

HOME PROGRAM

For-Sale Housing Production

Application Guidelines



City of Mesa
Housing and Community Development
20 East Main Street, Suite 250
Mesa, Arizona 85201
Phone: (480) 644-3536
AZ Relay 711

Online: [For-Sale Housing Production Application Guidelines](#)

The City of Mesa Housing and Community Development (HCD) For-Sale Housing Production Program provides financing to developers for the rehabilitation and/or new construction of housing for sale to homebuyers earning a range of incomes. The program's primary purpose is to expand homeownership opportunities for low- and moderate-income families and to redevelop abandoned and foreclosed homes.



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Disclaimers

The information presented in these pages should not be construed as an exhaustive list of the regulations and requirements governing Housing and Community Development (HCD) financing for its housing production program. Most regulations pertain to CDBG, HOME, and/or NSP program funding. Additional exhibits, documentation, and/or attachments may be required. For more information, please visit HUD online: [HUD Community Planning and Development](#)

Developers assume all risk of any predevelopment funds expended before funding is formally approved.

Upon filing an application, you acknowledge that you assume all risks of change in HCD's rules and regulations or policies concerning this program, together with any adverse effects upon you therefrom and any resulting costs thereof.

Introduction

Thank you for your interest in developing affordable for-sale homes in the City of Mesa. Each year, the City receives an allocation of HOME Investment Partnership funds (HOME) and Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). The City's Housing and Community Development (HCD) administers this allocation to expand the supply of quality and affordable housing and to help stabilize Mesa neighborhoods.

Please note that some HCD projects may utilize Neighborhood Stabilization Program (NSP) funds.

Purpose of this Manual

This manual contains the basic program guidelines for HCD's For-Sale Housing Production Program. The purpose of this manual is to introduce the Program, explain the requirements, and describe how to apply for funding.

How to Apply for Funding

A. Notice of Funding Availability (NOFA)

HCD will routinely announce and publish housing production funding rounds in the form of a NOFA. Specific information regarding each NOFA (such as targeted properties, amounts and types of funding, and application/proposal deadlines) will be indicated on the HCD website at [Housing & Community Development](#) when available.

B. Before Completing an Application

1. Read through this Program Manual.
2. Review the HCD HOME, CDBG or NSP Guidelines, which are online at [Housing & Community Development](#).
3. Attend HCD training workshops, when available (dates and times published in NOFA).
4. Secure a letter of interest from a private construction lender or proof of funds.
5. Consult with the neighborhood group(s) and elected official representing the neighborhood where the project will be located.

C Submit a Complete Application

All applications for For-Sale projects must be submitted, **including hard copy and electronic copy** (flash drive, CD-ROM, or email to: homeprogram@mesaaz.gov) to the HOME Program Manager, City of Mesa Housing and Community Development, 20 E. Main, Suite 250, MS 9870, Mesa, AZ 85201 (no later than the date specified in the NOFA).

You must submit one hard copy of your completed application AND one electronic version of the HCD **Housing Production Application**. At least one set must be provided in a three-ring binder and contain original signatures. Applications may be obtained from the HCD website at [Housing & Community Development](#).

Required application contents:

1. For-Sale [Housing Production Application](#) and Proforma (*both electronic file and hard copies*)
2. Additional Forms and Attachments (*hard copies*)
 - a. Description of Development Team Experience and Organizational Chart
 - b. Articles of Incorporation, if applicable
 - c. By-Laws, Proof of Nonprofit Status, and Roster of Board Members, if applicable
 - d. City of Mesa Business License
 - e. Certification of Corporate Good Standing (dated not more than 6 months old)
 - f. HCD Conflict of Interest Disclosure Statement
 - g. Preliminary Schematic Plans (proposed site plan, elevations, and floorplans)
 - h. Comparative Market Analysis or Independent Appraisal
 - i. Letter of Interest or Construction Loan Commitment Letter or Proof of Funds
 - j. Evidence of Site Control (deed/title, contract, or option – if not City-owned)

Program Overview

HCD's For-Sale Housing Production Program provides financing to developers for the rehabilitation and/or new construction of housing for sale to homebuyers earning a range of incomes. **The Program's primary purpose is to expand homeownership opportunities for low- and moderate-income families and to redevelop abandoned and foreclosed homes.**

Program Goals	To increase neighborhood and family stability via affordable homeownership development that respects neighborhood context, enhances property values, and improves quality of life.
Target Geography	Citywide Program
Funding Preferences	<ul style="list-style-type: none"> • Rehabilitation of existing structures • Construction of new housing • Development of properties identified in a current HCD NOFA • Using HCD funds to leverage private funding/financing • High-quality home designs that respect historic character
Eligibility	
Who Can Apply:	Private builders, developers, nonprofit organizations, CBDOs, CHDOs, and faith-based organizations. Developers must demonstrate housing development experience and financial capacity. This program is not intended to provide gap assistance for owner-occupant rehabilitation.
Eligible Activities:	Rehabilitation and New Construction of For-Sale Housing
Homebuyers:	Households earning 80% of Area Median Income or less if HOME funds; 120% of AMI or less if NSP.

Homebuyer Affordability Assistance	
Type:	Down-payment, closing cost assistance, mortgage buy-down. Recorded as a loan forgiven over 5-20 years, depending on the amount of subsidy to the buyer and the project financing structure.
Amount:	Maximum of up to 20% of sales price.
Factors that help a project move through the process	<ul style="list-style-type: none"> • High-quality site plans, construction drawings and specifications • Reasonable construction costs (<i>industry standard, CSI 16 division</i>) • Familiarity with all requirements outlined in this manual • Timely submission of all required documents • Strong community support • Addresses "High" need of the City's Consolidated Plan and Analysis of Impediments to Fair Housing Choice

Regulatory Compliance

Because the For-Sale Housing Production Program is a City of Mesa program utilizing Federal funds, a number of regulations and requirements apply. The following is a list of the key compliance areas you should understand before applying for funding. If your project is selected for funding, the HCD Housing Production Team assigned to your project will provide you with detailed technical documents and will work with you to meet these requirements.

General Regulations and Requirements

Type and Amount of Assistance

Funds may be utilized to assist with development gap subsidy (difference between appraised value and development costs), bridge loan financing, and homebuyer assistance to insure affordability.

Type of Assistance	Limits
<u>Affordability Subsidy</u> : Direct assistance to buyer (Down Payment, Deferred 2 nd Mortgage, Closing Costs)	<i>For HOME:</i> All buyers receive \$1,000 up to 20% of sale price. Buyer's housing-to-income ratio should range between 31% (minimum) and 43% (maximum).
<u>Development Subsidy</u> : Development Gap Subsidy	<i>For all projects:</i> Up to 50% of Total Development Costs

Eligible Activities and Homebuyers

Funds under this program may be used for the rehabilitation and/or new construction of homeownership units that must be sold to households earning incomes at or below 80% of Area Median Income (AMI) for HOME and 120% AMI for NSP, as delineated by HUD each year. The current income limits for the City of Mesa are as follows:

Household Size (persons)	100% AMI (Approximate)	HOME 80% HUD AMI Income Limit	NSP 120% AMI Income Limit
1		\$40,850	\$61,250
2		\$46,650	\$70,000
3		\$52,500	\$78,750
4	\$72,900	\$58,300	\$87,500
5		\$63,000	\$94,500
6		\$67,650	\$101,500
<i>last updated:</i>			<i>June 2019</i>

[HOME Income Limits](#)

[NSP Income Limits](#)

[HUD Income Limits Documentation](#)

Term of Assistance

Units developed with HOME and NSP funds must remain affordable to income-qualified purchasers for varying lengths of time depending upon the amount of HOME and/or NSP funds provided as assistance directly to the buyers. All loans will be secured by a lien on the property coinciding with the HOME Period of Affordability. Upon sale or transfer of the home to a non-income-qualified owner-occupant, some or all of the homebuyer assistance will be recaptured by HCD.

Direct Assistance to Homebuyer Per HOME-Assisted Unit	Period of Affordability (Secured via Lien)
<i>Less than \$15,000</i>	<i>5 Years</i>
<i>\$15,000 to \$40,000</i>	<i>10 Years</i>
<i>More than \$40,000</i>	<i>15 Years</i>
<i>New Construction / Re-Financing*</i>	<i>20 Years</i>

**refinancing is only allowed if necessary part of substantial development activity with pre-existing debt.*

Development and Loan Agreements

Successful applicants will be required to enter into a Loan Agreement, Promissory Note, Deed of Trust, Regulatory Agreement, Restriction Land Covenant and depending on the project - Disbursing Agreement at construction closing which will incorporate all regulatory compliance and specific project information.

HOME Units Not Sold within Nine Months of Completion Will Convert to Rental

The 2013 HOME Final Rule requires all homeownership units that do not sell within nine months of receiving a certificate of occupancy to be converted to long-term HOME rental units.

This means the developer/owner or its partners will become landlords and managers of a unit that will have to remain compliant and be monitored for 5-20 years depending on the amount of total HOME funds invested. Developer capacity assessment and asset management underwriting will be performed as an exit strategy.

If your project receives HOME funding, it is critical that you design units to meet market demand, pursue pre-sales, and professionally market your home(s).

Requirements Affecting What and How You Build

Development and Property Standards

All developments to be funded with CDBG, HOME and/or NSP funds must at the time of completion, at a minimum, comply with all local building codes, rehabilitation standards, ordinances, zoning and federal regulations regarding hazardous materials. Energy Star certification is also required for all projects as certified by a RESNET energy auditor.

You can find certified auditors via this website: [RESNET](#)

Our goal is to provide efficient, affordable housing that respects neighborhood context and provides enhancement of property values and quality of life. To that end, development proposals are reviewed by HCD staff for compliance with HCD standards.

Environmental Review

In accordance with HUD regulations, the environmental effects of each activity carried out with federal funds must be assessed. The City of Mesa is responsible for conducting an environmental review of projects selected for funding. Compliance with environmental review requirements is mandatory prior to the applicant entering into any choice-limiting agreements or taking any physical action on a site. The selected applicant(s) shall be responsible for providing information and relevant documents necessary to accomplish the environmental review. For some projects the City will require a Phase I environmental assessment conducted in accordance with standards developed by the American Society for Testing and Materials, and if applicable, a follow-up Phase II assessment. For more information, contact Ray Thimesch (480) 644-4521, email: Ray.Thimesch@mesaaz.gov.

Historic Preservation

Section 106 of the National Historic Preservation Act of 1966 (revised) requires that all federally-funded agencies consider the effect of the proposed project on existing historic resources. Any rehabilitation or new construction project subsidized by HCD must be reviewed under the Section 106 procedures established by the Federal Advisory Council on Historic Preservation. For more information, contact Ray Thimesch (480) 644-4521, email: Ray.Thimesch@mesaaz.gov.

Utilities & Sewer Review

Preliminary reviews by all utilities are strongly encouraged due to potential design and cost impacts. Sanitary and storm sewer requirements are highly affected by site location and conditions and can substantially impact project costs. For more information, contact the City of Mesa Building Division.

Lead-Safe Housing and Work Practices

Any project involving the rehabilitation of a property built before 1978 must comply with the Residential Lead-Based Hazard Reduction Act of 1992 and the EPA's *Lead Renovation, Repair, and Painting Program*. Residential developments funded with CDBG, HOME and/or NSP funds must result in lead-safe housing. For more information, contact your CDBG, NSP or HOME Program Coordinator. Contact information can be found on the last page.

Handicap Accessibility

Although most small-scale homeownership projects will not be required to make units fully accessible, HCD design reviewers do evaluate accessibility need/requirements on all projects based on the Fair Housing Act of 1968 and Section 504 of the Rehabilitation Act of 1973. The 2009 International Building Code (as adopted by the City of Mesa) also has accessibility requirements for all buildings and structures. If a home is pre-sold to disabled buyer, HCD funds may be utilized for accessibility features. For more information, contact your CDBG, NSP or HOME Program Coordinator. Contact information can be found on the last

page.

Outreach to Minority and Women-Owned Businesses

The HCD requires maximum utilization of minority- and women-owned businesses in all HCD-assisted housing projects. ***Maximum utilization will be determined by the level of good faith efforts demonstrated to contract M/WBE companies.*** As a department goal, HCD is seeking to achieve at least 25% certified minority business enterprise (MBE) participation and 5% certified women's business enterprise (WBE) participation. This is taken as a percentage of the project's total development cost, excluding acquisition. HCD requires maximum effort in M/WBE utilization and will evaluate the Good Faith Effort prior to executing HCD loan agreements. The developer will use their best efforts to afford small businesses, minority business enterprises, and women's business enterprises the maximum practicable opportunity to participate in the performance of this contract.

The term "small business" means a business that meets the criteria set forth in section 3(a) of the Small Business Act, as amended (15 U.S.C. 632), and "minority and women's business enterprise" means a business at least fifty-one (51) percent owned and controlled by minority group developers or women.

All recipients of HCD funds will be required to keep records of participation by certified MBEs and WBEs. For more information, contact Mr. Dennis Newburn (480) 644-5867, or Dennis.Newburn@Mesaaz.gov.

Employment and Economic Opportunity for Low- and Very Low-Income Persons

If a project receives HCD funding of \$100,000 or more, the general contractor is subject to the requirements of HUD's "Section 3" which seeks to ensure employment and other economic opportunities are directed to low- and very low-income persons. All recipients are required to submit a Section 3 plan that must be approved prior to Loan document execution and/or Notice of Approval of Documents. The complete Section 3 regulations can be found at 24 C.F.R. PART 135 and online at [Section 3 Regulations](#). For more information, contact Dennis Newburn at (480) 644-5867, email: Dennis.Newburn@mesaaz.gov.

Other Important Requirements

Homeowner Warranty Requirement

It will be the responsibility of the developer to provide a third-party homebuyer warranty on the home for a minimum coverage up to one year following sale. Preference will be given to projects with extended warranties provided beyond the first year.

Title Insurance and Disbursing Requirements

Developers must obtain a title insurance policy, with standard exceptions removed, from a title company licensed to do business in Arizona. Depending on the size and scope of the project, project funds will be disbursed through an Arizona-licensed title company or other licensed escrow or construction disbursing agent. The disbursing agent must provide pending disbursement both mechanics lien and survey coverage.

Debarment

An applicant may not receive HCD funds if any affiliated entity, board member, or member of

the development team (including consultants) has been debarred and is listed as such on System for Award Management (SAM.gov): [Sam](#)

Regulations Applying to Larger Projects

Affirmative Fair Housing Marketing Plan

All developments of five (5) units or more financed with CDBG, HOME, and/or NSP funds are required to submit an Affirmative Fair Housing Marketing Plan that outlines methods for providing information and otherwise attracting eligible persons in the housing market area to the available housing without regard to race, color, national origin, sex, sexual orientation, religion, familial status or disability.

The Affirmative Marketing Plan must include methods to be used by owners to inform and solicit applications from persons not likely to apply for the housing unit without special outreach (such as use of community organizations, places of worship, employment centers, fair housing groups, or housing counseling agencies).

Prevailing Wage Requirement

Developments of eight (8) units or more financed with CDBG and/or NSP funds and developments of twelve (12) units or more financed with HOME funds are required to pay at rates not less than the prevailing wages as determined by the Secretary of Labor. For more information, contact Constance Bachman at (480) 644-3364, email: Constance.Bachman@mesaaz.gov

Threshold Requirements for Funding

In addition to fulfilling the “Regulatory Compliance” requirements outlined in the previous section, project must meet the “Threshold Requirements” listed below. Any application that does not meet the requirements below may be rejected.

Complete Application

Your application must be complete. Incomplete applications will not be considered for funding until all required information is submitted.

Site Control

If an application is submitted for a targeted property specifically identified in a HCD NOFA, then evidence of site control is not required at application. Otherwise, applicants must provide a copy of title/deed, purchase contract, option, or other evidence of site control.

Experience of Development Team

Applicant must provide documentation to demonstrate sufficient financial, development and managerial capabilities. The managing development partner must provide evidence of experience developing housing similar to that proposed in the application. Resumes and references of the managing development partner(s) must also be included. The skills and roles of all development partners should be indicated.

If an applicant has developed projects with HCD, it **must** have a satisfactory record for those projects. Anyone who has previously defaulted on any HCD loan will not be considered eligible.

Conflict of Interest

No employee, agent, consultant, officer, or elected or appointed official of the HCD or of the City of Mesa who exercises any functions or responsibilities with respect to the project activities set forth in a HCD for sale housing production application, or who is in a position to participate in a decision-making process or gain inside-information with regard to such activities, has or will have obtained a financial interest or benefit from the proposed project activity or has or will have an interest in any contract, subcontract, or agreement with respect thereto, or the proceeds thereunder, either for themselves or those with whom they have family or business ties during their tenure and for one year thereafter.

Applicants must also complete HCD Form F18: [Conflict of Interest Boiler Plate Disclosure](#).

Consistent with Local Needs and Demand

Each development will be evaluated to ensure it is consistent with local needs and demand. Projects must meet local needs/demand as evidenced by all of the following:

1. Consistency with the FY 2015-2019 City of Mesa Analysis of Impediments to Fair Housing Choice targeted market types as defined by the Notice of Funding Availability (NOFA).
To view the FY 2015-2019 City of Mesa Analysis of Impediments to Fair Housing Choice, follow this: [Analysis of Impediments to Fair Housing](#)
2. Consistency with the City of Mesa Consolidated Plan, including but not limited to the priorities listed below:
 - Affordable housing for small low-moderate income households
 - Affordable housing for large low-moderate income households
 - Affordable housing for persons with special needs
 - Affordable housing for elderly households

To view the Mesa Consolidated Plan, follow this link: [Consolidated Plan](#)

3. Comparative Market Analysis (CMA) or other third-party market analysis that reflects a need for the housing and that the development will be competitive in the local market.

Other Project Selection Criteria

Upon satisfying the requirements outlined in the “Regulatory Compliance” and “Threshold Requirements” sections above, an application will be evaluated under the following criteria. These are not stringent requirements but fulfilling one or more may increase the likelihood that a project is funded or is funded more promptly by HCD.

Readiness to Proceed

Proposals will be evaluated on the overall status of the project and likeliness to proceed smoothly during the current construction season. Specific items that work in an applicant’s favor include:

1. Application to redevelop property specifically targeted by a HCD NOFA
2. Clear title to property if not publicly-owned
3. Firm financing commitments

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4. "Shovel Ready" -12months or less. Reasonable timeline showing that work can commence promptly upon receipt of award

High-Quality Site Plans, Construction Drawings, and Specifications

Applications with professionally-prepared design and construction documents will move more quickly through the design and construction review processes and will therefore be given preferential treatment.

Financial Feasibility

Proposals will be measured by the extent to which the applicant has demonstrated the overall soundness of the financial assumptions and that the request from HCD is gap funding / financing.

Leverage of other funding sources. Combining other public and/or private funds to minimize the amount requested from the City is encouraged.

Financial viability. All costs and assumptions must be consistent with industry standards and those standards outlined in the next section of this guide.

Soft costs are reasonable (% of TDC). As compared with other similar developments, the soft costs are considered to be reasonable (including, but not limited to: developer fees, attorney fees, consultant fees, engineering fees, and architect fees).

Funding sources are documented. The exact level of commitment, conditions and time frame for expending funds is clearly indicated. This threshold may also be evaluated based on the experience of applicant(s) in obtaining these commitments.

Other Considerations

- Developments that create mixed-income housing environments.
- Materials and construction standards exceeding Energy Star standards.
- Developments that involve City-owned properties.
- Developments that are either contiguous or in concentrated areas.
- Projects developed in coordination with other targeted neighborhood investments.

Development Cost Standards

The following table and descriptions delineate HCD's guidelines and requirements for development costs. Unless indicated as a "recommendation only," the standards below should be interpreted as requirements.

Construction Contingency	Minimum Required	Maximum Allowed	Notes
New Construction	5.0%	10%	of Total Development Costs (TDC) <i>recommendation only</i>
Rehab	10%	15.0%	
<u>Developer Fee</u>			
New Construction	-	12%	of TDC, excluding acquisition
Rehab	-	15%	
<u>Contractor's Fees</u>			

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Profit	-	10.0%	of TDC, excluding profit, overhead, and contingency projections
Overhead	-	2.0%	
General Conditions	-	6.0%	

Construction Contingency: Contingency should be 5%-10% of the total construction costs for new construction and 10% to 15% for rehabs. Numbers outside of those ranges require an explanation for the variance.

Developer Fee: For new construction projects, the developer's fee and overhead, including any consultant fees, may not exceed 12% of total development costs excluding acquisition costs. For rehabilitation projects, the developer's fee cannot exceed 15% of non-acquisition total development costs.

General Contractor Fee: HCD may allow a maximum of 10% contractor's profit, 2% builder overhead and 6% general requirements. Contractor's profit, builder overhead, and general requirements may not exceed 18% of the total construction costs less the sum of the contractor profit, builder overhead, general requirements, and projected contingency reserves. General requirements must include the cost of builder's risk insurance, all bonding costs, temporary utilities, and site cleanup costs.

Maximum Allowable Sales Price: Units rehabilitated or constructed with HOME assistance for low- and moderate-income home purchasers must be sold at prices not exceeding the limits listed below:

\$222,000 Existing

\$234,000 New Construction

What Happens After You're Selected for Funding?

I. Purchase Option Assigned to Developer

II. Orientation to Program Requirements

HCD staff orients developers to design, regulatory & other requirements. Developers meet with HCD staff and other City staff as required regarding:

- A. Environmental Review, Davis-Bacon
- B. Section 3
- C. MBE/WBE Solicitation & Utilization Plan
- D. Residential Development Design Guidelines
- E. Section 106 Preservation Review
- F. LIHTC Tax Credit Applications
- G. Lead Risk Assessment
- H. Application & Program Requirements

III. Design/Budget Review & Revision

- A. Design Review & Revision
 - 1. Review of Specifications, Drawings, Scope of Work
- B. Budget Review & Revision
 - 1. Review construction budget
 - 2. MBE/WBE and Section 3 goals

Please Note: The quality of your drawings, specifications and construction scope of work greatly determines how long this phase lasts. The more detailed and professional your plans and the more reasonable your construction budget are, the faster your project will move through this phase.

IV. Finalization & Closing

- A. Developer submits final development budget
- B. Contract compliance reviews for MBE/WBE and Section 3 participation goals
- C. HCD meets to determine terms of HCD financing and bring project to City's CCD Board
- D. City Council approves at monthly meeting
- E. Developer receives a formal HCD commitment letter
- F. HCD staff orders final & legal documents
- G. HCD coordinates construction closing(s) for project start
- H. Developer submits to HCD all remaining items necessary for project start
- I. HCD issues Notice to Proceed

V. Construction & Marketing

- A. Developer provides construction schedule to HCD
- B. City & HCD monitors and inspects progress, approving draws and change orders as necessary
- C. Developer submits applicable reporting
- D. Developer begins marketing home(s) for sale
- E. Construction complete and Certificate of Occupancy issued
- F. Project receives full site & lead test clearance
- G. HCD performs Final Inspection

VI. Project Closeout: Occupancy & Home Sale

- A. Closeout Checklist: Developer submits final project documentation to HCD program staff
- B. Prospective buyer attends a minimum of eight hours of pre-purchase homebuyer education classes
- C. Home Sale Documentation (homeowner warranty, homebuyer income verification, closing documents, etc.)

Housing and Community Development Resources and Contacts

General HCD Information, Applications & Forms	Executive Director – Liz Morales	Liz.morales@mesaaz.gov , (480) 644-4546
HCD Community Revitalization & Development Management Team	Development Project Manager – Ray Thimesch HOME Program Manager – Ra’Chel’Ni Mar’Na NSP Program Manager - Ray Thimesch CDBG Program Manager – Dennis Newburn	Ray.Thimesch@mesaaz.gov , (480) 644-4521 Rachelni.Marna@mesaaz.gov , (480) 644-3020 Dennis.Newburn@mesaaz.gov , (480) 644-5867
HCD Community Revitalization & Development Staff	HOME Program Specialist, Maurice Brundidge CDBG Program Specialist, Deanna Grogan CDBG Program Specialist, Constance Bachman	Maurice.Brundidge@mesaaz.gov , (480) 644-2967 Deanna.Grogan@mesaaz.gov , (480) 644-2320 Constance.Bachman@mesaaz.gov , (480) 644-3364
HCD Design & Construction	Ra’Chel’Ni Mar’Na	Rachelni.Marna@mesaaz.gov , (480) 644-3020
Fair Housing	Dennis Newburn	Dennis.Newburn@mesaaz.gov , (480) 644-5867
Environmental Review	Ray Thimesch Maurice Brundidge	Ray.Thimesch@mesaaz.gov , (480) 644-4521 Maurice.Brundidge@mesaaz.gov , (480) 644-2967
City Plan Review	TBA	
MBE/WBE Compliance	Dennis Newburn	Dennis.Newburn@mesaaz.gov , (480) 644-5867
Section 3 Compliance	Dennis Newburn	Dennis.Newburn@mesaaz.gov , (480) 644-5867
Prevailing Wage/Davis-Bacon	Constance Bachman	Constance.Bachman@mesaaz.gov , (480) 644-3364
Low Income Housing Tax Credits	Ra’Chel’Ni Mar’Na Maurice Brundidge	Rachelni.Marna@mesaaz.gov , (480) 644-3020 Maurice.Brundidge@mesaaz.gov , (480) 644-2967
NSP	Ray Thimesch Ra’Chel’Ni Mar’Na	Ray.Thimesch@mesaaz.gov , (480) 644-4521 Rachelni.Marna@mesaaz.gov , (480) 644-3020
CBDO	Ray Thimesch	Ray.Thimesch@mesaaz.gov , (480) 644-5421
CHDO Certification	Ra’Chel’Ni Mar’Na Ray Thimesch	Rachelni.Marna@mesaaz.gov , (480) 644-3020 Ray.Thimesch@mesaaz.gov , (480) 644-4521
Homebuyers Assistance Downpayment & Closing Cost Assistance	Maurice Brundidge Ra’Chel’Ni Mar’Na	Maurice.Brundidge@mesaaz.gov , (480) 644-2967 Rachelni.Marna@mesaaz.gov , (480) 644-3020
Section 106 Historic Review	Ray Thimesch	Ray.Thimesch@mesaaz.gov , (480) 644-4521
City of Mesa Consolidated Plan	Ray Thimesch Ra’Chel’Ni Mar’Na Dennis Newburn	Ray.Thimesch@mesaaz.gov , (480) 644-4521 Rachelni.Marna@mesaaz.gov , (480) 644-3020 Dennis.Newburn@mesaaz.gov , (480) 644-5867