



### [In foreclosure crisis, demand for family homes in Phoenix rises](#)

(Phoenix Arizona Republic © 05/03/2010)

People looking for family-size houses to rent in Phoenix-area neighborhoods have far fewer choices. Since September, the number of available rental homes in metropolitan Phoenix has dropped by 40 percent, and probably even more than that when it comes to three- to four-bedroom homes in desirable neighborhoods. The sharp drop is another ripple effect of the foreclosure crisis. At first, forec...

### [Valley cities hunt landlords who dodge sales taxes](#)

(Phoenix Arizona Republic © 05/02/2010)

While Maricopa County's assessor and treasurer say they don't have the staff to go after rental owners who are improperly getting a property-tax break, Chandler has adopted a low-cost approach that is reaping other tax revenues. The East Valley city has had nine audit interns the past five years work on tips from the public and pore through public records to find property owners who aren't payin...

### [Tax dollars siphoned as credits go unchecked](#)

(Phoenix Arizona Republic © 05/02/2010)

Under a law designed to give property-tax relief to individual homeowners, Maricopa County gave at least \$1.2 million in rebates to owners of multiple residences, including investors in rental homes and apartments, records obtained by The Arizona Republic show. Elected county officials say they have known about the problem for at least five years and have taken some steps to correct it to collec...

### [Phoenix City Council, residents take on solicitation](#)

(Phoenix AZ Central © 05/02/2010)

Phoenix sales executive Alex Malkoon has observed the tactics of seasonal door-to-door peddlers for years. At times, Malkoon, a telemarketing expert, has been so offended he has ordered the sales reps off his property. "One guy about six months ago got so rude and demanding I was really startled," he said. "He was yelling at me because I wouldn't buy his product." Malkoon, president of the M...

### [Commercial real estate recovers in 2013; six million square feet of retail on hold](#)

(Tucson Daily Territorial © 05/01/2010)

By Roger Yohem, Inside Tucson Business Published on Friday, April 30, 2010 Plans for 6 million square feet of new shopping center space in the Tucson region are on hold as the economic recession's racking of the retail sector continues. The erosion of consumer confidence, combined with the homebuilding crash, has

halted the expansion plans of many developer...

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### [Foreclosure notice hits Empirian on Central](#)

(Phoenix Business Journal © 04/29/2010)

Empirian on Central, a 414-unit apartment complex located along the light rail line at 4140 N. Central Ave. in Phoenix, has been noticed for trustee sale. According to documents filed April 9 at the Maricopa County Recorder's Office, two entities defaulted on a \$39.5 million loan that was obtained in November 2005 with the apartments securing the note. The loan was obtained by Empirian on ...

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### [Phoenix-area housing officials ignore HUD smoke-free rules](#)

(Phoenix AZ Central © 04/29/2010)

Recommendations by the Department of Housing and Urban Development to make federally funded public multifamily housing smoke-free have gone largely unheeded by housing authorities across the Valley. Housing staffers say such policies could keep people in need of low-income housing from getting it because they smoke. "I don't want to not allow someone to move in because a family member smokes,"...

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### [Brewer signs 63 more bills, vetoes two others](#)

(Arizona Capitol Times © 04/29/2010)

Gov. Jan Brewer has signed 63 bills this week, bringing the total number of bills signed into law this session to 209. She signed 20 bills today, 18 on Tuesday, and another 25 bills on Monday. She also vetoed two bills this week, bringing the veto total to five so far. Brewer vetoed H2043, which would have established requirements for employers of law enforcement officials to provide final fitn...

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### [Tax amnesty program ends Friday](#)

(Glendale Star © 04/30/2010)

for business owners and landlords There are five days left to take advantage of the one-time Glendale city sales tax amnesty program, which assists business owners and landlords during these challenging economic times. To date more than 350 participants have taken advantage of the process. The program ends April 30. Business owners and landlords can pay delinquent sales tax and license fees and have...

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### [UPDATED: Immigration fix stalls adjournment; FAIR email goes viral](#)

(Arizona Guardian © 04/30/2010)

By Mary K. Reinhart The Arizona Guardian An amendment to the nation's toughest immigration law delayed adjournment for hours Thursday as the Senate struggled to collect the necessary votes. The Senate lost three of its Republican members by late afternoon, leaving the one vote shy of the 16 needed to pass HB 2162, a trailer bill to the controversial legislation that Brewer signed last week. Aft...

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### [Cuts, rising tuition may limit AIMS scholarships](#)

(Tucson Arizona Daily Star © 04/30/2010)

State budget cuts and ongoing tuition increases are jeopardizing free-ride scholarships for Arizona students who excelled on the AIMS test. The three state universities are working on proposals to change the AIMS scholarship program to cap the dollar amount, issue the scholarships based on income, limit it to one year instead of four, or phase it out altogether. The Regents High Honors End...

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### [Rental Property Owners Are Urged To Collect Holbrook City Sales Tax](#)

(Holbrook Tribune News © 04/30/2010)

XML VERSION By Linda Kor Owners of rental properties in Holbrook who are not already paying their city sales tax are encouraged to obtain a city sales tax license as the city continues through its audit process of local businesses. The city requires that every rental property within the city limits pay a three percent sales tax on any income received on that ...

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### [Council: New high rise rules won't change town's feel](#)

(Payson Roundup © 05/01/2010)

Advertisement The overhaul of Payson's restrictions on buildings taller than three stories will not change the town's forested, rural character, insist Payson Town Council members. The council recently unanimously approved an overhaul of the ground rules for buildings taller than about three stories, amid some confusion on the part about how big a change the new rules represent...

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### [Last-minute changes to S1070 broaden enforcement power](#)

(Arizona Capitol Times © 05/01/2010)

While supporters of Arizona's immigration law have said repeatedly that it will allow police officers to check the immigration status of people during the enforcement of other crimes, the law actually gives police much broader enforcement power, according to legal experts and representatives of the law enforcement community. S1070, as passed, gave local police the authority to run a federal immig...

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### [March home sales top pre-bust levels, but prices continue dive](#)

(Kingman Daily Miner © 04/30/2010)

James Chilton Miner Staff Reporter KINGMAN - After a pair of lackluster months, home sales in the Kingman area had their best showing in nearly four years in March, with local inventory falling to its lowest level since the start of the housing market collapse in late 2006. According to data released by the Kingman/Golden Valley Association of Realtors, local homebuyers purchased 93 single-family...

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### [Are 'as is' agreements really as is for new home buyers?](#)

(Payson Roundup © 04/21/2010)

Advertisement Today because of the increased number of foreclosures and short sales, many properties are being sold "as is." In the past, we frequently saw homes that were in a state of neglect sold "as is." What we

have found is that the term can be misconstrued by buyers and sellers. The Arizona Association of Realtors has a form titled "as is" addendum, which sets forth t...

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### [Tenant must comply with notice](#)

(Phoenix Arizona Republic © 04/21/2010)

Question: Last month, I purchased a home in Surprise from a California investor. The California investor had leased the home to a tenant under a lease which now has four months left. My goal is to sell the home as soon as possible, and I hope to close on the sale to the buyer at the same time as the tenant's lease expires. At least three different times, I have given the required two days' notic...

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### [State rep sponsors bill that requires landlords tell renters of foreclosures](#)

(Arizona City Independent © 04/21/2010)

It's a cause that's hit close to home for state Rep. Barbara McGuire.Or, rather, a cause that's hit right at home for plenty of her constituents. "Last year I had many e-mails from renters — as well as phone calls from personal friends who were renters — who were caught up in the foreclosure fallout," said the Democrat from Kearny. "...

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### [Gilbert council rejects federal funds for affordable homes](#)

(Phoenix AZ Central © 04/21/2010)

The Town Council on Tuesday accepted about \$1.5 million in federal grants to fund six local programs aimed at providing quality housing and meals for Gilbert's poor. The funds come from the U.S. Department of Housing and Urban Development and the Maricopa HOME Consortium, which distributes federal money to stimulate development of affordable housing within Maricopa County. While seven local pr...

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### [HUD AWARDS \\$800,720 TO PUBLIC HOUSING AGENCIES IN ARIZONA](#)

(Wilcox Arizona Range News © 04/22/2010)

TO PROTECT RENTAL ASSISTANCE VOUCHERSAdded funding will keep approximately [insert state estimate] in affordable housingSAN FRANCISCO - U.S. Housing and Urban Development Secretary Shaun Donovan today announced today that housing agencies in Arizona will receive \$800,720 to protect the rental assistance provided to families currently participating in HUD's Housing Choice Voucher Program. Th...

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### [Valley homes make big screen debut](#)

(Phoenix AZ Central © 04/22/2010)

The big break came unwittingly, as many fame-launching moments do. One day, Casey Hughes received a letter from a talent scout. Hughes was honored. Hughes was flattered. (And Hughes had suspected, none too humbly, that he had something special all along.) Beauty shots were taken and measurements procured. Directors flew in for consult, and contracts were signed. And that's how Casey Hughes' ...