



WELCOME TO energize eight

September 19, 2024

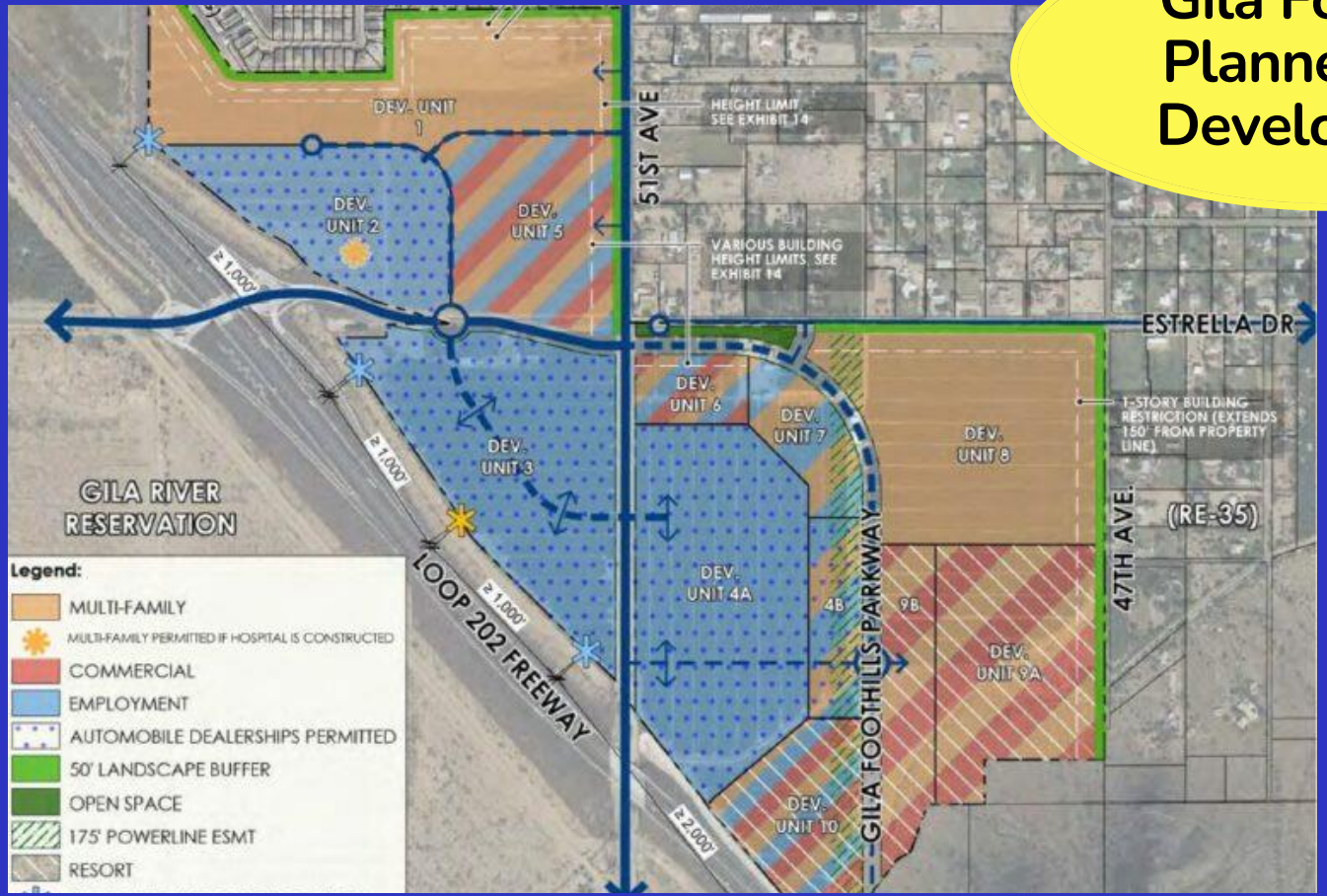




INTRODUCTIONS



Gila Foothills Planned Unit Development



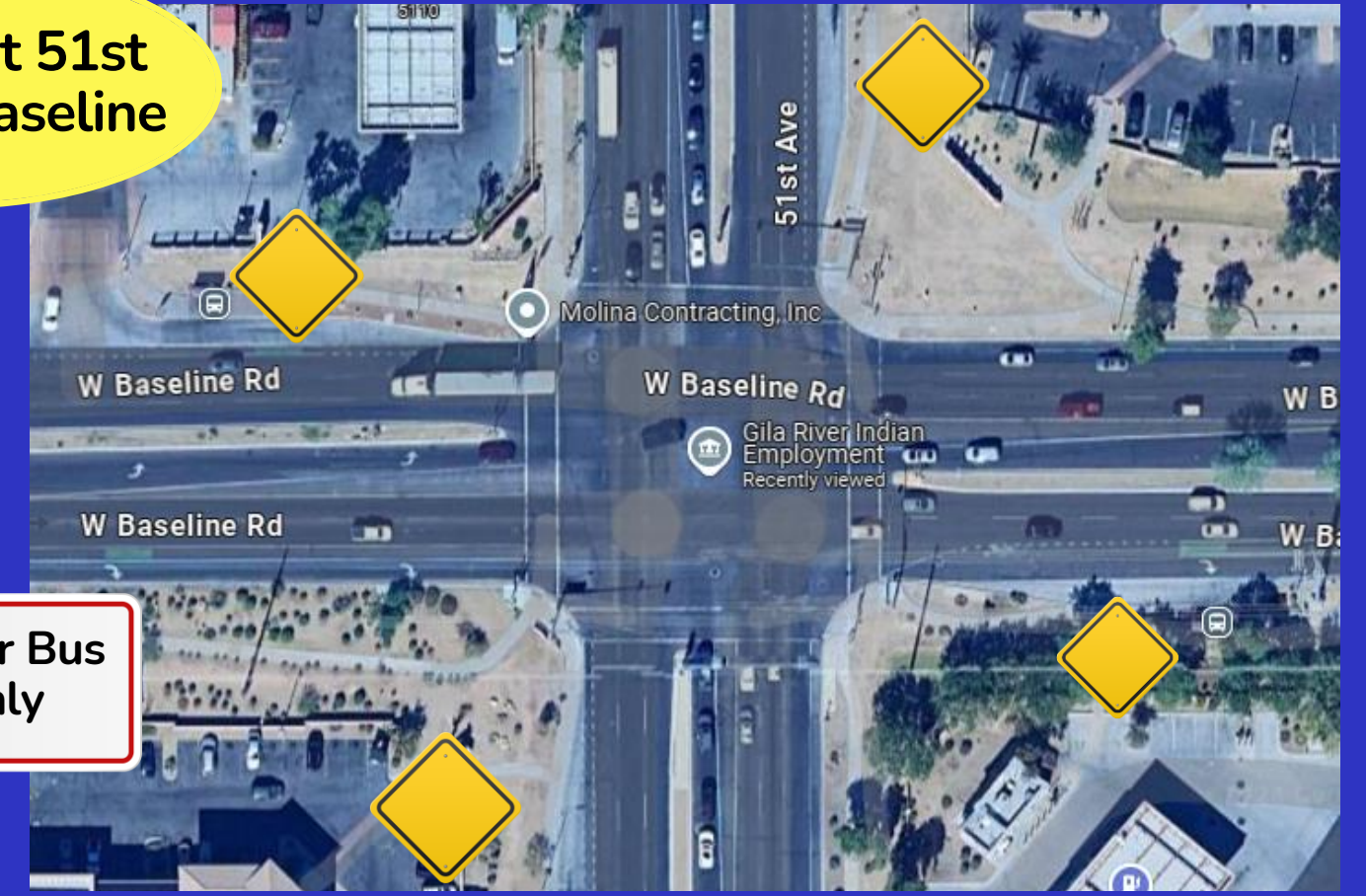
24/7 Direct Parks Line



New OHS Homeless Liaison



Signage at 51st Ave and Baseline



Bus Stop for Bus Users Only

COMMUNITY AND ECONOMIC DEVELOPMENT



**PHOENIX
IS HOT.**

Energize 8 Meeting

Laveen Education Center

September 19, 2024

InvestInPhoenix.com



Economic Development

- Improvements for managing traffic as sometimes it doesn't keep up with development.

Assistance with Public Infrastructure Improvements through Development Agreements, CED has done 6 in Laveen to help offset high infrastructure costs.

- Concerns about high-end jobs.

Continue to focus on Attraction of high-wage employers with GPEC/ACA. Announcement by UFI. More announcements coming!

Economic Development

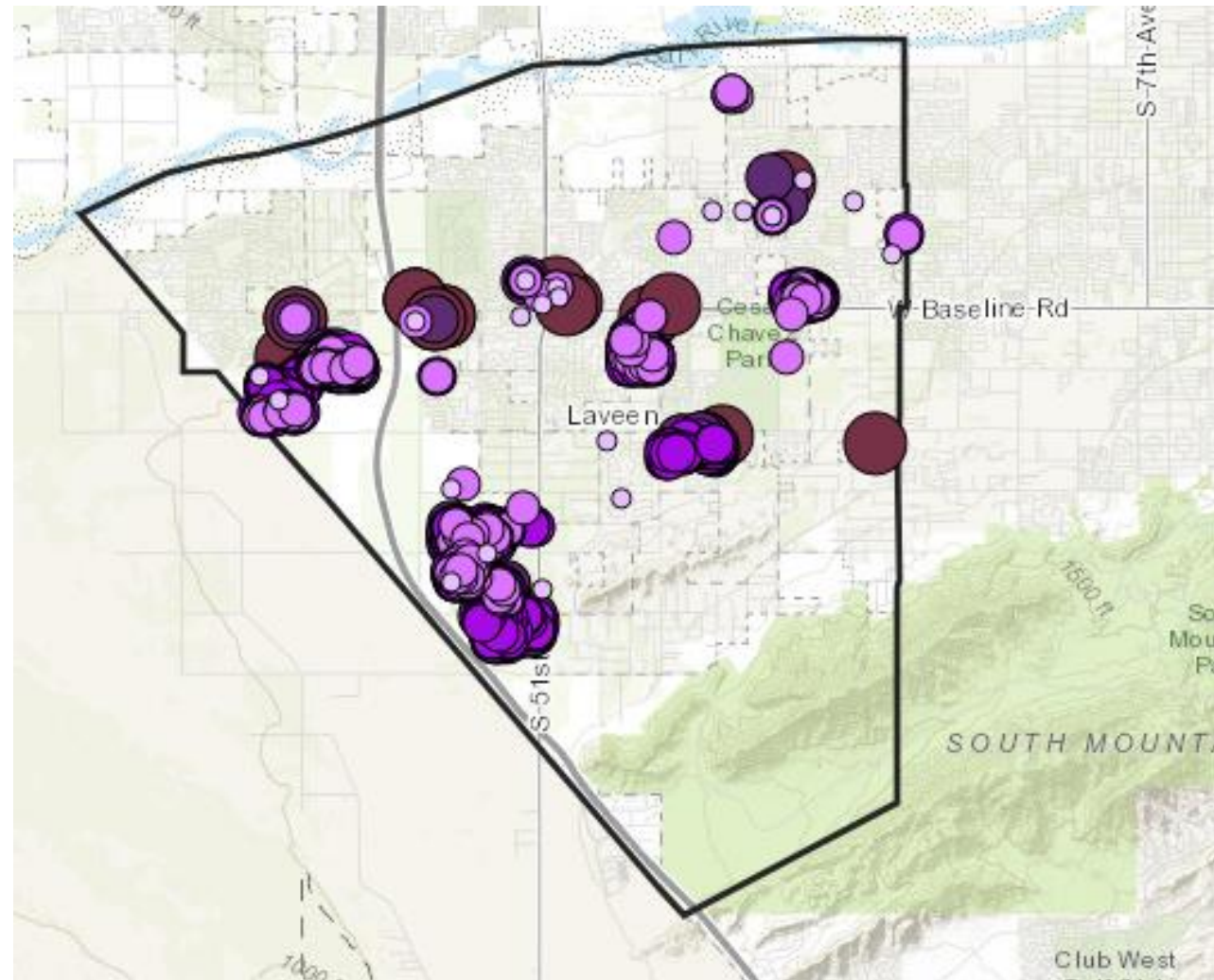
- Seeking accessible internet for the entire community.

Through ARPA and the FCC, there is an outreach program for eligible residents

- Need for new commercial construction including business suites, hotels (in the right locations), and nutritional restaurants.

There is currently a .3% retail vacancy rate, the market is reacting with multiple projects north of Baseline, Dobbins, and Elliot.

Commercial/Residential Permit Activity



2021 Building Permits per Value

- Laveen highest trending in market for SFH permits in the past 7 years
 - 2023-2024: 1,012 New home permits pulled
 - 24 subdivision planned
 - 2023-2024: 641 resale transactions @ average sale price of \$453,000
- Total of 114 commercial building projects \geq \$50K permit value
 - \$343M of investment and growth

Laveen Market Health

- **Retail**
 - Inventory – 1.9MSF
 - Absorption- 48% increase (12mo)
 - Vacancy – .3%
 - Market Rent - \$29.28/SF
- **Industrial**
 - Inventory – 341K SF
 - 80K UC
 - Vacancy – 2.9%
 - Market Rent - \$14.53/SF
- **Office**
 - Inventory – 53K SF
 - Vacancy – 0%
 - Market Rent - \$31.85/SF
- **Multifamily**
 - Inventory – 1,160 Units
 - 2,000 Predev/UC
 - Absorption – 119% increase (12mo)
 - Market Rent – \$1,871/Mo
- 59th Ave & Baseline - **DOMINANT** retail intersection

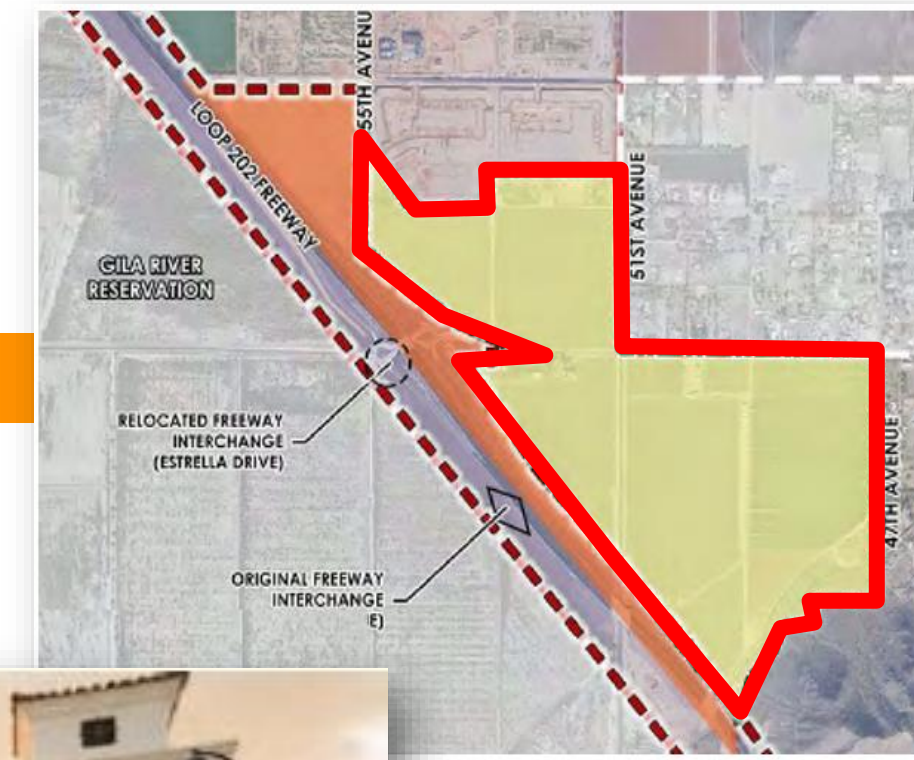


Gila Foothills Development

- 290 acres 51st Ave and Estrella Dr.
- PUD approved April 2024
- Laveen Village engaged in PUD
- DA approval: June 26, 2024

PUD includes the following:

- Auto Mall
- Retail
- Resort
- Trailhead
- Hospital
- Fire Station
- Multifamily
- Police Substation



Laveen Towne Center

- SWC: 59th Ave. and Dobbins Rd.
- Total site acreage: 90 Acres
- ~375,000 SF vibrant town center + multifamily
- Restoration and preservation of remanent Hudson Historic Farmhouse
- PUD forthcoming



Laveen Retail – Dominating!



- Laveen Park Place
 - TJ Maxx- top 5 performing in AZ out of 16 stores
 - Starbucks – top 10 in AZ with 405,000 visits YTD
 - Coming soon! – Buffalo Wild Wings + other major anchors
 - Harkins Theatre
- Laveen Spectrum
 - 83,000SF Center – Delivered May 2024
 - In-n-Out: almost done!
 - Back on the list – Chili's
- NEC/SEC @ 59th Ave and Baseline
 - Dave's Hot Chicken- almost done!
 - Aldi- top performing in AZ #2 of 11 stores w/439,000 visits YTD!
- More to come: 59th Ave and Baseline is HOT!



Hot Intersections – 51st Ave and Baseline

- The Shoppes at Rogers Ranch

- 24,420 SF
- 1,200SF Available

- Laveen Village Marketplace

- 273,752 SF
- No vacancy

- Estrella Mountain Village

- 105,288 SF
- No vacancy

- Laveen Ranch Marketplace

- 95,713 SF
- No vacancy



smash. sizzle. savor.®



LA | FITNESS®





Thank You!!



Christine Mackay

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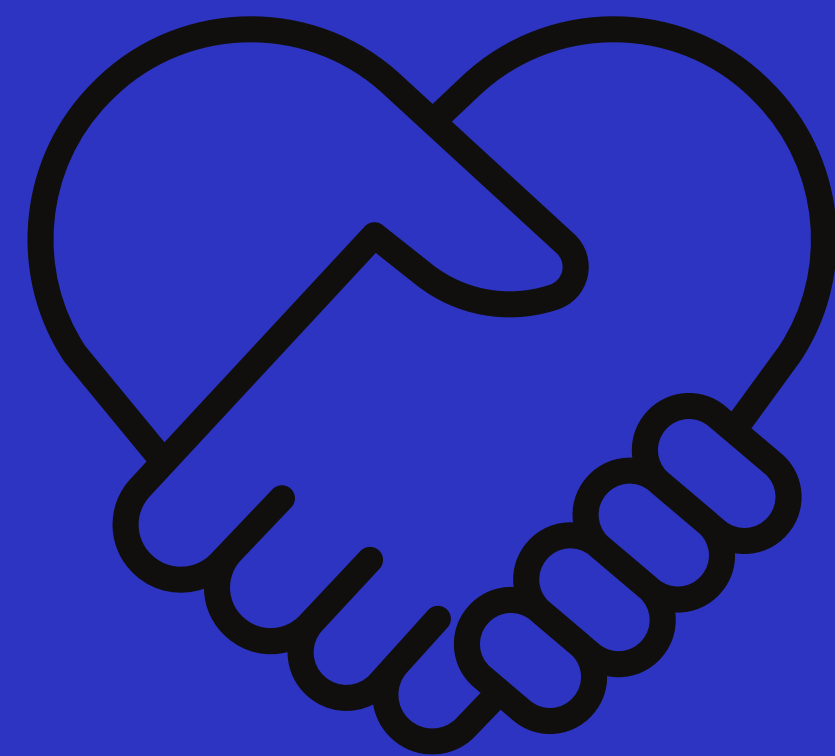
Office: 602-534-9049

@chrismackayaz

NEIGHBORHOOD SERVICES DEPARTMENT



OFFICE OF HOMELESS SOLUTIONS





Office of Homeless Solutions

Energize Eight



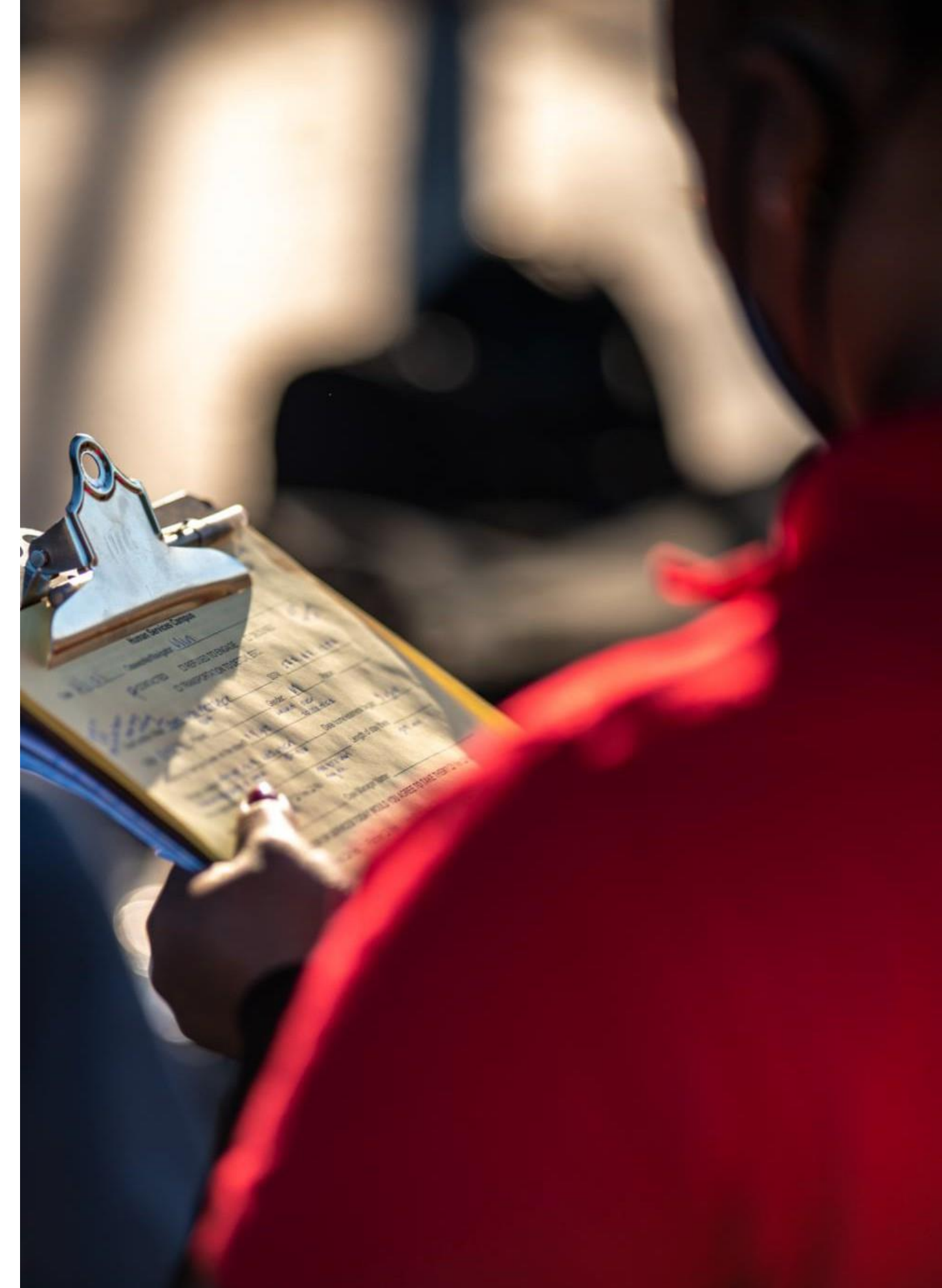
Two-Year Transformation

- From Funder to Provider
- Building the Right Team
- Transform Outreach Approach – Homeless Liaisons
- Owner / Operator
- Regional Leader



Major Initiatives

- Shelter Creation
- Safe Outdoor Space
- Area Outside the Key Campus
- Community Court
- Heat Response
- Property Storage
- Housing



District 8 Homeless Liaison Stefanie Greenlief

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Homeless Liaison Role

- Engage with people experiencing homelessness to connect them with services
- Work with community leaders to address encampments
- Provide data and information
- Attend community meetings



Behavioral Health Engagement Teams

Partners: Office of Homeless Solutions, Community Bridges, Inc. (CBI), Phoenix Police Department

Location: 51st Avenue and Baseline Road

Focus: Opioid epidemic and those that may be unsheltered

Resources: Treatment/detox, shelter and other support services



Behavioral Health Engagement Teams

- Program began December 15, 2022
- 381 people engaged
 - 115 accepted and placed into treatment or shelter services
 - 30% positive acceptance rate in homeless or treatment services
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- 51st Avenue and Baseline Road
- 35th Avenue and Baseline Road
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- 14% positive acceptance rate in homeless or treatment services
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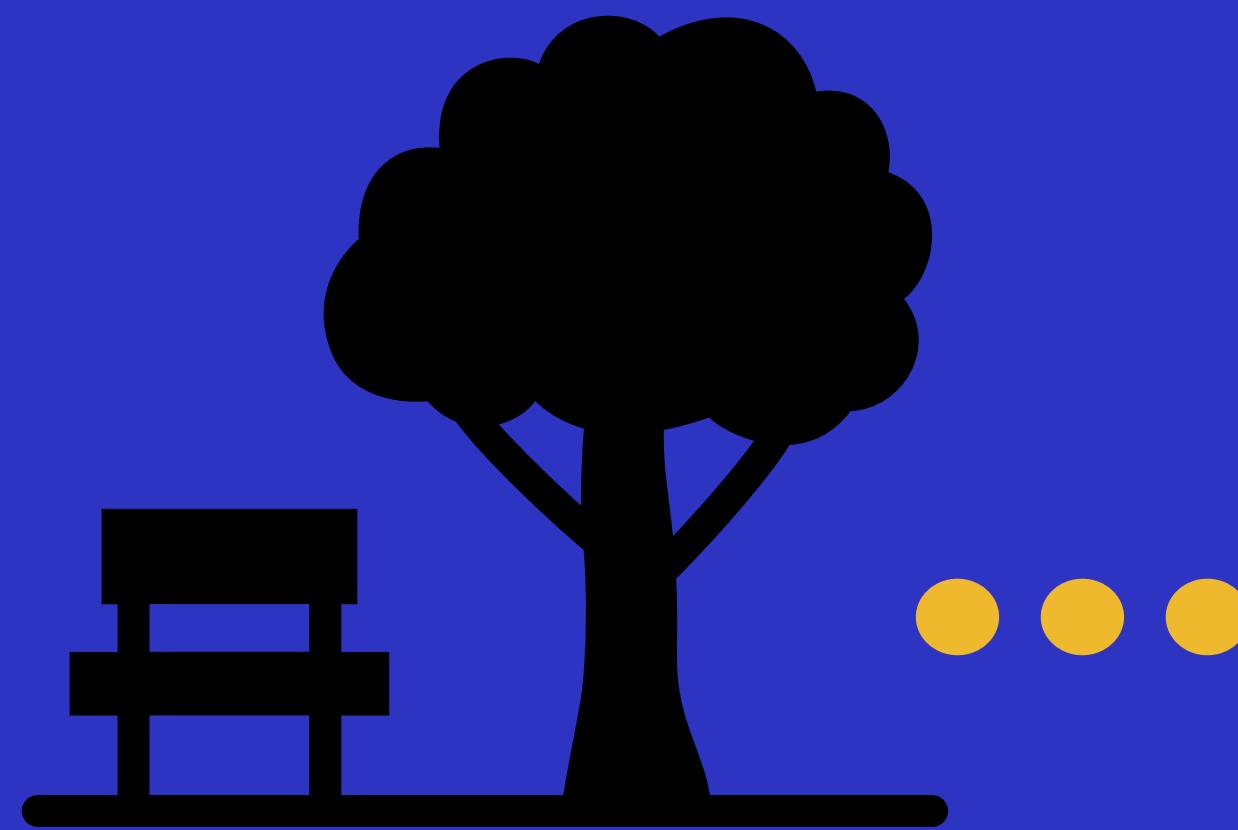


Camping Ordinance Changes

- City Council Adopted Changes to the Existing Camping Ordinance in May
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 - Unlawful to Camp within 500 feet of:
 - School
 - Child Care Facility
 - City Park
 - Shelter



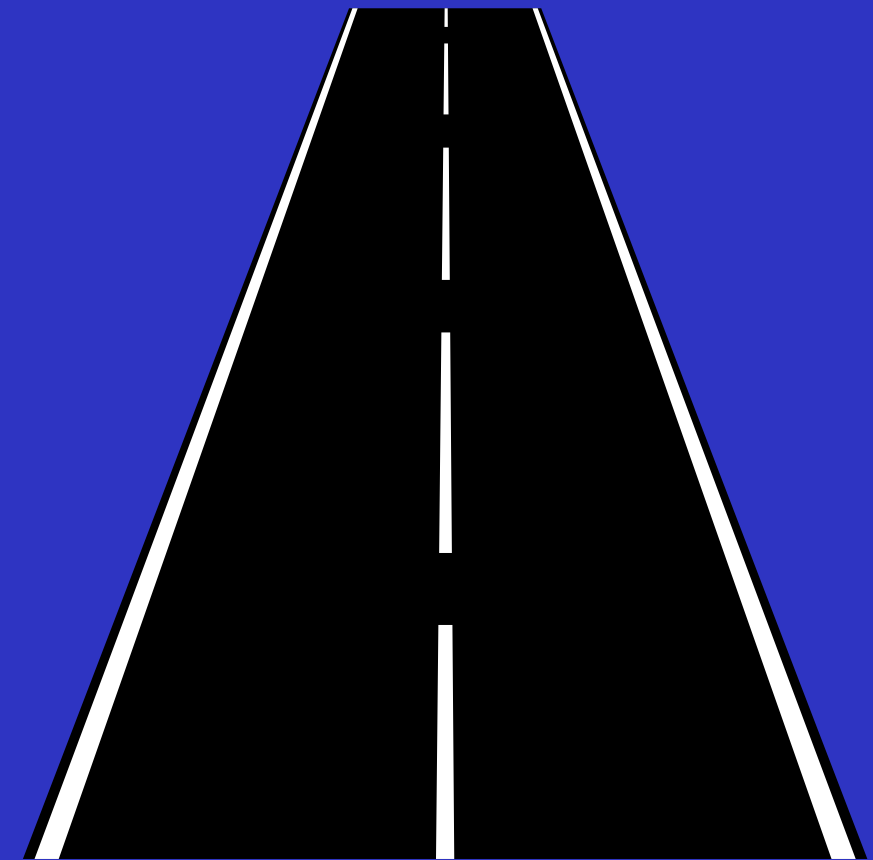
PARKS AND RECREATION DEPARTMENT



POLICE DEPARTMENT



STREET TRANSPORTATION DEPARTMENT

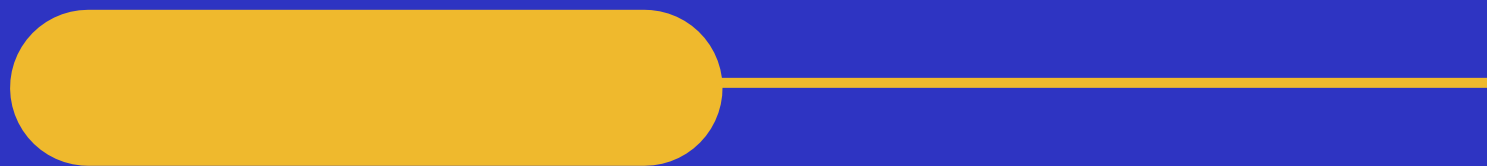




UPDATES



Please scan this QR code to see the updated list of items from last year's Energize Eight meetings.





SMALL GROUP TIME

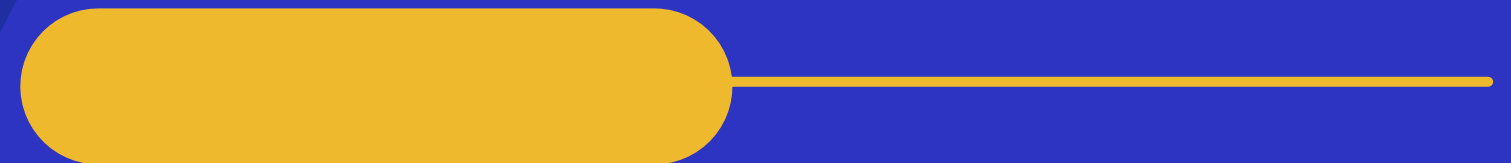
A graphic of a timer showing '20:00' in large, white, bold, rounded font with a black outline. The background is a colorful, abstract geometric pattern of triangles in shades of green, brown, and blue.

20:00

Please designate a note taker to track concerns and suggestions.

Please designate a speaker who will share the main points of the discussion with the group.

Recommendation: Take the first ten minutes to discuss specific concerns and use the rest of the time to brainstorm solutions.





THANK YOU

for joining us at

energize eight

Contact us at
602.262.7493 or
council.district.8
@phoenix.gov





WELCOME TO energize eight

September 23, 2024



Esteban Park Renovations



24/7 Direct Parks Line



New OHS Homeless Liaison



Street Enhancements - Pavers

24th St & Broadway Activation - 602 Day



**PHOENIX
IS HOT.**

Energize 8 Meeting

**RSD Wellness Center
September 23, 2024**

InvestInPhoenix.com





Economic Development

Lack of dining and grocery options “food deserts” – request for more sit-down/fast casual dining to provide more opportunities for gathering and socializing.

- **Promotion of sit-down restaurant, retail and grocery options. Retail demand study will be conducted starting in 4th quarter 2024 and will complete in 2025**
- **Retail Survey of SOMO**
- **Retail vacancies low- more coming online soon. Demand and promotion of the Baseline Retail Corridor will assist to fill these. Staff strategically drives community desired retail options such as sit down/fast casual concepts.**



Economic Development

Seeking project updates on developments happening in District 8, such as Rio Montana, AZ Fresh, and looking for consistent job opportunities and affordable/attainable housing.

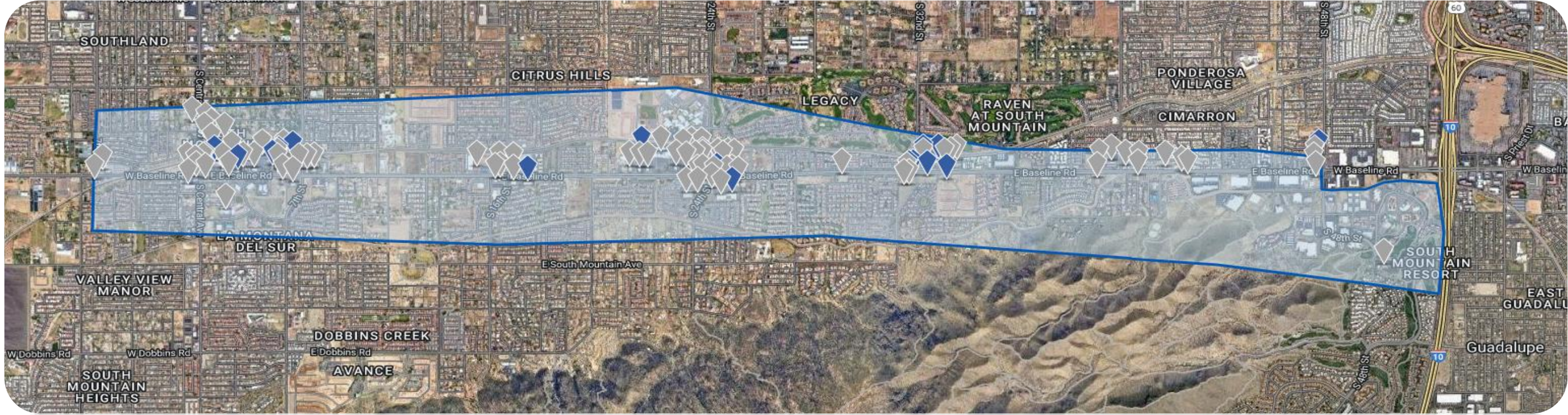
- AZ Fresh ground-breaking held October 2022. Preconstruction activities have commenced.
- Rio Montana (SEC 19th Ave and Baseline) re-zone approved w/stips July 1, 2024. 105 acres, approved for commercial, SFH and multifamily uses. Staff to work with broker and developer to ensure community desired retail options are considered
- Cotton Center is becoming a strong biosciences and corporate HQ location
- Trammel Crow is moving forward with a business park project at 12th Street & Elwood
- City will work to bring SEC of Central & Broadway to an RFP in first half of 2025

Market Health

- Industrial
 - Inventory – 23M SF
 - Vacancy – 4.6%
 - Market rent - \$15.01 (+5%)
- Retail
 - Inventory – 3.3M SF
 - Vacancy – 3.4%
 - Market rent - \$24.79/SF(+6.9%)
- Office
 - Inventory – 4.3M SF
 - Vacancy – 30%
 - Market rent - \$28.43 (+1.5%)
- Multifamily
 - Inventory – 10,501 units
 - Vacancy – 11%
 - Market rent – \$1,411



Baseline/Central Retail Corridor



	Retail Inventory	Vacancy	Market Rent	VPD*	Daytime Employment
Baseline Corridor*	1.3M SF	5%	\$24.50/SF (+9%)	66,00	22,400

	Retail Inventory	Vacancy	Market Rent	VPD**	Daytime Employment
Central Ave Corridor**	947,000 SF	8%	\$20.61/SF (+9%)	52,000	35,000

*3mi @intersection 7th St and Baseline **3mi @intersection Central and Southern

Major Shopping Assets



24th St. and Baseline Rd.

Legacy Village	GLA	Vacancy	Market Rent	Visits/Mth	Visits/Yr	Avg. Dwell Time
45ac Power Center	341,900SF	0%	\$33-\$41/SF	296,000	1.7M	45 mins
The Marketplace at South Mountain	GLA	Vacancy	Market Rent	Visits/Mth	Visits/Yr	Avg. Dwell Time
57ac Neighborhood Center	97,000SF	4%	\$33-\$38/SF	141,000	1.7M	43 mins

Major Shopping Assets



7th St./19th Ave. and Baseline Rd.

Mountain Park Plaza	GLA	Vacancy	Market Rent	Visits/Mth	Visits/Yr	Avg. Dwell Time
10ac Strip Center	96,00SF	2%	\$23-\$28/SF	80,000	973,000	32 mins
South Mountain Pavilion*	GLA	Vacancy	Market Rent	Visits/Mth	Visits/Yr	Avg. Dwell Time
51ac Power Center	228,900	10%	\$31-\$38/SF	82,000	791,000	36 mins

*Total visitation does not include entire center

SOMO Top 10 Employers

Company	Employee #	Industry
Apollo Group Inc	1,800	Government, Social, & Advocacy Services
Aetna Medicaid Business Unit	1,684	Finance, Insurance, & Real Estate
Roosevelt Elementary School District No. 66	1,387	Education
City of Phoenix	1,352	Government, Social, & Advocacy Services
Charles Schwab	1,274	High Tech Manufacturing and Development Finance, Insurance, & Real Estate
United Healthcare Group	1,216	Finance, Insurance, & Real Estate
The Money Source	1,200	
Asurion	1,000	Business Services
Caris Life Sciences	684	Healthcare
Avnet	675	High Tech Manufacturing and Development



SOMO Development Activity

24th Street and Broadway Road (Dr. Martin Luther King Jr. Boulevard)

SWC 24th St & Broadway Rd

Size: Approx. **12.1 acres**

Current zoning:

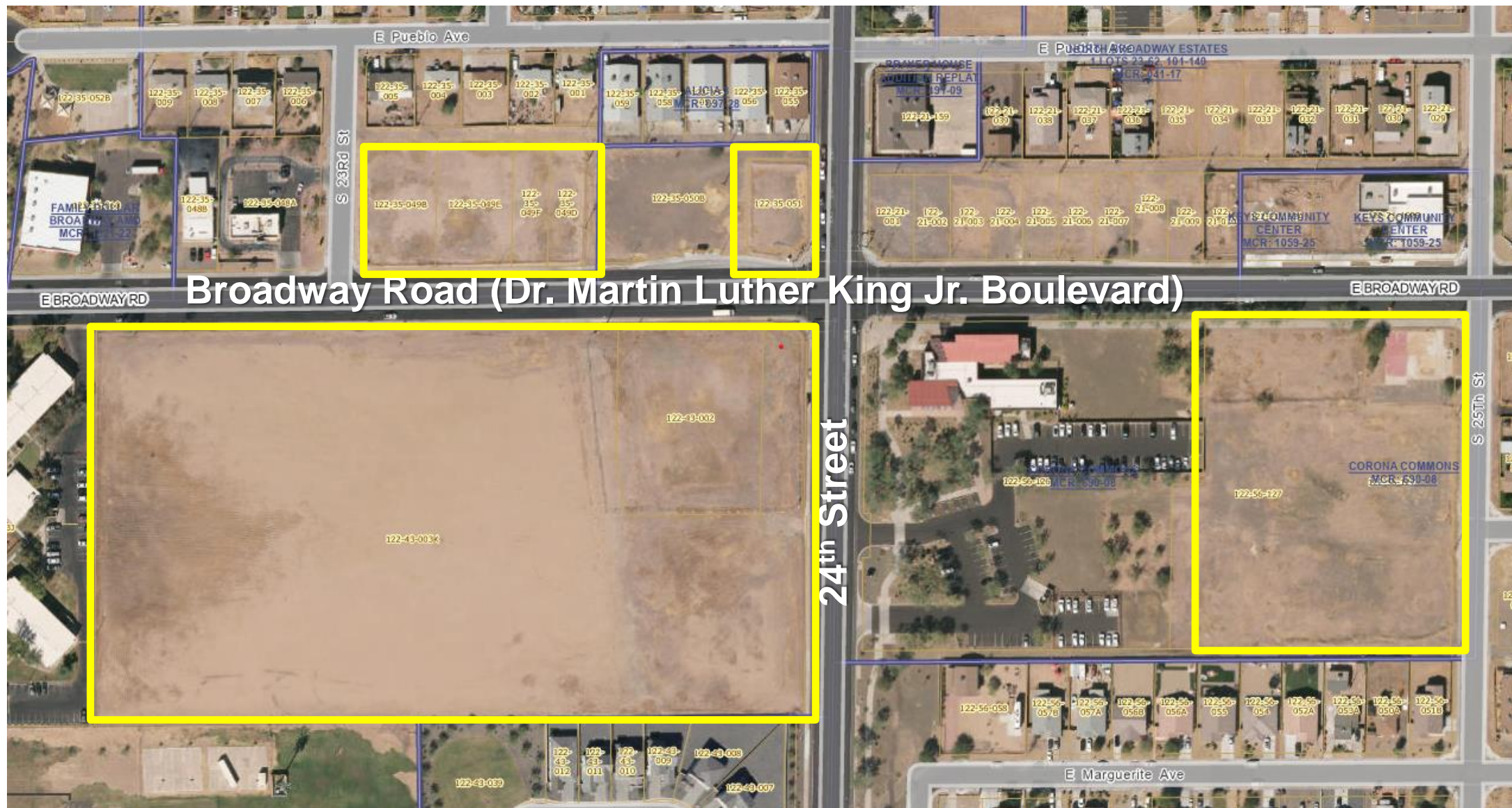
- Northern portion: C-2 (Intermediate Commercial)
- Southern portion: R1-6 (Single-Family Residential)

Regulatory Overlays:

- Four Corners Overlay District
- South Phoenix Village and Target Area B Design Overlay District

Redevelopment Area:

Target Area B Redevelopment Area



Temporary Activation as a Farmer's Market



Market Size: 6 acres **acres**

Farmer's Market

- Local farmers and vendors from around Phoenix and the neighborhood
- Homage to cultural heritage
- Provides option for fresh healthy food in a food desert
- Brings community back to the site after 30-years
- Community non-profit will run the market
- All vendors will be licensed
- CED has paid for Temporary Use, and other Permits

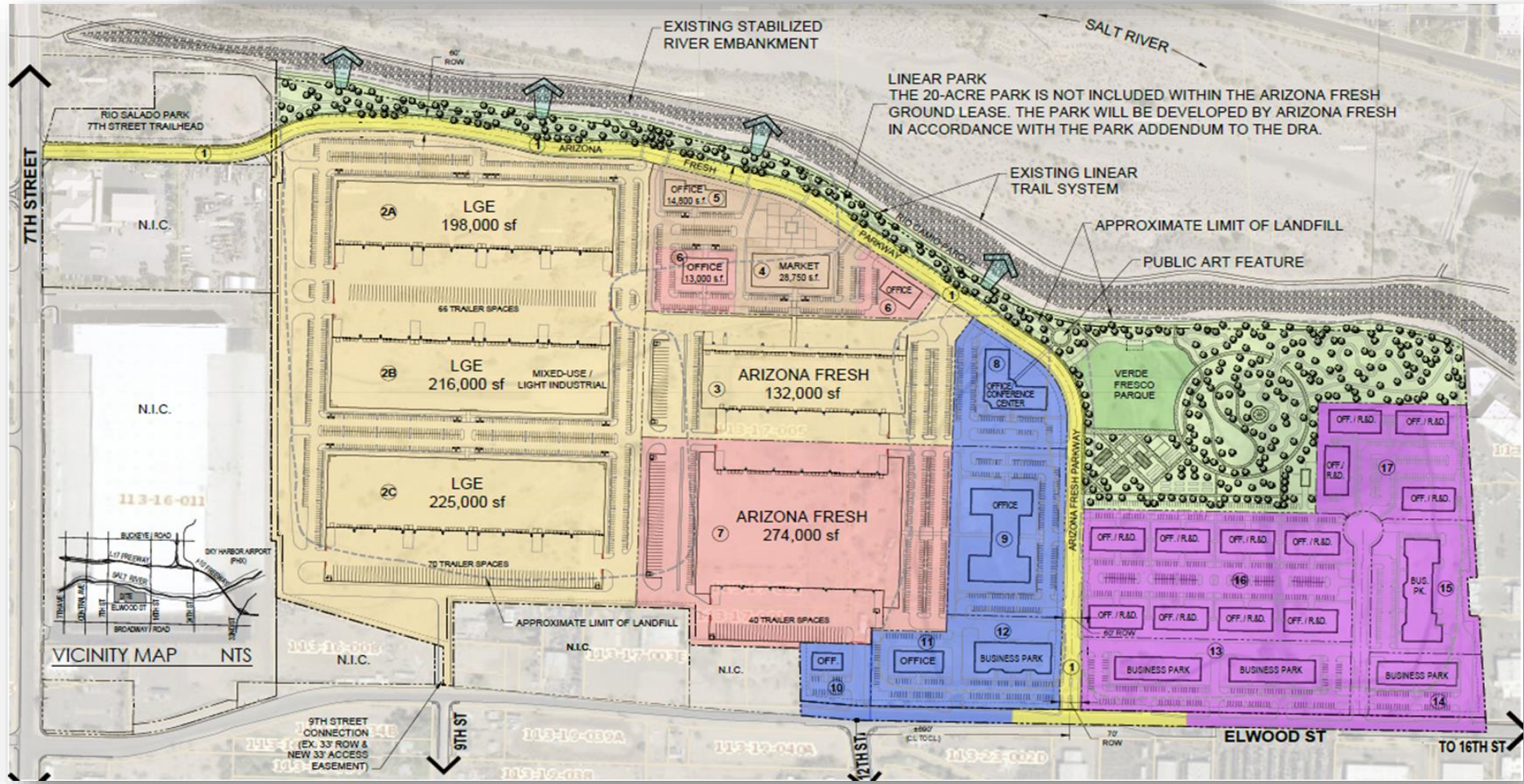
Temporary activation estimated to last at least through 2025

Arizona Fresh

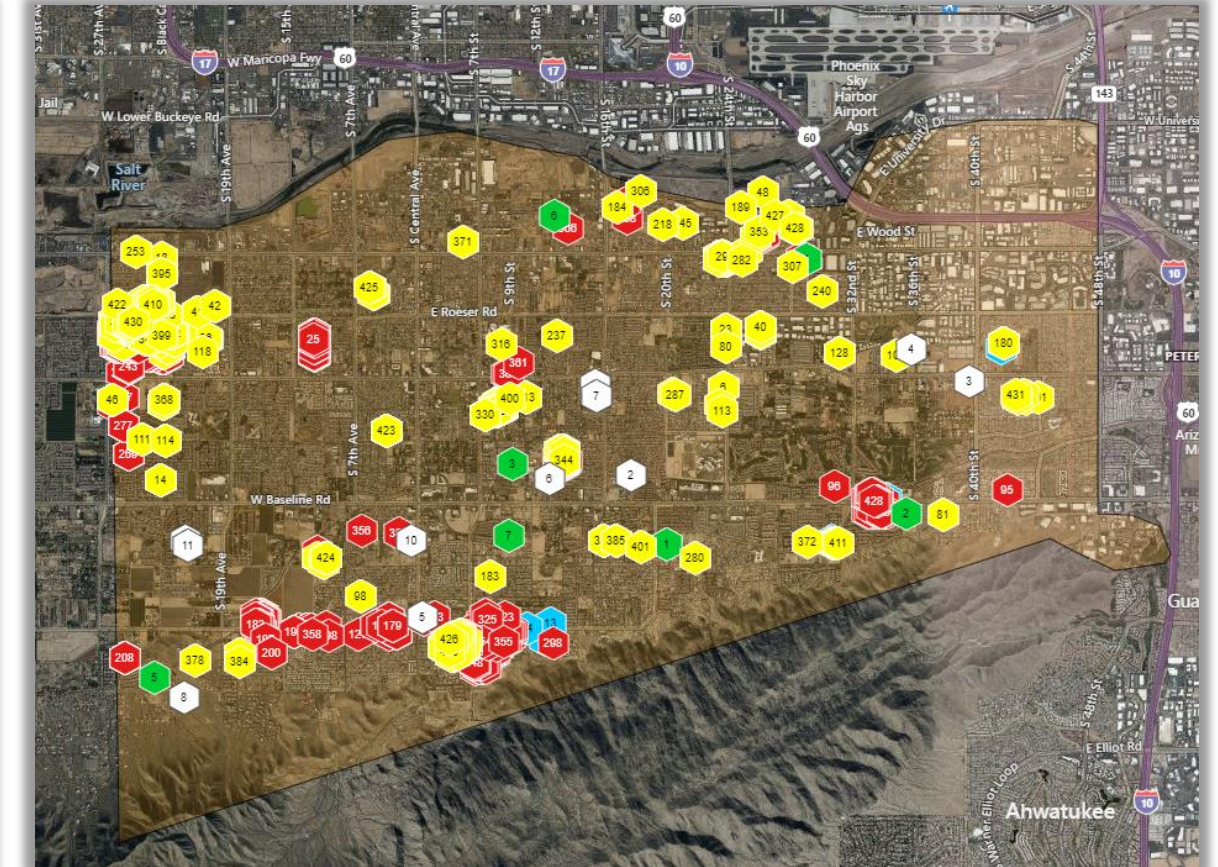
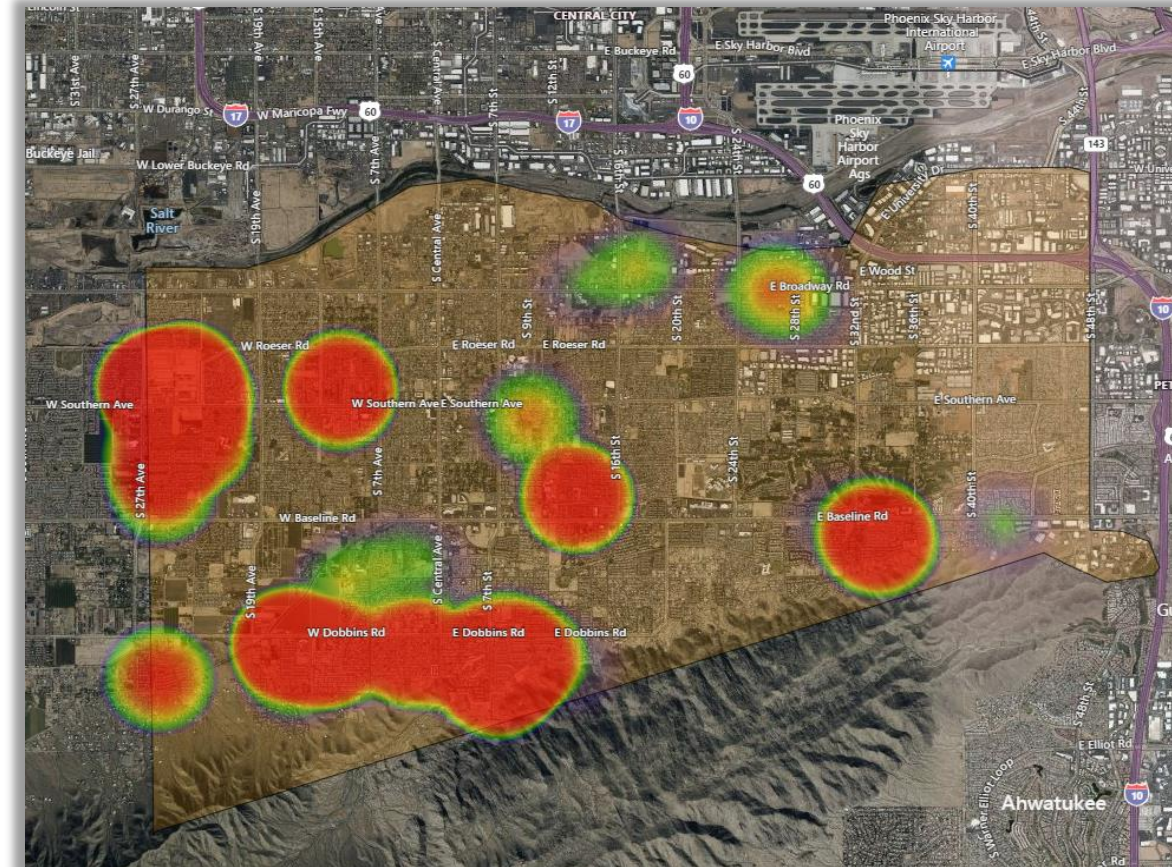


Brownfield to Healthfield

- Redevelopment of former Del Rio Landfill
 - 156 acres
- AZ Fresh Agri-food Innovation Center
 - Multiphase
 - 20 acres park
 - Wholesale produce distribution center
 - Education and research facilities
 - Farmer's Market
- \$200M capx
- Est. \$848M Economic output
- Projected: 1,400 construction jobs/1,500 permanent jobs at buildout



Residential Development



Multifamily	Predev/UC	Total Unit Count
	5 projects	799

Single Family	Predev/UC	Total Lots
	21 Subdivisions	1,879

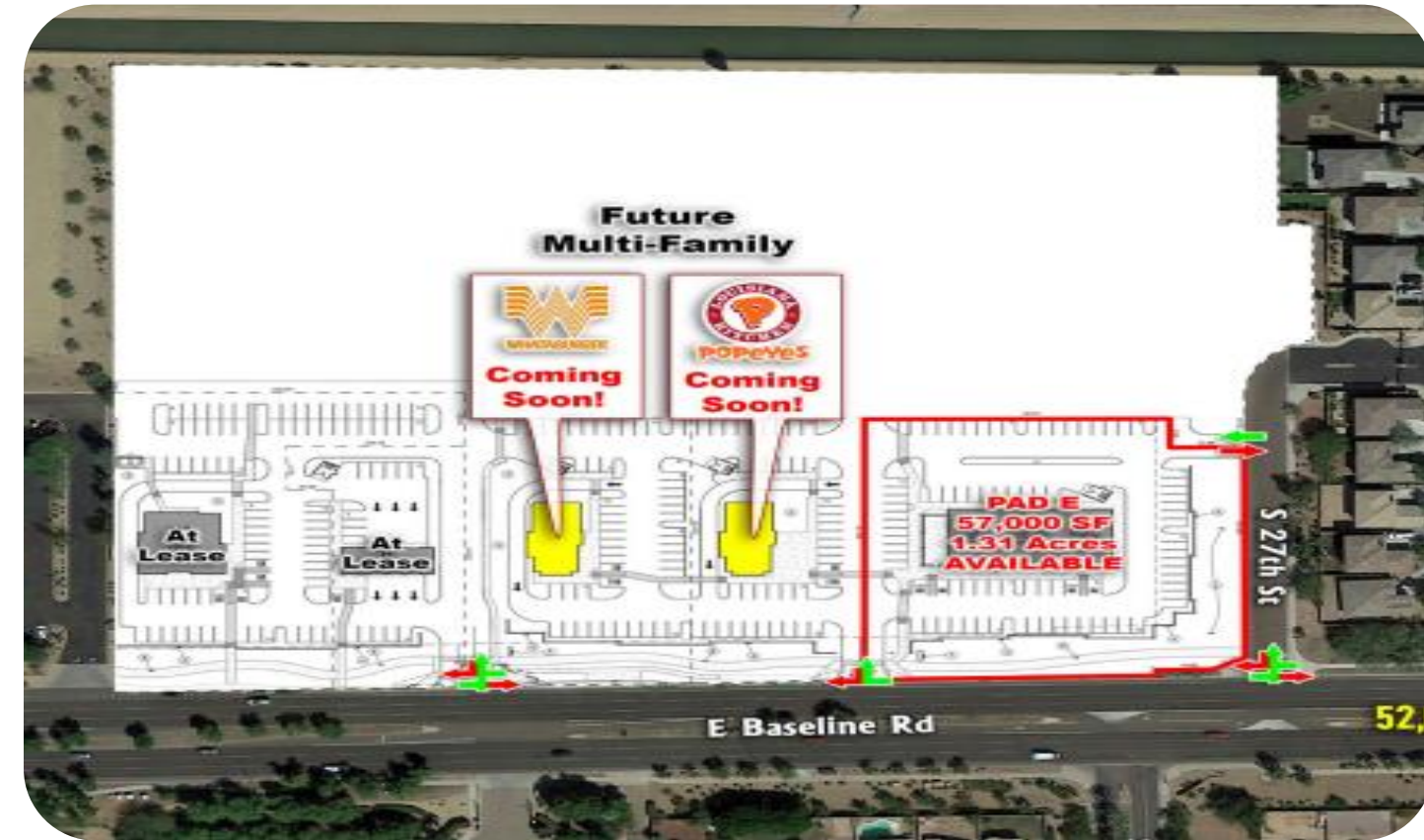
Build for Rent	Predev/UC	Total Unit Count
	11 Projects	578

Hot Projects



19th Ave and Baseline

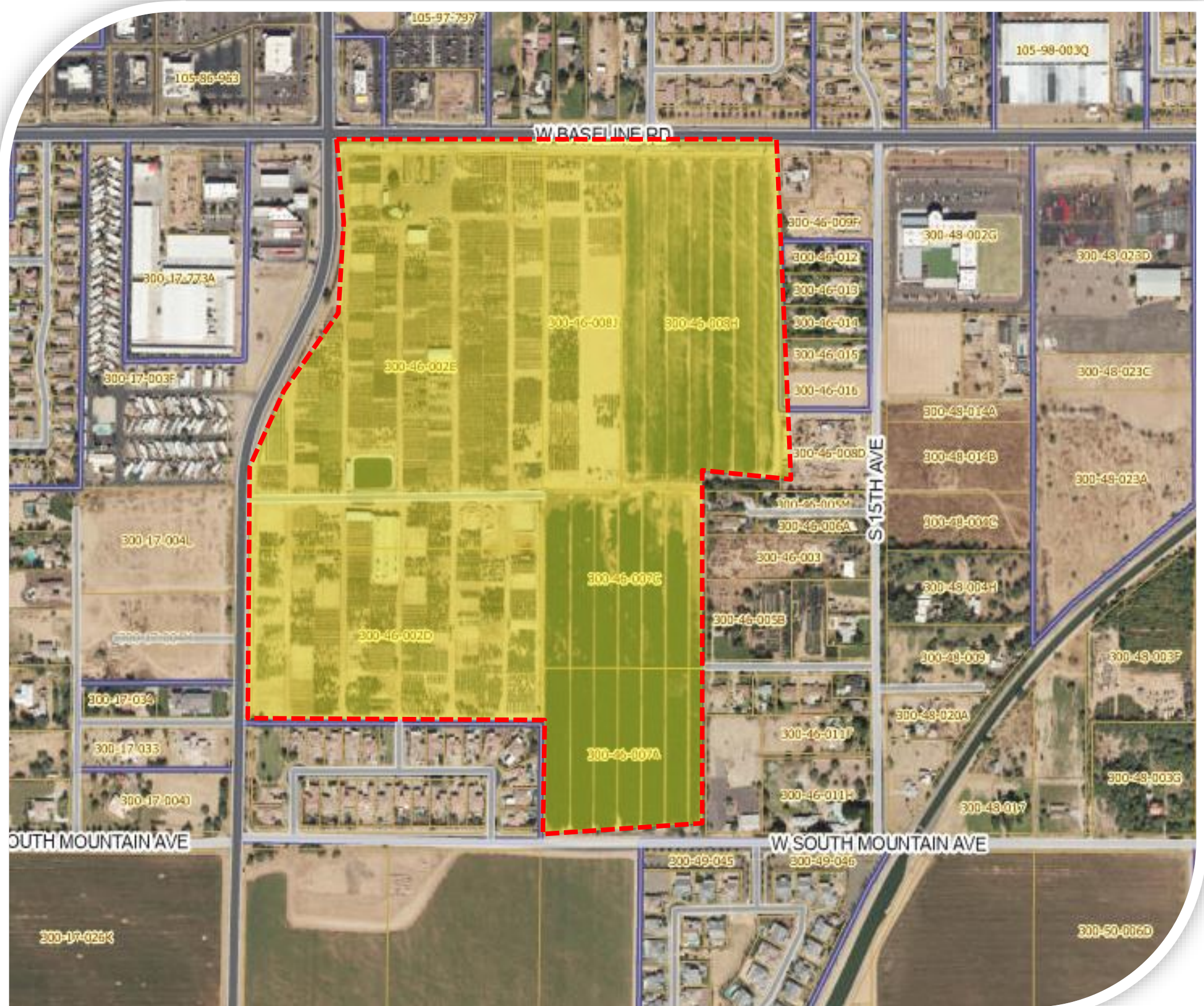
- The Shops at Madison Ranch
 - EOS Fitness
 - 40,000SF
 - Pool
- Chipotle
- Take 5 Oil
- Coffee user pending
- 1 pad remaining for lease



24th St. and Baseline

- South Mountain Promenade
 - Food and beverage pads
 - Multifamily project
 - 138 units

Hot Projects



SEC 19th Ave and Baseline

- Re-zone in Rio Montana area plan- Case Z-92-23-8
- Approved July 1, 2024
- ~105 acres
 - 34 acres – C-2 uses
 - 30 acres - R-3/R-4 MF
 - 30 acres- R1-10 SFH
 - 20’ Ped trail
 - 5+ acres – open space
- Stipulations include screening for drive thrus, pedestrian amenities and MUT
- Staff to work w/broker once on board for retail/commercial options

Arizona Grand Resort Redevelopment

Arizona Grand Resort and Spa

- 63 acres all suite luxury resort
- AAA Four Diamond
 - 744 keys
 - 120,000SF event/meeting space
 - 18 hold championship golf course
 - 7 acres water
- Rezone request from PCD to PUD
 - Proposed food and beverage district
 - Multifamily Residences
 - Renovation of existing facilities
 - Ball/Conference rooms
 - Guest rooms
 - Water park



Sky Harbor Airport

America's Friendliest Airport

- 48.7M Passengers per year
- \$44.3B Annual Economic Impact
- 245,373 Employment

Sky Harbor Center

- Breaking ground late 2024
- 360,000 SF in multiple buildings
- 1,700 jobs

PHX Land Reuse Strategy

- Aviation property west of Sky Harbor
 - 743 vacant parcels
 - New and vibrant uses
- Redevelopment and revitalization strategies
 - Heritage trail (Cultural Corridor)
 - Quick Hits; Spark Areas and Block Plans
- skyharbor.com/LandReuseStrategy



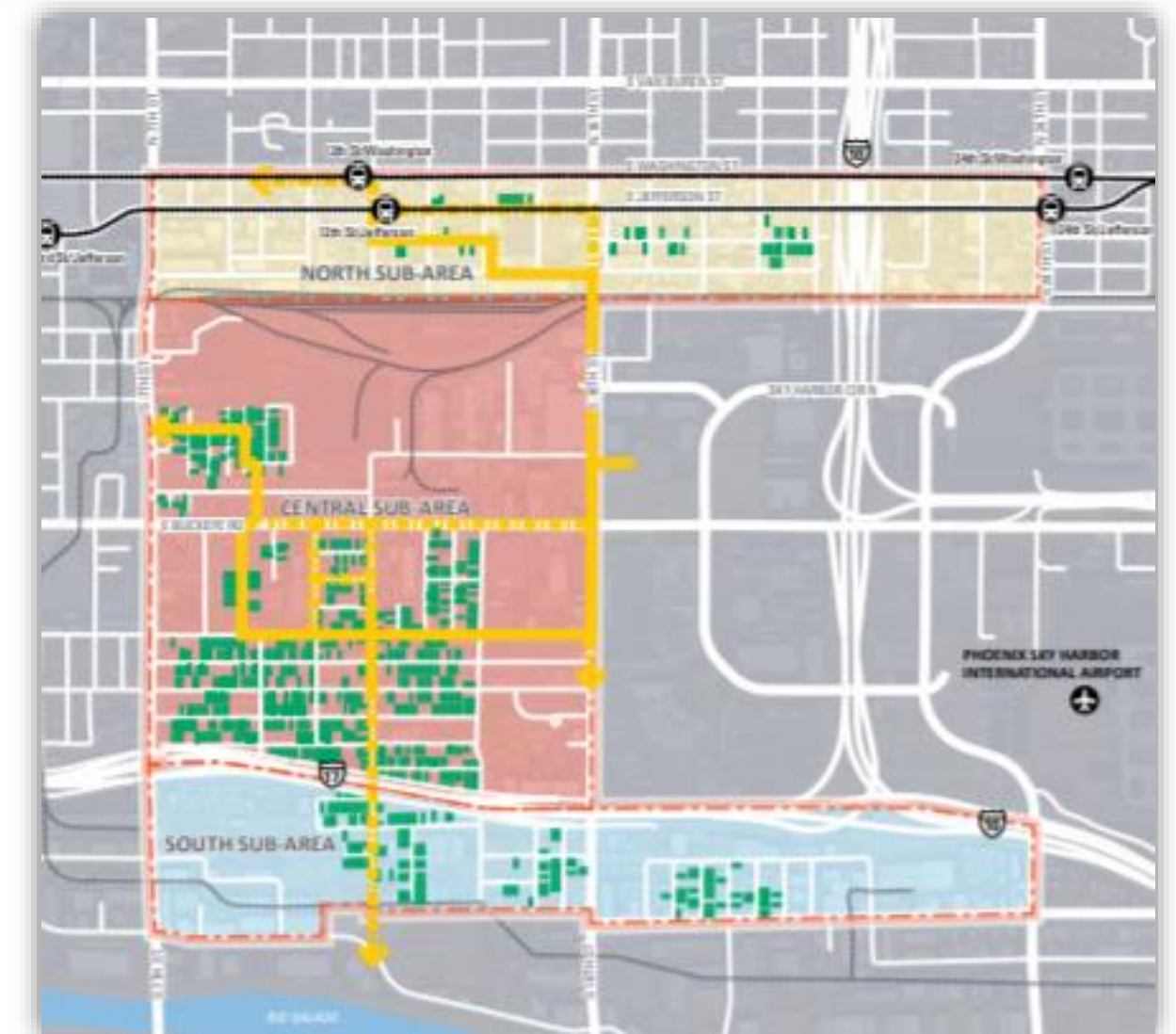
Stabilize & Strengthen
Our Neighborhoods



Promote Identity and
Heritage



Expand Economic
Opportunity





Thank You!!



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Office of Homeless Solutions

Energize Eight



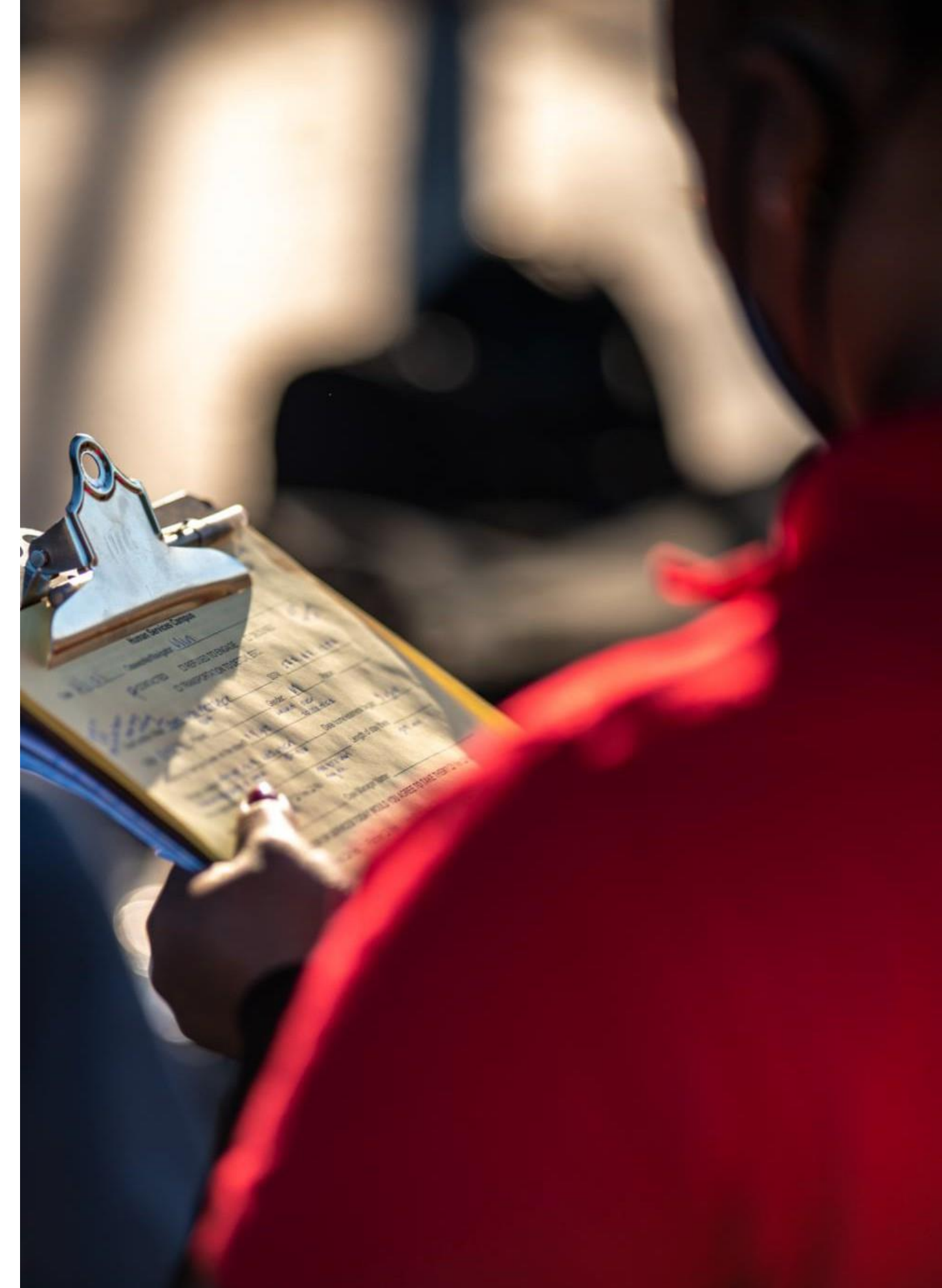
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THA

energize eight

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September 25, 2024





Perry Park Renovations



24/7 Direct Parks Line

See something... Say something

When you see a problem, make the call...
 Together we are making our community a
 "Safe, Walk-Able Community for ALL to Enjoy"

An **AUTHORITY TO ARREST (ATA)** gives police the authority to arrest individuals off of your property who are trespassing. The process is simple, and online:

<https://www.phoenix.gov/police/resources-information/criminal-trespass>

At this link, you can also find out more about **NO TRESPASSING SIGNS** that need to be posted throughout your property.

IMPORTANT CONTACTS:

A Crime in Progress Emergency/Police: 911	Shopping Carts Cart Pick Up: 602.534.4444 option 1	Graffiti, Blight, Weeds 602.534.4444 blight@phoenix.gov
Crime Already Occured Crime Stop 602.262.6151	PHX Small Business Toolbox 602.262.5040 <small>www.phoenix.gov/SmallBusinessToolbox</small>	Community Resources Dial 2-1-1 211arizona.org
Encampments PHX CARES: 602.262.6251 phoenix.gov/myphx311	Illegal Dumping 602.262.6251 solid.waste@phoenix.gov	Neighborhood Specialist Doug Mings 602-463-8209
	Community Action Officers Joe Kaplan 602-495-5634 Caleb Zimmerman 602-534-1747	

See Something-Say Something Flyer

New OHS Homelessness Liaison



Eastlake Pool Progress





Energize 8

Central City/Camelback East

Community and Economic Development

CITY OF PHOENIX



Economic Development

Centralize data so business owners have accurate information for inspection, code enforcement.

Office of Customer Advocacy

- <https://www.phoenix.gov/pdd/development/office-of-customer-advocacy>



Economic Development

More Resources and easily locatable resources to start businesses, more support

Small Business Support

- <https://www.investinphoenix.com/grow-expand/business-resources/small-business-assistance>
- <https://www.investinphoenix.com/grow-expand/business-resources/business-data-tools>
- <https://www.phoenixpubliclibrary.org/StartUpPHX>



Economic Development

Source money from the Fed to be available to small business

- **Programs through the American Rescue Plan Act (ARPA). More than \$12M has been allocated through Phoenix.**
- **Small business loan and grant programs available**

Job Corps relocation issues

- **Through our Workforce Innovation Opportunity Act program, we work closely with Job Corps as a partner**
- **Funding for their relocation needs to be appropriated by Congress; discussed with our Congressional delegation as a future opportunity.**

District 8- Central City/Camelback East

- **Retail**

- Inventory – 3MSF
- Vacancy – 5%
- Market Rent - \$21.66/SF

- **Industrial**

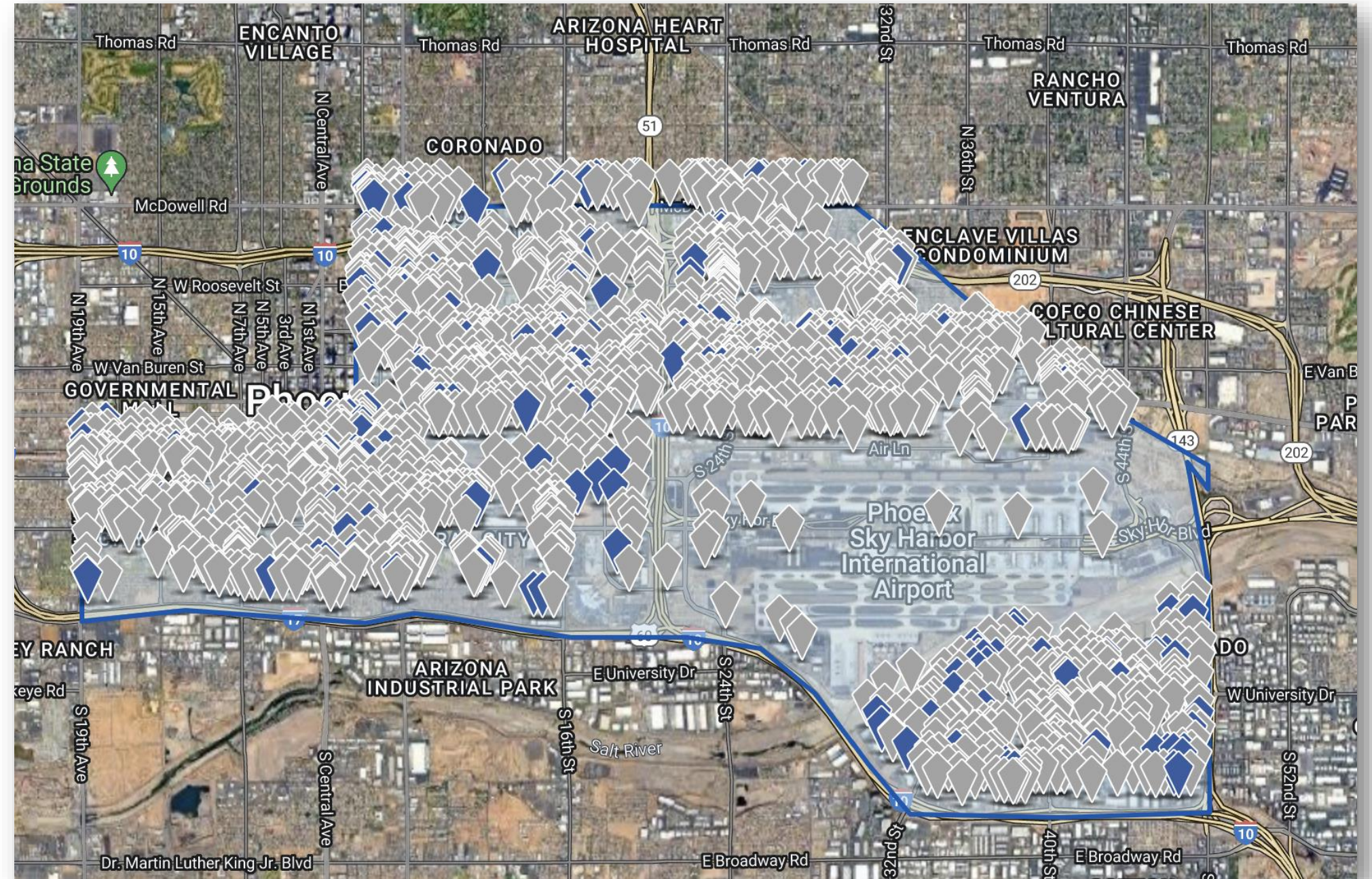
- Inventory – 21.6M SF
 - 27.5K UC
- Vacancy – 6.2%
 - 3.5% 24Q2
- Market Rent - \$15.12/SF

- **Office**

- Inventory – 7.5M SF
- Vacancy – 10%
- Market Rent - \$28.19/SF

- **Multifamily**

- Inventory – 11,223 Units
 - 857 Predev/UC
- Vacancy – 11.5%
- Market Rent – \$1,461/Mo



Consumer Spending



2024 YTD Total Spending ~\$1.65 Billion



Top 5 Spending Categories*

Food and Beverage	Transportation	Housing	Entertainment	Education/Childcare
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\$544M

\$458M

\$279M

\$262M

\$110M

*3mi @intersection 16th St and McDowell

Trade Area



	Population	Med. Age	HH Income	Roof Tops	Avg. HH Size	Edu. Attainment- Bachelor+	Daytime Employment
1mi	21,185	34	\$61,000	9,661	2.5	18%	15,247
3mi	159,716	35	\$75,900	48,530	2	30%	185,521
5mi	358,214	35	\$83,200	127,859	2	31%	358,143

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America's Friendliest Airport

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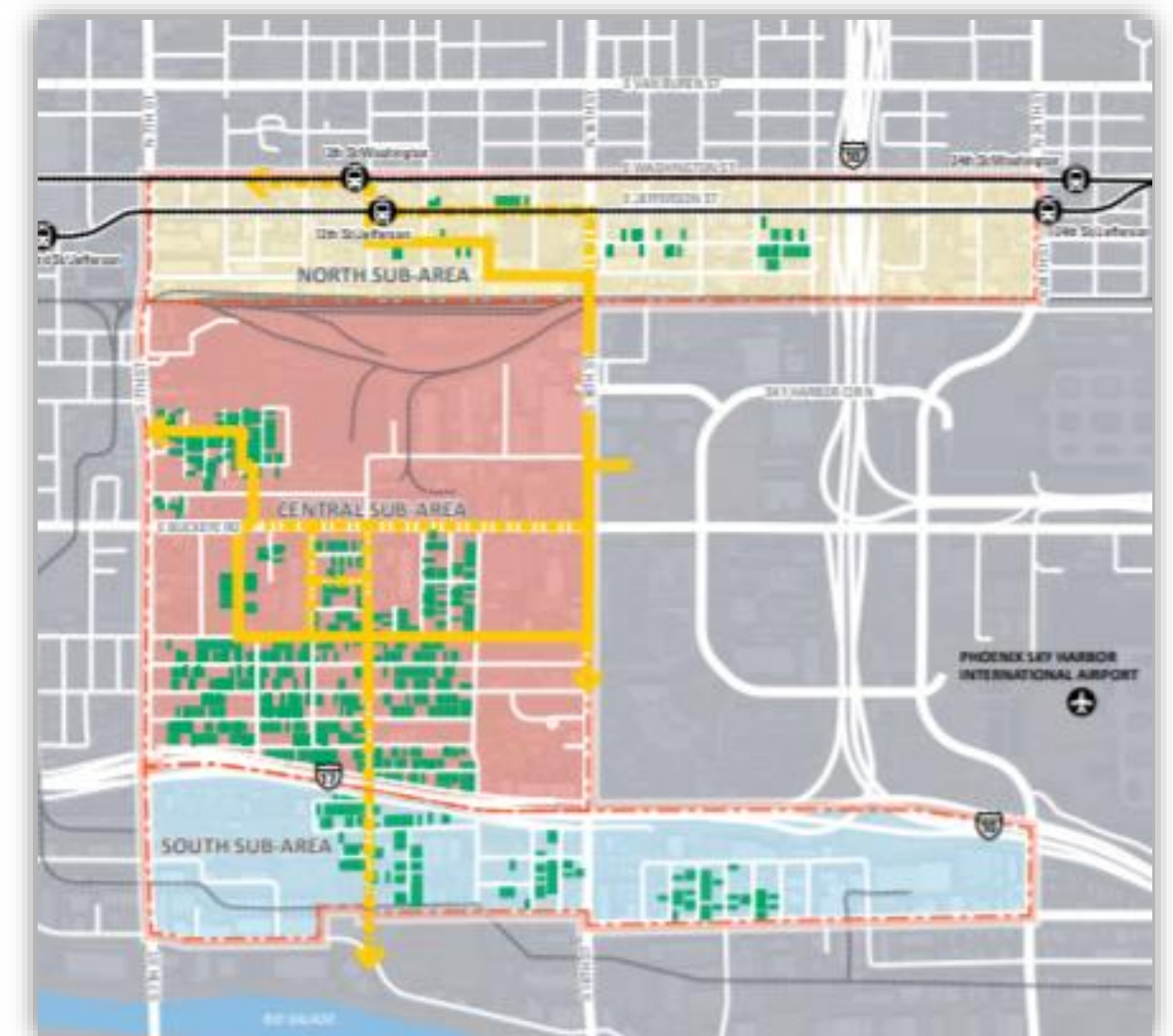
Stabilize & Strengthen
Our Neighborhoods



Promote Identity and
Heritage



Expand Economic
Opportunity



Sky Harbor Area

- Phoenix Rising
- 24th & Jefferson – HP Bank Building
- Land Reuse Plan
- Residential projects in Spark Area 1
- 2024 Bond Program for acquisitions



Dow

- Arizona Center
- Center for Advanced Molecular and Immunological Therapies (CAMI)
- Suns/Mercury Headquarters; Mercury Training Facility
- ASU Medical School



Loop 202 Development

- QTS data center
- Stack data center
- Bakker Industrial Park
- Celebrity Theater
- VA Medical Center
- TOD execution forthcoming





Thank You!!



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Office of Homeless Solutions

Energize Eight



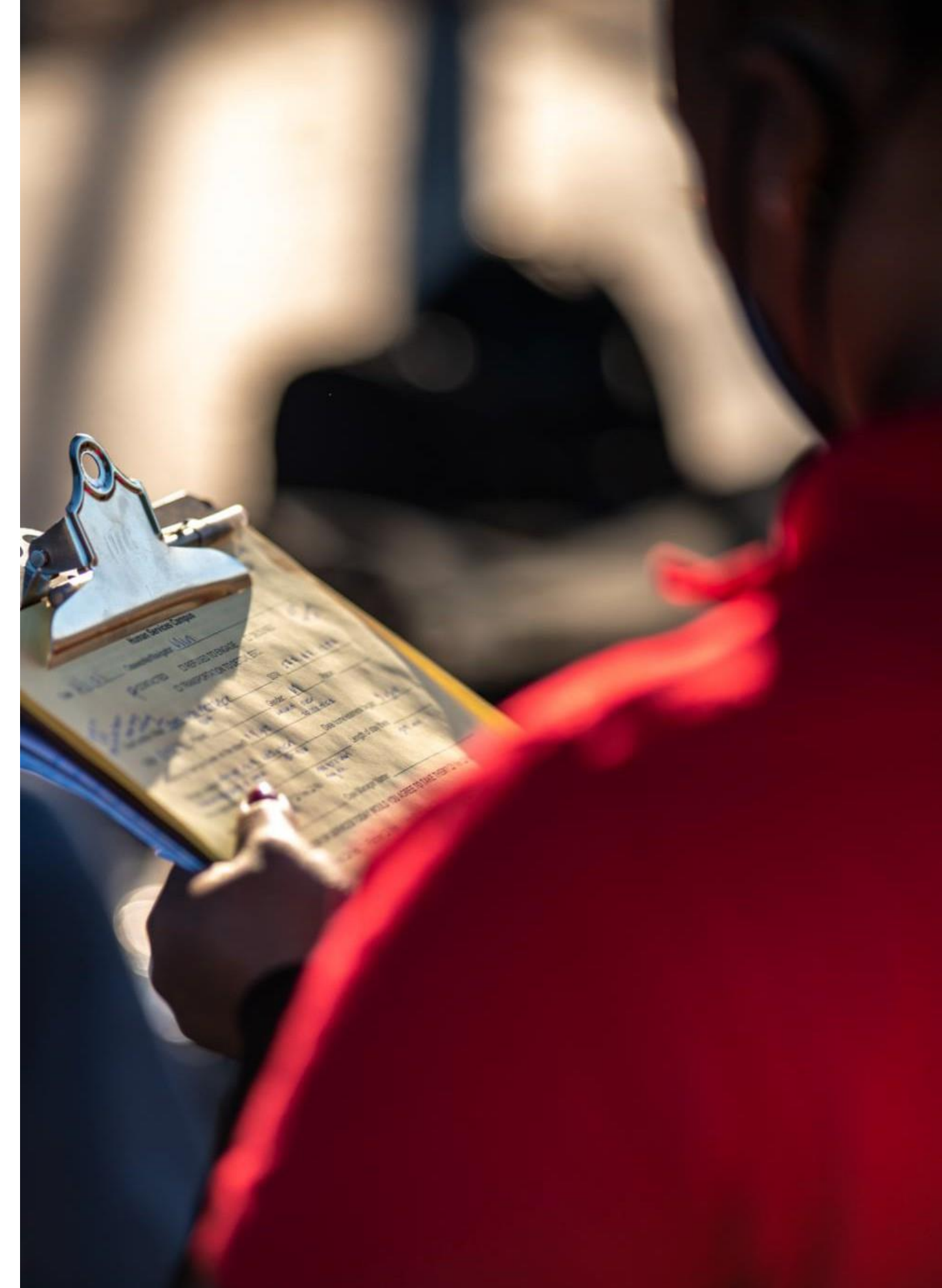
Two-Year Transformation

- From Funder to Provider
- Building the Right Team
- Transform Outreach Approach – Homeless Liaisons
- Owner / Operator
- Regional Leader



Major Initiatives

- Shelter Creation
- Safe Outdoor Space
- Area Outside the Key Campus
- Community Court
- Heat Response
- Property Storage
- Housing



District 8 Homeless Liaison Stefanie Greenlief

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Homeless Liaison Role

- Engage with people experiencing homelessness to connect them with services
- Work with community leaders to address encampments
- Provide data and information
- Attend community meetings



Behavioral Health Engagement Teams

Partners: Office of Homeless Solutions, Community Bridges, Inc. (CBI), Phoenix Police Department

Location: 51st Avenue and Baseline Road

Focus: Opioid epidemic and those that may be unsheltered

Resources: Treatment/detox, shelter and other support services



Behavioral Health Engagement Teams

- Program began December 15, 2022
- 381 people engaged
 - 115 accepted and placed into treatment or shelter services
 - 30% positive acceptance rate in homeless or treatment services
 - Refusals are not always people experiencing homelessness



CBI Pilot Program

Behavioral Health Engagement Teams

Based on success of the original BET teams – a pilot program was created for daily outreach in Laveen

Partners: Office of Homeless Solutions, Community Bridges, Inc. (CBI)

Location: 4 focus areas, 5 days per week:

- 51st Avenue and Baseline Road
- 35th Avenue and Baseline Road
- Cesar Chavez Park
- Laveen Conveyance Channel

Focus: Opioid epidemic and those who may be unsheltered

Resources: Treatment/detox, shelter and other support services



CBI Pilot Program

Behavioral Health Engagement Teams

Program began December 1, 2023 and expanded on success of 51st Avenue and Baseline Road

- 721 contacts
- 103 people accepted and placed into treatment or shelter services
- 14% positive acceptance rate in homeless or treatment services
- Outreach is conducted 5 days per week



Camping Ordinance Changes

- City Council Adopted Changes to the Existing Camping Ordinance in May
 - In Planning Stages, Implementation September 1, 2024
 - Unlawful to Camp within 500 feet of:
 - School
 - Child Care Facility
 - City Park
 - Shelter





THA

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