

FLOURISHING COMMUNITIES

Flourishing communities

Who knows best what a particular community needs?



That's right: the people who live there.

Working with local communities to fund solutions to public challenges, the agency has funded the construction or renovation of roads, water treatment facilities, community facilities, and economic development activities. All of this is made possible through Federal Community Development Block Grant (CDBG) funds, which provide approximately \$13 million annually to thirteen Arizona counties (excluding Maricopa and Pima counties).



GADSDEN PARK Yuma County

In 1914, three acres of land were donated to the Town of Gadsden for public recreation use. Save for a 1976 expansion and improvement

made possible with a grant from USDA / Rural Development, the land went undeveloped—and unused.

With money from the CDBG program, the citizens of Gadsden were able to renovate the area known as Gadsden Park. They purchased picnic tables and BBQ grills, repaired the bleachers, installed a pre-fabricated restroom facility, put in an extensive ADA sidewalk, and installed two new drinking fountains and a playground structure for the children.

As the only community park within a five-mile radius, the popular park now serves the residents of Gadsden.



1700 W. Washington, Suite 210
Phoenix, AZ 85007
(602) 771-1000
FAX (602) 771-1002
www.housingaz.com



ADOH BY THE NUMBERS

ADOH by the numbers

since October 2002

Economic impact/gross regional product
More than \$1.3 billion

Wages & salaries \$439.7 million

State & local taxes \$ 80.1 million

Leveraging \$668.1 million

Housing Trust Fund \$150.0 million

12,275 jobs

ARIZONA HOUSING FINANCE AUTHORITY

Arizona Housing Finance Authority

2006

Mortgage Revenue Bond Program
201 mortgages for first-time homebuyers
Mortgage Credit Certificates
47 issued

A RIPPLE EFFECT

A ripple effect

An affordable place to live has a ripple effect on the economy of the city or town in which it's located.

Think about it.

If a working family is spending no more than 30% of its income on housing, then where they are living is considered within reach. That family is not having to make a difficult choice between paying for health insurance, gasoline, or their rent or mortgage. In fact, they're able to participate fully in the economy of the city or town in which they live.

They buy groceries. They pay taxes. They contribute to their communities.

Homes for Arizona's working families benefit everyone.

HOMES FOR WORKING FAMILIES

Homes for working families

Everyday Arizonans share a similar dream...

They want to live in good quality homes in safe, vibrant communities. Finding a home within reach is the cornerstone of stable families, healthy communities, an expanding economy, and smart growth.

The Arizona Department of Housing works with a variety of partners from faith-based, non-profit organizations to local, private developers to assist in funding private sector solutions to public challenges. The stories over the next few pages offer some examples of how these innovative partnerships have helped working families in Arizona realize their dreams since the agency was created in 2002.



LEADING WITH SOLUTIONS

Leading with solutions



Arizona Department of Housing

Providing housing and community revitalization to benefit the people of Arizona.

LEADING WITH SOLUTIONS

Leading with solutions

All across Arizona, our population is aging.



The baby-boomers are retiring, and more and more seniors are flocking to Arizona for a sunny retirement. Planning for this ever-growing segment of the population has become an immediate necessity.

Recognizing this need, the Town of Gilbert identified a piece of land downtown that was originally intended for industrial use. Town leaders changed the zoning and then donated the property to Mercy Housing, a not-for-profit agency that built on that site a three-story, 100-unit senior living complex known as Page Commons.

Located in the Heritage District of Gilbert, Page Commons has redefined the concepts of "independent senior living" and "affordability," especially when it comes to resident amenities. Seniors can choose between one- and two-bedroom apartments that feature full kitchens, roomy storage space, and private balconies.

Further setting this development apart from other senior living centers is the state-of-the-art community room, the outdoor courtyard with barbecue grills, and a soon-to-be-completed computer room with high-speed Internet access.

HOUSING OPPORTUNITIES FOR LIFE

Housing opportunities for life



CREATIVE IDEAS

Creative ideas

Growth is happening across the state more quickly than most communities can plan for it. With that growth comes the need for innovation, and no where is that need greater or more important than in the area of housing. Landlocked Tempe is one of those places where innovation is a must—creative ideas are not just nice, they are necessary.

Allen Carlson, Executive Director of Newtown Community Development Corporation came to the Arizona Department of Housing with one such idea: a development based on the community land trust model—an innovative approach whereby the new homeowner buys the house, but the land on which it sits is held in trust for future income-qualified homeowners. Separating the value of the home from the value of the land keeps the cost of housing affordable for future generations.

A community-driven solution to a local problem became a practical reality and a dream come true for many area residents.

HOMES FOR WORKING FAMILIES

Homes for working families

Making the move from renting your home to owning it is a big step for many of Arizona's working families, particularly in today's housing market.

Rachel Bustos, a single mother working at the Arizona Department of Corrections in Florence, finally decided that it was time to stop renting and start owning. With assistance from the Arizona Department of Housing's Homes for Arizonans Initiative, Rachel was able to purchase a home that had twice the square footage of her old apartment for only \$40 more per month.



Of course, with the hurdles and challenges that needed to be overcome, hard work and sacrifice were a significant part of the equation.

Rachel participated in a free, 8-hour Homebuyers Education Class that is frequently offered by the Arizona Department of Housing to anyone who



is interested in learning the ins and outs of becoming a homeowner.

"The best thing first-time buyers could do for themselves is attend this class," Rachel said. "The class provided me with so much information about the entire home buying process. It got me ready for the many responsibilities that come with the joy of owning your own home."

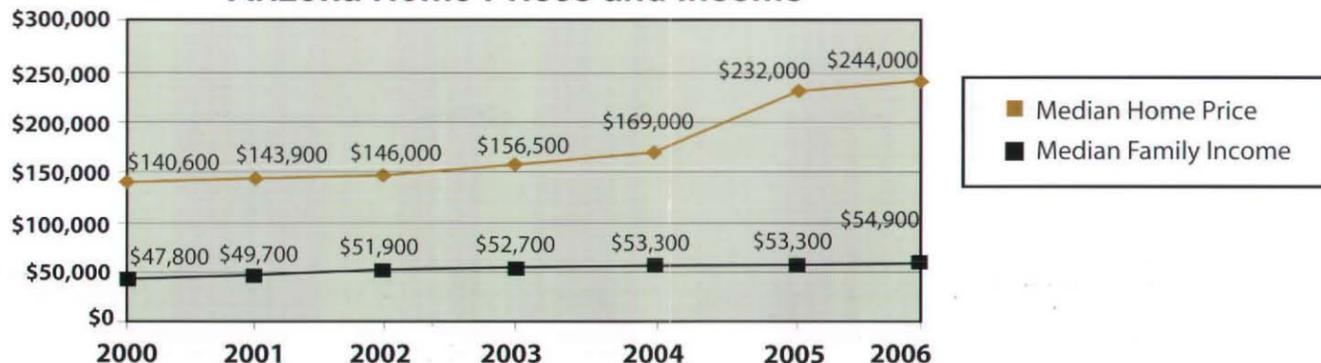
In the end, through a combination of the Mortgage Revenue Bond (MRB) and the Downpayment & Closing Cost Assistance programs, Rachel Bustos was able to make the dream of owning her first home a reality. Not only was she able to qualify for a 30-year fixed-rate mortgage at 5.15%, but she received 15% downpayment assistance and nearly \$3,000 to help cover her closing costs.

With three bedrooms, two bathrooms, a living room, a full kitchen, and nearly 1,200 square feet of living space, Rachel is not the only one who is thrilled to have a new place to call home. Vicente, Rachel's 13-year-old son, is finally able to have his own room where he can entertain his friends.

A SUCCESS STORY

A success story

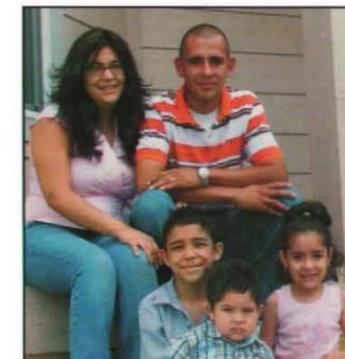
Arizona Home Prices and Income



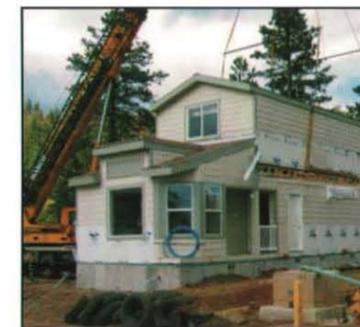
INNOVATION

Innovation

Five years ago, Michael and Erica Rael made the hard decision to move in with Erica's parents so that they could save up money to buy a home of their own in the community where they had grown up. Unfortunately, housing prices in Flagstaff began skyrocketing soon afterward, with homes appreciating 98%. Regardless of how much they put into savings, the young couple simply could not compete with cash offers and investors in the local housing market.



In April 2005, however, Michael and Erica started working through the BOTHANDS Homebuyer Education and Financial Fitness program. That's when they learned about West Village Estates and the two-story manufactured homes being developed there. They realized that they would qualify for one of these homes.



BOTHANDS, Inc. purchased 13 single-wide mobile home lots in West Village Estates in Flagstaff and on them installed modified, two-story manufactured homes.

On Christmas morning, when both Erica and Michael were sure the home was going to be theirs because they had signed a purchase contract and had been qualified to receive gap financing from the Arizona Department of Housing, Michael and Erica loaded their family into the car and had a mini celebration in West Village Estates. They told their children that they were standing where their new home would be and that they would be moving in the following spring.



On March 15, 2006, that Christmas promise was kept and the Rael family moved into their first home. Michael and Erica are very pleased to know that their children will be in a stable home environment for many years to come, going to the same schools, and building friendships in the neighborhood.

HOMES WITHIN REACH

Green means "GO" in Arizona's housing market...but



Cannot afford to buy or rent.
 Can afford to only rent.
 Can afford to buy or rent.

2005 "State of Housing in Arizona"

City/Town	County	Median Home Price*	Hourly Wage Needed to Buy	2 Bdrm Aptmt Monthly Rent**	Hourly Wage Needed to Rent	HOURLY WAGES						Total All Occupations
						Police Officer	Teacher	Retail Worker	Nurse	Firefighter	Waitperson	
Bullhead City	Mohave	\$ 123,000	\$ 17.12	\$ 673	\$ 12.94	\$ 17.52	\$ 15.87	\$ 10.15	\$ 15.10	\$ 15.61	\$ 6.21	\$ 11.15
Casa Grande	Pinal	\$ 140,947	\$ 19.62	\$ 770	\$ 14.81	\$ 17.87	\$ 15.54	\$ 8.35	\$ 16.48	\$ 13.03	\$ 6.37	\$ 12.37
Coolidge	Pinal	\$ 119,000	\$ 16.56	\$ 770	\$ 14.81	\$ 17.87	\$ 15.54	\$ 8.35	\$ 16.48	\$ 13.03	\$ 6.37	\$ 12.37
Douglas	Cochise	\$ 68,333	\$ 9.51	\$ 577	\$ 11.10	\$ 21.88	\$ 15.33	\$ 8.02	\$ 15.49	\$ 15.10	\$ 6.21	\$ 11.66
Eloy	Pinal	\$ 80,000	\$ 11.13	\$ 770	\$ 14.81	\$ 17.87	\$ 15.54	\$ 8.35	\$ 16.48	\$ 13.03	\$ 6.37	\$ 12.37
Flagstaff	Coconino	\$ 252,000	\$ 35.07	\$ 878	\$ 16.88	\$ 17.08	\$ 15.13	\$ 8.06	\$ 15.28	\$ 13.76	\$ 6.45	\$ 11.04
Florence	Pinal	\$ 109,450	\$ 15.23	\$ 770	\$ 14.81	\$ 17.87	\$ 15.54	\$ 8.35	\$ 16.48	\$ 13.03	\$ 6.37	\$ 12.37
Globe	Gila	\$ 81,200	\$ 11.29	\$ 667	\$ 12.83	\$ 17.25	\$ 15.60	\$ 7.23	\$ 17.07	\$ 11.49	\$ 6.38	\$ 11.57
Holbrook	Navajo	\$ 85,000	\$ 11.83	\$ 570	\$ 10.96	\$ 16.26	\$ 16.54	\$ 9.63	\$ 14.90	\$ 11.54	\$ 6.31	\$ 11.61
Kingman	Mohave	\$ 127,000	\$ 17.68	\$ 673	\$ 12.94	\$ 17.52	\$ 15.87	\$ 10.15	\$ 15.10	\$ 15.61	\$ 6.21	\$ 11.15
Lake Havasu City	Mohave	\$ 264,000	\$ 36.74	\$ 673	\$ 12.94	\$ 17.52	\$ 15.87	\$ 10.15	\$ 15.10	\$ 15.61	\$ 6.21	\$ 11.15
Nogales	Santa Cruz	\$ 110,250	\$ 15.34	\$ 603	\$ 11.60	\$ 15.87	\$ 15.38	\$ 7.48	\$ 15.38	\$ 11.54	\$ 6.25	\$ 10.82
Parker	La Paz	\$ 81,000	\$ 11.27	\$ 609	\$ 11.71	\$ 15.87	\$ 15.38	\$ 10.15	\$ 15.38	\$ 11.54	\$ 6.82	\$ 9.87
Payson	Gila	\$ 163,000	\$ 22.69	\$ 667	\$ 12.83	\$ 17.25	\$ 15.60	\$ 7.23	\$ 17.07	\$ 11.49	\$ 6.38	\$ 11.57
Phoenix - Resale	Maricopa	\$ 203,000	\$ 28.25	\$ 817	\$ 15.71	\$ 23.00	\$ 15.86	\$ 9.41	\$ 17.89	\$ 20.94	\$ 6.34	\$ 13.26
Phoenix - New	Maricopa	\$ 218,195	\$ 30.37	\$ 817	\$ 15.71	\$ 23.00	\$ 15.86	\$ 9.41	\$ 17.89	\$ 20.94	\$ 6.34	\$ 13.26
Pinetop-Lakeside	Navajo	\$ 205,000	\$ 28.53	\$ 570	\$ 10.96	\$ 16.26	\$ 16.54	\$ 9.63	\$ 14.90	\$ 11.54	\$ 6.31	\$ 11.61
Prescott	Yavapai	\$ 186,000	\$ 25.89	\$ 696	\$ 13.38	\$ 17.55	\$ 16.02	\$ 8.68	\$ 17.58	\$ 12.20	\$ 6.58	\$ 13.28
Safford	Graham	\$ 90,000	\$ 12.53	\$ 544	\$ 10.46	\$ 15.87	\$ 15.38	\$ 7.21	\$ 15.38	\$ 11.54	\$ 7.76	\$ 10.80
San Luis	Yuma	\$ 115,000	\$ 16.01	\$ 650	\$ 12.50	\$ 18.82	\$ 16.14	\$ 8.34	\$ 15.49	\$ 13.17	\$ 6.22	\$ 9.81
Sedona	Yavapai/Coconino	\$ 454,500	\$ 63.26	\$ 696	\$ 13.38	\$ 17.55	\$ 16.02	\$ 8.68	\$ 17.58	\$ 12.20	\$ 6.58	\$ 13.28
Show Low	Navajo	\$ 140,000	\$ 19.49	\$ 570	\$ 10.96	\$ 16.26	\$ 16.54	\$ 9.63	\$ 14.90	\$ 11.54	\$ 6.31	\$ 11.61
Sierra Vista	Cochise	\$ 153,902	\$ 21.42	\$ 577	\$ 11.10	\$ 21.88	\$ 15.33	\$ 8.02	\$ 15.49	\$ 15.10	\$ 6.21	\$ 11.66
Springerville	Apache	\$ 95,999	\$ 13.36	\$ 537	\$ 10.33	\$ 15.87	\$ 16.30	\$ 6.64	\$ 15.77	\$ 11.54	\$ 6.35	\$ 12.12
Tucson*	Pima	\$ 190,000	\$ 26.44	\$ 673	\$ 12.94	\$ 21.88	\$ 18.24	\$ 8.60	\$ 16.91	\$ 16.65	\$ 6.31	\$ 12.62
Winslow	Navajo	\$ 80,000	\$ 11.13	\$ 570	\$ 10.96	\$ 16.26	\$ 16.54	\$ 9.63	\$ 14.90	\$ 11.54	\$ 6.31	\$ 11.61
Yuma	Yuma	\$ 124,900	\$ 17.38	\$ 650	\$ 12.50	\$ 18.82	\$ 16.14	\$ 8.34	\$ 15.49	\$ 13.17	\$ 6.22	\$ 9.81
Arizona	-	\$ 191,600	\$ 26.67	\$ 644	\$ 12.38	\$ 22.08	\$ 16.21	\$ 9.09	\$ 17.27	\$ 17.51	\$ 6.34	\$ 12.85

Affordability Calculation Assumptions: 30% of income is allocated to housing. For buying a house additional assumptions included 5% down payment, 6% interest rate at 30-years fixed, plus allocation of 21% of the monthly payments to property taxes, insurance and other costs such as PMI.
 * Most home prices are median, but a few are average prices. Some prices are for 2005, others are for 2004.
 ** Apartment Rents - HUD 2005 Fair Market Rents. Rents shown are for 2-bedroom units.

2006 "State of Housing in Arizona"

City/Town	County	Median Home Price*	Hourly Wage Needed to Buy	2 BDRM Aptmt Monthly Rent**	Hourly Wage Needed to Rent	HOURLY WAGES						Total of All Occupations
						Police Officer	Teacher	Retail Worker	Nurse	Firefighter	Waitperson	
Bullhead City	Mohave	\$ 180,260	\$ 26.15	\$ 653	\$ 12.56	19.92	15.16	9.99	17.74	14.78	6.48	11.68
Casa Grande	Pinal	\$ 175,000	\$ 25.38	\$ 770	\$ 14.81	21.08	18.75	8.76	19.36	10.90	6.42	12.47
Coolidge	Pinal	\$ 114,000	\$ 16.54	\$ 770	\$ 14.81	21.08	18.75	8.76	19.36	10.90	6.42	12.47
Douglas	Cochise	\$ 76,500	\$ 11.10	\$ 596	\$ 11.46	22.75	15.49	7.79	16.39	14.27	6.08	12.69
Eloy	Pinal	\$ 119,900	\$ 17.38	\$ 770	\$ 14.81	21.08	18.75	8.76	19.36	10.90	6.42	12.47
Flagstaff	Coconino	\$ 395,000	\$ 57.31	\$ 907	\$ 17.44	19.96	16.73	8.41	16.39	13.00	6.47	11.98
Florence	Pinal	\$ 195,950	\$ 28.44	\$ 770	\$ 14.81	21.08	18.75	8.76	19.36	10.90	6.42	12.47
Globe	Gila	\$ 126,400	\$ 18.35	\$ 689	\$ 13.25	19.89	17.13	9.40	16.86	14.41	6.29	12.70
Holbrook	Navajo	\$ 140,750	\$ 20.42	\$ 589	\$ 11.33	17.12	17.28	9.21	17.84	14.78	6.64	12.55
Kingman	Mohave	\$ 170,350	\$ 24.71	\$ 653	\$ 12.56	19.92	15.16	9.99	17.74	14.78	6.48	11.68
Lake Havasu City	Mohave	\$ 269,950	\$ 39.17	\$ 653	\$ 12.56	19.92	15.16	9.99	17.74	14.78	6.48	11.68
Nogales	Santa Cruz	\$ 172,000	\$ 24.96	\$ 623	\$ 11.98	23.38	15.81	7.65	16.64	14.78	6.18	10.27
Parker	La Paz	\$ 245,000	\$ 35.56	\$ 572	\$ 11.00	21.88	15.04	11.33	17.74	14.41	7.66	10.05
Payson	Gila	\$ 242,250	\$ 35.15	\$ 689	\$ 13.25	19.89	17.13	9.40	16.86	14.41	6.29	12.70
Phoenix Metro - Resale	Maricopa	\$ 264,900	\$ 38.44	\$ 770	\$ 14.81	23.81	15.04	10.04	19.27	22.86	6.49	13.65
Phoenix Metro - New	Maricopa	\$ 268,232	\$ 38.92	\$ 770	\$ 14.81	23.81	15.04	10.04	19.27	22.86	6.49	13.65
Pinetop-Lakeside	Navajo	\$ 297,000	\$ 43.10	\$ 589	\$ 11.33	17.12	17.28	9.21	17.84	14.78	6.64	12.55
Prescott	Yavapai	\$ 340,000	\$ 49.35	\$ 719	\$ 13.83	19.31	15.81	9.60	17.33	11.04	6.59	12.07
Safford	Graham	\$ 99,545	\$ 14.44	\$ 562	\$ 10.81	16.22	16.20	8.93	16.39	14.41	6.49	11.16
San Luis	Yuma	\$ 163,000	\$ 23.65	\$ 672	\$ 12.92	19.92	17.87	8.88	16.64	14.78	6.24	10.64
Sedona	Yavapai / Coconino	\$ 513,000	\$ 74.44	\$ 719	\$ 13.83	19.31	15.81	9.60	17.33	11.04	6.59	12.07
Show Low	Navajo	\$ 150,000	\$ 21.77	\$ 589	\$ 11.33	17.12	17.28	9.21	17.84	14.78	6.64	12.55
Sierra Vista	Cochise	\$ 165,000	\$ 23.94	\$ 596	\$ 11.46	22.75	15.49	7.79	16.39	14.27	6.08	12.69
Springerville	Apache	\$ 135,000	\$ 19.60	\$ 504	\$ 9.69	15.28	18.20	6.64	18.07	14.27	6.23	11.99
Tucson*	Pima	\$ 211,502	\$ 30.69	\$ 746	\$ 14.35	23.11	18.87	9.72	18.37	18.38	6.16	13.24
Winslow	Navajo	\$ 129,000	\$ 18.02	\$ 589	\$ 11.33	17.12	17.28	9.21	17.84	14.78	6.64	12.55
Yuma	Yuma	\$ 224,900	\$ 32.63	\$ 672	\$ 12.92	19.92	17.87	8.88	16.64	14.78	6.24	10.64
Arizona	-	\$ 244,000	\$ 35.40	\$ 674	\$ 12.96	23.05	15.78	9.80	18.92	15.25	6.42	13.31

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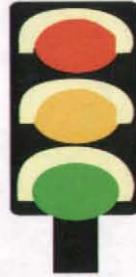


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Green means "GO" in Arizona's housing market...but



Cannot afford to buy or rent.
 Can afford to only rent.
 Can afford to buy or rent.

2006 Median Hourly Wage by Occupation*

City/Town	County	Median Home Price ⁺	Hourly Wage Needed to Buy	2 Bdrm Aptmnt Monthly Rent**	Hourly Wage Needed to Rent*	HOURLY WAGES						
						Police Officer	Teacher	Retail Worker	Nurse	Firefighter	Waitperson	Total of All Occupations
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Show Low	Navajo	\$ 150,000	\$ 21.77	\$ 589	\$ 11.33	17.12	17.28	9.21	17.84	14.78	6.64	12.55
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Arizona	-	\$ 244,000	\$ 35.40	\$ 674	\$ 12.96	23.05	15.78	9.80	18.92	15.25	6.42	13.31

2006 Median Hourly Wage by Occupation* + "Time Tax" Reduction
 (i.e. shifting of \$5,000 annually in transportation costs to housing costs)

City/Town	County	Median Home Price ⁺	Hourly Wage Needed to Buy	2 Bdrm Aptmnt Monthly Rent**	Hourly Wage Needed to Rent*	HOURLY WAGES + \$2.40 PER HOUR						
						Police Officer	Teacher	Retail Worker	Nurse	Firefighter	Waitperson	Total of All Occupations
Bullhead City	Mohave	\$ 180,260	\$ 26.15	\$ 653	\$ 12.56	22.32	17.56	12.39	20.14	17.18	8.88	14.08
Casa Grande	Pinal	\$ 175,000	\$ 25.38	\$ 770	\$ 14.81	23.48	21.15	11.16	21.76	13.30	8.62	14.87
Coolidge	Pinal	\$ 114,000	\$ 16.54	\$ 770	\$ 14.81	23.48	21.15	11.16	21.76	13.30	8.62	14.87
Douglas	Cochise	\$ 76,500	\$ 11.10	\$ 596	\$ 11.46	25.15	17.89	10.19	18.79	16.67	8.48	15.09
Eloy	Pinal	\$ 119,900	\$ 17.38	\$ 770	\$ 14.81	23.48	21.15	11.16	21.76	13.30	8.62	14.87
Flagstaff	Coconino	\$ 395,000	\$ 57.31	\$ 907	\$ 17.44	22.36	19.13	10.81	18.79	15.40	8.67	14.38
Florence	Pinal	\$ 195,950	\$ 28.44	\$ 770	\$ 14.81	23.48	21.15	11.16	21.76	13.30	8.62	14.87
Globe	Gila	\$ 126,400	\$ 18.35	\$ 689	\$ 13.25	22.29	19.53	11.80	19.26	16.81	8.69	15.10
Holbrook	Navajo	\$ 140,750	\$ 20.42	\$ 589	\$ 11.33	19.52	19.68	11.61	20.24	17.18	9.04	14.95
Kingman	Mohave	\$ 170,350	\$ 24.71	\$ 653	\$ 12.56	22.32	17.56	12.39	20.14	17.18	8.88	14.08
Lake Havasu City	Mohave	\$ 269,950	\$ 39.17	\$ 653	\$ 12.56	22.32	17.56	12.39	20.14	17.18	8.88	14.08
Nogales	Santa Cruz	\$ 172,000	\$ 24.96	\$ 623	\$ 11.98	25.78	18.21	10.25	19.04	17.18	8.58	12.67
Parker	La Paz	\$ 245,000	\$ 35.56	\$ 572	\$ 11.00	24.28	17.44	13.73	20.14	16.81	10.06	12.45
Payson	Gila	\$ 242,250	\$ 35.15	\$ 689	\$ 13.25	22.29	19.53	11.80	19.26	16.81	8.69	15.10
Phoenix Metro-Resale	Maricopa	\$ 264,900	\$ 38.44	\$ 770	\$ 14.81	26.21	17.44	12.44	21.67	25.26	8.89	16.05
Phoenix Metro-New	Maricopa	\$ 268,232	\$ 38.92	\$ 770	\$ 14.81	26.21	17.44	12.44	21.67	25.26	8.89	16.05
Pinetop-Lakeside	Navajo	\$ 297,000	\$ 43.10	\$ 589	\$ 11.33	19.52	19.68	11.61	20.24	17.18	9.04	14.95
Prescott	Yavapai	\$ 340,000	\$ 49.35	\$ 719	\$ 13.83	21.71	18.21	12.00	19.73	13.44	8.99	14.47
Safford	Graham	\$ 99,545	\$ 14.44	\$ 562	\$ 10.81	18.62	18.60	11.33	18.79	16.81	8.89	13.56
San Luis	Yuma	\$ 163,000	\$ 23.65	\$ 672	\$ 12.92	22.32	20.27	11.28	19.04	17.18	8.64	13.04
Sedona	Yavapai/Coconino	\$ 513,000	\$ 74.44	\$ 719	\$ 13.83	21.71	18.21	12.00	19.73	13.44	8.99	14.47
Show Low	Navajo	\$ 150,000	\$ 21.77	\$ 589	\$ 11.33	19.52	19.68	11.61	20.24	17.18	9.04	14.95
Sierra Vista	Cochise	\$ 165,000	\$ 23.94	\$ 596	\$ 11.46	25.15	17.89	10.19	18.79	16.67	8.48	15.09
Springerville	Apache	\$ 135,000	\$ 19.60	\$ 504	\$ 9.69	17.68	20.60	9.04	20.47	16.67	8.63	14.39
Tucson	Pima	\$ 211,502	\$ 30.69	\$ 746	\$ 14.35	25.51	21.27	12.12	20.77	20.78	8.56	15.64
Winslow	Navajo	\$ 129,000	\$ 18.02	\$ 589	\$ 11.33	19.52	19.68	11.61	20.24	17.18	9.04	14.95
Yuma	Yuma	\$ 224,900	\$ 32.63	\$ 672	\$ 12.92	22.32	20.27	11.28	19.04	17.18	8.64	13.04
Arizona	-	\$ 244,000	\$ 35.40	\$ 674	\$ 12.96	25.45	18.18	12.20	21.32	17.65	8.82	15.71

Affordability Calculation Assumptions: 30% of income is allocated to housing. For buying a house additional assumptions included 5% down payment, 6% interest rate at 30-years fixed, plus allocation of 21% of the monthly payments to property taxes, insurance and other costs such as Private Mortgage Insurance (PMI).

* Wages by Occupation and Hourly Wage Needed to Rent are county-level numbers, while Median Home Price figures are those occurring in a specific City/Town. City/Town specific wage data is not available. For example, it appears that median wages in Sedona are sufficient to support median rents. However, City/Town specific housing costs are much greater in Sedona than can be supported by median wages of the County.

** 2 Bedroom Apartment Monthly Rent is based on 2005 county-level Fair Market Rent (FMR) numbers provided by U.S. Department of Housing and Urban Development (HUD).

+ Most home prices are median, but a few are average prices. Most home prices are for April, 2006.



Arizona Department of Housing
 1700 W. Washington, Suite 210 • Phoenix, AZ 85007
 602.771.1000 www.housingaz.com

This data was taken from the 2006 "State of Housing in Arizona," an annual publication of the Arizona Department of Housing. Data sources used in compiling this report include: Arizona Department of Housing, Arizona Department of Economic Security, U.S. Department of Housing and Urban Development, Arizona Real Estate Research Center at ASU, and various local real estate associations and local governments.