



State Housing Trust Funds
HOUSING SOLUTIONS
Notice of Funding Availability

Date Issued: March 6, 2026

1110 West Washington Street, Suite 280 | Phoenix, AZ 85007
Telephone: (602) 771-1000 | Facsimile: (602) 771-1002 | TTY: (602) 771-1001



Table of Contents

I. Introduction	3
1.1 Changes to the NOFA	3
II. NOFA Eligibility	4
2.1 Project Eligibility	4
2.2 Eligible Applicants	5
2.3 Eligible Area Median Income	5
2.4 Maximum Awards	5
III. Threshold Requirements	5
IV. Application Instructions	5
4.1 Application Submittal Format	5
4.2 Application Narrative and Budget	6
4.3 Application Due Date	7
4.4 Administrative Fee	8
V. Application Selection Criteria and Scoring	8
5.1 Prioritization	8
5.2 Scoring	8
5.3 Selection Notification	8
VI. Proposal Process Timeline	9
VII. Funding Agreement and Distribution	9
7.1 ADOH Funding Agreement	9
7.2 Funding Distribution	9
7.3 Execution of Contract/Loan Documents	9

VIII. Project Team Disqualification.....10

IX. General Regulations11

 9.1 False Filing11

 9.2 Disclaimer and Limitation of Liability.....11

I. Introduction

The Arizona Department of Housing (ADOH) is pleased to announce a FY2026 State Housing Trust Fund Notice of Funding Availability (NOFA). Housing Solutions projects proposing emergency shelter facilities, transitional housing units, or shelter/housing that serves the needs of individuals determined to be seriously mentally ill and chronically resistant to treatment will be eligible for State Housing Trust Funds in accordance with the terms of this NOFA. The available resources under this NOFA include \$8 million dollars in State Housing Trust Funds (SHTF) from FY2026 and prior years. The SHTF funds will be awarded in one competitive funding round and the application submission deadline is Friday, April 17, 2026 at 3:00 p.m. MT.

Funding Availability

Fund Type	Total Amount Available in NOFA
State Housing Trust Fund	\$ 8,000,000
<i>TOTAL</i>	<i>\$ 8,000,000</i>

This NOFA will remain in effect until further notice is posted on the Publications page of ADOH’s website or the NOFA is removed from the website.

Additional Documents Incorporated Herein by Reference. The following documents provide additional compliance requirements for the funding in this NOFA and are incorporated herein by reference. If this funding is coupled with other federal funding, please note the CFR’s applicable to that funding source, as is it will be referenced and in full force and effect. The NOFA may be more restrictive than the regulations in these documents. In the event that these or other requirements are inconsistent, the most restrictive requirements shall govern.

- All ADOH loan documents
- The ADOH Funding Agreement
- Financing Documents
- Applicable Subordination Agreements

1.1 Changes to the NOFA

Modifications to the NOFA. ADOH may modify this NOFA, including its compliance and monitoring provisions, from time to time, or for any other reasons as determined by ADOH: 1) to reflect any changes, additions, deletions, interpretations or other matters necessary to comply with the State and Federal Regulations; 2) to respond to changes in the market for Affordable/Shelter Housing; 3) to insert such provisions clarifying matters or questions arising under this NOFA as are necessary or desirable and that are contrary or are inconsistent with this NOFA; or 4) to cure any ambiguity, supply any omission or correct any defect or

inconsistent provision with this NOFA or the laws and regulations governing the funding sources being made available in this NOFA.

NOFA Clarifications. ADOH will periodically post written clarifications to this NOFA on its website. The clarifications elaborate on the meaning of the text within this NOFA and may sometimes add additional **guidance** on how to interpret this NOFA. NOFA clarifications are to be considered a part of this NOFA. Applicants are responsible for checking the clarifications and submitting an Application that is in conformance with the clarifications. Requests for clarification must be made in writing via email or letter via US Mail and will be responded to in the written clarifications to the NOFA on ADOH's website. Notice regarding amendments and or modifications will be announced through the Department's mailing list and posted on the Department's website. Use the following link to join the Department's mailing list: <https://housing.az.gov/about/press-release/mailling-list>. All contact during the NOFA process and evaluation phase shall only be through the designated email for the designated point of contact, Amber Starr, amber.starr@azhousing.gov. Applicants shall neither contact nor lobby ADOH staff or evaluators during the evaluation process. Attempts by the applicant to contact and/or influence application evaluators may result in disqualification of the applicant. The Department will accept questions about this funding opportunity until March 31, 2026.

Questions regarding this NOFA should be sent to Amber Starr, Housing Solutions Administrator, at the following email address: amber.starr@azhousing.gov.

NOFA Cancellation. In the event that proposals received pursuant to this Notice of Funding Availability (NOFA) fail to satisfy the specified requirements and criteria set forth herein, the issuing entity reserves the right to cancel this NOFA. Upon the cancellation of this NOFA, all funds associated with the solicitation shall be deemed unallocated and shall be subject to reissuance under a subsequent NOFA with revised terms and conditions.

II. NOFA Eligibility

All projects must be in the State of Arizona.

2.1 Project Eligibility

Only the following project types are eligible under this NOFA:

- A. Construction, renovation, expansion, or operations of emergency shelter facilities.
- B. Construction, renovation, expansion, or operations of transitional housing facilities (up to 24 months stay). Must provide non-congregate housing for individuals/families.
- C. Constructing or renovating other types of shelter or housing as determined by the department to best serve the needs of individuals who have been determined to be seriously mentally ill and chronically resistant to treatment.

2.2 Eligible Applicants

Only the following applicants are eligible under this NOFA:

- A. Experienced nonprofit organizations.
- B. Experienced for profit companies

2.3 Eligible Area Median Income

Individuals and households served must not exceed the maximum allowable Area Median Income (AMI) required by the funding sources listed below.

Fund Type	AMI Requirements
State Housing Trust Fund	80% AMI

2.4 Maximum Awards

The maximum number of projects awarded under this NOFA will be limited to one per nonprofit organization or for-profit company. If an organization or company is part of a larger parent organization or company, the parent organization or company and its affiliates may receive one award under this NOFA.

The maximum award per project/application is \$1,000,000.

III. Threshold Requirements

To be eligible for evaluation and scoring, proposals must meet the following threshold requirements. Proposals that fail to comply with all instructions may be considered incomplete.

- A. Application is submitted on time and complete.
- B. Application meets the proposal format requirements.
- C. Project funds will serve households with a maximum income of 80% of Area Median Income (AMI)
- D. Organization(s) must have at least three (3) years of experience housing vulnerable populations with public funding. Additional information may be requested to verify this requirement is met.
- E. Financial assistance must be requested for an eligible activity

IV. Application Instructions

4.1 Application Submittal Format

Applicant must submit one electronic copy of the complete application with all sections and forms via the **State HTF Special Projects Portal**.

Each Application must comply with the format and content of this NOFA. ADOH may reject any Application or Application information that/ does not conform to the requirements of this NOFA.

Applicants shall make every effort to ensure that documents submitted are easy to read, and wherever possible shall convert original electronic documents to a PDF format, rather than scan them. Documents that are not easy to read, in ADOH's sole discretion, shall be rejected by ADOH. ADOH, in its sole discretion, may request that such documents be replaced with legible documents.

The proposal narrative must be no longer than five (5) pages typed, minimum eleven (11) point font, and margins no less than half (1/2) an inch. In addition, a budget (maximum two (2) pages) must be provided and can be formatted at the applicant's discretion. Budget must include a line-item breakdown of project expenses (salaries, program costs, other expenses). Provide as much detail as possible. One additional budget page can be provided for projects requesting funds for operations (see section 4.2F).

4.2 Application Narrative and Budget

ADOH will evaluate all application/s in accordance with this NOFA. ADOH shall deny any Application that fails to meet eligibility requirements regardless of its score. **The following criteria must be provided in the applicants five (5) page narrative in order to meet the eligibility requirements:**

A. **Section 1: Applicant Information** (as applicable)

1. Applicant Organization Legal Name
2. Applicant Mailing Address
3. DUNS Number
4. Federal ID Number
5. Contact Person
6. Telephone Number
7. Email
8. Website
9. 501(c) (3) entity status (If Applicable)
10. Amount of Funding Requested
11. Prioritization Category Selected (Emergency Shelter, Transitional Housing, or Other)

B. Section 2: Applicant Experience

Provide a brief overview of your organization’s history and experience with the housing category requested in your application. Include a description of your current program model and outcomes.

C. Section 3: Capacity

Provide the number of facilities and beds/units owned or operated by your organization. Describe the amount and types of federal and state funding your organization receives annually, as well as, state or federal funding awarded to your organization by the Arizona Department of Housing over the past three to five years.

D. Section 4: Proposed Project

Describe your proposed project and the anticipated outcome. Include the number of beds/units that will be created or supported, the anticipated number of people to be served, and how the project will be staffed and implemented.

E. Section 5: Project Readiness

Describe the process or steps needed to implement the proposed project scope. Include a project time frame with anticipated dates to begin and end the project, as well as, anticipated dates to begin and end drawing down ADOH reimbursement funds.

F. Section 6: Program Budget

Provide a description and line item break down of the project’s budget. Describe the staffing needed, salaries, direct program costs, and provide line-item detail of the costs included in the program budget. The program budget is limited to two (2) pages for new projects.

Projects requesting operating funds, for existing units/beds, can provide one (1) additional budget page if needed. Existing projects requesting funding for operations **must** provide a breakdown of the funding sources and amounts used to fund the units/beds for the past two years (2024 and 2025). Please explain why the units/beds are in need of funding for operations.

Pages provided for the program budget will not count toward the five (5) page limit for narrative.

4.3 Application Due Date

Applications are due by **3:00 PM MT on Friday, April 17, 2026** via the Housing Solutions Upload Portal on the Department’s website.

Proposals must be submitted via the Arizona Department of Housing **State HTF Special Projects Portal** at <https://housing.az.gov/portals/document-upload-portals>.

4.4 Administrative Fee

A non-refundable gap financing administrative fee in the amount of \$1,600 is due before executing the funding agreement and/or loan documents. Fees may be remitted through the ADOH Payment Portal or via check with the hard copy materials specified in Section 2.2 below to the following address:

Arizona Department of Housing
 Attn: Housing Solutions Administrator
 1110 West Washington Street, Suite 280
 Phoenix, AZ 85007

V. Application Selection Criteria and Scoring

5.1 Prioritization

Projects deemed eligible pursuant to this NOFA will be awarded in accordance with the following priorities until the funding has been exhausted:

1. **First Priority:** Constructing or renovating emergency shelter facilities or for any operational expenses for emergency shelter services.
2. **Second Priority:** constructing or renovating transitional housing units.
3. **Third Priority:** constructing or renovating other types of shelter or housing as determined by the department to best serve the needs of individuals who have been determined to be seriously mentally ill and chronically resistant to treatment.

In the event a project proposes a mixed use that qualifies for more than one priority group, the Department will prioritize the project based on the project type of the majority of the units/beds in the project.

5.2 Scoring

Each component will be worth the following points

• Applicant Experience	20 Points
• Capacity	15 points
• Proposed Project	30 points
• Project Readiness	15 points
• <u>Program Budget</u>	<u>20 points</u>
TOTAL	100 points

5.3 Selection Notification

ADOH anticipates notifying all applicants within thirty (30) days of the proposal deadline as to whether their proposal will be funded. Due to the anticipated demand for funds, proposals may

be partially funded rather than funded at the dollar amount requested. The highest scoring proposals will receive a conditional award. Additional reports and underwriting may be required to ensure project feasibility.

VI. Proposal Process Timeline

The following is a list of key dates in the proposal process:

NOFA release	March 6, 2026
Q&A Webinar	March 18, 2026, 11:00 a.m.
Last Day for Questions	March 31, 2026
Proposal Deadline	April 17, 2026, 3:00 p.m.
Anticipated Scoring/Review Panel	April 29, 2026
Anticipated Award Notice	May 8, 2026

VII. Funding Agreement and Distribution

7.1 ADOH Funding Agreement

Terms between applicant and ADOH will be further memorialized in the executed ADOH Funding Agreement. Template Funding Agreements are available for interested parties to review by contacting rentalloans@azhousing.gov.

7.2 Funding Distribution

Funds will be disbursed on a reimbursement basis at least quarterly. Requests for reimbursement can be submitted monthly. Awardee will be expected to provide all supporting documentation of expended funds. Up to 10% of the total award may be utilized for awardee administrative costs and/or indirect expenses.

7.3 Execution of Contract/Loan Documents

A. Financing Documentation

- a. Applicant will be required to execute the following documents in connection with ADOH's financing:
 - b. ADOH Funding Agreement
 - c. Conditions, Covenants and Restrictions ("CC&Rs") to be recorded on the property
 - d. Promissory Note (as applicable)
 - e. Deed of Trust (as applicable)
 - f. **The Department's financing documents will be used on all transactions.** The Department is only open to reviewing minor changes to the approved documents. Any major changes to the Department's documents will be denied.

B. ADOH Subordination Agreement

The Department will execute ADOH’s form of subordination agreement to a senior lender if necessary. ADOH requires each lender that is providing financing requesting the Department to subordinate the funding under this NOFA to execute ADOH’s form of subordination agreement. In the event that Freddie Mac or Fannie Mae are lenders, the Department will use the subordination agreement the Department negotiated directly with those lenders.

C. ADOH Funding Agreement and CC&Rs

The Funding Agreement will expire at the conclusion of the contract. Upon expiration of the Funding Agreement, all real property under Applicant's control that was constructed, improved, or supported in whole or in part with SHTF funds must be fully compliant with the encumbrances and obligations described in the Declaration of Conditions, Covenants and Restrictions (“CC&Rs”). **The CC&Rs will be recorded in a superior position to any other financing on the property for a period of affordability or term of operation based upon the circumstances.**

VIII. Project Team Disqualification

ADOH may disqualify any Applicant, Owner, or Person with a Controlling Interest in either such entity, Agent, or management agent who:

- A. Is not an existing legal entity authorized to conduct business in Arizona and in good standing with the applicable Arizona state agency for the type of entity;
- B. Has been found to be directly or indirectly responsible for any other project within the past five (5) years in which there is or was uncorrected noncompliance with state or federal rules, regulations or standards for more than three (3) months from the date of notification by the ADOH;
- C. Has outstanding compliance issues with ADOH;
- D. Has been involved in any ADOH project where there has been a Material Change in the project, general partners, or managing members, that ADOH did not approve in writing;
- E. Has been removed by the ADOH from the ownership of a project that is subject of an Application;
- F. Has failed to make Satisfactory Progress on previous and/or current projects; or
- G. Has past due ADOH loan payments for which no deferral is currently pending

IX. General Regulations

9.1 False Filing

An application, including all exhibits, appendices, and attachments thereto, made to ADOH for an award of funding including any materials filed at a later time with ADOH in connection with an Application, is considered to be an “instrument” for the purposes of A.R.S. § 39-161. According to that statute, knowingly including any false information in or with the Application is a class 6 felony. Such an act may also result in barring the Applicant and Development Team members from future awards of ADOH funding and low-income housing Tax Credits. In addition, false filing may be subject to the provisions of A.R.S. § 13-2311 (designating as a class 5 felony the conduct of business with any department or agency of this state by knowingly using any false writing or document).

9.2 Disclaimer and Limitation of Liability

- A. ADOH makes every effort to ensure that the references in this NOFA are accurate. All references in this NOFA to cells, line items and columns on forms are subject to amendments as forms are updated periodically. All references to URL webpages are subject to amendment as they are periodically updated by their webmasters.
- B. Applicants, Development Team members, and other financing sources participate in ADOH programs at their own risk. No member, officer, agent, or employee of ADOH or the State will be liable for any claim arising out of, or in relation to, any Project, including claims for repayment of construction, financing, carrying costs, or consequential damage or loss of any kind incurred by an Applicant, Development Team member, lender or any other Person.
- C. **Disclosures.** Public disclosure of Applications shall be as provided by Title 39, Chapter 1 Article 2 of the Arizona Revised Statutes. Applicants must only enter confidential information such as taxpayer identification numbers at the specific locations required by the Application materials. All information included in an Application submitted to ADOH is subject to disclosure to the public unless specifically exempted from disclosure by statute. Applicants must redact confidential information from documents if the information is not specifically required by ADOH. ADOH may redact information or withhold records that are protected from disclosure pursuant to Arizona law.



Confirmation of NOFA Requirements

Project Name: _____

I certify that I have read the Notice of Funding Availability in which my project has applied including but not limited to the Financing Terms, Financing Closing Documents, and Underwriting Standards as outlined in the NOFA in addition to the Qualified Allocation Plan (if applicable). I agree to the terms as outlined under this NOFA.

I hereby certify that I am authorized to bind the Applicant and the foregoing statement is true and correct as of the date signed below.

Applicant Signature: _____ Date: _____

Printed Name: _____

Title: _____