communities to address a wide variety of community development needs including the construction or improvements to a range of community facilities such as senior, community, social service, health and youth centers. In 2009 Yavapai County's Senior Center used CDBG funding for improvements of new window shades, a new automatic door, and new sound equipment. The St. Johns-Concho Senior Citizens Community Center purchased and installed an energy efficient steel commercial electric range with double oven. And in Payson, they replaced the HVAC in the Senior Center and upgraded the electrical system for the Senior Thrift Store. In 2010 so far, the Senior Center in Pinetop/Lakeside improved safety renovations to include leveling and recarpeting of the dining hall, updating fire alarm system and purchased a new range hood.

n.	Researches refinancing opportunities for all seniors, including reverse mortgages, and disseminate information throughout the state.	ADOH		Ongoing	Arizona Department of Housing remains engaged in discussions with its lending partners regarding mortgage products that impact low-income and senior communities.
o.	Provide a set aside for senior ADOH projects in Low Income Housing Tax Credit (LIHTC) program.	ADOH		Ongoing	A senior set aside is not part of the current Qualified Allocation Plan. The Qualified Allocation Plan is reviewed annually and a senior set aside may be part of a QAP in the future.
p.	Investigate the potential for earmarking a portion of the annual CDBG State Supplemental Payment (SSP) funding to support senior ADOH or related service facilities in eligible areas of rural Arizona.	ADOH		Ongoing	Projects are selected for State Special Projects (SSP) funding through a competitive process in which applications are scored by a rating and ranking system that includes specific criteria to be reviewed including the extent to which the project provides a direct, provable benefit to low-income and special needs persons, especially, how effectively the proposal proves that the need for the project exists.
q.	Provide gap financing to developers of affordable senior rental ADOH using other public and private financing resources.	ADOH		Ongoing	Projects awarded Low-Income Housing Tax Credit (LIHTC), including those projects which provide affordable housing to senior population may currently apply for GAP funding through the State Housing Fund although this funding source is severely limited due to transfers and diminishing of the funds by the state legislature
r.	Seek opportunities to provide funding for the rehabilitation of existing senior ADOH projects.	ADOH		Ongoing	Arizona Department of Housing administers its funding programs to promote rehabilitation of existing senior housing projects, including HUD 202 projects.

s.	Make financing allowances for expanded recreational and service facilities in new senior ADOH developments.	ADOH		Ongoing	Arizona Department of Housing did award specific points to projects serving 80% or more elderly individuals. Project design that address specific and targeted needs are fundamentals elements of the ADOH planning process.
t.	Consider use of specific allocation of financial resources and/or use of set asides and preferences to encourage and stimulate senior ADOH development.	ADOH		Ongoing	Since December 2008, 1,461 units have been funded for Seniors 55+. Of those 1461 units, 54% or 797 units are for seniors 62+. Some of the units are still in development but 606 are ready for occupancy. These permanent affordable housing units are in 8 counties throughout Arizona.
u.	Determine the feasibility of establishing a Handyman Program to assist seniors in maintaining their homes.	ADOH		Ongoing	Arizona Department of Housing currently promotes collaboration between service providers to maximize use of funds to provide housing and services for the elderly. Through its work with local service providers, Arizona Department of Housing does explore programs that assist seniors in maintaining their homes.

Key:	<u>Participating State Agencies and Boards</u>
ABOR	Arizona Board of Regents
ADC	Arizona Department of Corrections
ADHS	Arizona Department of Health Services
ADOA	Arizona Department of Administration
ADOH	Arizona Department of Housing
ADOT	Arizona Department of Transportation
ADVS	Arizona Department of Veterans Services
ASVH	Arizona State Veteran Home
ASRS	Arizona State Retirement System
AG	Arizona Attorney Generals Office
AHCCCS	Arizona Health Care Cost Containment System
AOT	Office of Tourism
ASP	Arizona State Parks
Commerce	Arizona Department of Commerce
DES	Department of Economic Security
DPS	Department of Public Safety
GACA	Governor's Advisory Council on Aging
	Governor's Office