

# Housing, Home Repair & Home Weatherization



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# Housing & Rental Tips

## If I Rent, What Rights Do I Have?

If you rent your place of residence, the Arizona Residential Landlord/Tenant Law applies to you. This law explains what rights and responsibilities landlords and tenants have. For example, it explains what to do when a tenant needs the landlord to make repairs and what a landlord needs to do to legally evict a tenant. Free copies of the law are available from the Arizona Secretary of State's office in Phoenix: 602-542-4086. Free legal service agencies also provide many types of services to people with qualifying low incomes, including helping tenants who are being evicted, by representing them in court, free of charge (see page 93).

## What if I Have Questions?

Tenants and landlords who have questions may call Community Action Programs for information and referral (see page 4). To contact the Organization for Arizona Tenants call: 602-257-8987. Their operators can answer basic questions on the landlord/tenant law and refer you to other agencies if you need more help or have other needs, such as money for rent or mortgage payments. For Landlord/Tenant information for the Phoenix area only, call 602-262-7210.

# Arizona Housing Authorities

## Program Description

Your local Housing Authority offers a variety of programs that may be able to help you find or maintain affordable housing. Although each housing authority is slightly different, they offer many of the same programs. These include, but are not limited to:

- Vouchers for rental assistance, such as Section 8. Participants in these programs receive a voucher from the agency that pays for a portion of the rent directly to the landlord. (Generally, you will pay 30% of your monthly income towards the rent.) It is up to you to locate a privately owned house, duplex, apartment, or mobile home which qualifies for the program and to ensure that the landlord is willing to rent under the program. The home must pass an inspection prior to approval.
- Mortgage Assistance programs help with down payment assistance or with making your monthly mortgage payment. Some programs may help each month while other programs only assist with a one time catch-up payment.
- Conventional Public Housing consists of houses, duplexes or apartments which are owned by the Public Housing Authority and rented to low-income families at an affordable rent, usually 30% of your monthly income.
- Rehabilitation of Owner-Occupied Homes provides home owners with help making major or minor repairs to your home. It is important that you check with your local housing authority about these assistance programs as they change over time.

## Eligibility Information

Eligibility is based on your income and the composition of your family (how many children, whether you are disabled, elderly, etc.). The income guidelines vary by community as they are based on the average family income for that particular area. Some programs only accept families, but others accept single persons. Many have programs specifically for the elderly or disabled. Contact your local Housing Authority to see what programs are available to help you. Remember, every case is different. You need to talk to them yourself and not just rely on your friend's or neighbor's experience.

## Documents Needed

The documents you need will depend on the type of help you are seeking, but may include: proof of income; mortgage information (if applicable); checking/savings account information; proof of marriage/divorce (if applicable); birth certificates and Social Security cards for everyone in the household. If you do not have a Social Security card, you may be required to show a picture ID and to sign a notarized affidavit of identity.

## How to Apply

You should contact your local office for more information on how to apply. In most cases you will need to apply in person, but you should call first and see if you need to make an appointment. The waiting period for help varies from area to area. In some places it is as long as 1 to 5 years, but this is not true in every case. Some agencies that are not currently accepting applications will announce in the local paper or on the local radio station when they will begin accepting them again. Contact the agency where you plan to apply as each Housing Authority has its own rules and guidelines.

## Where to Apply

Contact the Housing Authorities nearest you. If you do not see a Housing Authority listed in your area, please call the State Public Housing Authority at 602-771-1000.

### Cochise County

Housing Authority of Cochise County  
1000 Clawson Ave  
Bisbee, AZ 85603  
520-432-8880

Douglas Housing Authority  
1815 E 9th St  
Douglas, AZ 85607  
520-364-8458

### Coconino County

Flagstaff Housing Authority  
3481 Fanning Dr  
P.O. Box 2098  
Flagstaff, AZ 86003  
928-526-0002

City of Williams Housing Authority  
620 W Sheridan  
Williams, AZ 86046  
928-635-4717

## **Gila County**

Gila County Housing Department  
1400 E Ash  
Globe, AZ 85501  
928-425-3231

## **Graham County**

Housing Authority of Cochise  
(serving Safford, Thatcher, and Pima)  
1000 Clawson Ave  
Bisbee, AZ 85603  
520-432-8800

## **Maricopa County**

Chandler Housing Division  
P.O. Box 4008  
Chandler, AZ 85244  
480-782-3200

Glendale Community Partnerships  
Department  
6842 N 61st Ave  
Glendale, AZ 85301  
623-930-2180

Housing Authority of Maricopa County  
2024 N 7th St, Suite 101  
Phoenix, AZ 85006  
602-744-4500

Mesa Housing Services Division  
415 N Pasadena St  
Mesa, AZ 85201  
480-644-3536  
(provides rental assistance for housing)

Peoria Housing Authority  
10950 N 87th Ave  
Peoria, AZ 85345  
623-486-4375

Phoenix City Housing Department  
251 W Washington, 4th Floor  
Phoenix, AZ 85003  
602-262-6791

Scottsdale Housing Authority  
7515 E First St  
Scottsdale, AZ 85251  
480-312-2528

Tempe City Housing Services Division  
21 E 6th St, Suite 214  
Tempe, AZ 85281  
480-350-8950  
480-350-8913 (TDD)

## **Mohave County**

Mohave County Housing Authority  
201 N Fourth St  
Kingman, AZ 86401  
928-753-0723

Mohave County Community  
Development  
1355 Ramar Rd, Suite 9  
Bullhead, AZ 86442  
928-758-0702

Mohave County Community  
Development  
2001 College Dr  
Lake Havasu City, AZ 86403  
928-453-0710

## **Navajo County**

Winslow Public Housing Department  
900 W Henderson Sq  
Winslow, AZ 86047  
928-289-4617  
928-289-4784 (TDD)  
(provides public housing and Section 8  
rental assistance)

## **Pima County**

City of South Tucson Housing Authority  
1713 S Third Ave  
Tucson, AZ 85713  
520-623-8481

City of Tucson Community Services  
Department  
310 N Commerce Park Loop  
Tucson, AZ 85745  
520-791-4739

## **Pinal County**

Eloy Housing Authority  
100 W Phoenix Ave  
Eloy, AZ 85231  
520-466-7162

Pinal County Housing Division  
970 N Eleven Mile Corner Rd  
Casa Grande, AZ 85222  
520-866-7201

## **Santa Cruz County**

City of Nogales Housing Authority  
951 N Kitchen St  
Nogales, AZ 85628  
520-287-4183

## **Yavapai County**

State Public Housing Authority  
(serves cities and towns in Yavapai  
County)  
1700 W Washington, #210  
Phoenix, AZ 85007  
602-771-1000

## **Yuma County**

Yuma City Housing Authority  
420 S Madison Ave  
Yuma, AZ 85364  
928-782-3823

Yuma County Housing Department  
8450 W Highway 95, Suite 88  
Somerton, AZ 85350  
928-627-8828

# Indian Housing Authorities

## **Program Description**

Indian Housing Authorities provide low-income rental assistance and Mutual Help (Home Ownership Programs available).

## **Eligibility Information**

First priority is given to local Tribal members, Assistance is then offered to members of other Native American tribes. Income can not exceed 50% of the area median income.

## **How to Apply**

Contact the Indian Housing Authority serving you for information on how to apply.

## **Where to Apply**

Contact the Indian Housing Authority in your area.

AHA MACAV Housing Entity  
4000 Roosevelt  
Mohave Valley, AZ 86440  
928-346-1322

Ak Chin Indian Community Housing  
Authority  
48277 W Farrell Rd  
Maricopa, AZ 85239  
520-568-2321

Cocopah Housing Authority  
10488 W Steamboard St  
Somerton, AZ 85350  
928-627-8863

Colorado River Residential Manage  
Corp.  
16th St & Reata  
Parker, AZ 85344  
928-669-2293

Ft. McDowell Mohave-Apache Housing  
Authority  
P.O. Box 18337  
Fountain Hills, Az 85269  
480-837-6052, ext 3

Gila River Department of Community  
Housing  
P.O. Box 528  
Sacaton, AZ 85247  
520-562-3904

Havasupai Tribal Housing Authority  
Havasupai Reservation  
P.O. Box 10  
Supai, AZ 86345  
928-448-2731

Hopi Tribal Housing Authority  
P.O. Box 698  
Second Mesa, AZ 86043  
928-737-2257

Hualapai Housing Authority  
P.O. Box 130  
Peach Springs, AZ 86434  
928-769-2274

Navajo Housing Authority  
P.O. Box 4980  
Window Rock, AZ 86515  
928-871-2600

Kaibab Paiute Housing Authority  
HC 65 Box 122  
Fredonia, AZ 86022  
928-643-7289

Pascua Yaqui Housing Authority  
4720 W Calle Tetakusim  
Tucson, AZ 85746  
520-883-5140

Salt River Pima-Maricopa Housing Authority  
Route 1, Box 215  
Scottsdale, AZ 85256  
602-850-8980

San Carlos Apache Housing Authority  
P.O. Box 187  
San Carlos, AZ 85550  
928-475-2346

Tohono O'odham Housing Authority  
P.O. Box 776  
Sells, AZ 85634  
520-383-2202

White Mt. Apache Housing Authority  
P.O. Box 1270  
Whiteriver, AZ 85941  
928-338-4831

Yavapai-Apache Housing Authority  
876 Smiley Ave  
Camp Verde, AZ 86322  
928-567-4191

## Fair Housing Information

### Fair Housing Law

It is illegal for you to be discriminated against because of your race, color, national origin, religion, sex, disability (physical or mental), and familial status (if there are children or a pregnant woman in the family) if you are renting, buying or building a home. You cannot be discriminated against when applying for a mortgage, home improvement loan or homeowner's insurance. The law also prohibits discrimination on appraisals, legal services and in services offered by real estate agents. Essentially every type of activity that has to do with renting or buying a home is protected by this law. If you believe you have been discriminated against, contact Housing Advocacy and Legal Aid Services (see page 93). It will cost you NOTHING to ask questions or to file a complaint.

### Fair Housing Resources

Civil Rights Division  
Arizona Attorney General's Office  
1275 W Washington  
Phoenix, AZ 85007  
602-542-5263

400 W Congress  
Tucson, AZ 85701  
520-628-6500

Arizona Fair Housing Center  
13201 N 35th Ave #19  
Phoenix, AZ 85029  
602-548-1599  
1-800-868-3315 (outside Maricopa County)

Southwest Fair Housing Council  
2030 E Broadway Blvd #101  
Tucson, AZ 85705  
520-798-1568  
(888) 624-4611

800 W Roosevelt #1  
Phoenix, AZ 85007  
602-252-3423

City of Phoenix/Equal Opportunity Department  
Compliance & Enforcement Division  
251 W Washington, 7th Fl  
Phoenix, AZ 85003-2299  
602-262-7486

# Home Rehabilitation and Emergency Home Repairs

## Program Description

Home rehabilitation and repair programs assist homeowners with making necessary repairs to homes to bring them up to local housing standards as well as to improve the comfort and safety of occupants.

Examples of types of work that can be approved for housing rehabilitation include roof replacement, electrical rewiring, painting, major plumbing repairs and replacement of doors and windows. Homes approved for rehabilitation must meet Arizona State Home Rehabilitation Standards upon completion of work.

Emergency home repairs include smaller items such as patching of the roof, addition of a wheelchair ramp, an emergency electrical repair or removal of lead based paint. Generally emergency home repairs are directed towards one or more hazardous conditions which threaten the health and safety of occupants.

## Eligibility Information

Eligibility is based on your income, the number of people in your family, home ownership status and citizenship status.

Programs vary by community based on the source of funding used to rehabilitate or repair your home. Some programs may be for older adults only and some only for families.

Contact the agency closest to you. The agency will determine what programs are available to help you. A list of programs generally available through each agency is provided below.

## Documents Needed

Each housing rehabilitation and home repair program is different so the types of documents you are required to bring to your application interview will vary.

Generally, you will be required to provide proof of homeownership, proof of income, family member verification such as birth certificates and proof of any assets such as checking and savings accounts.

## How to Apply

You can contact the home rehabilitation or repair agency near you, listed below. In most cases you will need to apply in person after you make an appointment. Because funding for home rehabilitation and repair programs is limited, there may be a waiting list.

## Where to Apply

See the list of agencies following.

## Home Repair and Rehabilitation Agencies

### Apache County

NACOG  
119 E Aspen  
Flagstaff, AZ 86001  
928-213-5211  
emergency home repair

Town of Eagar  
174 S Main St  
Eagar, AZ 85925  
928-333-4128, ext 247  
emergency home repair  
owner-occupied housing rehabilitation

### Cochise County

City of Douglas  
425 Tenth St  
Douglas, AZ 85607  
520-805-4046  
Owner-Occupied Housing Rehabilitation

Cochise County  
1415 Melody Ln, Bldg B  
Bisbee, AZ 85603  
520-432-9742  
emergency home repair

Cochise County Housing Department  
Old Bisbee High School, 1st Floor  
100 Clawson Ave  
Bisbee, AZ 85603  
520-432-9460  
emergency home repair  
owner-occupied housing rehabilitation

Direct Center for Independence  
1023 N Tyndall Ave  
Tucson, AZ 85719  
520-624-6452  
emergency home repair

Elfrida Citizens Alliance  
10374 Hwy 191  
Elfrida, AZ 85610  
520-642-6967  
owner-occupied housing rehabilitation

### Coconino County

Coconino County Community Services  
2625 N King  
Flagstaff, AZ 86001  
928-522-7979  
owner-occupied housing rehabilitation

NACOG  
119 E Aspen  
Flagstaff, AZ 86001  
928-213-5211  
emergency home repair

## **Gila County**

Gila County Division Health Services  
5515 S Apache St  
Globe, AZ 85501  
928-425-7631  
owner-occupied housing rehabilitation  
emergency home repair

City of Globe  
150 N Pine  
Globe, AZ 85501  
928-425-7146  
emergency home repair

Town of Payson  
303 N Beeline Hwy  
Payson, AZ 85541  
928-474-5242  
owner-occupied housing rehabilitation  
emergency home repair

## **Maricopa County**

Foundation for Senior Living  
1201 E Thomas Rd  
Phoenix, AZ 85014  
480-784-1900  
owner-occupied housing rehabilitation  
emergency home repair

City of Surprise  
15832 N Hollyhock St  
Surprise, AZ 85374  
623-583-0653  
emergency home repair

City of Phoenix  
200 W Washington, 4th Fl  
Phoenix, AZ 85003  
602-495-5338  
owner-occupied housing rehabilitation

City of Tolleson  
9555 W Van Buren  
Tolleson, AZ 85353  
623-936-7111  
owner-occupied housing rehabilitation

City of Scottsdale  
7515 E 1st St  
Scottsdale, AZ 85251  
480-312-2309  
owner-occupied housing rehabilitation

## **Mohave County**

Mohave County  
201 N 4th St  
Kingman, AZ 86401  
928-763-0723  
owner-occupied housing rehabilitation  
emergency home repair

Bullhead City  
1255 Marina Blvd  
Bullhead City, AZ 86429  
928-763-9400  
owner-occupied housing rehabilitation  
emergency home repair

City of Kingman  
310 N 4th  
Kingman, AZ 85401  
928-753-1859  
owner-occupied housing rehabilitation

Lake Havasu City  
2330 N McCullough Blvd  
Lake Havasu City, AZ 86403  
928-453-4148  
owner-occupied housing rehabilitation  
emergency home repair

## **Navajo County**

NACOG  
119 E Aspen  
Flagstaff, AZ 86001  
928-213-5211  
emergency home repair

Pinetop-Lakeside  
1360 N Niels Hansen Ln  
Pinetop, AZ 85935  
928-368-8883  
owner-occupied housing rehabilitation

## **Pima County**

Community Home Repair Projects of  
Arizona  
6046 E 30th St  
Tucson, AZ 85711  
520-745-2055  
emergency home repair

Direct Center for Independence  
1023 N Tyndall Ave  
Tucson, AZ 85719  
520-624-6452  
emergency home repair

Old Pueblo Community Foundation  
4501 E 5th St  
Tucson, AZ 85711  
520-546-0122  
owner-occupied housing rehabilitation

TMM  
3127 E Adams St  
Tucson, AZ 85276  
520-322-9557  
owner-occupied housing rehabilitation

## **Pinal County**

Pinal County  
31 N Pinal St  
Florence, AZ 85232  
520-866-6409  
owner-occupied housing rehabilitation

Apache Junction  
1001 N Idaho Road  
Apache Junction, AZ 85219  
480-671-5127  
owner-occupied housing rehabilitation  
emergency home repair

Community Action Human Resources  
Agency (CAHRA) - Country wide  
311 N Main St  
Eloy, AZ 85231  
520-466-1112  
emergency home repair

City of Casa Grande  
510 E Florence Blvd  
Casa Grande, AZ 85222  
520-421-8600  
owner-occupied housing rehabilitation

City of Coolidge  
141 N Main St  
Coolidge, AZ 85228  
520-723-6014  
owner-occupied housing rehabilitation  
emergency home repair

Town of Kearny  
312 C Tilbury Rd  
Kearny, AZ 85237  
520-363-5547  
owner-occupied housing rehabilitation

## **Yavapai County**

NACOG  
119 E Aspen  
Flagstaff, AZ 86001  
928-213-5211  
emergency home repair

Town of Chino Valley  
1020 W Palomino Rd  
928-636-2646  
Chino Valley, AZ 86323  
owner-occupied housing rehabilitation

## **Yuma County**

Campesinos Sin Fronteras  
725 E Main St, Suite 11  
Somerton, AZ 85350  
928-627-6677  
emergency home repair

City of Somerton  
110 N State Ave  
Somerton, AZ 85350  
928-627-8866  
owner-occupied housing rehabilitation

S.M.I.L.E.  
1929 S Arizona Ave  
Yuma, AZ 85364  
928-329-6681  
emergency home repair

Western Arizona Council of Governments  
(WACOG)  
224 S 3rd Ave  
Yuma, AZ 85364  
928-782-1886  
owner-occupied housing rehabilitation  
emergency home repair

City of Yuma  
One City Plaza  
Yuma, AZ 85364  
928-373-5000  
Emergency Home Repair

# Weatherization Assistance Program (WAP)

## Program Description

This service provides energy conservation measures to reduce the electric bill and lower the amount of energy needed to heat or cool an owner occupied home. This program may include repairing and replacing windows and doors, repairing heating and cooling units, and providing attic insulation. Roof replacement is not included.

The weatherization program is not intended to provide crisis services. There may be a wait to get help.

## Eligibility Information

To qualify for this program, the applicant must have an income that falls within the program rules and the home must be structurally sound. Please contact the agency nearest you for specific eligibility information. Priority for service is determined at the local agency level.

## Documents Needed

Applicant must show proof of home ownership. Applicants must also provide proof of income for the last 90 days, including copies of pay stubs, award letters, or Social Security checks. Additional documents may be required - call your local Community Action Program before your visit for a complete list of what you should bring.

## Where to Apply

To apply for assistance, please contact one of the Agencies listed below.

### Apache, Navajo, Coconino and Yavapai Counties

Northern Arizona Council of Governments (NACOG) 928-774-1895

### Gila County

Gila County Community Services Department 928-425-7631, ext 8693

### Graham, Greenlee, Cochise, Santa Cruz Counties

Southeastern Arizona Community Action Program (SEACAP) 928-428-4653

### Maricopa County

City of Phoenix (Phoenix residents) 602-495-0700  
Mesa CAN- A New Leaf (Mesa residents) 480-833-9200

Maricopa County (but not including Phoenix or Mesa) 602-506-5911

### Pima County

Pima County 520-243-6777  
Tucson Urban League (Tucson and South Tucson only) 520-791-9522

### Pinal County

Community Action Human Resources Agency (CAHRA) 520-466-1112

### Yuma, La Paz, Mohave Counties

Western Arizona Council of Governments (WACOG) 928-782-18866

# Utility Repair, Replacement, and Deposit (URRD)

## Program Description

URRD provides assistance to eligible individuals in crisis situations with deposits for utility services and to make needed repairs and/or replacements to existing utility related appliances or utility related water and sewer systems.

The client must provide a written statement that repairs and replacements have been completed before payment is made to the vendor.

Assistance is limited to once in a 12-month period.

## Eligibility Information

An eligible individual must be a resident of Arizona; U.S. Citizen or qualified legal resident. Applicants must meet one of the following crisis reasons: loss or reduction of income; an unexpected and unplanned expense that caused lack of resources; or a condition that endangers the health and safety of the household. Household income must meet program income guidelines. The applicant must be the owner of the appliance or system to be repaired and/or replaced.

## Documents Needed

Applicants must provide documentation to verify identity and citizenship; proof of income for the last 30 days, including copies of pay stubs, award letters or other documentation, social security numbers for all household members and proof of ownership of the appliance or home. For deposits, copies of the applicant's gas, electric and/or water bill must be provided.

## Where to Apply

To apply for assistance, please call or visit your local Community Action Program (see page 4).