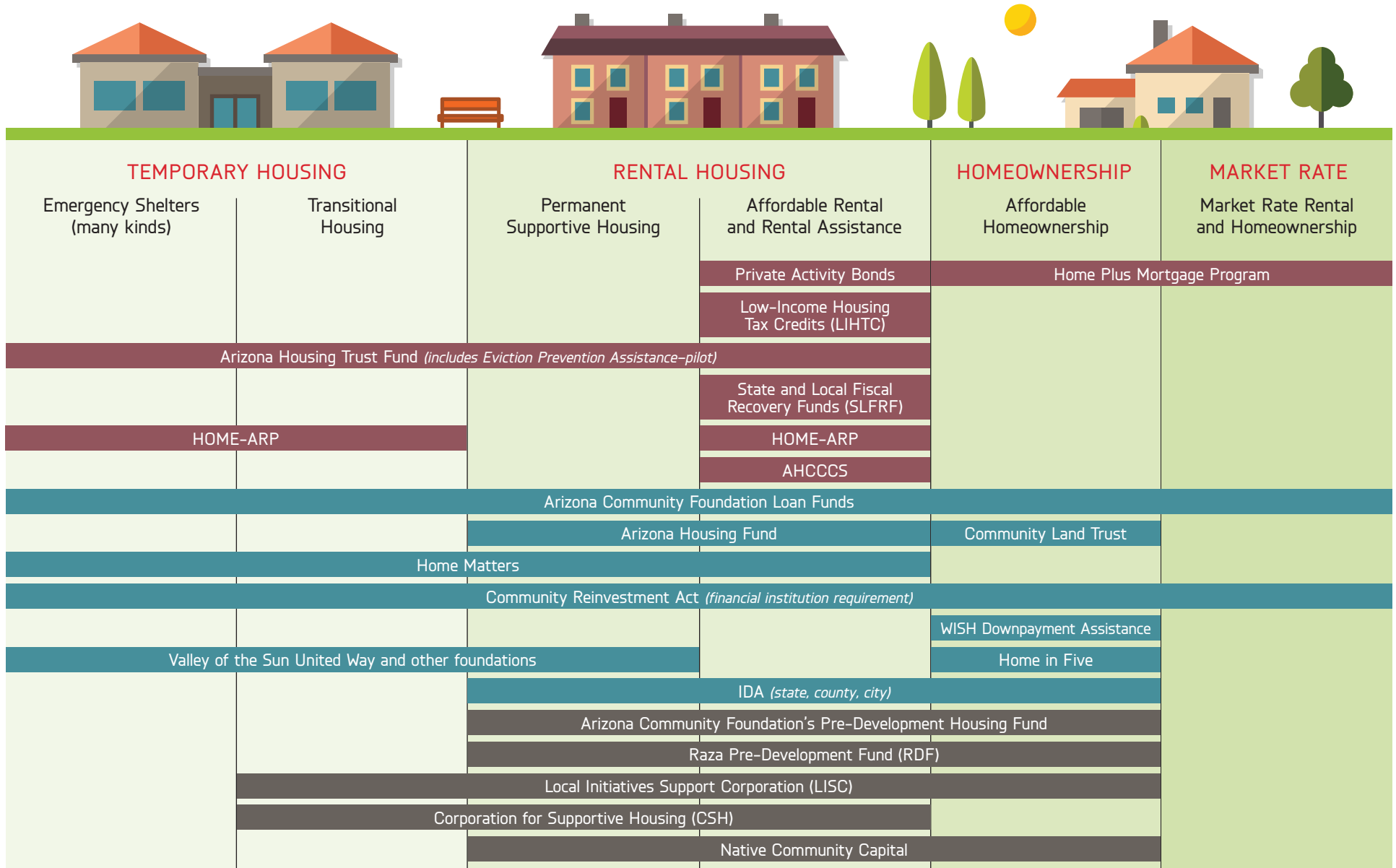


# Understanding the Housing Continuum and Funding Sources



■ Federal Resources/Incentives

# Understanding the Housing Continuum and Funding Sources



■ State Resources/Incentives

■ Private Resources/Incentives

■ Pre-Development Funds

# Frequently Used Terms PAGE 1

**Arizona Health Care Cost Containment System (AHCCCS)** – Provides several permanent supportive housing programs throughout Arizona alongside supportive health services to help members in need.

**Arizona Community Foundation (ACF) Loan Funds** – ACF has several different loan funds for infrastructure that includes housing. These include the Community Impact Loan Fund, the ACF/USDA Rural Development Partnership and the Great Phoenix Collaborative Affordable Housing Fund.

**Arizona Community Foundation's Pre-Development Fund** – This fund provides zero-interest loans to nonprofit housing developers for the pre-development phase of affordable housing projects, for which financing is not typically available.

**Arizona Housing Fund** – A crowdfunded grant dedicated to assisting low-income and working poor affordable housing initiatives. Developed by the Home Builders Association of Central Arizona, the Arizona Association of Realtors, and the Arizona Community Foundation.

**Arizona Housing Trust Funding (includes Eviction Prevention Assistance–pilot)** – A dedicated source of money derived from the unclaimed property proceeds to sustain critical programs and support housing throughout Arizona. Amounts fluctuate.

**Choice Neighborhood** – A Housing and Urban Development (HUD) program that focuses on improving distressed neighborhoods around public housing and vacant housing in the community, and investing in people and neighborhood assets.

**Community Development Block Grant (CDBG)** – The program works to ensure decent affordable housing, provide service to the most vulnerable, and create jobs through the expansion and retention of businesses.

**Community Land Trust (CLT)** – A CLT acquires land and removes it from the speculative for-profit real estate market. CLT's hold the land they own forever for the benefit of the community by ensuring that it will always remain affordable for homebuyers.

**Community Reinvestment Act** – This act requires the Federal Reserve and other federal banking regulators to encourage financial institutions to help meet the credit needs of the communities in which they do business, including low- and moderate-income neighborhoods.

**Corporation for Supportive Housing (CSH)** – This resource provides funds for five-year lending and capacity-building initiative geared towards shifting capital and financial equity to communities of color. Temporary fund, eligible until 2027.

**Emergency Solutions Grant** – Grants that typically fund renovation, major rehabilitation, or conversion of buildings for use as emergency shelter or transitional housing for homeless individuals or families.

**HOME Investment Partnerships American Rescue Plan Program (HOME-ARP)** – This funding invests in production or preservation of affordable housing. Uses Tenant-Based Rental Assistance (TBRA). Supports the purchase and development of non-conjugate shelter with options to be converted to shelter under the Emergency Solutions Grant (ESG) Program, Continuum of Care (CoC) Program, and the HOME Program.

**Home in Five** – The program provides qualified homebuyers in Maricopa County to receive up to five percent assistance for down payment and closing costs.

**HOME Investment Partnership Program** – Created by the National Affordable Housing Act of 1990, HOME provides formula grants that communities use to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership.

**Home Matters** – Looks to address housing needs at scale, adding critical housing units while encouraging housing developers to create supportive ecosystems for people and families where they live, learn, shop, and work.

**HOME Plus Mortgage Program** – A mortgage program administered by the Arizona Industrial Development Authority to help individuals or families buy homes in Arizona without the worry of coming up with a big down payment and closing costs.

**Homeless Assistance Grants** – Administered by HUD, the Homeless Assistance Grants were created to provide temporary and permanent housing to those experiencing homelessness, along with supportive services.

**Housing Choice Vouchers** – Formerly Section 8 Vouchers, this program is designed to help low-income families pay rent for an apartment of their choosing.

**Housing Counseling** – Counseling sessions that inform individuals how to financially afford a home, including improving credit, and finding mortgage loans.

**Housing Opportunities for Persons with AIDS (HOPWA)** – Helps low-income persons living with HIV/AIDS and their families establish or maintain stable housing, reduce the risk of homelessness, and improve access to health care and other needed support services.

**Industrial Development Authority (IDA) (state, county, and city)** – Assist low-income families with down payment assistance and other investments to advance homeownership. There are different IDAs working at the state, county, and city levels.

**Local Initiatives Support Corporation (LISC)** – Invests in affordable housing, workforce housing, and mixed income housing. It partners with private and public investors to build, rehab, and preserve affordable housing in cities and rural areas across the country.

## Frequently Used Terms PAGE 2

**Low-Income Housing Tax Credits (LIHTC)** – Encourages private development of affordable housing through tax incentives, helping to alleviate the government’s burden of developing affordable housing.

**Mortgage Interest Deduction** – This allows those looking to buy a home to deduct the interest they pay on their mortgages.

**National Housing Trust Fund** – A federal program that is administered by the states to build, rehab, preserve, and operate rental housing for low-income people.

**Native Community Capital** – Loans for the purchase of new or existing homes including manufactured homes on or off tribal lands. Participants should be enrolled in a federally recognized tribe. Homebuyer education class and other elements are required. Valid homesite lease and utilities required.

**Private Activity Bonds** – A special type of bond that is issued by local and state governments. This type of bond can be purchased by individual investors and is generally issued to fund a specific project for the good of the community.

**Project-Based Housing Vouchers** – Also known as public housing, Project-Based Housing is a government funded program that provides rental housing to low-income households in privately-owned and managed rental units.

**Raza Pre-Developmental Fund (RDF)** – Invests capital funds for increased opportunities for Latino families using the community development model.

**Rental Assistance Demonstration (RAD)** – A voluntary program of HUD that seeks to preserve public housing by providing public housing agencies with access to more stable funding to make needed improvements to properties.

**Section 184 Indian Home Loan Guarantee Program** – Home mortgage program for American Indian and Alaska Native families and tribally designated housing entities. It gives a low down payment for purchasing, construction, rehabilitation, and refinancing of homes.

**Section 502 Guaranteed Loan Program** – This program allows eligible applicants in rural areas to purchase, improve, build, or reallocate their house with 100% financing.

**Self-Help Homeownership Opportunity Program (SHOP)** – Grant funding program for eligible nonprofit organizations to purchase home sites and develop the infrastructure for low-income housing.

**State and Local Fiscal Recovery Funds (SLFRF)** – As part of the American Rescue Plan, delivers \$350 billion to state, local, and Tribal governments across the country to support their response to and recovery from the COVID-19 public health emergency. SLFRF funds need to be spent by December 31, 2026.

**WISH Downpayment Assistance** – The program provides qualified first-time buyers with 4-1 matching funds toward down payment and closing costs.