

July 26, 2023

PUBLIC NOTICE:

30 Day Public Inspection Period and Comments Received from USDA Rural Development's Periodic Review of Rural Areas in Arizona (Single Family Housing).

On March 8, 2023, USDA Rural Development issued [a 90-day public notice](#) informing the public that USDA was conducting a periodic review of all areas under its jurisdiction to identify areas that no longer qualify as rural for housing programs. The 90-day public notice listed communities under review for potential eligibility changes and provided the public with a link to submit comments or concerns regarding any potential loss of eligibility.

In accordance with 7 CFR 3550.56 and HB-1-3550, Section 5.3 (C)(1), USDA Rural Development has concluded the 90-day public notice and comment period and has reviewed areas under its jurisdiction to identify areas that no longer qualify as "Rural" for housing programs as well as areas that will now be considered as eligible rural areas.

During the 90-day public comment period, a total of 2 public comments were received. Thank you to all those who submitted comments. Public comments help the Agency better understand how communities are impacted from a potential change in eligibility and are considered throughout the determination process.

For a complete review of comments received, or questions regarding rural area boundaries, please contact Single Family Housing Program Director, Godfrey Hinds at (602) 280-8769 or via email at godfrey.hinds@usda.gov.

The updated rural area map can now be viewed at:

<https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfhprevd>

Revised rural boundaries will become effective October 1, 2023. For areas whose designation will change from rural to non-rural, a one-time notice will be published 30 days prior to implementation date confirming the updated boundaries.

Rural Development | Arizona State Office
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May 27, 2023

Please consider leaving San Tan Valley an ELIGIBLE area and perhaps reducing some of the current geographic limitations.

As a mortgage lender who is extremely familiar with the USDA guaranteed home loan option, this could provide a fantastic opportunity to Arizonans looking for a solution to purchasing a home in this rural area.

Although population may be expanding out of necessity, industry and job opportunities are not because of Pinal County's lack of sufficient infrastructure at this time. San Tan Valley is disjointed and has no voice because it is largely still rural & unmanaged.

San Tan Valley continues to maintain the characteristics of an n Arizona rural community and this housing program to incentivize homeownership in our current economic condition is critical!

Until San Tan Valley is organized and structured as a legitimate municipality with has the support of its residents & governance as a non-rural area, please don't further restrict the options available for inhabiting this still rural area. The USDA loan guarantee program is underutilized already.

Thank you,
Cara Reidhead

May 31, 2023

Dear Staff at USDA,

I appreciate this opportunity to speak concerning the review of rural area eligibility and use of funds to maintain homes and/or purchase housing under the USDA Dept. Of AG various programs. Living here in this area of for five years now, I have become fully aware of the need of for assistance by the elderly in this area for help with purchase or maintenance of local housing. Our population is primarily the very poor elderly, with some local younger citizens of hispanic background. Most of the citizens here have a grave need of assistance due to:

- 1.) Living on very low income;
- 2.) Lacking any savings to make necessary improvements on a home structure;
- 3.) Due to the increase in cost of daily goods such as medical care, food, utilities, and vehicle costs can not afford a typical loan:
- 4.) Can not find options here to high paying employment.

Green Valley still needs funds for down payment to purchase assistance, loans and grants for home improvement/repair, and home mortgage loans.

Our community is older, first build in 1960, leaving many homes in need of updating. Most elderly living here are on government programs such as SSI or SSDI. Many have little to no other savings, or income resources, and many can not obtain a down payment from their family. Most elderly need the safety of this community to enjoy a better life living where crime is minimal. Many can not leave due to health issues. Everyone eligible would benefit from these programs.

I would ask you to keep all our community viable by sustaining our Green Valley, Az USDA Development Housing programs during this review of rural area designation. Besides 2020 census data, we have many people that wish to live here which these important programs will help make that possible for current and incoming residents.

Thank you.

Denise Ruby