

City of Phoenix Housing Department



# PHX HOUSING

Quality Affordable Housing and a Pathway to Self-Sufficiency



[PHOENIX.GOV/HOUSING](https://phoenix.gov/housing)

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# WELCOME TO THE CITY OF PHOENIX HOUSING DEPARTMENT

We are proud to serve more than 35,000 residents, along with a wide range of non-profits and private businesses throughout the Phoenix community.

With continued support of the Phoenix Mayor and City Council, we have worked hard to enhance quality of life through expanded housing options and homeownership opportunities.

Thanks to strong partnerships and the commitment of our dedicated staff, we are able to deliver essential services quickly and effectively.

Inside this booklet, you will find an overview of the programs and services we offer. We hope you find it helpful. To learn more, please visit our website at [phoenix.gov/housing](http://phoenix.gov/housing).



*Titus Mathew*

Housing Director



# AFFORDABLE RENTAL OPTIONS

WE UNDERSTAND THAT FAMILIES COME IN ALL SHAPES AND SIZES, WHICH IS WHY WE OFFER A VARIETY OF HOUSING OPTIONS FOR ELIGIBLE PHOENIX RESIDENTS



View our  
communities  
online

## PUBLIC HOUSING

Our multi-family housing apartments range in size from one to five bedrooms with electric and water utilities included. Up to 30% of a participant's monthly income goes toward rent. If other utilities are required such as gas, participants receive an allowance. In addition to housing, families can access job training, educational support, and personalized case management - designed to help them build financial stability and reach their personal goals. Public Housing is subsidized by the U.S. Department of Housing and Urban Development (HUD).

## AFFORDABLE HOUSING

All affordable rental properties owned by the City of Phoenix are professionally managed to ensure quality and care. Many communities offer amenities like laundry facilities, playgrounds, parking, community rooms, and swimming pools (at select locations). Our properties are also conveniently located near jobs, public transportation, grocery stores, schools, hospitals, and local businesses - making daily life easier for residents.

Applications for the Affordable Housing program properties are taken at each individual site.

## SENIORS AND PERSONS WITH DISABILITIES

The City of Phoenix is committed to supporting independent living for seniors and individuals with disabilities. ADA-compliant apartment communities are located throughout the city, offering safe and accessible housing options. Residents pay up to 30% of their monthly income toward rent. These communities offer a range of supportive features, including on-site service coordinators, computer labs, independent living programs, and regular social activities. In addition, senior housing communities are pet-friendly, with some restrictions.



# SECTION 8 HOUSING CHOICE VOUCHER

The Section 8 Housing Choice Voucher (HCV) Program is the largest federal housing program in the country, and the City of Phoenix proudly supports more than 7,500 local low-income families through this initiative. Eligible participants contribute approximately 30% of their monthly income toward rent and utilities, while the program covers the difference between that amount and the cost of the rental unit. This flexibility enables families to choose housing in the private rental market that best suits their needs.

## **Special Purpose Vouchers for Special Populations** *(Referral Required)*

- **Veterans Affairs Supportive Housing (VASH):** Connects Veterans and their families experiencing homelessness to stable housing through a voucher and ongoing supportive services in partnership with the Phoenix Veteran's Affairs.
- **Family Unification Program (FUP):** Provides rental assistance to keep families together and support young adults transitioning out of foster care by helping them secure stable, affordable housing, in partnership with the Arizona Department of Child Safety.
- **Mainstream:** Supports non-elderly adults (under age 65) with disabilities in securing housing and access to community-based services through its partnership with Ability360.

***Please note: The Section 8 HCV waitlist is closed until further notice.***

## **PERSONS LIVING WITH HIV/AIDS**

The City of Phoenix administers the federal Housing Opportunities for Persons with AIDS (HOPWA) Program which provides vital support to individuals living with HIV/AIDS and their families. The program aims to support participants in maintaining stable housing while connecting them with essential healthcare and supportive services. Documentation of an HIV/AIDS diagnosis is required.

For more information contact:

- Housing Referrals and Resources - Care Directions 602-264-2273
- Employment Services - Southwest Behavioral and Health Services 480-589-5890
- Rent, Mortgage and Utility Assistance - Human Services Department 602-534-2433







**AEROTERRA SENIOR APARTMENTS**  
16th and Villa Streets



# HOMEOWNERSHIP OPPORTUNITIES



*WE ARE PROUD TO SUPPORT FIRST-TIME HOMEBUYERS BY OFFERING PROGRAMS TO ASSIST WITH DOWN PAYMENT AND CLOSING COSTS*

## SECTION 32 PROGRAM

The Section 32 Homeownership Program gives eligible buyers the chance to purchase two- to four-bedroom homes owned by the City of Phoenix. To make homeownership more affordable for low-income families, the program offers a 20% discount off the home's appraised value. This discount is provided as a forgivable loan, which is fully forgiven after 10 years of continuous residency in the home.

## OPEN DOORS PROGRAM

The Open Doors Program offers up to \$15,000 in down payment and closing cost assistance for eligible first-time homebuyers. To qualify, a household's annual income must be at or below 80% of the Area Median Income. Assistance is provided as a second mortgage, which is fully forgiven after 15 years of continuous residency.

The Open Doors Program can also be combined with other housing assistance options to further support homeownership goals.

## SECTION 18 PROGRAM

Section 18 homes owned by the City of Phoenix are available for public sale with no income restrictions. These homes are sold "as-is" and may require repairs, offering an opportunity for buyers willing to invest in improvements.

## ELIGIBILITY REQUIREMENTS

These homeownership programs provide an excellent opportunity for public housing participants and City residents who earn up to 80% of the Area Median Income and want to become homeowners. To be eligible, homebuyers:

- cannot be on the title of any residential property (or have owned a home in the last 36 months),
- must be permanent legal residents of the U.S.,
- must occupy the home as their principal residence,
- and must attend an eight-hour homebuyer education class, including a one-on-one household budget/credit assessment session conducted by a HUD-Certified housing counseling agency.







# SUPPORTIVE SERVICES FOR RESIDENTS

## *EMPOWERING FAMILIES AND INDIVIDUALS TOWARD ECONOMIC AND SOCIAL INDEPENDENCE*

The City of Phoenix is committed to empowering residents through a variety of supportive programs that promote self-sufficiency, education, employment, and wellness. From job training and financial literacy to educational support and senior services, these initiatives are designed to meet the diverse needs of residents.

- Programs like Family Self-Sufficiency (FSS) and iWORK help residents achieve economic independence through employment and skill-building.
- Senior services support elderly residents and individuals with disabilities by connecting them to health, nutrition, social, and supportive services.
- Comprehensive coordination through Resident Opportunity and Self-Sufficiency (ROSS) and Choice Neighborhoods programs ensures access to health care, education, and career development—helping residents of all ages thrive and move toward long-term stability. These programs partner with more than 80 social service, education and healthcare providers to provide residents with a wide range of supportive resources.



Residents of all ages work  
together to cultivate and care  
for the vibrant community garden  
at Aeroterra Apartments





# HOUSING DEVELOPMENT

The Housing Development team implements programs for the creation and preservation of sustainable affordable housing and housing-related services by:

- Partnering with the community, nonprofit agencies, private sector companies and other organizations.
- Planning targeted area housing construction, rehabilitation and neighborhood area development.
- Coordinating proposals with city, state and federal funding agencies to incorporate multiple financial structures for funding.
- Delivering project management services from initial planning through final construction.
- Ensuring projects are in compliance with city, state, federal and investor requirements including quarterly reports, updates and closeouts.

Two of the largest federal block grants provided to the City of Phoenix include the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME).

As a grantee, the City's primary objective for use of the funding is to work with community partners to create and implement programs that support low- to moderate-income families through quality, affordable housing, expanded economic opportunities, rehabilitation of structures, new construction, and homeownership assistance. Through its annual Notice of Funding Availability (NOFA) or Call For Interest (CFI), the Housing Department ensures funds are made available as loans to for-profit and non-profit partners who develop affordable housing units. Funding notices are published on the City's website at:

<https://procurement.opengov.com/portal/phoenix/>





# DEVELOPMENT PROGRAMS



In July 2018, the U.S. Department of Housing and Urban Development (HUD) awarded the City of Phoenix Housing Department a \$30 million Choice Neighborhoods Implementation Grant for the Edison-Eastlake Community. The Choice Neighborhoods program is designed to transform distressed neighborhoods and public housing into mixed-income neighborhoods that link housing improvements with appropriate services, schools, public assets, transportation and access to jobs.

With this grant, Phoenix Housing will convert 577 units of obsolete housing into over 1,000 units of modern mixed-income rental housing.



The Rental Assistance Demonstration (RAD) program enables the Housing Department to convert units from public housing operating subsidy to long-term, renewable, project-based Section 8 rental assistance.

### *Participation in RAD:*

- Increases the self-sufficiency of property operations through more stable Section 8 funding.
- Provides for property reserves to address ongoing capital needs.
- Allows for the use of Low Income Housing Tax Credits, as well as private sources of funding to make capital improvements.

The RAD program helps revitalize aging public housing properties and address maintenance and capital improvements, as well as provides future financial sustainability and continued affordability.





# HOUSING Phoenix

CREATING A STRONGER AND MORE VIBRANT PHOENIX  
THROUGH INCREASED HOUSING OPTIONS FOR ALL

CREATE OR PRESERVE  
50,000 HOMES BY 2030

Across the nation housing affordability is among the most difficult challenges facing cities. In June 2020, Phoenix Mayor and City Council approved the Housing Phoenix Plan, which established a goal of creating or preserving 50,000 units by 2030 to address the housing shortage in Phoenix. As of December 31, 2024, the City met this goal, five years ahead of schedule.

Phoenix will remain at the forefront of expanding housing options for all that choose to call the city home through the following initiatives.

## POLICY INITIATIVES

1. Prioritize New Housing in Areas of Opportunity
2. Amend Current Zoning Ordinance to Facilitate More Housing Options
3. Redevelop City-Owned Land with Mixed-Income Housing
4. Enhance Public-Private Partnerships and Increase Public, Private and Philanthropic Financing
5. Building Innovations and Cost Saving Practices
6. Increase Affordable Housing Developer Representation
7. Expand Efforts to Preserve Existing Housing Stock
8. Support Affordable Housing Legislation
9. Education Campaign

For more on Housing Phoenix Plan progress, visit <https://www.phoenix.gov/housing/plan>



# DIGITAL INITIATIVE



## HIVE LEARNING CENTERS

In partnership with the Institute for Digital Inclusion Acceleration, the Housing Department opened two digital centers - The Hive at Aeroterra and The Hive at the Emmett McLoughlin Community Training Education Center. The Hive centers offer community residents free technical support through digital navigators, digital devices, and digital literacy programs. Community members can visit the space, learn computer skills, and connect online with friends, family, and healthcare providers. Video translation services are available in 42 languages to allow everyone to participate in various digital experiences.



## WI-FI CONNECTIVITY

Housing collaborated with Cox Communications to design a free-to-the-tenant internet program for residents living at 30 affordable and senior housing sites overseen by the Housing Department. The program connects over 3,300 households for three years using American Rescue Plan Act funding. Over 200 devices with internet service were distributed during PHXHousing Connect distribution and training events in collaboration with partners such as T-Mobile, Premier Wireless, and the Institute for Digital Inclusion Acceleration. The households that received devices were offered one-on-one assistance with setting up the device.





# CONTACT THE HOUSING DEPARTMENT

Office Hours: 8:00 a.m. to 5:00 p.m. M-F • City of Phoenix offices are closed on official City holidays

## MANAGEMENT

**Titus Mathew**  
Housing Director

**Aubrey Gonzalez**  
Assistant Housing Director

**Vacant**  
Housing Deputy Director  
*Management Services*

**Angela Duncan**  
Housing Deputy Director  
*Development*

**Marla Tannenbaum**  
Housing Deputy Director  
*Asset Management and  
Property Management*

**Samantha Keating**  
Housing Deputy Director  
*Affordable Housing/Housing Phoenix Plan*

**Elenia Sotelo**  
Housing Deputy Director  
*Section 8 HCV Program*

**Zona Pacheco**  
Housing Deputy Director  
*Supportive Services*

## OFFICES

**Housing Administration**  
251 W. Washington St., 4th Floor  
Phoenix, AZ 85003  
602-262-6794

**Section 8 Housing Choice Voucher Program**  
830 E. Jefferson St.  
Phoenix, AZ 85034  
602-534-1974

**Homeownership Assistance Programs**  
251 W. Washington St., 4th Floor  
Phoenix, AZ 85003  
602-534-4584

**Aeroterra Community Center**  
1725 E. McKinley St.  
Phoenix, AZ 85006  
602-601-7168

**HOPE VI Community Training and Education  
Center (CTEC)**  
1150 S. Seventh Ave.  
Phoenix, AZ 85007  
602-534-2043

**Family Self-Sufficiency (FSS) Program**  
1150 S. Seventh Ave.  
Phoenix, AZ 85007  
602-534-2043





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**Commitment to Fair Housing and Nondiscrimination:**

The City of Phoenix does not discriminate based on race, ethnicity, sex, gender identity, color, religion, marital status, familial status, national origin, age, disability, ancestry, source of income or sexual orientation in the access to, admission into, or employment in housing programs or activities. The City Of Phoenix Housing Department does not discriminate under the Fair Housing Act, Title VI of the Civil Rights Act, Section 504 of the Rehabilitation Act of 1973, or Title II of the ADA.

If you need to request a reasonable accommodation or free language translation services, please call 602-262-6794. For TTY or other such accommodations please use 7-1-1 Friendly.

