



City of Phoenix

AZ001 – 2025-2026 Annual Agency Plan – B.1

Please Note: Italicized information has been updated compared to the previous Annual Agency Plan.

Statement of Housing Needs and Strategy for Addressing Housing Needs

Statement of Housing Needs:

See the 2020/2024 City of Phoenix Consolidated Plan at:

<https://www.phoenix.gov/nsdsite/Documents/2020-2024ConsolidatedPlanDraftforPublicComment.pdf>

Also see Attachment A.

Strategy for Addressing Housing Needs:

Consistent with the Housing Department's 5-year goal to maintain Standard Performer status in the public housing program and High Performer status in the Housing Choice Voucher program and to address the housing needs of families in the jurisdiction and on the waiting list, the Housing Department will:

- Employ effective maintenance and management policies to minimize the number of public housing units offline.
- Reduce turnover time for vacated public housing units.
- Reduce time to renovate public housing units.
- Improve the percentage of families who apply for public housing and are actually housed.
- Maintain or increase Section 8 lease-up rates by establishing payment standards enabling families to rent throughout the jurisdiction.
- Address local homeless needs by creating a wait list preference for the HCV program to include homeless referrals from organizations with an approved Memorandum of Agreement with the City of Phoenix.
- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
- Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of the program.

Additionally, the Housing Department will:

- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
- Apply for additional Section 8 vouchers as they become available.
- Leverage federal funding and other affordable housing resources in the community through the creation of mixed-finance housing with private equity and investment.
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Encourage private participation in the form of nonprofit entities and additional leveraged funding.
- Build partnerships with other governmental agencies and municipalities to address regional issues.

- Preserve Housing Department investments to achieve continued affordability.
- Invest in location-critical properties, such as those near employment centers and high-capacity transit, as well as in areas lacking affordable rental units.

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions

Aeroterra, Monroe Gardens, Soluna and Harmony at The Park

Site-based waiting lists were created for Project-Based Vouchers (PBV) and Rental Assistance Demonstration (RAD) PBV at Monroe Gardens (40 PBV and 38 RAD PBV units). Site-based waiting lists were also created for RAD PBV converted properties, including Aeroterra Senior, Washington Manor, and McCarty on Monroe and Choice Neighborhoods developments, including Soluna Phase I, Soluna Phase II, Harmony at the Park I, and Harmony at Park II, including for Section 8 PBV, LIHTC, and market units. Soluna I includes 42 PBV/LIHTC units, 36 LIHTC units, and 33 market-rate units. Soluna II includes 33 PBV/LIHTC units, 29 LIHTC units, and 4 market-rate units. Harmony at The Park I includes 35 PBV units, 50 LIHTC units, and 35 market-rate units. Harmony at The Park II includes 74 PBV units (72 are LIHTC units, and 2 are for returning residents up to 80% AMI), 30 LIHTC units, and 11 market-rate units. *Harmony at the Park Phase III is under construction and is anticipated to be open to residents in fall 2025. Harmony at the Park Phase Three will include a total of 90 units to be comprised of 26 PBV units (24 of these are also LIHTC units, and 2 are for returning residents up to 80% AMI), 29 LIHTC units, and 35 market-rate units.*

Public Housing Program

With the release of guidance for the Housing Opportunities Through Modernization Act (HOTMA), the Housing Department plans to implement Sections 102 and 104 in Fiscal Year 2025-2026, including sections impacting eligibility, selections, and admissions. The Housing Department will implement all mandatory provisions of the Act upon notification of the required compliance date. Currently, HUD does not have a secure systems software program ready and is also still working with the software vendors for HOTMA implementation. The Admissions and Continued Occupancy Policy (ACOP) has been updated to reflect the mandatory and optional requirements included in Sections 102 and 104.

Required and optional requirements included in Sections 102 and 104 include and outlined in sections

7.4 and [Housing Brochures/Reports \(phoenix.gov\)](#) of the ACOP include:

Section 7.4:

5. Applicants and Public Housing resident households are not eligible for assistance if:
 - 5.1 The family net assets exceed \$100,000 ([24 CFR 5.618](#)); or
 - 5.2 The family has a present ownership interest in, a legal right to reside in, and effective legal authority to sell, based on state or local laws of the jurisdiction where the property is located, real property that is suitable for occupancy by the family as a residence.

This restriction does not apply to:

- 5.2.1 Any property for which the family is receiving assistance for a manufactured home or under Homeownership assistance through the HCV Program from a PHA;
- 5.2.2 Any property that is jointly owned by a member of the family and at least one non-household member who does not live with the family if the non-household member resides at the jointly owned property;

- 5.2.3 Any person who is a victim of domestic violence, dating violence, sexual assault or stalking; or
- 5.2.4 Any family that is offering such property for sale.
- 5.3 A property will be considered suitable for occupancy under this section unless the family demonstrates that it:
 - 5.3.1 does not meet the disability-related needs for all members of the family (i.e., physical accessibility requirements, disability-related need for additional bedrooms, proximity to accessible transportation, etc.; or
 - 5.3.2 is not sufficient for the size of the family; or
 - 5.3.3 is geographically located so as to be a hardship for the family (i.e., the distance or commuting time between the property and the family's place of work or school would be a hardship to the family, as determined by the Housing Department; or
 - 5.3.4 is not safe to reside in because of the physical condition of the property (i.e., the property's physical condition poses a risk to health and safety and the condition of the property cannot be easily remedied); or
 - 5.3.5 is not property that a family may reside in under the state or local laws of the jurisdiction where the property is located.

Section 8 Housing Choice Voucher Program

The HCV program clarified Section 7.4 of the Administrative Plan, Allowable Housing Types, which indicates that Shared Housing is a permissible housing option that may be made available to participants in accordance with HUD PIH Notice 2021-05.

The HCV Program clarified Chapter 12 Emergency Housing and Stability Vouchers of the Administrative Plan. The Housing Department applied to HUD for available allocation of Stability Vouchers (SVs). The Housing Department plans to administer the SVs serving the homeless, at-risk of homelessness, those fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, and veterans and families that include a veteran family member that meets one of the proceeding criteria. If awarded, Stability Vouchers (SVs) will operate in the same manner as the Housing Department's tenant-based voucher program except as otherwise provided in the applicable HCV Administrative Plan chapter.

HUD has delayed HOTMA implementation until July 1, 2025. The Housing Department will implement HOTMA at HUD's new implementation date. Currently HUD does not have its software program ready and is also still working with the software vendors for HOTMA implementation. If there is a delay in software updates, or if HUD offers a waiver, the Housing Department reserves the right to implement at the later date.

The Housing Department will implement Small Area Fair Market Rents for the tenant-based program effective January 1, 2025. A notification has been sent to all participants and applicants. The Housing Department will continue to use the HUD-published City of Phoenix metropolitan Fair Market Rents for the Project-Based Voucher Program. The COPHD will not reduce the payment standard amount used to calculate the subsidy for a family for as long as the family continues to reside in the unit for which the family is receiving assistance.

Deconcentration Policy

Since July 2003, during the development of the Housing Department's Annual Plan each year, the Housing Department will calculate the average family income at all its developments and prepare an

analysis, in accordance with HUD regulations and guidelines, which identifies whether any of the developments are outside of the established income range set by HUD. It is the Housing Department's policy to provide for the deconcentration of poverty and encourage income mixing by bringing higher-income families into lower-income developments and lower-income families into higher-income developments. If the annual deconcentration analysis reveals that there are developments that would be subject to deconcentration strategies, the Housing Department may skip families on a waiting list to reach other families with a lower or higher income. This will be accomplished in a uniform and non-discriminating manner. The Housing Department will affirmatively further fair housing and market its entire housing portfolio accordingly.

Waiting List

The Housing Department closed the waiting list for AMP 003, the Luke Krohn/Sidney P Osborn project awarded the Choice Neighborhoods Grant, effective September 30, 2019, and allowed mailed applications to be received through October 3, 2019. The waiting list was closed due to the wait time and relocation efforts, in accordance with the Admissions and Continued Occupancy Policy and federal regulations.

The Housing Department accepted pre-applications for the HCV wait list from September 12 through 26, 2023. The pre-applications were accepted electronically through the Emphasys MyHousing Portal, by mail, fax, email, and in person at the HCV Office. The HCV Office hours were extended to assist individuals with the pre-applications on Tuesday and Thursday evenings and weekends during the pre-application period. Additional assistance during this period was provided with a dedicated phone line and email address to respond to pre-application inquiries.

The Housing Department provided applications for Limited English Proficiency families in the following languages: Spanish, Vietnamese, Chinese Mandarin, Chinese Cantonese, Korean, Swahili, and Arabic (paper format only for Arabic due to software translation limitation). The pre-application was translated for the hearing impaired and other spoken languages through the Language Line service. Alternate formats for the application were provided for the visually impaired, including large font and braille.

All pre-applications completed and successfully submitted (electronically, in person, or post-marked) by September 26, 2023, were placed on the waiting list in a random order generated by the housing software Emphasys Elite. More than 43,000 pre-applications were submitted during the pre-application waitlist opening.

The Housing Department closed the waiting list for AMP 8, the Scattered Sites Housing Program, effective July 31, 2020, due to the wait times and repositioning, in accordance with the Admissions and Continued Occupancy Policy and federal regulations.

The Housing Department closed the waiting list for AMP 007, Pine Tower Apartments, effective March 1, 2022, due to the RAD transition, in accordance with the Admissions and Continued Occupancy Policy and federal regulations.

Financial Resources

See **Attachment B, Financial Resources July 1, 2025 – June 30, 2026**

Rent Determination

Public Housing Program

With the release of guidance for the Housing Opportunities Through Modernization Act (HOTMA), the Housing Department implemented Section 103 Fiscal Year 2023-2024, which impacted rent determination. The Housing Department implemented Section 103, impacting residents over the income limit effective March 1, 2023. Provisions outlined in the ACOP, found in Section 7.4, included the following:

3. Applicants are not eligible for assistance if the household income exceeds the established income limit for the program/site.
4. Public Housing resident households cannot exceed 120% of the Area Median Income (AMI) by using the Very Low-Income Limit established by HUD annually. Public Housing resident households exceeding 120% of AMI for the most recent twenty-four (24) consecutive months will be terminated from the program. (24 CFR 960.507)
 - 4.1 The Housing Department must conduct an income recertification twelve (12) months from the initial over-income determination. If the Public Housing resident household remains over-income, an income recertification must be conducted twenty-four (24) months after the initial over-income determination.
 - 4.2 Termination from the program will occur no more than thirty (30) days after the twenty-four (24) consecutive months grace period is completed when the household's income exceeds the established limit.
 - 4.3 Public Housing resident households will receive written notification detailing this requirement during all interim and/or annual recertifications where the annual adjusted income exceeds the over-income limit. The Housing Department must provide the over-income Public Housing resident household with a total of three (3) notices.
 - 4.3.1 The initial notice must be issued no later than thirty (30) days after the initial over-income determination.
 - 4.3.2 If the Public Housing resident household is still over-income after twelve (12) consecutive months, a second notice must be issued no later than thirty (30) days from the twelve (12) month income determination (recertification).
 - 4.3.2 A notice must be issued to the Public Housing resident household no later than thirty (30) days from the conclusion of the twenty-four (24) consecutive months over-income grace period.
 - 4.4 If a Public Housing resident household falls below the over-income limit at any time during the twenty-four (24) consecutive month grace period, the notification cycles start over.
 - 4.5 Residents of Sunnyslope Manor and Fillmore Gardens will not be terminated from the program but will be subject to assistance termination as described in ACOP Section 27.

On December 31, 2024, the Housing Department ceased enrolling families into the Earned Income Disregard (EID). EID will not apply to any family that was not eligible for and already participating in the disregard as of December 31, 2023 (Regulation 24 CFR 5.611, PIH 2023-27).

The Housing Department will begin transitioning to the new HUD 9886-A form per PIH 2023-27 with annual recertifications on February 1, 2025. Any new move-ins will be given the new 9886-A form to sign.

With the release of guidance for the HOTMA, the Housing Department will implement Sections 102 and 104, including sections impacting rent determination. The Housing Department will implement all mandatory provisions of the Act upon notification of the required compliance date. Currently, HUD does not have secure systems software programming ready and continues working with software vendors for HOTMA implementation.

The Admissions and Continued Occupancy Policy has been updated to reflect the current requirements and can be accessed online at [Housing Brochures/Reports \(phoenix.gov\)](https://www.phoenix.gov/housing/brochures/reports). The Admissions and Continued Occupancy Policy is updated in our files and will be placed on the website with an effective date of July 1, 2025.

Section 8

Section 8 Administrative Plan will be changed to reflect HOTMA. COPHD will implement HOTMA requirements at HUD's new implementation date. The COPHD will establish the Compliance Date based on its housing software's ability to submit the Family Report HUD Form 50058 to the new HIP repository.

Operation and Management

The Housing Department implemented the MyHousing Portal module to its business system, Emphasys Elite, in August 2022. The MyHousing Portal allows prospective applicants to submit applications electronically, make changes, and update reported information as needed. Additionally, the Housing Department may implement an electronic annual and interim recertification portal, which, if implemented, will allow participant families additional flexibility in completing the required processes.

The Housing Department continues to facilitate communications through the ONE CALL NOW system. This system provides email and voice messaging to communicate important information quickly. This rapid, broad dissemination of information is essential during the pandemic to keep everyone informed regarding changes to operations, implementation of waivers, etc. Although the Department has returned to regular operations as of November 1, 2022, the Department continues this form of communication with residents.

Violence Against Women (VAWA) Policy

The Violence Against Women Reauthorization Act of 2013 (Public Law 113-4, 127, Stat. 54), Title VI, entitled "Safe Homes for Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking," added some rights to Residents living in properties that are part of Assisted Housing Programs (42 U.S.C. 14043e et seq.).

The protections of VAWA apply to both male and female Residents of Assisted Housing Programs and affiliated individuals of the Resident who are victims or threatened victims of domestic violence, dating violence, sexual assault, and stalking regardless of sex, gender identity, sexual orientation, or age. VAWA protections are consistent with HUD's nondiscrimination and equal opportunity requirements. They cannot be discriminated against on the basis of any protected characteristics, including race, color, religion, sex, disability, familial status, national or ethnic origin, or age, and available to otherwise eligible individuals or families without regard to actual or perceived sexual orientation, gender identity or marital status.

The Department implemented the standard forms provided in the final rule published in the federal register on November 16, 2016, as follows:

- Appendix A: Notice of Occupancy Rights Under the Violence Against Women Act;
- Appendix B: Model Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault or Stalking. The department updated the Emergency Transfer Plan

- to include all regulatory requirements;
- Appendix C: Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking and Alternate Documentation; and
- Appendix D: Emergency Transfer Request for Certain Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking.

The Housing Department provides the Notice of Occupancy Rights Under the Violence Against Women Act and the Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking to each applicant and resident household, including at the time the applicant is denied assistance or admission; at the time of admission; and with any notification of eviction or termination of assistance.

The Housing Department does not determine ineligibility or terminate tenancy, assistance, or occupancy rights based on criminal activity directly relating to domestic violence, dating violence, sexual assault, or stalking that is engaged in by a member of a resident's household or any guest or other person under the resident's control if the resident or an affiliated individual of the resident is the victim or threatened victim of the domestic violence, dating violence, sexual assault, or stalking.

A resident who is a victim of domestic violence, dating violence, sexual assault, or stalking is eligible for an emergency transfer if the Resident expressly requests the transfer; the Resident reasonably believes that there is a threat of imminent harm from further violence if the resident remains in the current unit; in the case of sexual assault, the assault occurred on in the unit during the ninety (90) calendar day period preceding the request of the transfer. Residents who are not in good standing may still request an emergency transfer if they meet the eligibility requirements. All information provided to the Housing Department, including the Resident's status as a victim, is confidential.

Designated Housing for Elderly and/or Disabled Families

In 2024, the PHA was required to formally submit a new designated plan to remove Pine Towers from the previous plan. The two properties currently included in this approved designated plan are Maryvale Terrace Parkway (AMP 005), 104 units, and Matthew Henson (AMP 17), 100 units. No other changes were made. HUD approved this plan in December 2024 and will expire on December 21, 2026. Please see the chart below for the summary of the approval.

2024-2026 Approved Designated Plan						
Development Name	Development No.	Bedroom Type Elderly Designation				Total Units Elderly Designation
		0-BR	1-BR	2-BR	3-BR	
Maryvale Parkway Terrace	AZ20-P001-009	0	104	0	0	104
Mathew Henson	AZ20URD0011101	0	96	4	0	100
Total						204
Development Name	Development No.	Bedroom Type Mixed Designation				Total Units Mixed Designation
		0-BR	1-BR	2-BR	3-BR	
Maryvale Parkway Terrace	AZ20-P001-009	0	4	0	0	4
Mathew Henson	AZ20URD0011101	0	0	0	0	0
Total						4

Other

The Housing Department continues investigating the feasibility of making utility reimbursement payments to participant families by direct deposit to their bank accounts. This process reduces costs associated with creating and mailing checks, including replacing lost ones.

Grievance Procedure

The Grievance Procedure contained in the Admissions and Continued Occupancy Policy for Public Housing is as follows:

FAMILY'S RIGHT TO GRIEVANCE HEARING

1. A Resident (defined by HUD as any adult member who has executed a lease) is entitled to both an informal meeting and a grievance hearing when there is an adverse action to be taken by the Housing Department, as defined in the regulations at [24 CFR 966.4](#).
2. A Resident has a broad right to grieve a Housing Department action or non-action which may adversely affect the individual interest of the tenant ([24 CFR 966.53](#)). Whether or not a type of proposed adverse action is explicitly listed in the rule, the Resident has the right to grieve on any such subject, except for a termination of tenancy that has been excluded from the grievance process.
3. Any and all notices of a proposed adverse action issued by the Housing Department shall inform the family of:

- 3.1. The reason for the proposed adverse action with enough specificity to allow them to prepare a defense;
- 3.2. The timeframe and procedures for requesting a grievance hearing; if applicable;
- 3.3. The date of the proposed adverse action;
- 3.4. Resident's right to make a reply as they may desire; and
- 3.5. Residents' right to examine any documents of the Housing Department that are directly relevant to the proposed adverse action.
4. If there is a determination by the Housing Department that the family is not entitled to a grievance hearing, as may be the case for a termination of tenancy for criminal activity or drug-related criminal activity, the notice shall indicate:
 - 4.1. The grievance hearing is not applicable to this termination action; and
 - 4.2. The specific judicial action to be used.

PERSONS EXCLUDED FROM THE GRIEVANCE PROCEDURE

1. A minor child shall not have the right to grieve nor the automatic right of leasehold succession. Neither shall a non-Resident relative nor a guardian acting on behalf of the minor child(ren) have the right to grieve nor an automatic right of leasehold succession. Rather, the grievance shall be restricted to a remaining family member with legal capacity to assume the tenancy.
2. A live-in aide is not entitled to a grievance hearing as they are neither a family member nor a party to the lease.
3. Residents who execute a Nonrevocable Notice of Intent to Vacate in lieu of lease termination will be included in the informal meeting process but excluded from the formal hearing process.
4. It is the decision of the Housing Department to exclude from the grievance procedure Residents involved in:
 - 4.1. Criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other Residents, employees of the Housing Department or persons residing in the immediate vicinity of the premises threatened; or
 - 4.2. Any violent or drug-related criminal activity on or off such premises.

REQUIREMENT TO ESTABLISH AN ESCROW ACCOUNT

This ACOP Section 28.2 does not apply to Sunnyslope Manor and Fillmore Gardens residents.

1. If the Resident elects to grieve a proposed termination for non-payment of rent or other charges, the Resident must comply with the following:
 - 1.1. At least three (3) business days before the formal hearing, the Resident must deposit with the Housing Department an amount equal to the rent due on the first of the month preceding the month in which the Resident requested the grievance hearing.
 - 1.2. The escrow account manager (s) shall be identified to the Resident in the notice that the Housing Department sends to the family, establishing the hearing date/time and location.
 - 1.3. The Escrow Account Manager (EAM) shall be required to issue a receipt to the family for all such payments made each time a payment is made. Each receipt shall identify the date and amount of the most recent payment plus the aggregate amount accumulated in the escrow account.
 - 1.4. The resident must provide a copy of any/all such receipts at the initial grievance hearing or any subsequent hearings that are directly or indirectly related to the dispute of payments owed to the Housing Department.
2. Failure of the family to make the required payments will terminate the grievance process;

however, this does not preclude a Resident from seeking judicial relief if they continue to dispute the amounts the Housing Department contends are owed under the lease.

3. The Housing Department reserves the right to waive these escrow requirements, in whole or in part, depending on the extenuating circumstances of an individual Resident family. However, any such waivers do not preclude the Housing Department from exercising its right to seek judicial relief for amounts it contends are owed under the lease. The Housing Department reserves the right to apply any payments received and any rental account balance into escrow.

HEARING OFFICER

1. The Housing Department solicits Requests for Proposals for qualified neutral third-party hearing officers through the Procurement Division of the City of Phoenix Finance Department, in accordance with City of Phoenix procurement requirements.
2. For formal hearings on lease termination actions, the Hearing Officer will consist of a three (3) member panel represented by one (1) resident, one (1) Housing Department staff member, and one (1) neutral third-party hearing officer. The Housing Department will appoint a resident and a Housing Department staff member who are both impartial and have had no part in any action related to the subject of the hearing.
3. The Hearing Officer will be a neutral third-party hearing officer for all other formal hearings.

PROCEDURES GOVERNING THE GRIEVANCE HEARING

1. Each family will be provided with a copy of the Housing Department's HUD-approved grievance procedure at the time of lease execution and upon request whenever the family indicates they want a grievance hearing as a result of a proposed adverse action to be taken by the Housing Department.
2. At the informal stage, families are asked to present their grievances to Housing Department management to provide an opportunity for the grievance to be cured without a hearing, if possible. A virtual online meeting with video, audio, and screen sharing, or conference call, or in-person meeting will be arranged at a mutually agreeable time within ten (10) business days.
 - 2.1. A meeting will be arranged at a mutually agreeable time within ten (10) calendar days.

The Resident will present the grievance, and the Housing Department staff member responsible for the area will attempt to settle it. Within ten (10) calendar days, the Housing Department will provide the Resident with a written summary of the informal hearing.
 - 2.1. The summary will include the names of the participants, the date(s) of the meeting, the nature of and the reasons for the proposed disposition, and the procedures for obtaining a formal hearing if the complainant is not satisfied. A copy of the summary will be placed in the Resident's file.
3. If the family is dissatisfied with the proposed disposition of the complaint, it may make a written request for a formal grievance hearing within ten (10) calendar days after receiving the summary of the informal hearing.
4. An adult Resident has the right to a fair hearing which includes:
 - 4.1. The opportunity to examine any Housing Department documents that are directly relevant to the hearing prior to the hearing. This includes the right to review and copy, at the Resident's expense, Housing Department policy, HUD regulations, and contents of the Resident file upon which the Housing Department will rely in its presentation of the case, including police generated reports.
 - 4.2. The right of the Resident to be represented by legal counsel or other person of his/her choice and to have such representative present oral arguments on his/her behalf.

- 4.3. The right of the Resident to a private hearing on the dispute unless the family requests, in writing, to have a public hearing.
- 4.4. The right of the Resident to controvert evidence relied on by the management and to confront and cross-examine witnesses upon whose testimony or information the Housing Department management or site staff relies.
- 4.5. The right to a decision based solely upon the facts presented at the hearing.
5. The Hearing Officer will consider a request for a postponement of the hearing if:
 - 5.1. Such a request is made in writing by the Resident and received at least five (5) business days prior to the scheduled date of the hearing; and
 - 5.2. Such a request includes a reason that substantiates that moving forward with the scheduled hearing would place an undue hardship on the Resident (e.g., inability to take off from work at the scheduled time without losing pay or jeopardizing employment, inability to be represented by legal counsel of the tenant's choice at the scheduled time, etc.).
6. When such a request is received, the Hearing Officer will determine whether it is to be approved or disapproved within three (3) business days of receiving it. The Resident will be issued a written notice of approval or disapproval of the request to postpone.
 - 6.1. If the request is disapproved the family will be to participate; failure to do so could result in the Hearing Officer ruling in favor of the Housing Department as a result of the Resident's default. If the request is approved, a new date will be identified in the letter of approval. In no event shall the date of the re-scheduled hearing be more than ten (10) business days from the date of the originally scheduled hearing date unless there is documentation that the Resident will (a) be hospitalized for a period of time exceeding the ten (10) day extension period or (b) the Resident will be sequestered on a jury for a period of time exceeding the ten (10) day extension period or (c) the Resident is involved in military duty which will be of a duration exceeding the ten (10) day extension period, but still less than thirty (30) days.
 - 6.2. If the Resident is unable to participate in the hearing which is rescheduled within the ten (10) day extension period, for one or more of the three reasons identified above or for a reason of equal weight, the family may be granted an additional extension for an additional ten (10) day period at the discretion of the hearing officer. If the Resident is unable to participate within the period of the second extension period and a waiver is not granted for extenuating circumstances the Housing Department may proceed with the prepared adverse action. This does not exclude the Resident from pursuing any judicial relief available to them.
7. The determination of the Hearing Officer will be rendered in writing to the tenant and the Housing Department within ten (10) business days of the close of the hearing, or in the case of Sunnyslope Manor and Fillmore Gardens, within five (5) days of the close of the hearing. The decision is binding on the Housing Department unless HUD, the Assisted Housing Governing Board, or its designee determines within thirty (30) calendar days of the decision that the Hearing Officer acted arbitrarily or exceeded their jurisdiction or that the decision is contrary to any applicable provisions of Federal, State or local law, HUD regulations, or the ACC.
8. A decision that is rendered in favor of the Housing Department does not affect the Resident's right to pursue any other judicial action available to him/her.

REMINDER: Residents who execute a Nonrevocable Notice of Intent to Vacate will be provided with an informal meeting, but will be excluded from the formal hearing process, per ACOP Section 28.1.3.

CONDUCT OF THE FORMAL HEARING

The hearing will be conducted by the Hearing Officer in a manner that is both informal and orderly. If any participant or spectator evidences disorderly conduct and fails to comply with the directions of the Hearing Officer to modify the objectionable behavior, the Hearing Officer may dismiss the person(s) participating in the objectionable behavior and/or dismiss the case and rule in favor of the opposite party. A virtual on-line meeting with video, audio, and screen sharing or conference call will be arranged at a mutually agreeable time within ten (10) business days. NOTE: Virtual meetings are limited to reasonable accommodation and standard operation under the novel coronavirus, COVID-19. The formal hearing may be recorded. Recordings will be retained in accordance with the retention schedule of the program.

DECISION OF THE HEARING OFFICER

1. The Hearing Officer is required to issue a written decision within ten (10) business days following the hearing, or in the case of Sunnyslope Manor and Fillmore Gardens, within five (5) days of the close of the hearing. The written decision should include a summary of the oral and written evidence presented by both the complainant and the Housing Department. It must state the reason(s) for the decision, including the policy or regulation that supports the decision made. A copy of the decision will be placed in the Resident's file, and an additional copy (with names and dates redacted) will be retained by the Housing Department and made available for a prospective complainant, the complainant's representative, or the Hearing Officer.
2. A decision by the Hearing Officer in favor of the Housing Department's action or failure to act or which denies the relief requested in whole or in part does not constitute a waiver of any rights the complainant may have to a subsequent trial or judicial review in court.

Note: The ACOP is also utilized as the Tenant Selection Plan (TSP) for residents of Sunnyslope Manor and Fillmore Gardens by incorporating the requirements contained in HUD Handbook 4350.3 and HUD regulations and notices.

The Grievance Procedure contained in the Administrative Plan for the Section 8 Housing Choice Voucher Program is as follows:

INFORMAL REVIEWS AND INFORMAL HEARINGS

COMPLAINTS

COPHD will respond promptly to complaints from families, owners, employees, and members of the public. The COPHD requires that all complaints be put in writing using the Section 8 form "complaints." This form will be available on the COPHD website at www.phoenix.gov/housing. Categories of Complaints are as follows:

- Complaints from families: If a family disagrees with an action or inaction of the COPHD or owner.
- Complaints from owners: If an owner disagrees with an action or inaction of the COPHD or family.
- Complaints from staff: If a staff person reports an owner or family either violating or not complying with program rules.
- Complaints from the general public: Complaints or referrals from persons in the community regarding the COPHD, a family, or an owner.

INFORMAL REVIEW POLICY

Links: [24 CFR 2.554](#);

COPHD provides a copy of the Informal Review and Hearing procedures in the family briefing packet. When possible and allowed by regulation/law, COPHD may conduct administrative reviews of informal hearing/review requests and provide alternate resolutions at its discretion before proceeding with the family's request for a review or hearing.

An applicant may request an informal review of the COPHD's decision to deny the applicant's participation in the Housing Choice Voucher Program. Reviews are provided for applicants who are denied assistance before the effective date of the HAP Contract. The exception is that when an applicant is denied assistance for citizen or eligible immigrant status, the applicant is entitled to an informal hearing.

An applicant may request an informal review if the applicant:

- Is denied listing on the waiting list or for a preference
- Is denied a voucher
- Is denied participation in the Program, including portability

Informal reviews will not be granted to applicants who dispute:

- The unit size (number of bedrooms) stated on the voucher.
- A determination that a unit does not comply with Housing Quality Standards including space requirements.
- A determination that a proposed lease is unacceptable.
- A decision not to approve a request for an extension of the term of the voucher.
- General policy issues, class grievances, or discretionary administrative determinations.

When the COPHD determines that an applicant is ineligible for the program COPHD will notify the applicant of ineligibility in writing. The notice will contain:

- Reason(s) the family is ineligible
- Procedure for requesting a review if the applicant disagrees with the decision
- Time limit for requesting a review: The applicant must submit the written request for an informal review within 15 business days of the date of the denial notice.
- If the request is not submitted timely, it will mean that the applicant waived his/her right to request an informal review.

The informal review will be conducted by a person or panel, including other than the one who made the decision under review or a subordinate of this person. The applicant will be provided an opportunity to present written or oral objections to the decision of the COPHD. The review decision will be based only on evidence presented at the review by both parties. Evidence presented after the review will not be considered. Extensions for evidence will not be granted.

The person or panel conducting the informal review will make a recommendation to the COPHD, but the COPHD Program Director is responsible for making the final decision as to whether admission should be granted or denied. If the informal review decision overturns the denial, processing for admission will resume.

If the family fails to appear for their informal review, the denial of admission will stand and the family will be so notified.

INFORMAL HEARING POLICY

Link: [24 CFR 982.555](#)

Informal hearings may be requested for the following reasons:

- Determination of the amount of the total tenant payment or tenant rent
- Determination of hardship regarding minimum rent
- Decision to terminate assistance
- Decision to deny a family move
- Appropriate utility allowance used from the schedule
- Family unit size under COPHD subsidy standards
- Termination of a family's FSS Contract, withholding supportive services, or proposing forfeiture of the family's escrow account

COPHD is not required to provide an informal hearing in the following cases:

- Discretionary administrative determinations by COPHD, or to consider general policy issues or class grievances
- Determination that the unit does not comply with COPHD's Housing Quality Standards, including space requirements for family size, that the owner failed to maintain the unit in a decent, safe, and sanitary manner in accordance with the Housing Quality Standards (HQS), (including all services, maintenance, and utilities required under the lease).
- Decision to exercise any remedy against the owner under an outstanding contract, including the termination of Housing Assistance Payments to the owner
- Decision not to approve a family's request for an extension of the term of the Voucher issued to an assisted family that wants to move to another dwelling unit with continued participation
- Establishment of COPHD schedule of utility allowances for families in the program
- Disapproval of unit or lease

When the COPHD determines that a participant should be terminated from the program, COPHD will notify the participant of their proposed termination in writing. The notice will contain:

- Reason(s) for and timing of termination,
- The date the proposed action will take place
- Procedure for requesting a hearing if the participant does not agree with the decision
- Time limit for requesting a hearing: The participant must submit the written request for an informal hearing within 15 business days of the date of the termination notice.
- If the request is not submitted timely, it will mean that the applicant waived his/her right to request an informal review.

CONDUCTING INFORMAL HEARINGS

COPHD may conduct informal reviews and hearings telephonically, via video-teleconferencing, or through other virtual platforms, provided that the family has not requested an in-person informal hearing. Prior to scheduling a remote informal hearing, COPHD will survey the family to determine if technology barriers exist that would limit the family's ability to participate in the hearing. If the participant does not have proper technology access, then the remote hearing will be postponed until the COPHD can resolve the access issue(s), or an in-person alternative will be provided.

COPHD hearings will be conducted by a single hearing officer or a panel. The COPHD will appoint a

person or panel who has/have been selected in the manner required under the hearing procedures.

Hearings may be attended by the following applicable persons:

- A COPHD representative(s)
- Any witnesses for the COPHD
- The participant
- Any witnesses for the participant
- The participant's counsel or other representative
- If the participant is bringing legal counsel to the informal hearing, the participant must COPHD at least 24 hours in advance of the hearing.
- Any other person approved by the COPHD will be a reasonable accommodation for a person with a disability.

HEARING DECISION

In rendering a decision, the hearing officer/panel will consider the following matters:

- COPHD Notice to the Family
- COPHD Evidence to Support the COPHD Decision
- Participant Presented Evidence
- Validity of Grounds for Program Termination

RIGHTS OF THE APPLICANT/PARTICIPANT and COPHD

The applicant/participant must appear in person at the review/hearing and may be represented by an attorney or other representative at his/her own expense. If an attorney is representing the family, the family must notify COPHD of such 24 hours in advance of the review/hearing.

- The applicant/family and COPHD have the right to present evidence, both oral and written.
- The applicant/family and COPHD have the right to question any witnesses and the right to state his/her case prior to the hearing officer's decision.
- The applicant/family has the right to arrange for an interpreter to attend the review/hearing at his/her own expense.
- The applicant/family has the right to seek redress directly through judicial procedures of the court.
- COPHD has the right to make final submissions.

The applicant/family and COPHD have the right to review any documents directly relevant to the review/hearing. The review will take place at the COPHD office. Copying any documents will be at the expense of the requesting party at the standard cost per copy established by the City of Phoenix. If the applicant/family/family or COPHD does not make the document available for examination on the request of the other party, that document may not be relied on during the review/hearing.

REVIEW/HEARING PROCESS

The review/hearing will follow the following guidelines:

- The review will be conducted by any person or persons designated by COPHD other than a person who made or approved the decision under review or a subordinate of this person.
- All COPHD Denial and Termination notices will advise the applicant/family of their right to a review/hearing and the process for requesting one.
- The applicant/family must request the informal review/hearing in writing within the

required time frame (15 business days after receipt of notice from the COPHD).

- COPHD will schedule the hearing within a reasonable timeframe, preferably before the effective termination date. If the hearing cannot be scheduled before the effective termination date, the effective termination date may be extended, based solely on the reason for the delay and at the sole discretion of COPHD.
- The notification of the hearing will contain:
 - Date and time of the hearing
 - Location where the hearing will be held
 - Family's right to bring evidence, witnesses, legal or other representation at the hearing
 - Right to view any documents or evidence in the possession of COPHD and upon which COPHD based the proposed action and, at the family's expense, to obtain a copy at the established cost per copy by the City of Phoenix of such documents prior to the hearing. Requests for such documents or evidence must be received no later than five (5) business days before the hearing date.
- If a family does not appear at a scheduled review/hearing and has not rescheduled the hearing in advance, the hearing officer will assume the family is no longer interested in the program and will uphold the denial/termination.
- The applicant/family will be given an opportunity to present written or oral objections to COPHD's decision. If the family will be presenting written documentation, a copy of the documentation will be made at the time it is presented at the hearing, for the participant file.
- COPHD will notify the applicant/family of the COPHD final decision after the informal review/hearing, including a brief statement of the reasons for the final decision.
- The Notice will contain the following information:
 - Applicant/family name
 - Applicant/family address
 - Date
 - Date and time of review/hearing
 - Names of everyone in attendance at review/hearing
 - Final decision
 - Brief statement of the reason(s) for the final decision
 - HUD regulation for the denial/termination (if upholding the denial/termination)
 - Effective date of denial/termination (if applicable)
- A hearing decision letter will also be sent to the owner, stating whether the termination was upheld or overturned. The notice to the owner will contain the following information:
 - Family name
 - Unit address
 - Effective date of termination or
 - Effective date of re-instatement
- All requests for review, supporting documentation, and a copy of the final decision will be filed in the family's file.

DECISIONS NOT BINDING TO COPHD

COPHD is not bound by a review/hearing decision on the following matters:

- A matter for which COPHD is not required to provide an opportunity for an informal

review/hearing or otherwise in excess of the COPHD of the person conducting the review/hearing.

- A decision given contrary to HUD regulations, requirements, or otherwise contrary to Federal, State or Local law.

In the event that a review/hearing decision is not binding to COPHD, the Managing Director or his/her designee will send a notice to all parties attending the review/hearing that the decision is null and void. The notice will set a date and time for a new hearing with a different hearing officer.

HEARING PROVISIONS FOR RESTRICTIONS ON ASSISTANCE TO NON-CITIZENS

Assistance to the family will not be delayed, denied, or terminated on the basis of immigration status at any time prior to the receipt of the decision of the USCIS appeal. Assistance to a family will not be terminated or denied while the COPHD hearing is pending; however, assistance to an applicant may be delayed pending the COPHD hearing.

If a family member claims to be an eligible immigrant, and the USCIS SAVE system and manual search do not verify the claim, COPHD will notify the applicant/family within ten (10) calendar days of their right to appeal to the USCIS within thirty (30) calendar days or to request an informal hearing with COPHD either in lieu of or subsequent to the USCIS appeal. If the family appeals to the USCIS, they must give COPHD a copy of the appeal and proof of mailing, or COPHD may proceed to deny or terminate. The time period to request an appeal may be extended by COPHD for good cause. Good cause includes medical emergencies, employment emergencies, family emergencies, etc. The emergency must be documented in writing (doctor's statement, employer statement, independent agency statement, etc.). The request for a COPHD hearing must be made within fifteen (15) business days of receipt of the notice offering the hearing or, if an appeal was made to the USCIS, within fifteen (15) business days of receipt of that notice.

After receipt of a request for an informal hearing, the hearing is conducted as described in this Plan for both applicants and families. If the hearing officer decides that the individual is not eligible, and there are no other eligible family members the COPHD will:

- Deny the applicant family.
- Terminate the family if the family does not qualify for deferral.

If there are eligible members in the family, the COPHD will offer to prorate assistance or give the family the option to remove the ineligible members.

If any family member fails to provide documentation or certification as required by the regulation, that member is treated as ineligible. If all family members fail to provide, the family will be denied or terminated for failure to provide.

Families whose assistance is pro-rated (either based on their statement that some members are ineligible or due to failure to verify eligible immigration status for some members after exercising their appeal and hearing rights described above) are entitled to a hearing based on the right to a hearing regarding determinations of Total Participant Payment.

Families denied or for fraud in connection with the non-citizens rule are entitled to a review or hearing in the same way as terminations for any other type of fraud.

COPHD's informal review and informal hearing procedures are stated in the COPHD HCV Informal Review and Hearing Procedure.

Homeownership Programs

There were 96 single-family homes identified to sell through the Section 18 program. The initial Section 18 phase I contained thirty-four (34) identified vacant units that did not require resident relocation and were sold in "as is" condition with minimal rehabilitation. After approval was received in August 2020, the department began selling the units in February 2021; Phase I was complete December 2021. The price of each unit was established based on an independent appraisal and listed on the Arizona Regional Multiple Listing Service (MLS).

On August 23, 2022, the Housing Department received approval from the US Department of Housing and Urban Development (HUD) for Phase II of the disposal of up to twenty-nine (29) Scattered Sites AZ001000008 (AMP 08) under Section 18 of the US Housing Act. After approval was received in August 2022, the department began selling the units in March 2023; Phase II was completed in September 2023. The price of each unit was established based on an independent appraisal and listed on the Arizona Regional Multiple Listing Service (MLS).

On March 18, 2024, the Housing Department received approval from the US Department of Housing and Urban Development (HUD) for Phase III of the disposal of up to six (6) Scattered Sites AZ001000008 (AMP 08), under Section 18 of the US Housing Act. After approval was received in March 2024, the department began selling the units in April 2024; Phase III was completed in September 2024. The price of each unit was established based on an independent appraisal and listed on the Arizona Regional Multiple Listing Service (MLS).

On May 24, 2024, the Housing Department received approval from the US Department of Housing and Urban Development (HUD) for Phase IV of the disposal of up to eleven (11) Scattered Sites AZ001000008 (AMP 08), under Section 18 of the US Housing Act. After approval was received in May 2024, the department began selling the units in July 2024; Phase IV is projected to be completed by the end of 2025. The price of each unit was established based on an independent appraisal and listed on the Arizona Regional Multiple Listing Service (MLS).

In the fourth quarter of 2024, the Housing Department submitted Phase V, fifty-three (53) Scattered Sites AZ001000008 (AMP 08), under Section 18 of the US Housing Act. We are waiting for HUD approval for this application. The Housing Department may ask HUD to amend the Section 18 application approval regarding the Method of Disposition.

The Housing Department plans to submit at least one Section 18 application per year and may request properties to be added to the Section 32 program to allow residents to buy the home they reside in. We have already requested and plan to request in the future Section 32 designated units to be designated Section 18 due to units requiring excessive rehabilitation and/or will appraise beyond what affordable buyers may qualify. Additionally, the Housing Department intends to request and utilize tenant protection vouchers for the existing residents in Scattered Sites.

The Housing Department continues to rehabilitate designated Section 32 homes. The Housing Department will request these homes to be placed in modernization status upon vacancy.

A Request for Proposals was conducted for the Housing Department's Open Doors Homeownership Program utilizing HOME Investment Partnerships (HOME) Program funding, and two non-profit program administrators were selected. The program is now underway, with six first-time homebuyers served since the program's inception. Approximately 15 Phoenix households will be served through June 30, 2025. Over 50 new homeownership opportunities for Phoenix residents were created over the life of the program.

As part of the *Edison-Eastlake* Choice Neighborhoods housing development program, the Housing Department is working with Trellis, a nonprofit development organization, to construct 29 affordable and 15 market rate townhome style homeownership units *to be* built on the former Frank Luke Homes public housing site. These *for-sale townhome residences* will be adjacent to the proposed Linear Park and will range from 2-4 bedrooms. Construction is projected to begin in *the summer of 2025*.

The Housing Department is looking into exploring and implementing a Housing Choice Voucher (HCV) Homeownership Program.

Community Service and Self-Sufficiency Programs

The Housing Department's Housing Supportive Services (HSS) program provides a comprehensive range of services to residents of the public and affordable housing aimed at fostering self-sufficiency. Core offerings include employment and training programs, youth and teen engagement, health and behavioral health support, educational programs, leadership development, and access to computer labs.

To enhance service provision, the Housing Department collaborates with a diverse array of community partners with many agencies including but not limited to the ARIZONA@WORK; City of Phoenix Human Services Department Head Start, Community Services and Senior Services programs; Valle del Sol, Friendly House, and College Depot. This network is strengthened by the Housing Coalition of Service Providers (CSP), established in 2002, which includes over 100 partner organizations and continues to grow as new services and partnerships are developed.

Additionally, as a part of the 2010 Frank Luke Addition HOPE VI grant, an Early Childhood Advisory Team, was formed as a subcommittee to specifically address the health and educational needs of young children ages 0 to 5 and their parents. This group meets quarterly and was instrumental in opening the First Things First Aeroterra Family Resource Center.

Following the limitations imposed by the COVID-19 pandemic, many services transitioned to virtual formats. In September 2022, the program fully reinstated in-person services. Throughout 2023-2024, the team worked with several agencies to restore in-person services at two community centers, increasing resident participation and engagement.

The HSS Program operates two main community centers and two smaller centers, each offering tailored support to local residents and neighborhood residents:

- **The Emmett McLoughlin Community Training and Education Center (CTEC)** located in Henson Village: Serving families in Henson Village and Symphony and is open to the surrounding community. This center provides a multitude of services, including GED, ESL, parenting classes,

budgeting, health-related programs and services, computer lab, Volunteer Income Tax Assistance, and youth services. The Center hosts a Community Action Team focused on safety. Members of the CAT include Phoenix Revitalization Corporation, City of Phoenix Housing, Neighborhood Services, Parks and Recreation, Library Departments, and the City of Phoenix Police Department. The site hosts multiple other programs, with the Housing Coalition of Service Providers providing services on-site on a first-come, first serve basis. In October 2023, CTEC partnered with the Institute for Digital Inclusion Acceleration (IDIA) AKA Digital Equity Institute to launch a HIVE, providing hands-on tech support and digital skills training to help bridge the digital divide. This program is open to participants of all ages and provides short workshops on robotics, coding, Holiday Digital Are iPad Basics and Beyond, and youth camps. *This second HIVE opened in 2024.*

- **The Aeroterra Community Center** (ACC located within the Aeroterra Community: The **Aeroterra Community Center**, opened in October 2017 and in 2018 was designated a HUD EnVision Center through October 2022. While the designation ended, the site continues to embrace the EnVision Center philosophy by offering comprehensive programs and services to the community. The center provides an array of classes, including GED preparation, English Language Acquisition (ELA), parenting, budgeting, leadership, employment readiness, job search assistance, resume writing, and job fairs. Health, nutrition, and wellness workshops are also available. The ACC features a computer lab that was opened as a part of the Choice Neighborhoods Implementation grant. An afterschool program is provided Monday – Thursday that includes youth activities, STEM activities, homework assistance, tutoring and a nutritional snack. As an Affiliate Site of the ARIZONA@WORK City of Phoenix, the center provides participants with the ability to look for a job, write a resume, receive workforce readiness services or attend a job fair. To address food insecurity, the ACC partners with St. Mary’s Food Bank to host a monthly food pantry, distributing over 400 bags of fresh produce, canned goods, and proteins like chicken, hamburger, or fish. In the past year, the ACC launched the first HIVE of its kind in Arizona. This innovative space addresses residents' technology needs through digital skills training and educational workshops, furthering the center's mission of empowering the community through access and education.
- **The First Things First Aeroterra Family Resource Center**, located close to the Aeroterra Center, opened in January 2018 and is in the historic building on the Aeroterra Frank Luke Addition HOPE VI revitalization site. This site is currently run by the City of Phoenix Youth and Education Program and funded under the First Things First Program. It provides a variety of classes and services that provide families with youth ages 0 -5. *Some of these classes include but are not limited to: Car Seat Safety, Family Storytime, Little Pottery, Playful Learning, ABC Music and Me, Kith, and Kin, Learn, Play and Grow, Baby Storytime, Home Safety Workshop, School Readiness Workshop. The program also provides field trips for participants, a Movie in the Park, and an Annual Back to School Event.*
- **The IWORK (Improving Work Opportunities and Resident Knowledge) Center**: Located within the Marcos de Niza community, the iWORK Center serves as an Affiliate Site for ARIZONA@WORK Career Center, providing comprehensive workforce development services for both youth and adults. These services include access to training and educational opportunities, resume writing assistance, job readiness training, job application support, and hosting job fairs. Initially established through a Jobs Plus Grant, which concluded in 2022, the iWORK Center now focuses on sustainability services to ensure continued support for residents. A coalition of local neighborhood agencies collaborates with the center to deliver a diverse range of programs

tailored to community needs. In addition, the City of Phoenix was awarded a Choice Neighborhood Planning Grant for the Marcos de Niza community in 4th Quarter 2024. As part of this initiative, the iWORK Center is conducting a large-scale needs assessment to engage residents and gather insights into their priorities and challenges. This feedback will guide the planning process, ensuring the development of programs and resources that reflect the community's vision and aspirations.

The Family Self Sufficiency (FSS) Program is available to all conventional, scattered sites and Section 8 subsidized housing residents. FSS is an education and employment program leading to financial independence. The City of Phoenix is part of the Valley FSS Program Coordinating Committee, which includes other Housing Authorities and agencies that provide TANF assistance and Workforce Investment Act agencies. In June 2022, HUD issued a new rule for FSS programs and HSS. The Housing Department submitted the required new FSS Action Plan, which received approval in October 2022. The new rules were fully implemented in November 2022 and allow for up to 350 public housing and Section 8 participants. *Overall, the FSS program has been very successful, and in 2024, there were 54 residents who graduated from the program. Of those who graduated, five (5) purchased homes. Cumulative household incomes for program graduates increased from \$853,000 to \$2,500,000 upon completion of the FSS program. The total escrows paid out to participants is \$630,000.*

Memorandum of Understanding: Family Unification Program (FUP) Overview: The Housing Department and the Arizona Department of Child Safety (DCS) have maintained a Memorandum of Understanding (MOU) for the Family Unification Program (FUP) since July 26, 2009. The initial agreement allocated 100 FUP vouchers, with 10 designated for youth aged 18-21 aging out of foster care, offering up to 18 months of housing assistance.

In 2016, the Housing Department and DCS secured approval to participate in the Family Unification and Family Self-Sufficiency (FSS) Demonstration Program under PIH Notice 2016-01. This initiative allows eligible youth (18-21) aging out of foster care to extend housing assistance by enrolling in the FSS program and signing a Contract of Participation. Through this program, assistance may continue for up to 42 months, with potential extensions of up to 66 months to support training and educational pursuits. In July 2018, the Housing Department applied for additional FUP vouchers and was awarded 89, effective January 2019. These vouchers support:

FUP-Eligible Families: Families at risk of losing custody or experiencing delayed reunification due to inadequate housing. These families qualify for ongoing voucher assistance. FUP-Eligible Youth (18-24): Youth aging out of foster care, eligible for up to 36 months of housing assistance, extendable through the FSS Demonstration Program.

A new MOU was submitted with the grant application, involving the Housing Department, DCS, and the Maricopa Association of Government's Continuum of Care (COC). A first amendment extended the MOU until 2024, with a second amendment planned for further extension.

As of now, voucher utilization stands at 97.86%. Recent policies introduced by the Phoenix City Council have increased landlord participation, enhancing housing access for Section 8 recipients.

In 2018, the Housing Department was awarded the Choice Neighborhood Grant. Housing Supportive Services (HSS) manages the People Component of this grant. Case management/service coordination is provided to all original Choice families and to new families who move into the new site. Health,

education, and economic self-sufficiency outcomes are prioritized.

- **Health:** HSS partners with many health care providers such as CVS who provide an onsite state-of-the-art van that conducts biometric screening. Valle del Sol is the Federally Qualified Health Care Center that provides mental health services on site and the plan is to provide primary health care services on site at the Edison Impact HUB that will be revitalized in the future. *They will additionally be opening a dental clinic as the Family Resource Center that will be located in the historic units.* Phoenix Revitalization Corporation provides leadership classes and manages the Resident Leadership Council. Multiple health partners provide services at this site including Phoenix Fire Department Baby Shot Program, Maricopa County Department of Public Health and Arizona State University College of Nursing and Health Innovation. *Families can access food through the St. Mary's mobile pantry held at the Aeroterra Community Center and through FIBCO food distributions. During the monthly pantry, participants can receive vaccinations, flu and COVID immunizations.*
- **Education:** The program has an MOU with Phoenix Elementary School District and HSS has placed two school based mental health caseworkers at the two adjacent elementary schools. The MOU was updated in 2023 to be extended through 2025. *Through this MOU testing results are carefully monitored for the youth living in the Choice Neighborhoods housing. The City of Phoenix Parks and Recreation Program provides a summer program for youth living in the Edison/Eastlake community. Casework staff provide after-school programming that includes homework assistance, STEAM and STEM activities., arts and crafts, and life skills.* This year a demonstration partnership with Fulfillment in Training was established that provides a youth program for youth ages 10 – 18 that is held 3 days each week from 4 – 9 pm. The program offers homework assistance, nutrition, sports and recreation, and life skills Partnerships with Early Head Start, Head Start, and the First Things First Aeroterra Family Resource Center for children ages 0 -5 and provides the tools for the children to enter kindergarten ready to learn. In later phases, two onsite Head Start classrooms will be built at the Family Education Center located in the historically preserved buildings. All youth who are seniors in high school are intensively case managed to encourage graduation from high school and enrollment in post-secondary education programs.
- **Economic Self-Sufficiency:** The program emphasizes economic self-sufficiency by leveraging key partnerships to deliver comprehensive resources and support. A partnership with ARIZONA@WORK provides a Workforce Caseworker available on-site who provides referrals to training programs and access to job readiness, resume writing, job fairs, and other employment services. A partnership with the Phoenix Library StartUp Program *offers training in both English and Spanish on how to open your own business. The program offers training and guidance on how to launch and manage their own businesses, fostering entrepreneurial skills and promoting economic independence. The revitalization of the site further contributes to economic empowerment by creating Section 3 employment opportunities. These positions, which include roles in construction and front-office reception, enable participants to gain practical work experience and build sustainable careers. Together, these initiatives create a supportive framework for individuals to achieve lasting financial stability and personal growth.*

The Housing Department's Jobs Plus grant awarded in 2016 ended in August 2022. This grant provided the ability to develop locally based, job driven approaches to increase earnings and advance employment outcomes through work readiness, employer linkages, job placement and counseling,

educational advancement, technology skills and financial literacy for residents of the Marcos de Niza public housing site. The office site for the local program, iWORK (Improving Work Opportunities and Resident Knowledge), will continue to provide sustainability of services with a Service Coordinator, Workforce Specialist, and part-time receptionist. An affiliate ARIZONA@WORK Career Center, a part of the PhoenixWorkforce Connection System, is located at this site. *ARIZONA@WORK eliminated this position this past year due to funding restrictions; however, during Summer 2024, they placed a Workforce Caseworker at the site who is providing workforce services.*

Permanent Supportive Housing (PSH) Services: The Housing Department *allocated* 33 Project-based vouchers to homeless individuals and families *meeting eligibility in partnership with* the Human Services Department Family Services Center. *These units are located* in Aeroterra Phase III of the Frank Luke Addition HOPE VI revitalization. Families referred through the Phoenix *Regional Coordinated Assessment Hubs* receive *comprehensive support, including* case management, job training, and employment services to *promote* long-term stability and self-sufficiency. The City of Phoenix Human Services Department provides *a pivotal role by delivering* intensive case management to these families. The HSS program *focuses on youth residing in PSH units, offering a range of services, including a highly effective afterschool program that supports their academic and personal development.*

The Housing Department was awarded a ROSS (Resident Opportunities and Self-Sufficiency) for Education Grant and partnered with the Library Department's College Depot to deploy Education Navigators to provide youth between the ages of 15 – 20 and their families for individualized assistance at public housing sites. The Navigators provide support with free applications for Federal Student Aid completion, financial literacy, college readiness, post-secondary program applications, and post-acceptance assistance. The grant period has ended, but HSS is providing the framework from this grant at all housing sites that HSS provides services.

The Housing Department participates in HUD's ConnectHome program to bridge the digital divide by providing internet connectivity and assisting housing residents to attain devices. During the pandemic, the Housing Department was approved by the City Council to purchase and provide 800 devices and two years of internet services to all families with youth ages 5 – 18 through the City's CARES Act funding and later approved to provide 800 devices and two years of internet services for all senior elderly residents. *This program has continued to expand with more devices and services being offered to residents.* This provided the seniors with opportunities to conduct virtual telehealth appointments, online banking, online shopping, connectivity to family and friends, and multiple other services. The Housing Development team and HSS distributed the devices and provided training on how to use devices, set up email and set up applications. Other devices were provided by Everyone On through the Carnegie Foundation provided to high school and college students and adults. In 2022, an additional 2-year extension was provided to the residents through CDBG funding.

The Housing Department received American Rescue Plan Act (ARPA) funds to provide free to the tenant Wi-Fi access at its Public Housing and Affordable Housing sites, serving up to 4,000 units. *Wi-fi implementation is ongoing, with most units coming online in early 2025. In addition, the Edison-Eastlake Choice Neighborhoods Community will receive Community Wi-Fi through a partnership with Sun Corridor Network and Arizona State University. Community Wi-Fi is planned to serve all phases of the Choice Neighborhoods housing development and is made possible through ARPA funding. Implementation is expected to be completed at the end of 2025.*

Expansion of Digital Hives: Aeroterra Community Center and Emmett McLoughlin Community Training and Education Center:

In December 2023, the Housing Department celebrated the launch of its first Digital Hive at the Aeroterra Community Center, a state-of-the-art resource aimed at supporting the Choice Neighborhoods initiative and the surrounding community. This innovative program provides residents with access to Digital Navigators, who offer personalized assistance with digital technology needs, including troubleshooting, answering questions, and developing essential digital skills to thrive in a technology-driven world. To foster learning and creativity, the Aeroterra Digital Hive has hosted an array of workshops on topics such as Coding, Holiday Digital Art, iPad Basics and Beyond, and Robotics. These programs are designed to enhance technological literacy and encourage community members of all ages and experience levels to explore and expand their digital competencies. While the Aeroterra Hive is currently a temporary location, plans are in progress to transition it to a permanent home at the Edison Impact Hub in the Edison-Eastlake Community. This move will further cement the Hive's role as a sustainable, long-term resource for advancing digital equity and community empowerment.

Recognizing the value of this initiative, the Housing Department expanded its reach with the opening of a second Digital Hive at the Emmett McLoughlin Community Training and Education Center in Henson Village, in April 2024. This larger Hive provides the same comprehensive range of services as the Aeroterra location, ensuring even more residents have access to cutting-edge technology resources and skill-building opportunities. Both Digital Hives are made possible through a collaboration with the Digital Equity Institute, now known as the Institute for Digital Inclusion Acceleration (IDIA), and funding from the American Rescue Plan Act (ARPA). These partnerships highlight the Housing Department's dedication to bridging the digital divide, promoting inclusion, and empowering communities through equitable access to technology.

Residents of RAD and Choice Neighborhoods projects converting to PBVs are eligible and offered a variety of services through the Housing Department community centers, including Aeroterra Community Center located in the Aeroterra community and the Emmett McLoughlin Community Training and Education Center located in Henson Village. Services include but are not limited to: ARIZONA@WORK PHOENIX Affiliate Site Career Center, resume writing assistance, job search, job fairs, GED preparation classes, ESL classes, neighborhood network center/computer access, health prevention classes, nutrition, physical activity, and other health related classes, early childhood development screenings, financial literacy, Girl Scouts, parent educational programming, Man Cave for fathers of 0 – 5 year old youth, community leadership classes/Leadership Academy, Volunteer Income Tax Assistance (VITA), Ninos en Mi Casa training for in-home childcare providers, Raising a Reader, Kindergarten Boot Camp, assistance with benefit applications, youth sports, dance/music/art classes, and PBS Kids Play and Learn Science. Early Head Start and Head Start services are offered by several organizations in the surrounding areas. Qualified residents are also eligible to join the Family Self-Sufficiency (FSS) Program.

Case management, service coordination, and other services are offered to all public housing residents at all HOPE VI developments (Henson Village, Symphony, and Aeroterra) and those who live in the sites that benefit from the ROSS Family Service Coordinator grants. In 2018, a ROSS service Coordinator grant for the Aeroterra Community was awarded to the Phoenix Resident Investment Development Effort (PRIDE) Board and implemented by the HSS program. Effective June 1, 2022, the 2021 renewal ROSS Service Coordinator PRIDE Board grant for 2022-2025 was implemented at the Aeroterra HOPE VI site by HSS. The focus of this grant is to provide education, employment, and health related services

with the multiple partners of the CSP. *A renewal grant was submitted in October 2024 for an additional three years and will focus on digital inclusion, health and wellness, employment, financial literacy, and services for elderly and disabled residents.* Another ROSS Service Coordinator Grant was awarded to Friendly Housing in 2020 for 2021-2024 for Henson Village and Symphony Apartments. *A renewal grant application with Friendly House was submitted in December 2023. This grant was awarded and implemented in June 2024 and will end in May 2027.* HSS works in partnership with Friendly House, providing space and oversight of this program. Both sites provide service coordination with the multiple providers of the Housing Coalition of Service Providers that leads to greater self-sufficiency or enhanced quality of life. Since the COVID pandemic, all sites have provided COVID vaccinations, flu shots, and other immunizations through the University of Arizona Mobile Prevention Program, Maricopa Department of Public Health, Valle del Sol, and other health care providers.

HSS is proud to maintain a strong partnership with Arizona State University (ASU), enabling both bachelor's and master's level social work students to complete their required field placement internships within our program. Through this collaboration, interns gain hands-on experience in areas such as case management, facilitating group sessions, planning community events, and performing various supportive service and administrative tasks. These activities are carried out under the supervision of experienced and qualified HSS staff with bachelor and master social work degrees, ensuring both professional development for the students and high-quality service delivery for program participants. This partnership allows social work students to earn essential academic credits required for graduation while making meaningful contributions to our program and the communities served. *Building on its success, in 2024, HSS expanded its commitment to social work education by formalizing an agreement with Grand Canyon University (GCU). This new partnership provides field placement opportunities for both bachelor's and master's level students enrolled in GCU's social work programs.*

Through these collaborations, HSS continues to enhance its services and support by integrating the contributions of highly motivated and skilled interns. By fostering partnerships with leading universities, HSS demonstrates its dedication to advancing the field of social work, promoting student development, and strengthening its impact on the communities it serves.

All residents of city-owned and city-managed senior/disabled complexes continue to receive assistance from on-site service coordinators/case managers who coordinate recreational, educational, social services, and health activities, as well as information and referrals. Special activities are planned to enhance independent living. These sites have small computer labs with internet access available for residents' use. Seniors were also provided with a device with internet connectivity. During the height of the COVID pandemic, some of these services were moved to a virtual platform; however, as of September 2022, all services are available for in-person programming. HSS partnered with multiple providers, such as the University of Arizona Mobile Prevention Program, the City of Phoenix Fire Department Baby Shot Program, and local pharmacies to bring on-site vaccinations to include COVID.

Housing Supportive Services staff partners with ARIZONA@WORK and the Coalition of Service Providers to ensure that interested residents receive the training necessary to participate in Section 3 employment opportunities and other educational and training opportunities. The workforce Specialists and the Choice Housing Caseworker III Workforce Development keep a list of Section 3 interested participants. As Section 3 opportunities become available, the team seeks to provide qualified candidates for the job order.

The Housing Department's Twitter account provides local area residents with up-to-date information about the Department. The Department will add information about potential employment opportunities, job fairs, community resources, and health and safety-related tips.

Safety and Crime Prevention

Housing Department staff work closely with the Police Department to ensure the safety of residents in all public housing program sites. This includes frequent contact with the officers assigned to the family public housing communities, and agreements with the Police Department to provide information regarding calls from the public housing communities.

In 2022, the Housing Department received a \$1 million U.S. *Department of Justice* Byrne Criminal Justice Innovation Grant to support data-driven, comprehensive, and community-oriented strategies to reduce crime in the Edison-Eastlake Choice Neighborhoods Community (EEC). Through a broad cross-sector partnership team, including neighborhood residents, business and stakeholders, Phoenix Police, and Arizona State University, the Housing Department *is employing* a wide range of crime prevention and intervention strategies to address EEC conditions to reduce crime, spur revitalization, and build community-police collaboration.

The Housing Department was awarded a 2019 Capital Fund Emergency Safety and Security Grant in April 2021 in the amount of \$250,000. The funds were utilized at Pine Tower Apartments (AMP 7, 156 units) for exterior lighting improvements and the installation of security monitoring systems. The funds were also utilized at Maryvale Parkway Terrace (AMP 5, 108 units) for exterior lighting improvements and the installation of security monitoring systems, fire alarm/carbon monoxide improvements, and exterior door and gate replacements. These improvements were completed in 2022.

In all AMPS, where applicable, as defined by PIH 2022-01, carbon monoxide detectors were installed in 2022. In AMP 005 a new combination fire system and carbon monoxide detectors was installed.

Pet Policy

PURPOSE

The Housing Department has adopted a Pet Policy for Residents of housing programs. It is Housing Department policy that all Residents be allowed quiet enjoyment of the premises. No pet will be allowed or permitted to remain, that constitutes a nuisance or threat to Housing Department staff or Residents or detracts from any neighbor's quiet enjoyment of his/her home. Violation of any of the rules for pets and addendum to the lease will be considered a breach of the lease and may be cause for removal of the pet and/or eviction.

EXCLUSIONS

1. This policy does not apply to service animals that are used to assist, support, or provide service to persons with disabilities.
2. The Americans with Disabilities Act (ADA) defines a service animal as any guide dog, signal dog, or other animal that provides assistance to an individual with a disability.
3. Pursuant to the Fair Housing Act, assistance and companion animals are allowed in all housing facilities with no restrictions other than those imposed on all Residents to maintain their units and associated facilities in a decent, safe, and sanitary manner, to refrain from disturbing their neighbors, and to refrain from constituting a safety threat.

APPROVAL

1. Residents must have prior approval from the Housing Department before moving a pet into their unit.
2. Residents must request approval by executing the appropriate Pet Lease Addendum and providing all required information and documentation.
3. As a requirement for pet ownership, the Resident must be able to demonstrate the ability to care for the pet. A history of late rent payments, failure to pass household inspections, or other lease violations may prohibit the Resident from maintaining a pet in the unit.

TYPE AND NUMBER OF PETS

1. The Housing Department will allow only one domesticated dog or cat per household.
2. All dogs or cats must be neutered or spayed. A veterinary certificate must be provided to the Housing Department.
3. Any aggressive animal, including attack or trained fighting dogs, deemed to be potentially harmful to the health or safety of others, will not be allowed. This includes but is not limited to: Staffordshire Terriers, Pit Bulls, Rottweilers, Dobermans, mixed breeds thereof, or any dog that is considered dangerous or vicious.

INOCULATIONS/LICENSE

1. Prior to approval of a pet, the Resident will be required to show proof that his/her pet has been properly vaccinated, is spayed or neutered, and that all local licensing requirements have been met, where applicable.
2. No Pet Addendum will be executed, and the pet shall not be allowed on the premises if it has not been properly vaccinated and licensed.
3. On an annual basis, the Resident must bring the current license and proof of vaccination of the pet to the Housing Department. Failure to do so will result in removal of the pet from the household.

PET DEPOSIT

1. A pet deposit of one hundred dollars (\$100.00) or one month's rent (before any utility allowance), whichever is less, shall be required for a dog, cat, and/or pig.
2. The pet deposit is to cover potential damage by the pet and will be returned, less the cost of any damages incurred as a direct result of the pet.
3. Damages will be assessed by the Housing Department at the time the Resident vacates or the time the Resident disposes of the pet.
4. The pet deposit will not bear interest.
5. A minimum of \$25.00 of the pet deposit must be collected as the initial payment toward the full deposit.
6. The remaining balance must be paid in a maximum of three (3) successive monthly payments of \$25.00.
7. For Sunnyslope Manor and Fillmore Gardens Residents, the initial deposit cannot exceed fifty dollars (\$50.00), and the remaining balance can be paid in increments not to exceed ten dollars (\$10.00) per month.

FINANCIAL OBLIGATION OF RESIDENTS

1. Any Resident who owns or keeps a pet in their dwelling unit will be required to pay for any damages caused by the pet.
2. Any pet-related insect infestation in the pet owner's unit will be the financial responsibility of the pet owner. The Housing Department reserves the right to exterminate insect infestations in the dwelling unit and the treatment will be charged to the Resident.
3. All pet waste must be cleaned up and disposed of properly. Residents who fail to pick up and dispose of pet waste will be charged a yard ticket fee in accordance with the published Schedule of Charges.

PET CARE/IDENTIFICATION

1. The Resident will be solely responsible for maintaining the pet in a healthy environment and will ensure that the pet receives proper care and humane treatment.
2. Pets are not to be left unattended for periods of time exceeding 24 hours or longer.
3. Pets requiring licensing shall wear a collar displaying identification.
4. Failure to comply will result in the removal of the pet.

NUISANCE OR THREAT TO HEALTH OR SAFETY

1. The pet must be maintained to prevent odors and other unsanitary conditions in the owner's unit and surrounding areas.
2. Repeated substantiated complaints by neighbors or Housing Department personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisances will result in the removal of the pet and/or the issuance of a Notice of Lease Termination and/or eviction.
3. A single incident of a pet threatening the health or safety of anyone may result in the removal of the pet, a notice of lease violation, and/or termination of the lease.

DESIGNATION OF PET AREA

1. Pets must be kept in the owner's unit or on a leash at all times when outside.
2. No outdoor cages/dog houses may be constructed in conventional public housing or senior housing.
3. Pets will not be tethered outside of units in conventional public housing or senior housing.
4. When outdoors, pets will be on a leash no longer than five (5) feet in length, or carried in a closed, ventilated container used for the purpose of transporting live animals.
5. The Resident shall ensure that the pet does not wander into neighboring yards or common areas.
6. Pets will be allowed only in designated areas on the grounds of the public housing developments.
7. Pet owners must clean up after their pets and are responsible for disposing of pet waste and debris.
8. Pet owners who fail to clean up pet waste/debris will be charged in accordance with the Lease, Rules and Regulations, Pet Addendum, and/or Schedule of Charges.
9. Continuous violations of the rules may lead to the termination of the lease.

VISITING PETS

Pets belonging to visitors and family members not on the lease will not be allowed on the premises

without prior written approval of the Housing Department.

REMOVAL OF PETS

The Housing Department, or an appropriate community authority, shall require the removal of any pet from a housing site if the pet's conduct or condition is determined to be a nuisance, or if the pet becomes vicious, displays symptoms of severe illness or demonstrates behavior that constitutes a threat to the health or safety of other occupants of the site, other persons in the community where the housing site is located, or City staff and contractors.

DESIGNATED RESPONSIBLE PARTY FOR EMERGENCY

Resident shall provide the name, address and phone of someone who would keep the animal in the event of owner's illness or death. In the event that the party cannot be reached, the Housing Department will contact Maricopa County Animal Control and/or the Arizona Humane Society to remove the pet.

Asset Management

The Housing Department carries out its asset management functions by funding, budgeting and accounting at the AMP level for its properties. Property management is also performed at the AMP level, with most staff assigned to a single AMP and others shared between AMPs. Each AMP is individually monitored, and its performance is regularly assessed to quickly identify problems and opportunities for change. The department's computerized business system is designed to support these management functions, and the City of Phoenix's financial system also provides support.

Substantial Deviation

Any collective change to the 5-Year Plan that impacts and prevents implementation of the planned or actual use of federal funds for identified activities would prohibit or redirect the Housing Department's strategic goals of increasing the availability of safe and affordable housing while promoting self-sufficiency and asset development of families and individuals.

A substantial deviation is defined as any single or collective change in the planned or actual use of federal funds as identified in the 5-year plan that exceeds 25% of the City of Phoenix's total annual public housing program budget or Section 8's Housing Choice Voucher total program budget.

Significant Amendment/Modification

Federal regulatory requirements do not require sufficient changes to the rent or admissions policies or the organization of the waiting list, which would result in a change to the Annual Agency Plan unless the change is a result of a circumstance identified by HUD for special intervention. Guidance in the form of PIH or Multifamily Notices or Letters changing these policies will not require a significant amendment to this Plan for implementation.

Any change in the planned or use of replacement reserve funds under the Capital Fund that exceeds 25% of the City of Phoenix's *total Public Housing* annual budget.

Changes to the Housing Department's plans affect the demolition or disposition of public housing, designation of senior or disabled housing, any homeownership program, and a plan to convert public housing units to other than assisted housing.

Exclusion of RAD-specific items:

- a. The decision to convert to either Project Based Rental Assistance (PBRA), or Project Based Voucher (PBV) assistance;

- b. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include the use of additional Capital Funds;
- c. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- d. Changes to the financing structure for each approved RAD conversion.

Exclusion of Choice Neighborhoods specific items:

- a. Changes to the Capital Fund Budget produced as a result of each phase of redevelopment, regardless of whether the proposed conversion will include the use of additional Capital Funds;
- b. Changes to the construction and rehabilitation plan for each phase of redevelopment;
- c. Changes to the financing structure for each phase of redevelopment; and
- d. Changes to the Choice Neighborhoods budget.

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HOPE VI or Choice Neighborhoods

The Housing Department was awarded a \$20 million HOPE VI grant in 2011 to revitalize the former Frank Luke Addition (FLA) public housing community, now known as Aeroterra. In addition to the HOPE VI grant, Low Income Housing Tax Credits (LIHTC) were used to fund Phases I-III of the redevelopment. Phase I consists of 60 public housing units serving seniors and persons with disabilities and was completed and occupied in December 2012. Phases II and III are a mix of 1 to 5 bedrooms that include a combination of public housing, LIHTC, Section 8 project-based vouchers, and market-rate units.

Phase II, with 56 units, was completed and 100% occupied in October 2016; Phase III, including 74 units, was completed in December 2016 and 100% occupied in May 2017. Phase 4 of the Aeroterra FLA HOPE VI project was the Summit Apartments, the off-site component of the grant. Fifty public housing units were placed at this property, which also has other affordable and market rate units. A major rehabilitation was funded at the Summit using Neighborhood Stabilization Program (NSP) and HOPE VI funds. A final Phase V of the Aeroterra FLA HOPE VI grant to add 60 mixed-income apartment units is pending and likely to be completed in the next 3-5 years. *The development may utilize Faircloth to RAD.*

The Housing Department was awarded a Choice Neighborhoods Planning and Action grant in 2016 to create a comprehensive neighborhood transformation plan for the Edison-Eastlake Community (EEC) surrounding its East AMP, AZ001000003, that included 577 aged and obsolete public housing units. The Housing Department issued a Request for Proposals and selected developer Gorman & Company, a national affordable housing developer with experience in many of HUD's programs. Sidney P. Osborn Homes (145 units, AZ1-7B), A.L. Krohn Homes (202 units, AZ1-8B), and Frank Luke Homes (230 units, AZ1-2) are the target public housing sites for the Edison-Eastlake Choice Neighborhoods. The Housing Department and its partners gathered input and facilitated an extensive resident and community stakeholder planning process to create the EEC Transformation Plan, the One Vision Plan, that was submitted to HUD on June 28, 2018. The Planning and Action Grant is fully expended and pending close-out.

The Housing Department was awarded a \$30 million Choice Neighborhoods Implementation Grant for the EEC in 2018. In 2023, the Housing Department was awarded an FY2022 \$10 million Choice Neighborhoods Supplemental Grant, and in 2024, it *applied for and was awarded an additional \$2.5 million in Supplemental Grant funds* to further support the development of replacement housing in conjunction with the EEC's Transformation Plan. These funds are being used for the redevelopment of the City's former A.L. Krohn Homes and Sidney P. Osborn public housing sites that will result in approximately 475 brand new units of mixed-income housing within the EEC. The Department continues its work to fully implement the strategies outlined in the Choice Neighborhoods Implementation Grant application, including a plan for the development of 1,019 mixed-income housing units (including 427 replacement public housing units) across the three target public housing sites as well as allocating 150 off-site Project-Based Vouchers in areas of opportunity to be utilized as replacement units: 75 PBV to be allocated to The Moreland project and 75 PBV to be allocated to the Central and Columbus project or another TBD project should this one not be feasible. Applications for Tenant Protection Vouchers (TPV) for 577 units were also submitted with the Implementation Grant application in 2017. Allocations of

public housing funds, capital fund programs, HOME, CDBG, ARPA, Section 18 sales proceeds, general obligation bond funds, affordable housing funds, and other local funds may be utilized in the development.

Demolition and disposition of the selected site(s) will occur in conjunction with plans for future LIHTC applications. The Choice Neighborhoods target properties in AMP 3 (Frank Luke Homes, A.L. Krohn Homes, and Sidney P. Osborn) for 577 units are no longer part of the RAD Program and instead are subject to the Section 24 demolition/disposition process as part of the EEC Choice Neighborhoods revitalization program. The Housing Department submitted a Section 24 demolition application to HUD in calendar year 2020 for Frank Luke Homes (230 units, AZ1-2) and A.L. Krohn Homes (202 units, AZ1-8B). The demolition of Frank Luke Homes was completed in March 2021; AL Krohn Homes was demolished in August 2023. The *Housing* Department submitted and received HUD approval for disposition applications for the replacement of Frank Luke Homes named Harmony at the Park I, Harmony at the Park II in calendar year 2021, and Harmony at the Park III in 2023. *In 2024, the Housing Department submitted a disposition application and received HUD approval for the development of the Trellis at the Park (future name TBD) homeownership component. An additional disposition application will be submitted in early 2025 for the remaining portion of the demolished areas of Frank Luke Homes for the new Linear Park. The Housing Department will submit one or more disposition applications to HUD for the A.L. Krohn Homes (202 units, AZ1-8B) and Sidney P. Osborn Homes (145 units, AZ1-7B) site in early 2025 for the CNI Phase 3 and Phase 4 development and the expansion of Edison Park. The demolition application for Sidney P. Osborn Homes (145 units, AZ1-7B) was submitted in 2023, and the disposition application for Sidney P Osborn One (Girasol) was submitted and approved in 2024. The Sidney P Osborn Two, Sidney P Osborn Three, and Horizon on Villa disposition applications are anticipated to be submitted in the calendar year 2025. The former Sidney P. Osborn public housing site demolition was completed in 2024. The redevelopment of the Choice Neighborhood Edison Eastlake sites and an off-site parcel in the neighborhood will occur in nine phases with an estimated timetable as follows:*

Construction Phasing Plan	Total Number of Units in the Phase	Est. Construction Start	Est. Construction Completion
Phase 1A and 1B (off-site parcel, now known as Soluna)	177	April 2020	April 2022
Phase 2A and 2B (<i>now known as Harmony at the Park I and Harmony at the Park II</i>)	235	June 2021	December 2023
Phase 3A (<i>to be known as Harmony at the Park III</i>) and 3B (<i>to be known as Horizon on Villa</i>)	199	October 2023	<i>November 2026</i>
Phase 4A, 4B and 4C (<i>to be known as Girasol</i>)	364	<i>March 2025</i>	<i>June 2027</i>
Homeownership	44	<i>April 2025</i>	<i>April 2027</i>

TOTAL UNITS	1,019 (mix of replacement, affordable and market rent units)		
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The Housing Department allocated 42 Section 8 Project-Based Voucher (PBV) at Soluna I and 33 Section 8 PBV units at Soluna II to serve as replacement public housing as part of its Edison-Eastlake Choice Neighborhoods Implementation Grant (Phases 1A and 1B as stated above) which is, located at 950 N. 19th St. Soluna I is a new construction, 111-unit multifamily rental community with 1-5 bedroom units while Soluna II, also new multifamily rental construction, contains 66 1-2 bedroom units. Both Soluna developments contain a mix of LIHTC, Section 8 PBV and market rents. Construction began in the first quarter of 2020 and was completed in April 2022.

Replacement TPVs have been approved in conjunction with Soluna I and II, and all or a portion of the TPV units received may be project-based. Harmony at the Park (HATP) is a planned 325-unit mixed-income community to be developed in three phases. HATP One (Phase 2A), a 9% LIHTC development containing 120 units, was completed in February 2023. HATP Two (Phase 2B), a 4% LIHTC deal, includes 115 units and completed in December 2023. Section 8 PBV units have been allocated to these two phases as replacement units. A TPV application was approved for Harmony at the Park I (Phase 2A) in calendar year 2022 and a TPV application for Harmony at the Park II (Phase 2B) was submitted and approved in calendar year 2023. TPV applications to be submitted for Harmony at the Park III and Sidney P. Osborn Phase One in calendar year 2025. The Housing Department was awarded a 9% LIHTC allocation for Harmony at the Park III (CN Phase 3B) in June 2022 *and in 2024, was awarded a 4% LIHTC allocation for Horizon on Villa (CN Phase 3A). Harmony at the Park III will be a 90-unit multi-family residential community with 1 - 3-bedroom units that are a mix of LIHTC, Section 8 PBV, and market rate units. Harmony at the Park III began construction in October 2023 and is expected to be completed in fall 2025.* Horizon on Villa will be a 109-unit multifamily residential rental community with 1–5-bedroom units that are a mix of LIHTC, Section 8 PBV, and market rate units. In 2023, the Housing Department applied for, and was awarded, a 9% LIHTC allocation for a portion of the Sidney P. Osborn (SPO) site (CNI Phase 4A), Phase One, that will include 115 mixed-income multifamily residential rental units. SPO Phase One will include 1-3 bedrooms units that are a mix of LIHTC, Section 8 PBV, and market rate units. *Construction will begin in March 2025.* TPV applications will be submitted for these phases.

As part of Phase 3A, the Housing Department is preserving a courtyard of five buildings from the former A.L. Krohn public housing site as part of its Historic Preservation Treatment Plan. These buildings will undergo significant rehabilitation and will serve as a resident community center for educational services and other neighborhood programming. The Housing Department is also developing a plan to provide free Wi-Fi access throughout its community centers and in residential units.

As part of the Choice Neighborhoods housing development program, the Housing Department's development partner, Trellis, a nonprofit organization that provides homeownership counseling, financial access, and neighborhood development, will construct 29 affordable and 15 market-value townhome style homeownership units built on the former Frank Luke Homes public housing site. These townhomes will be adjacent to the proposed Linear Park and will range from 2-4 bedrooms. Construction is projected to begin in *April 2025*.

As part of the Housing Department's ConnectHomeUSA initiative called PHX Housing Connect, we are working to implement free Wi-Fi access in all residential units and the community rooms at Monroe Gardens and Foothills Village. Monroe Gardens will also receive a Digital Navigator through a pilot program. Through PHX Housing Connect, the Department *is utilizing* American Rescue Plan Act funds to pilot free unit and community Wi-Fi access in the Edison-Eastlake Choice Neighborhoods Community, as well as other RAD/public housing/Section 8 sites including Marcos de Niza, and senior sites. The Housing Department was working with the local electric utility company, Arizona Public Service (APS), to install solar carports as part of their Solar Communities Program where APS provides free solar-covered parking structures for Soluna, Harmony at the Park I and Harmony at the Park II. However, APS discontinued their program and is no longer accepting applications. Prior to the discontinuation of the program, APS Solar carport installations had been completed at Monroe Gardens, Washington Manor, Fillmore Gardens, Sunnyslope Manor, Summit and Marcos de Niza where the Program provides a discount on electricity to tenants and the property while supplying solar energy to the grid.

A non-profit co-developer was selected in calendar year 2021 through an RFP process to partner with the Housing Department for the redevelopment of Deck Park Vista, now called The Moreland *agreement regarding the terms of the development could not be reached. The city will publish a new RFP in spring 2025, seeking a co-developer to complete the development.* This affordable housing redevelopment project is located in the Downtown Core, in an area of opportunity. Because of its location and amenities in a high opportunity area, The Moreland is approved as an off-site component of the ChoiceNeighborhoods grant. It will utilize a minimum of 75 Section 8 Project-Based Vouchers on the property, with priority given to relocating Choice Neighborhoods residents. Construction is expected to begin in the late calendar year 2025 or early 2026. *The development may utilize Faircloth to RAD as a financing strategy.*

The Housing Department received a \$1 million Byrne Criminal Justice Innovation Grant to support data-driven, comprehensive, and community-oriented strategies to reduce crime in the Edison-Eastlake Community (EEC), Phoenix's Choice Neighborhoods target area. Through a broad cross-sector partnership team, including neighborhood residents, businesses and stakeholders, Phoenix Police, and Arizona State University, the Housing Department will employ a wide range of crime prevention and intervention strategies to address EEC conditions to reduce crime, spur revitalization, and build community-police collaboration.

The Housing Department received a \$1 million *U.S. Department of Justice* Byrne Criminal Justice Innovation Grant to support data-driven, comprehensive, and community-oriented strategies to reduce crime in the Edison-Eastlake *Choice Neighborhoods* Community (EEC). Through a broad cross-sector partnership team, including neighborhood residents, businesses and stakeholders, Phoenix Police, and Arizona State University, the Housing Department *employs* a wide range of crime prevention and intervention strategies to address EEC conditions to reduce crime, spur revitalization, and build community-police collaboration.

The Housing Department *initiated* a community planning effort with residents of the Marcos de Niza affordable housing community (AMP 22, 374 units: a mix of 281 Public Housing and 93 Section 8 PBV). This community planning initiative *began* in the calendar year 2024 and will focus on completing a community-driven Neighborhood Transformation Plan to guide the revitalization of Marcos de Niza and the surrounding neighborhood. Local City of Phoenix funding will be used to fund the effort along with any other funding sources available at that time. *In the 4th quarter of*

2024, the Housing Department was awarded a Choice Neighborhoods Planning grant for the Marcos de Niza target public housing site. In addition, the Housing Department intends to apply for a Choice Neighborhoods Implementation grant should a NOFO be released in the calendar year 2027 for the Marcos de Niza target public housing site.

Mixed Finance Modernization or Development

The Housing Department intends to apply for Low Income Housing Tax Credits (LIHTC)/Mixed Finance Development approval for its last phase of the Aeroterra Frank Luke Addition HOPE VI revitalization (Phase V) in the next two to three calendar years.

The Housing Department applied for the Rental Assistance Demonstration (RAD) program in 2016 for its public housing portfolio, including the following properties: Foothills Village Apartments (AMP 4, 200 units), Maryvale Parkway Terrace Apartments (AMP 5, 108 units), the East AMP properties (AMP 3, 615 units), Scattered Sites (AMP 8, 253 units), Pine Tower Apartments (AMP 7, 156 units), Washington Manor Apartments (AMP 6, 112 units), Summit Apartments (AMP 24, 50 units), McCarty on Monroe (AMP 21, 34 units), and Aeroterra Senior Village (AMP 23, 60 units). All the listed AMPs were included in a RAD Portfolio application with AMPs 3, 4 and 8 in Part I, and all remaining AMPs in Part II. RAD CHAPs were received for AMP 3, 4 and 8 in calendar year 2017 with a Portfolio Award approved in October 2017. RAD CHAPs were received for McCarty on Monroe (AMP 21) on August 22, 2018, and Washington Manor (AMP 6) on October 5, 2018. A.L. Krohn East/Monroe Gardens (Part of AMP 3), Foothills Village Apartments, Washington Manor Apartments, McCarty on Monroe, and Aeroterra Senior have converted from public housing to RAD Section 8 Project Based Voucher (PBV) assistance. Pine Towers (AMP 7) converted to RAD Section 8 PBV in November 2022. The department will not be converting Scattered Sites (AMP 8) through RAD. The Housing Department intends to continue with existing site preferences and/or designation plans of Senior and Senior/Disabled projects after RAD conversion including Maryvale Parkway Terrace Apartments (AMP 5, 108 units), Pine Tower Apartments (AMP 7, 156 units), Washington Manor Apartments (AMP 6, 112 units), McCarty on Monroe (AMP 21, 34 units), and Aeroterra Senior Village (AMP 23, 60 units).

A co-developer for A.L. Krohn East (Monroe Gardens) and Foothills Village, Gorman & Company, was selected through a Request for Proposals process in 2017. The Department applied for LIHTC/Mixed Finance Development approval in calendar year 2018 for A.L. Krohn East (within AMP 3), with RAD financial closing on October 1, 2019, and Foothills Village Apartments (AMP 4) with Mixed Finance Development and/or RAD financial closing was completed in calendar year 2020. A.L. Krohn East received a nine percent (9%) LIHTC award on June 29, 2018. Foothills Village received a four percent (4%) LIHTC award on September 10, 2018. Project-Based Vouchers were utilized in conjunction with RAD converted units at A.L. Krohn East (Monroe Gardens), Foothills Village (AMP 4), Pine Tower (AMP 7) and will be utilized at other sites. The construction of Monroe Gardens was completed in 2021. The Foothills Village rehabilitation was completed in 2023.

RAD conversions completed in calendar years 2019 – 2021 without significant rehabilitation or relocation, utilizing funds existing reserve and/or Capital Funds: McCarty on Monroe (AMP 21, 34 units), Aeroterra Senior Village (AMP 23, 60 units), and Washington Manor Apartments (AMP 6, 112 units). Other properties within the Portfolio Award may proceed with RAD conversion as feasible.

The Housing Department applied for the RAD program to convert Pine Tower Apartments (AMP 7, 156 units) in 2021. The conversion included a 5% de minimus reduction in units through Section

18 disposition. Those units will be backfilled by Project Based Vouchers. After the RAD conversion the Housing Department started rehabilitation of 64 one-bedroom units and major building systems. The rehabilitation is funded with Public Housing Capital Funds and Community Development Block Grant (CDBG) funds. The RAD conversion was completed in November 2022, the rehabilitation began in 2023 and *was completed in 2024.*

The Housing Department applied for the RAD Conversion of Aeroterra II (AMP 25, 36 units) and Aeroterra III (AMP 26, 34 units) in calendar year 2024. The Housing Department intends to apply for the RAD program during calendar years 2025-2026 for the following properties: Henson Villages Phases I - IV (AMP 16 – 19, 549 units); Maryvale Parkway Terrace (AMP 5, 108 units); and Summit Apartments (AMP 24, 50 units). These properties may apply through the Mixed Finance development process in conjunction with RAD conversion and LIHTC, Public Housing Capital Funds, and other financing. Properties may also include a 5% de minimus reduction in units through Section 18 disposition. Units may be backfilled with Project Based Vouchers. The department may also utilize RAD Section 18 (75%/25%) Blend provision. Due to the urgency of capital improvement needs at Maryvale Parkway Terrace, the property is currently being rehabilitated prior to conversion through RAD to Section 8 based assistance. Rehabilitation began in 2023.

The Housing Department *initiated* a community planning *effort* with the residents of the Marcos de Niza affordable housing community (AMP 22, 374 units: a mix of 281 Public Housing and 93 Section 8 PBV). This community planning initiative began in calendar year 2024 and will focus on completing a community-driven Neighborhood Transformation Plan to guide the revitalization of Marcos de Niza and the surrounding neighborhood. Local City of Phoenix funding will be used to fund the effort. *In the 4th quarter 2024, the Housing Department was awarded a Choice Neighborhoods Planning grant in calendar year 2024 for the Marcos de Niza target public housing site. In addition, the Housing Department intends to apply for a Choice Neighborhoods Implementation grant should a NOFO be released in the calendar year 2027 for the Marcos de Niza target public housing site.*

Helen Drake is a City of Phoenix-owned site that was identified as a city-owned property suitable for residential development as part of the Housing Phoenix Plan initiative to redevelop the city-owned property with affordable and mixed-income housing. The proposed development is for an 80-unit senior (55+) affordable housing community that will be constructed on approximately 1.8 acres to the rear of the Helen Drake Senior Center, which is located at 7600 N. 27th Avenue. New outdoor amenities and a reconfigured parking area are planned as part of the development and will ensure an integrated campus with the existing senior center operations. The Housing Department *submitted* a 4% LIHTC application in 2023 and intends to allocate 40 project-based vouchers to this project. *Construction is planned to commence in 2025/2026.*

Central and Columbus is a city-owned property suitable for residential development as part of the Housing Phoenix Plan initiative to redevelop city-owned property with affordable and mixed-income housing. The proposed development is located east of Central Avenue, between Weldon and Columbus Avenues (25-55 E. Weldon Avenue and 26-64 E. Columbus Avenue), and is a 3.2-acre site located within the Central Avenue light rail corridor. The Housing Department awarded Holualoa Capital Management, LLC in December 2024 to develop the site into a new mixed-income multifamily housing project of a minimum of 250 units, half of which will be required to be

affordable to households at 80% of the area median income and below. *The construction start date will be determined after the RFP award in 2025.* The Housing Department intends to allocate the 75 PBV units as an off-site component of the Choice Neighborhoods grant.

As part of the Housing Department's ConnectHomeUSA initiative called PHX Housing Connect, *the department is utilizing American Rescue Plan Act funds to pilot free unit and community Wi-Fi access in the Edison-Eastlake Choice Neighborhoods Community, as well as other 31 other RAD/public housing/Section 8 sites including Marcos de Niza, and senior sites. This initiative benefits 4,237 households across these locations. In addition, digital equity training programs are being offered both on-site and at The Hives, located at the Aeroterra Community Center and Emmett McLoughlin Community and Training Center. Since 2020, over 3,300 devices have been distributed to households in more than 16 housing communities, helping to bridge the digital divide and supporting residents in accessing essential online resources and services. Monroe Gardens currently has a part-time Digital Navigator onsite to assist residents with technology questions, learning to use devices, and assistance with online applications.*

Previously, the Housing Department was working with local electric utility company Arizona Public Service (APS) to install solar carports as part of their Solar Communities Program, where APS was to provide free solar-covered parking structures for Soluna, Harmony at the Park I and Harmony at the Park II. However, APS discontinued its program and is no longer accepting applications. Prior to the discontinuation of the program, APS Solar carport installations had been completed at Monroe Gardens, Washington Manor, Fillmore Gardens, Sunnyslope Manor, Summit, and Marcos de Niza, where the Program provides a discount on electricity to tenants and the property while supplying solar energy to the grid.

A non-profit co-developer was selected in calendar year 2021 through an RFP process to partner with the Housing Department for the redevelopment of Deck Park Vista, now called The Moreland, but *agreement regarding the terms of the Development Agreement could not be reached. The City will publish a new RFP in spring 2025, seeking a co-developer to complete the development.* This affordable housing redevelopment project is located in the Downtown Core, in an area of opportunity. Because of its location and amenities in a high-opportunity area, The Moreland is approved as an off-site component of the Choice Neighborhoods grant and will utilize a minimum of 75 Section 8 Project-Based Vouchers on the property with priority given to relocating Choice Neighborhoods residents. Construction is expected to begin in the late calendar year 2025 or early 2026. *The development may utilize Faircloth to RAD as a financing strategy.*

The Housing Department may utilize RAD and/or Project-Based Vouchers in conjunction with its Affordable Housing (non-public housing) portfolio by placing converted units at one or more of its affordable properties to create mixed-income, sustainable communities. If this occurs, these properties will apply through the Mixed Finance approval process. One or more properties in the Affordable Housing portfolio may apply as feasible.

Demolition and/or Disposition

The Housing Department submitted a Section 24 demolition application to HUD in calendar year 2020 for Frank Luke Homes (230 units, AZ1-2) and A.L. Krohn Homes (202 units, AZ1-8B). Frank Luke Homes was demolished in March 2021; AL Krohn Homes was demolished in August 2023. The Housing Department submitted and received HUD approval for disposition applications for

replacing Frank Luke Homes named Harmony at the Park I, Harmony at the Park II in calendar year 2021, and Harmony at the Park III in 2023. *In 2024, the Housing Department submitted a disposition application and received HUD approval for developing the Trellis at the Park (future name TBD) homeownership component. An additional disposition application will be submitted in the late calendar year 2025 for the remaining portion of the demolished areas of Frank Luke Homes for the new Linear Park. The Housing Department submitted a disposition application for Sidney P Osborn One (CNI Phase 4A), part of the Sidney P. Osborn Homes (145 units, AZ1-7B) site, and received approval in 2024. The Housing Department will submit additional disposition applications to HUD for the A.L. Krohn Homes (202 units, AZ1-8B) and the remainder of the Sidney P. Osborn Homes (145 units, AZ1-7B) sites in early 2025 for the CNI Phase 3 and Phase 4B and 4C development and the expansion of Edison Park. Construction of the parks projects is anticipated to commence in spring 2025.* The demolition application for Sidney P. Osborn Homes (145 units, AZ1-7B) was submitted in 2023. The former Sidney P. Osborn public housing site demolition was completed in 2024. The disposition application for Sidney P Osborn One (CNI Phase 4A) was submitted and approved in the calendar year 2024. Disposition applications for Sidney P Osborn Two (CNI Phase 4B) and Three (CNI Phase 4C) will be submitted in 2025. The redevelopment of these sites and an off-site parcel in the neighborhood will occur in eight or nine phases with an estimated timetable as follows:

The Housing Department submitted *an* application for demolition of Ozanam Manor due to the age and physical condition of the structure and as a component of the HUD Choice Neighborhoods Implementation Grant redevelopment plan. The building was *last* used as a dormitory-style housing program operated by St. Vincent De Paul, with no dedicated cooking space and one bathroom per floor. Originally constructed in 1960, this vacant building, located in the center of the former Sidney P Osborn property, contained systems that would have needed significant upgrades and complete restoration. The demolition preceded the remaining buildings identified in the Choice Neighborhoods Implementation Grant redevelopment plan to ensure the health and safety of the residents. Demolition approval was received on June 4, 2019, and demolition was completed on August 30, 2019.

If allowable, the Maryvale Parkway Terrace RAD Conversion may utilize a RAD/Section 18 blend, converting 75% or one-hundred and three (103) units to RAD Project-Based Vouchers, disposing of five (5) units through Section 18, and replacing the disposed units with City of Phoenix Section 8 Project-Based Vouchers. Other RAD conversions, such as Maryvale Parkway Terrace, may also include PBV units either through the 5% de minimus threshold or a Section 18/RAD Blend.

Homeownership Programs

There were 96 single-family homes identified to sell through the Section 18 program. The initial Section 18 phase I contained thirty-four (34) identified vacant units that did not require resident relocation and were sold in “as is” condition with minimal rehabilitation. After approval was received in August 2020, the department began selling the units in February 2021; Phase I was completed in December 2021. The price of each unit was established based on an independent appraisal and listed on the Arizona Regional Multiple Listing Service (MLS).

On August 23, 2022, the Housing Department received approval from the US Department of Housing and Urban Development (HUD) for Phase II of the disposal of up to twenty-nine (29) Scattered Sites AZ001000008 (AMP 08) under Section 18 of the US Housing Act. After approval was received in August 2022, the department began selling the units in March 2023; Phase II was completed in September

2023. The price of each unit was established based on an independent appraisal and listed on the Arizona Regional Multiple Listing Service (MLS).

On March 18, 2024, the Housing Department received approval from the US Department of Housing and Urban Development (HUD) for Phase III of the disposal of up to six (6) Scattered Sites AZ001000008 (AMP 08), under Section 18 of the US Housing Act. After approval was received in March 2024, the department began selling the units in April 2024; Phase III was completed in September 2024. The price of each unit was established based on an independent appraisal and listed on the Arizona Regional Multiple Listing Service (MLS).

On May 24, 2024, the Housing Department received approval from the US Department of Housing and Urban Development (HUD) for Phase IV of the disposal of up to eleven (11) Scattered Sites AZ001000008 (AMP 08), under Section 18 of the US Housing Act. After approval was received in May 2024, the department began selling the units in July 2024; Phase IV is projected to be completed by the end of 2025. The price of each unit was established based on an independent appraisal and listed on the Arizona Regional Multiple Listing Service (MLS).

In the fourth quarter of 2024, the Housing Department submitted Phase V, fifty-three (53) Scattered Sites AZ001000008 (AMP 08), under Section 18 of the US Housing Act. We are waiting for HUD approval for this application. The Housing Department may ask HUD to amend the Section 18 application approval as to the Method of Disposition.

The Housing Department plans to submit at least one Section 18 application per year and may request properties to be added to the Section 32 program to allow residents to buy the home they reside in. We have already requested and plan to request in the future Section 32 designated units to be designated Section 18 due to units requiring excessive rehabilitation and/or will appraise beyond what affordable buyers may qualify. Additionally, the Housing Department intends to request and utilize tenant protection vouchers for the existing residents in Scattered Sites.

The Housing Department continues to rehabilitate designated Section 32 homes. The Housing Department will request these homes to be placed in modernization status upon vacancy.

The Housing Department is looking into exploring and implementing a Housing Choice Voucher (HCV) Homeownership Program.

Designated Housing for Elderly and/or Disabled Families

On August 11, 2022, the Housing Department received approval to extend the current Designated Housing Plan through December 21, 2024. The two properties currently included in this approved elderly designated extension are Maryvale Terrace Parkway (AMP 005), 104 units, and Matthew Henson (AMP 17), 100 units. Pine Towers (formerly AMP 007) 100 units were also included in this plan but are no longer applicable, as the RAD Section 8 PBV conversion was completed in November 2022. Please see the below chart for the summary of the approval. In 2024, the PHA was required to submit a new designated plan to formally remove Pine Towers from the previous plan. No other changes were made. *This plan was approved in December 2024 and will expire on December 21, 2026.*

2024-2026 Approved Designated Plan						
Development Name	Development No.	Bedroom Type Elderly Designation				Total Units Elderly Designation
		0-BR	1-BR	2-BR	3-BR	
Maryvale Parkway Terrace	AZ20-P001-009	0	104	0	0	104
Mathew Henson	AZ20URD0011101	0	96	4	0	100
Total						204
Development Name	Development No.	Bedroom Type Mixed Designation				Total Units Mixed Designation
		0-BR	1-BR	2-BR	3-BR	
Maryvale Parkway Terrace	AZ20-P001-009	0	4	0	0	4
Mathew Henson	AZ20URD0011101	0	0	0	0	0
Total						4

Conversion of Public Housing to Project-Based Assistance Under RAD

The Housing Department applied for the Rental Assistance Demonstration (RAD) program in 2016 for its public housing portfolio, including Foothills Village Apartments (AMP 4, 200 units), Maryvale Parkway Terrace Apartments (AMP 5, 108 units), the East AMP properties (AMP 3, 615 units), Scattered Sites (AMP 8, 253 units), Pine Tower Apartments (AMP 7, 156 units), Washington Manor Apartments (AMP 6, 112 units), Summit Apartments (AMP 24, 50 units), McCarty on Monroe (AMP 21, 34 units), and Aeroterra Senior Village (AMP 23, 60 units). All the listed AMPs were included in a RAD Portfolio application, with AMPs 3, 4, and 8 in Part I and all remaining AMPs in Part II. RAD CHAPs were received for AMP 3, 4, and 8 in calendar year 2017 with a Portfolio Award approved in October 2017.

RAD CHAPs were received for McCarty on Monroe (AMP 21) on August 22, 2018, Washington Manor (AMP 6) on October 5, 2018, and Aeroterra Senior (AMP 23) on October 11, 2019. The Housing Department will not be converting Scattered Sites (AMP 8) through RAD. The Housing Department has or intends to continue with existing site preferences and/or designation plans of Senior and Senior/Disabled projects after RAD conversion, including Maryvale Parkway Terrace Apartments (AMP 5, 108 units), Pine Tower Apartments (AMP 7, 156 units), McCarty on Monroe (AMP 21, 34 units), and Aeroterra Senior Village (AMP 23, 60 units).

A.L. Krohn East, within AMP 3 (Monroe Gardens), was awarded LIHTC financing on June 29, 2018, and RAD closing was October 1, 2019. The new development includes 78 PBV units (38 RAD PBV and 40 HCV PBV), and construction was completed in April 2021.

Foothills Village Apartments (AMP 4) was awarded LIHTC financing September 10, 2018, with Mixed Finance Development and/or RAD financial closing was completed in the last quarter of 2020. A co-developer for A.L. Krohn East and Foothills Village, Gorman & Company, was selected through a Request for Proposals process in 2017. The Foothills Village rehabilitation was completed in 2023.

The remaining properties in AMP 3 Frank Luke Homes (230 units, AZ1-2), A.L. Krohn Homes (202 units, AZ1-8B), and Sidney P. Osborn (145 units, AZ1-7B) will no longer be part of the RAD Program

and will instead be subject to the Section 24 demolition/disposition process as part of the Edison-Eastlake Community Choice Neighborhoods revitalization program.

The Housing Department requested U.S. Department of Housing and Urban Development (HUD) approval to dispose of up to 25% or up to fifty 50 Foothills Village (AMP 4, AZ001000004) units, under Section 18 of the U.S. Housing Act of 1937, due to Comprehensive Rehabilitation and Replacement through Rental Assistance Demonstration (RAD) and received approval in May 2019. The Foothills Village RAD Financing Plan utilized a RAD/Section 18 blend, converting 75% or 150 units to RAD Project-Based Vouchers (PBV), disposing of 50 units through Section 18, and replacing the disposed units with City of Phoenix Section 8 PBV. The application contained the required elements, including but not limited to resident relocation plans, which include RAD and Section 18 requirements, including a planned application for Tenant Protection Vouchers, consultation with the Resident Advisory Board (RAB), and environmental reviews. Approval of the Assisted Housing Governing Board for all phases was received on February 6, 2019. Final closing and RAD conversion took place in the last quarter of 2020. The Foothills Village rehabilitation was completed in 2023.

Project-Based Vouchers have been utilized in conjunction with RAD-converted units at A.L. Krohn East (Monroe Gardens), Foothills Village (AMP 4), Pine Towers (AMP 7), and other sites as necessary (Attachment C). Other properties within the Portfolio Award may proceed with RAD conversion as feasible.

RAD conversions completed in the calendar year 2019 – 2021 without significant rehabilitation or relocation, utilizing existing reserve funds and/or Capital Funds: McCarty on Monroe (AMP 21, 34 units), Aeroterra Senior Village (AMP 23, 60 units), and Washington Manor Apartments (AMP 6, 112 units).

The Housing Department applied for the RAD program to convert Pine Towers Apartments (AMP 7, 156 units) in 2021. The property was converted in November 2022. The conversion included a 5% de minimus reduction in units through Section 18 disposition. Those units were backfilled by Project-Based Vouchers. The project is funded with Public Housing Capital Funds and Community Development Block Grant (CDBG) funds. The conversion also addressed needed rehabilitation that *included* 64 one-bedroom units and major building systems. *The rehabilitation of the one-bedroom units was completed in 2024.*

The Housing Department applied for the RAD Conversion of Aeroterra II (AMP 25, 36 units) and Aeroterra III (AMP 26, 34 units) in calendar year 2024. *The Housing Department intends to apply for the RAD program during calendar years 2025-2026 for the following properties: Henson Villages Phases I – IV (AMP 16 – 19, 549 units); Maryvale Parkway Terrace (AMP 5, 108 units); and Summit Apartments (AMP 24, 50 units).* These properties may apply through the Mixed Finance development process in conjunction with RAD conversion and LIHTC, Public Housing Capital Funds, and other financing. Properties may also include a 5% de minimus reduction in units through Section 18 disposition. Units may be backfilled with Project Based Vouchers. The department may also utilize RAD Section 18 (75%/25%) Blend provision. Due to the urgency of capital improvement needs at Maryvale Parkway Terrace, *is currently being rehabilitated* prior to conversion through RAD to Section 8 based assistance. Construction began in 2023. Other properties within the Portfolio Award may proceed with RAD conversion as feasible.

The Housing Department *initiated* a community planning effort with residents of the Marcos de Niza affordable housing community (AMP22, 374 units: a mix of 281 Public Housing and 93 Section 8PBV). This community planning initiative *began* in calendar year 2024. It will focus on completing a community-driven Neighborhood Transformation Plan to guide the revitalization of Marcos de Niza and the surrounding neighborhood. Local City of Phoenix funding will be used to fund the effort. *In fourth quarter 2024, the Housing Department was awarded a Choice Neighborhoods Planning grant in calendar year 2024 for the Marcos de Niza target public housing site. In addition, the Housing Department intends to apply for a Choice Neighborhoods Implementation grant should a NOFO be released in the calendar year 2027 for the Marcos de Niza target public housing site.*

As part of the Housing Department's ConnectHomeUSA initiative called PHX Housing Connect, we are working to implement free Wi-Fi access in all residential units and the community rooms at Monroe Gardens and Foothills Village. Monroe Gardens will also receive a Digital Navigator through a pilot program. Through PHX Housing Connect, the department will utilize American Rescue Plan Act funds to pilot free unit and community Wi-Fi access in the Edison-Eastlake Choice Neighborhoods Community, as well as other RAD/public housing/Section 8 sites including Marcos de Niza, and senior sites. The Housing Department is also working with the local electric company, Arizona Public Service (APS), to install solar carports as part of their Solar Communities Program where APS provides free solar-covered parking structures. The following properties have been approved for the Program: Soluna, Harmony at the Park I and Harmony at the Park II. The Housing Department will apply for the Solar Communities Program for its remaining Choice Neighborhoods residential developments. Solar carport installations have been completed at Monroe Gardens, Washington Manor, Fillmore Gardens, Sunnyslope Manor, Summit and Marcos de Niza. This Program provides a discount on electricity to tenants and the property while supplying solar energy to the grid.

A non-profit co-developer was selected in calendar year 2021 through an RFP process to partner with the Housing Department for the redevelopment of Deck Park Vista now called The Moreland, *but agreement regarding the terms of the Development Agreement could not be reached. The City will publish a new RFP in spring 2025, seeking a co-developer to complete the development.* This affordable housing redevelopment project is located in the Downtown Core, in an area of opportunity. Because of its location and amenities in a high opportunity area, The Moreland is approved as an off-site component of the ChoiceNeighborhoods grant and will utilize a minimum of 75 Section 8 Project-Based Vouchers the property with priority given to relocating Choice Neighborhoods residents. Construction is expected to begin in late calendar year 2025 or early 2026. *The development may utilize Faircloth to RAD as a financing strategy.*

The Housing Department allocated 42 Section 8 Project-Based Vouchers (PBV) at Soluna I and 33 Section 8 PBV units at Soluna II to serve as replacement public housing as part of its Edison-Eastlake Choice Neighborhoods Implementation Grant (Phases 1A and 1B as stated above) which is, located at 950 N. 19th St. Soluna I is a new construction, 111-unit multifamily rental community with 1-5 bedroom units while Soluna II, also new multifamily rental construction, contains 66 1 and 2 bedroom units. Both Soluna developments contain a mix of LIHTC, Section 8 PBV, and market rents. Construction began in the first quarter of 2020 and was completed in April 2022. Replacement TPVs have been approved in conjunction with Soluna I and II, and all or a portion of the TPV units received may be project-based. Harmony at the Park (HATP) is a planned 325-unit mixed-income community to be developed in three phases. HATP One (Phase 2A), a 9% LIHTC

development containing 120 units, was completed in February 2023. HATP Two (Phase 2B), a 4% LIHTC deal, includes 115 units and was completed in December 2023. Section 8 PBV units have been allocated to these two phases as replacement units. A TPV application was approved for Harmony at the Park I (Phase 2A) in the calendar year 2022, and a TPV application for Harmony at the Park II (Phase 2B) was submitted and approved in the calendar year 2023. *TPV applications to be submitted for Harmony at the Park III and Sidney P. Osborn Phase One in the calendar year 2025. The Housing Department was awarded a 9% LIHTC allocation for Harmony at the Park III (CN Phase 3B) in June 2022 and, in 2024, was awarded a 4% LIHTC allocation for Horizon on Villa (CN Phase 3A). Horizon on Villa will be a 109-unit multifamily residential rental community with 1–5-bedroom units that are a mix of LIHTC, Section 8 PBV, and market-rate units. In 2023, the Housing Department applied for and was awarded a 9% LIHTC allocation for a portion of the Sidney P. Osborn (SPO) site (CNI Phase 4A), Phase One, including 115 mixed-income multifamily residential rental units. SPO Phase One will include 1–3-bedroom units that are a mix of LIHTC, Section 8 PBV, and market-rate units. Construction will begin in March 2025. TPV applications will be submitted for these phases.*

The Housing Department intends to analyze opportunities to implement the HUD Faircloth to RAD process utilizing established guidance. If feasible, the Housing Department may implement one or more projects using the Faircloth to RAD process, including Phase IV of Aeroterra/Frank Luke Addition, *The Moreland*, and other projects as feasible.

The Housing Department also intends to utilize RAD in conjunction with its Affordable Housing (non-public housing) portfolio by placing converted units at one or more of its affordable properties to create mixed-income, sustainable communities. If this occurs, these properties will apply through the Mixed Finance approval process as feasible.

Project-Based Vouchers

The following are current and projected sites with project-based vouchers.

Current:

- Sunrise Vista, 4415 S 28th Street, Phoenix, AZ – 48 HCV
- Marcos de Niza, 305 W Pima Street, Phoenix, AZ 85003 – 93 HCV
- Encanto Pointe, 4175 N 9th Street, Phoenix, AZ 85014 – 44 HCV and 10 VASH
- Madison Pointe, 4150 N 9th Street, Phoenix, AZ 85014 – 8 VASH
- Collins Court, 10421 N 33rd Avenue, Phoenix, AZ 85051 – 10 VASH
- Victory Place III, 850 E Jones Avenue, Phoenix, AZ 85040 – 15 VASH
- Parsons Village, 10825 N Cave Creek Road, Phoenix, AZ 85020 – 20 HCV
- Sunrise Circle, 2922 N 39th Street, Phoenix, AZ 85018 – 15 HCV
- Aeroterra Senior Village, 675 N. 16th Street, Phoenix, AZ 85006 – 60 RAD PBV
- Aeroterra Phase II, 1775 E. McKinley Street, Phoenix, AZ 85006 – 15 HCV – serving extremely low-income individuals and families
- Aeroterra Phase III, 1650 E. Villa Street, Phoenix, AZ 85006 – 33 HCV – serving chronically homeless individuals and families with a preference for veterans
- McCarty on Monroe, 1130 E. Monroe Street, Phoenix, AZ 85034 – 34 RAD PBV
- Encore on Northern Gardens, 2223 W Northern Avenue, Phoenix, AZ 85021 – 20 VASH and 10 HCV PBV
- Verde Villas, 5104 E Thomas Road, Phoenix, AZ 85018 – 10 HCV PBV

- Paradise Palms I Apartments, 304 W Southern Avenue, Phoenix, AZ – 24 VASH
- Paradise Palms II Apartments, 234 W Southern Avenue, Phoenix, AZ – 24 VASH
- Dunlap Pointe, 1427 E Dunlap Avenue, Phoenix, AZ – 32 VASH and 18 HCV PBV
- City Place Apartments, 802 N 30th Street, Phoenix, AZ 85006 – 35 HCV PBV
- Washington Manor, 1123 E Monroe Street, Phoenix AZ 85034 – 112 RAD PBV
- Monroe Gardens, 1441 E. Monroe Streets, Phoenix, AZ 85034 – 38 RAD PBV and 40 HCV PBV
- Soluna I, 950 N. 19th Street, Phoenix, AZ 85006, - 42 PBV
- Foothills Village, 920 W Alta Vista Road, Phoenix, AZ 85041 – 150 RAD PBV and 50 HCV PBV
- Soluna II, 950 N. 19th Street, Phoenix, AZ 85006, - 33 PBV
- Harmony at the Park I, 1950 E. Polk Street, Phoenix, AZ 85006 – 35 HCV PBV
- *Harmony at the Park II, 600 N. 20th Street, Phoenix, AZ 85006 – 74 PBV*
- Pine Towers Apartments, 2936 N 36th Street, Phoenix, AZ 85018 – 148 RAD PBV and 8 HCV PBV

Projected:

- Harmony at the Park III, 1919 E. Villa St., Phoenix AZ 85006 – 26 PBV
- Choice Neighborhoods Horizon on Villa (Phase 3A), 1950 E. Villa St., Phoenix, AZ 85006 – 54 PBV
- Choice Neighborhoods Phase 4, Sidney P. Osborn site – 163 PBV
- Aeroterra II RAD Conversion – 36 RAD PBV
- Aeroterra III RAD Conversion – 34 RAD PBV
- Choice Neighborhoods Phase 4, Sidney P. Osborn Phase Two site – 44 PBV
- Aeroterra II RAD Conversion – 36 RAD PBV
- Aeroterra III RAD Conversion – 34 RAD PBV
- Choice Neighborhoods Phase 4, Sidney P. Osborn Phase Three site – 84 PBV
- Deck Park Vista/The Moreland – 56 PBV and additional 75 PBV as Choice Neighborhoods replacement units – total of 131 PBV
- Maryvale Parkway Terrace, 4545 N Maryvale Parkway, Phoenix, AZ 85031 – 103 RAD PBV and 5 HCV PBV
- Helen Drake – 40 PBV
- Central & Columbus – 75 PBV Choice Neighborhoods offsite replacement units (or another TBD project should this one not be feasible)

The Housing Department allocated 40 Section 8 Project-Based Vouchers for AL Krohn East (38 units of AMP 3, AZ001000003). The development named Monroe Gardens has 78 units in total (38 RAD PBV and 40 HCV PBV).

The Housing Department allocated 75 Section 8 Project-Based Voucher (PBV) units (42 PBVs allocated to Soluna I and 33 PBVs allocated to Soluna II) to serve as replacement public housing as part of its Edison-Eastlake Choice Neighborhoods Implementation Grant first phase housing project.

The Housing Department allocated 109 Section 8 Project-Based Voucher (PBV) units (35 PBVs allocated to Harmony at the Park I and 74 PBVs allocated to Harmony at the Park II) to serve as replacement public housing as part of its Edison-Eastlake Choice Neighborhoods Implementation Grant second phase housing project.

The Housing Department works with a non-profit partner/independent entity to administer project-based vouchers.

The Housing Department's decision to continue to increase the number of project-based vouchers is consistent with the Plan, promoting affordable housing by improving the quality and long-term viability, and strengthening communities by developing communities outside the downtown corridor.

The Housing Department *may* issue one or more RFPs for up to two hundred and fifty (250) Project-Based Vouchers during the *2024 and 2025 calendar years*.

The Housing Department allocated 50 Section 8 Project-Based Vouchers for Foothills Village (AMP 4, AZ001000004), in addition to the conversion of 150 public housing units to RAD PBV. The project remained 200 units in total.

The Housing Department may allocate project-based vouchers to one or more of its instrumentalities as part of RAD and/or Choice Neighborhoods redevelopment.

The Housing Department allocated 80 Section 8 Project-Based Voucher (PBV) units (26 PBVs are intended to be allocated to Harmony at the Park III, and 54 PBVs are intended to be allocated to Horizon on Villa (Phase 3A) to serve as replacement public housing as part of its Edison-Eastlake Choice Neighborhoods Implementation Grant third phase housing project.

The Housing Department intends to allocate 163 Section 8 Project-Based Voucher (PBV) units for the Sidney P. Osborn redeveloped site (*to be known as Girasol*) to serve as replacement public housing as part of its Edison-Eastlake Choice Neighborhoods Implementation Grant fourth phase housing project.

The Housing Department intends to allocate 75 PBV units as part of its offsite component of the Edison-Eastlake Choice Neighborhoods Implementation Grant and an additional 56 PBV units for a total of 131 PBV units to the Deck Park Vista/The Moreland redevelopment project to serve as replacement public housing.

The Housing Department intends to allocate 40 project-based vouchers to the Helen Drake development as part of the Housing Phoenix Plan initiative to redevelop city-owned property with affordable and mixed income housing.

The Housing Department intends to allocate the 75 PBV units as an off-site component of the Choice Neighborhoods grant to the Central and Columbus site. Central and Columbus is a city-owned property suitable for residential development as part of the Housing Phoenix Plan initiative to redevelop city-owned property with affordable and mixed income housing. The 75 PBV off-site units may be allocated to a TBD project should the Central & Columbus project not be feasible.

The Housing department allocated 42 Section 8 Project-Based Voucher (PBV) at Soluna I and 33 Section 8 PBV units at Soluna II to serve as replacement public housing as part of its Edison-Eastlake Choice Neighborhoods Implementation Grant (Phases 1A and 1B as stated above) which is, located at 950 N. 19th St. Soluna I is a new construction, 111-unit multifamily rental community with 1-5 bedroom units while Soluna II, also new multifamily rental construction contains 66, 1 and 2 bedroom units. Both Soluna developments contain a mix of LIHTC, Section 8 PBV and market rents. Construction began in the first quarter of 2020 and was completed in April 2022. Replacement TPVs have been approved in conjunction with Soluna I and II, and all or a portion of the TPV units received may be project-based. Harmony at the Park (HATP) is a planned 325-unit mixed-income community to be developed in three phases. HATP One (Phase 2A), a 9% LIHTC development containing 120 units, was completed in February 2023. HATP Two (Phase 2B), a 4% LIHTC deal, includes 115 units and was completed in December 2023. Section 8 PBV units have been allocated to these two phases as replacement units. A TPV application was approved for Harmony at the Park I (Phase 2A) in calendar year 2022 and a TPV application for Harmony at the Park II (Phase 2B) was submitted and approved in calendar year 2023. TPV applications to be submitted for Harmony at the Park III and Sidney P. Osborn Phase One in calendar year 2025. The Housing Department was awarded a 9% LIHTC allocation for Harmony at the Park III (CN Phase 3B) in June 2022 and *in 2024, was awarded a 4% LIHTC allocation for Horizon on Villa (CN Phase 3A). Horizon on Villa will be a 109-unit multifamily residential rental community with 1-5 bedroom units that are a mix of LIHTC, Section 8 PBV, and market rate units.* In 2023, the Housing Department applied for, and was awarded, a 9% LIHTC allocation for a portion of the Sidney P. Osborn (SPO) site (CNI Phase 4A), Phase One, that will include 115 mixed-income multifamily residential rental units. SPO Phase One will include 1-3 bedrooms units that are a mix of LIHTC, Section 8 PBV, and market rate units. *Construction began March 2025. In 2024, the Housing Department applied for, and was awarded a 9% LIHTC allocation for a second portion of the Sidney P. Osborn site (CNI Phase 4B), Phase Two, that will include 109 mixed-income multifamily residential units. SPO Phase Two will include 1 – 3 bedroom units that are a mix of LIHTC, Section 8 PBV, and market rate units. Construction is expected to begin in March 2025. In 2025, the Housing Department intends to apply for an allocation of 4% LIHTCs for the third portion of the Sidney P. Osborn site (CNI Phase 4C), Phase Three, which will include 140 mixed-income multifamily residential units. SPO Phase Three will include 1 – 3 bedroom units that are a mix of LIHTC, Section 8 PBV, and market rate units. Construction is anticipated to begin in October 2025. TPV applications will be submitted for these phases.*

In conjunction with RAD or Choice Neighborhood project developments, the department will apply for Tenant Protection Vouchers (TPV). Generally, replacement TPV's will be issued based on the occupancy of the public housing units being removed through Section 18 or Section 24. In conjunction with a Section 18 application for the Scattered Sites program (AMP 8, 187 units), the department may apply for Tenant Protection Vouchers.

In accordance with the Housing Opportunities Through Modernization Act (HOTMA), the Housing Department's PHA owned units may be assisted under the PBV program without following a competitive process and the Housing Department may add eligible units within the same project to the Housing Assistance Payments (HAP) contract at any time during the term without being subject to any additional competitive selection procedures.

The Housing Department has worked collaboratively with the local VA and has significantly increased current utilization, ending the calendar year 2024 with approximately 93% of the 903

VASH vouchers leased, the highest utilization rate since the program's inception. As a result of the strong partnership, the Housing Department submitted a Registration of Interest on August 29, 2024, for more VASH vouchers in response to PIH Notice 2024-18. On Dec. 20, 2024, HUD notified Phoenix of its eligibility for more VASH vouchers and offered 100 vouchers, of which Phoenix accepted all 100. Phoenix is awaiting the official award letter and Consolidated Annual Contributions Contract Amendment for the new allocation.

Units with Approved Vacancies for Modernization

Units that may be vacant and require substantial renovations or units that have been selected for capital improvements will be placed in a modernization status for the duration of the renovation of the unit or length of the project until the certification of project completion is reached. Units at all RAD development sites may be put in a modernization status as necessary to complete any renovations needed before RAD conversion. The Housing Department placed all 108 units at Maryvale Parkway Terrace in modernization status to allow for capital improvements.

Other

The Housing Department is currently working on a community planning effort with residents of the Marcos de Niza affordable housing community (AMP 22, 374 units: a mix of 281 Public Housing and 93 Section 8 PBV). This community planning initiative, which began in 2024, focuses on developing a community-driven Neighborhood Transformation Plan to guide the revitalization of Marcos de Niza and the surrounding neighborhood. Local City of Phoenix funding, along with any other available funding sources, is being used to support this effort. In addition, the Housing Department was awarded a HUD Choice Neighborhoods Planning Grant in September 2024. Over the next two years, the City will collaborate with residents, stakeholders, local businesses, and partners to create the transformation plan through various engagement activities.

On October 11, 2024, the Housing Department applied for \$7,000,000 in FY 2024 Pathways to Removing Obstacles to Housing PRO Housing HUD grant funds to further the efforts of the Housing Phoenix Plan and address barriers to affordable housing production and preservation. If awarded, funds will be utilized to provide offsets to permit and plan review fees associated with developing affordable housing in the City of Phoenix, affordable housing gap financing for the development of city-owned affordable housing and an affordable housing feasibility assessment.

If the opportunity becomes available, the Housing Department may apply for any grants that would provide financial relief to the Department, provide additional funding for RAD conversions, or provide additional supportive services to residents that lead to resident self-sufficiency and/or enhanced quality of life.

If it is determined that any waiting list has sufficient applicants, the waiting list may be closed. If it is determined that any closed waiting list does not have sufficient applicants, the waiting list will be opened.

The Housing Department outsourced the management of the Section 8 Housing Choice Voucher Program during calendar year 2018 upon approval of the Assisted Housing Governing Board and the Phoenix City Council and will consider the potential for outsourcing more of its program functions.

The Housing Department may pursue any applicable waivers or use applicable waivers in place for Build America, Buy America (BABA) implementation.

In 2021 the City of Phoenix purchased a former hotel and entered into a lease with U.S. VETS to serve as their new location at 12027 N. 28th Dr. Phoenix, AZ 85029 with federal and non-federal funds. Initial rehabilitation was commenced by U.S. Vets with subsequent work in 2024 being overseen by the City of Phoenix. The renovations will be funded in part with a \$1,500,000 grant from the Consolidated Appropriations Act, 2022, under the congressionally directed Economic Development Initiative-Community Project Funding (CPF), which was enacted on December 29, 2022. The renovation of the former 174-room Holiday Inn Hotel will create a facility offering both transitional and permanent housing for 198 homeless veterans on site and provide services to up to 1,000 vulnerable and homeless veterans per year. The renovation will include conversion of hotel rooms to studio apartments with kitchenettes including cabinets, stovetop, sink, hood and refrigerator. Additionally, the common areas will include a full commercial kitchen, dining hall, multipurpose room, on site career center, counseling center, full laundry facilities, gym, telehealth rooms, and other common areas. U.S. VETS will be able to take Veterans off the street, provide them with a warm meal and a bed to sleep in, and opportunities for comprehensive support including mental and physical health, workforce training, benefit attainment, counseling, and peer mentoring that will ultimately assist them in obtaining permanent housing.

AZ001 – 2025-2026 Annual Agency Plan – B.3

Progress Report

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

Goal: Promote decent affordable housing

- **Apply for all financially feasible opportunities to increase the overall size of the Housing Choice Voucher program**

The Housing Department was awarded 390 Emergency Housing Vouchers effective July 1, 2021 to individuals and families who are (1) homeless; (2) at risk of homelessness; (3) fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking; or (4) recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability. The Housing Department collaborates with the Maricopa Association of Governments (MAG) and Coordinated Entry to refer applicants and provide housing search and leasing assistance to eligible populations.

The Housing Department applied for and was awarded 50 additional Mainstream vouchers effective September 2022 and received 95 non-competitive incremental vouchers effective October 2022. The COPHD was awarded 53 additional housing choice vouchers effective September 2023.

The Housing Department has applied to HUD for available allocation of Stability Vouchers (SVs). The Housing Department plans to administer the SVs serving the homeless, at-risk of homelessness, those fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, and veterans and families that include a veteran family member that meets one of the proceeding criteria. If awarded, the Stability Vouchers (SVs) will operate in the same manner as the Housing Department's tenant-based voucher program except as otherwise provided in the applicable HCV Administrative Plan chapter.

The Housing Department has worked collaboratively with the local VA and has significantly increased current utilization, ending the calendar year 2024 with approximately 93% of the 903 VASH vouchers leased, the highest utilization rate since the program's inception. As a result of the strong partnership, the Housing Department submitted a Registration of Interest on August 29, 2024, for more VASH vouchers in response to PIH Notice 2024-18. On Dec. 20, 2024, HUD notified Phoenix of its eligibility for more VASH vouchers and offered 100 vouchers, of which Phoenix accepted all 100. Phoenix is awaiting the official award letter and Consolidated Annual Contributions Contract Amendment for the new allocation.

- **Continue working to include Housing Choice Vouchers as part of the design and redevelopment of City-owned properties**

A non-profit co-developer was selected in calendar year 2021 through an RFP process to partner with the Housing Department for the redevelopment of Deck Park Vista, now called The Moreland, but an agreement regarding the terms of the Development Agreement could not be reached. The City will publish a new RFP in spring 2025, seeking a co-developer to complete the development. This affordable housing redevelopment project is located in the Downtown Core, in an area of opportunity. Because of its location and amenities in a high-opportunity area, The Moreland is approved as an off-site component of the Choice Neighborhoods grant and will utilize a minimum of 75 Section 8 Project-Based Vouchers on the property with priority given to relocating Choice Neighborhoods residents. Construction is expected to begin in the late calendar year 2025 or early 2026. The development may utilize Faircloth to RAD as a financing strategy.

Improve the quality and long-term viability of the Housing Department's current public housing properties by considering alternative funding strategies such as an optional conversion to Housing Choice Vouchers, Low-Income Housing Tax Credit, Rental Assistance Demonstration, Choice Neighborhood Initiative, Move to Work, project rehabilitation, or a combination of several strategies.

The Housing Department was awarded a \$20 million HOPE VI grant in 2011 to revitalize the former Frank Luke Addition (FLA) public housing community, now known as Aeroterra. In addition to the HOPE VI grant, Low Income Housing Tax Credits (LIHTC) were used to fund Phases I-III of the redevelopment. Phase I consists of 60 public housing units, serving seniors and persons with disabilities, was completed and occupied in December 2012. Phases II and III are a mix of 1 to 5 bedrooms that includes a combination of public housing, LIHTC, Section 8 project-based vouchers, and market rate units.

Phase II, with 56 units, was completed and 100% occupied in October 2016; Phase III includes 74 units and was completed in December 2016 and 100% occupied in May 2017. Phase 4 of the Aeroterra FLA HOPE VI project was the Summit Apartments, the off-site component of the grant. Fifty public housing units were placed at this property, which also has other affordable and market rate units. A major rehabilitation was funded at Summit using Neighborhood Stabilization Program (NSP) and HOPE VI funds. A final Phase V of the Aeroterra FLA HOPE VI grant, to add 60 mixed-income apartment units, is pending and likely to be completed in the next 3-5 years.

The Housing Department was awarded a Choice Neighborhoods Planning and Action grant in 2016 to create a comprehensive neighborhood transformation plan for the Edison-Eastlake Community (EEC) surrounding its East AMP, AZ001000003, that included 577 aged and obsolete public housing units. The Housing Department issued a Request for Proposals and selected developer Gorman & Company, a national affordable housing developer with experience in many of HUD's programs. Sidney P. Osborn Homes (145 units, AZ1-7B), A.L. Krohn Homes (202 units, AZ1-8B), and Frank Luke Homes (230 units, AZ1-2) are the target public housing sites for the Edison-Eastlake Choice Neighborhoods Community. The Housing Department and its partners gathered input and facilitated an extensive resident and community stakeholder planning process to create the EEC Transformation Plan, the One Vision Plan, that was submitted to HUD on June 28, 2018. The Planning and Action Grant is fully expended and pending close-out.

The Housing Department was awarded a \$30 million Choice Neighborhoods Implementation Grant for the EEC in application was submitted in November 2017, and the Department was

awarded \$30 million in July 2018. In April 2023, the Housing Department was awarded a FY2022 \$10 million Choice Neighborhoods Supplemental Grant, *and in 2024, applied for and was awarded an additional \$2.5 million in Supplemental Grant funds to further support the development of replacement housing in conjunction with the EEC's Transformation Plan for the Edison-Eastlake Community.* These funds are being used for the redevelopment of the City's former A.L. Krohn Homes and Sidney P. Osborn public housing sites that will result in approximately 475 brand new units of mixed-income housing within the EEC. The Department continues its work to fully implement the strategies outlined in the Choice Neighborhoods Implementation Grant application, including a plan for the development of 1,019 mixed-income housing units (including 427 replacement public housing units) across the three target public housing sites as well as allocating 150 off-site Project-Based Vouchers in areas of opportunity to be utilized as replacement units: 75 PBV to be allocated to The Moreland project and 75 PBV to be allocated to the Central and Columbus project or another TBD project should this one not be feasible. Applications for Tenant Protection Vouchers (TPV) for 577 units were also submitted with the Implementation Grant application in 2017. Allocations of Public Housing funds, Capital Fund Program, HOME, CDBG, ARPA, Section 18 Sales Proceeds, General Obligation Bond funds, Affordable Housing funds and other local funds may be utilized in the development.

Demolition and disposition of the selected site(s) will occur in conjunction with plans for future LIHTC applications. The Choice Neighborhoods target properties in AMP 3 (Frank Luke Homes, A.L. Krohn Homes and Sidney P. Osborn) for 577 units are no longer part of the RAD Program and instead are subject to the Section 24 demolition/disposition process as part of the Edison-Eastlake Community Choice Neighborhoods revitalization program. The Housing Department submitted a Section 24 demolition application to HUD in calendar year 2020 for Frank Luke Homes (230 units, AZ1-2) and A.L. Krohn Homes (202 units, AZ1-8B). Demolition of Frank Luke Homes was completed in March 2021; AL Krohn Homes was demolished in August 2023. The Housing Department submitted and received HUD approval for disposition applications for the replacement of Frank Luke Homes named Harmony at the Park I, Harmony at the Park II in calendar year 2021, and Harmony at the Park III in 2023. In 2024, the Housing Department submitted a disposition application and received HUD approval for the development of the Trellis at the Park (future name TBD) homeownership component. *An additional disposition application will be submitted in early 2025 for the remaining portions of the demolished areas of Frank Luke Homes including for the new Linear Park. The Housing Department will submit one or more disposition applications to HUD for the A.L. Krohn Homes (202 units, AZ1-8B) and Sidney P. Osborn Homes (145 units, AZ1-7B) sites in late calendar year 2024 or early 2025 for the CNI Phase 3 and Phase 4 development and the expansion of Edison Park. Construction of the parks projects is anticipated to commence in spring 2025. The demolition application for Sidney P. Osborn Homes (145 units, AZ1-7B) was submitted in 2023 and demolition of the former Sidney P. Osborn public housing site was completed in 2024. The disposition application for the first phase of the redevelopment, Sidney P Osborn One (Girasol One) was submitted and approved in calendar year 2024. Additional disposition applications for the second and third phase of the Sidney P Osborn redevelopment, Sidney P Osborn Two (Girasol Two) and Sidney P Osborn Three (Girasol Three) will be submitted in 2025. The redevelopment of these sites and an off-site parcel in the neighborhood will occur in nine phases with an estimated timetable as follows:*

Construction Phasing Plan	Total Number of Units in the Phase	Est. Construction Start	Est. Construction Completion
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Phase 1A and 1B (off-site parcel, now known as Soluna)	177	April 2020	April 2022
Phase 2A and 2B (<i>now known as Harmony at the Park I and Harmony at the Park II, respectively</i>)	235	June 2021	<i>December 2023</i>
Phase 3A (<i>to be known as Harmony at the Park III</i>) and 3B (<i>to be known as Horizon on Villa</i>)	199	October 2023	<i>November 2026</i>
Phase 4A, 4B and 4C (<i>to be known as Girasol</i>)	364	<i>March 2025</i>	<i>April 2027</i>
Homeownership	44	<i>April 2025</i>	<i>April 2027</i>
TOTAL UNITS	1,019 (mix of replacement, affordable and market rent units)		

The Housing Department allocated 42 Section 8 Project-Based Voucher (PBV) at Soluna I and 33 Section 8 PBV units at Soluna II to serve as replacement public housing as part of its Edison-Eastlake Choice Neighborhoods Implementation Grant (Phases 1A and 1B as stated above) which is, located at 950 N. 19th St. Soluna I is a new construction, 111-unit multifamily rental community with 1-5 bedroom units while Soluna II, also new multifamily rental construction contains 66, 1-2 bedroom units. Both Soluna developments contain a mix of LIHTC, Section 8 PBV and market rents. Construction began in the first quarter of 2020 and was completed in April 2022. Replacement TPVs have been approved in conjunction with Soluna I and II, and all or a portion of the TPV units received may be project-based. Harmony at the Park (HATP) is a planned 325-unit mixed-income community to be developed in three phases. HATP One (Phase 2A), a 9% LIHTC development containing 120 units, was completed in February 2023. HATP Two (Phase 2B), a 4% LIHTC deal, includes 115 units and was completed in December 2023. Section 8 PBV units have been allocated to these two phases as replacement units. A TPV application was approved for Harmony at the Park I (Phase 2A) in calendar year 2022 and a TPV application for Harmony at the Park II (Phase 2B) was submitted and approved in calendar year 2023. *TPV applications to be submitted for Harmony at the Park III and Sidney P. Osborn Phase One in calendar year 2025. The Housing Department was awarded a 9% LIHTC allocation for Harmony at the Park III (CN Phase 3B) in June 2022 and in 2024, was awarded a 4% LIHTC allocation for Horizon on Villa (CN Phase 3A). Horizon on Villa will be a 109-unit multifamily residential rental community with 1-5 bedroom units that are a mix of LIHTC, Section 8 PBV, and market rate units.* In 2023, the Housing Department applied for and was awarded a 9% LIHTC allocation for a portion of the Sidney P. Osborn (SPO) site (CNI Phase 4A), Phase One, that will include 115 mixed-income multifamily residential rental units. SPO Phase One will include 1-3 bedrooms units that are a mix of LIHTC, Section 8 PBV, and market rate units. *Construction will begin in March 2025. In 2024, the Housing Department applied for and was awarded a 9% LIHTC allocation for a second portion of the Sidney P. Osborn site (CNI Phase 4B), Phase Two, that will include 109 mixed-income multifamily residential units. SPO Phase Two will include 1 – 3 bedroom units that are a mix of LIHTC, Section 8 PBV, and market rate units. Construction is expected to begin in March 2025. In 2025, the*

Housing Department intends to apply for an allocation of 4% LIHTCs for the third portion of the Sidney P. Osborn site (CNI Phase 4C), Phase Three, that will include 140 mixed-income multifamily residential units. SPO Phase Three will include 1 – 3-bedroom units that are a mix of LIHTC, Section 8 PBV, and market rate units. Construction is anticipated to begin in October 2025. TPV applications will be submitted for these phases.

As part of Phase 3A, the Housing Department is preserving a courtyard of five buildings from the former A.L. Krohn public housing site as part of its Historic Preservation Treatment Plan. These buildings will undergo significant rehabilitation and will serve as a resident community center for educational services and other neighborhood programming. The Housing Department is also developing a plan to provide free Wi-Fi access throughout its community centers and in residential units.

As part of the Edison-Eastlake Choice Neighborhoods housing development program, the Housing Department's development partner, Trellis, a nonprofit organization that provides homeownership counseling, financial access and neighborhood development, will construct 29 affordable and 15 market value townhome style homeownership units built on the former Frank Luke Homes public housing site. These townhome residences will be adjacent to the proposed new Linear Park and will range from 2-4 bedrooms. Construction is projected to begin in spring 2025.

As part of the Housing Department's ConnectHomeUSA initiative called PHX Housing Connect, we are working to implement free Wi-Fi access in all residential units and the community rooms at Monroe Gardens and Foothills Village. Monroe Gardens will also receive a Digital Navigator through a pilot program. Through PHX Housing Connect, the department will utilize American Rescue Plan Act funds to pilot free unit and community Wi-Fi access in the Edison-Eastlake Choice Neighborhoods Community, as well as other RAD/public housing/Section 8 sites including Marcos de Niza, and senior sites. The Housing Department is also working with the local electric company, Arizona Public Service (APS), to install solar carports as part of their Solar Communities Program where APS provides free solar-covered parking structures. The following properties have been approved for the Program: Soluna, Harmony at the Park I and Harmony at the Park II. The Housing Department will apply for the Solar Communities Program for its remaining Choice Neighborhoods residential developments. Solar carport installations have been completed at Monroe Gardens, Washington Manor, Fillmore Gardens, Sunnyslope Manor, Summit and Marcos de Niza. This Program provides a discount on electricity to tenants and the property while supplying solar energy to the grid.

A non-profit co-developer was selected in calendar year 2021 through an RFP process to partner with the Housing Department for the redevelopment of Deck Park Vista now called The Moreland, but *agreement regarding the terms of the Development Agreement could not be reached. The city will publish a new RFP in spring 2025, seeking a co-developer to complete the development.* This affordable housing redevelopment project is located in the Downtown Core, in an area of opportunity. Because of its location and amenities in a high opportunity area, The Moreland is approved as an off-site component of the ChoiceNeighborhoods grant and will utilize a minimum of 75 Section 8 Project-Based Vouchers the property with priority given to relocating Choice Neighborhoods residents. Construction is expected to begin in late calendar year 2025 or early 2026. *The development may utilize Faircloth to RAD as a financing strategy.*

- **Maintain all public housing properties at Public Housing Assessment System (PHAS) Standard Performer status**

The Housing Department has maintained Standard Performer Status.

- **Continue to earn “High Performer” status for the Housing Choice Voucher program based on Section 8 Management Assessment Program (SEMAP)**

The Section 8 Program was notified that it achieved High Performer status on September 13, 2024.

Goal: Strengthen communities

- **Implement the Choice Neighborhoods grant program in the Edison-Eastlake Community (EEC), with the redevelopment of the East Asset Management Project (AMP), AZ001000003**

The Housing Department was awarded a Choice Neighborhoods Planning and Action grant in 2016 to create a comprehensive neighborhood transformation plan for the Edison-Eastlake Community (EEC) surrounding its East AMP, AZ001000003, that included 577 aged and obsolete public housing units. The Housing Department issued a Request for Proposals and selected developer Gorman & Company, a national affordable housing developer with experience in many of HUD’s programs. Sidney P. Osborn Homes (145 units, AZ1-7B), A.L. Krohn Homes (202 units, AZ1-8B), and Frank Luke Homes (230 units, AZ1-2) are the target public housing sites for the Edison-Eastlake Choice Neighborhoods Community. The Housing Department and its partners gathered input and facilitated an extensive resident and community stakeholder planning process to create the EEC Transformation Plan, the One Vision Plan, that was submitted to HUD on June 28, 2018. The Planning and Action Grant is fully expended and pending close-out.

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Demolition and disposition of the selected site(s) will occur in conjunction with plans for future LIHTC applications. The Choice Neighborhoods target properties in AMP 3 (Frank Luke Homes, A.L. Krohn Homes and Sidney P. Osborn) for 577 units are no longer part of the RAD Program and instead are subject to the Section 24 demolition/disposition process as part of the Edison-Eastlake Choice Neighborhoods revitalization program. The Housing Department submitted a Section 24 demolition application to HUD in calendar year 2020 for Frank Luke Homes (230 units, AZ1-2) and A.L. Krohn Homes (202 units, AZ1-8B). Demolition of Frank Luke Homes was completed in March 2021; AL Krohn Homes was demolished in August 2023. The Housing Department submitted and received HUD approval for disposition applications for the replacement of Frank Luke Homes named Harmony at the Park I, Harmony at the Park II in calendar year 2021, and Harmony at the Park III in 2023. *In 2024, the Housing Department submitted a disposition application and received HUD approval for the development of the Trellis at the Park (future name TBD) homeownership component. An additional disposition application will be submitted in early 2025 for the remaining portions of the demolished areas of Frank Luke Homes including for the new Linear Park. The Housing Department will submit one or more disposition applications to HUD for the A.L. Krohn Homes (202 units, AZ1-8B) and Sidney P. Osborn Homes (145 units, AZ1-7B) site in 2025 for the CNI Phase 3 and Phase 4 development and the expansion of Edison Park. Construction of the parks projects is anticipated to commence in spring 2025.* The demolition application for Sidney P. Osborn Homes (145 units, AZ1-7B) was submitted in 2023. *Demolition of the former Sidney P. Osborn public housing site was completed in 2024. The disposition application for Sidney P Osborn One (CNI Phase 4A) was submitted and approved in the calendar year 2024. Disposition applications for Sidney P Osborn Two (CNI Phase 4B) and Three (CNI Phase 4C) will be submitted in 2025. The redevelopment of these sites and an off-site parcel in the neighborhood will occur in eight or nine phases with an estimated timetable as follows:*

Construction Phasing Plan	Total Number of Units in the Phase	Est. Construction Start	Est. Construction Completion
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TOTAL UNITS	1,019 (mix of replacement, affordable and market rent units)		

The Housing Department allocated 42 Section 8 Project-Based Voucher (PBV) at Soluna I and 33 Section 8 PBV units at Soluna II to serve as replacement public housing as part of its Edison-Eastlake Choice Neighborhoods Implementation Grant (Phases 1A and 1B as stated above) which is, located at 950 N. 19th St. Soluna I is a new construction, 111-unit multifamily rental community with 1-5 bedroom units while Soluna II, also new multifamily rental construction, contains 66 1-2 bedroom units. Both Soluna developments contain a mix of LIHTC, Section 8 PBV and market rents. Construction began in the first quarter of 2020 and was completed in April 2022. Replacement TPVs have been approved in conjunction with Soluna I and II, and all or a portion of the TPV units received may be project-based. Harmony at the Park (HATP) is a planned 325-unit mixed-income community to be developed in three phases. HATP One (Phase 2A), a 9% LIHTC development containing 120 units, was completed in February 2023. HATP Two (Phase 2B), a 4% LIHTC deal, includes 115 units and was completed in December 2023. Section 8 PBV units have been allocated to these two phases as replacement units. A TPV application was approved for Harmony at the Park I (Phase 2A) in calendar year 2022 and a TPV application for Harmony at the Park II (Phase 2B) was submitted and approved in calendar year 2023. *TPV applications to be submitted for Harmony at the Park III and Sidney P. Osborn Phase One in calendar year 2025. The Housing Department was awarded a 9% LIHTC allocation for Harmony at the Park III (CN Phase 3B) in June 2022 and in 2024, was awarded a 4% LIHTC allocation for Horizon on Villa (CN Phase 3A). Horizon on Villa will be a 109-unit multifamily residential rental community with 1-5 bedroom units that are a mix of LIHTC, Section 8 PBV, and market rate units. In 2023, the Housing Department applied for, and was awarded, a 9% LIHTC allocation for a portion of the Sidney P. Osborn (SPO) site (CNI Phase 4A), Phase One, that will include 115 mixed-income multifamily residential rental units. SPO Phase One will include 1-3 bedrooms units that are a mix of LIHTC, Section 8 PBV, and market rate units. Construction began in February 2025. In 2024, the Housing Department applied for, and was awarded a 9% LIHTC allocation for a second portion of the Sidney P. Osborn site (CNI Phase 4B), Phase Two, that will include 109 mixed-income multifamily residential units. SPO Phase Two will include 1 – 3 bedroom units that are a mix of LIHTC, Section 8 PBV, and market rate units. Construction will begin in March 2025. In 2025, the Housing Department intends to apply for an allocation of 4% LIHTCs for the third portion of the Sidney P. Osborn site (CNI Phase 4C), Phase Three, that will include 140 mixed-income multifamily residential units. SPO Phase Three will include 1 – 3 bedroom units that are a mix of LIHTC, Section 8 PBV, and market rate units. Construction is anticipated to begin in October 2025. TPV applications will be submitted for these phases.*

As part of Phase 3A, the Housing Department is preserving a courtyard of five buildings from the former A.L. Krohn public housing site as part of its Historic Preservation Treatment Plan. These buildings will undergo significant rehabilitation and will serve as a resident community center for educational services and other neighborhood programming. The Housing Department is also developing a plan to provide free Wi-Fi access throughout its community centers and in residential units.

As part of the Choice Neighborhoods housing development program, the Housing Department's development partner, Trellis, a nonprofit organization that provides homeownership counseling, financial access and neighborhood development, will construct 29 affordable and 15 market value townhome style homeownership units built on the former Frank Luke Homes public housing site. These for-sale townhome residences will be adjacent to the proposed new Linear Park and will range from 2-4 bedrooms. *Construction is projected to begin in spring 2025.*

As part of the Housing Department's ConnectHomeUSA initiative called PHX Housing Connect, we are working to implement free Wi-Fi access in all residential units and the community rooms at Monroe Gardens and Foothills Village. Monroe Gardens will also receive a Digital Navigator through a pilot program. Through PHX Housing Connect, the department will utilize American Rescue Plan Act funds to pilot free unit and community Wi-Fi access in the Edison-Eastlake Choice Neighborhoods Community, as well as other RAD/public housing/Section 8 sites, including Marcos de Niza and senior sites. The Housing Department is also working with the local electric company, Arizona Public Service (APS), to install solar carports as part of their Solar Communities Program where APS provides free solar-covered parking structures. The following properties have been approved for the Program: Soluna, Harmony at the Park I and Harmony at the Park II. The Housing Department will apply for the Solar Communities Program for its remaining Choice Neighborhoods residential developments. Solar carport installations have been completed at Monroe Gardens, Washington Manor, Fillmore Gardens, Sunnyslope Manor, Summit and Marcos de Niza. This Program provides a discount on electricity to tenants and the property while supplying solar energy to the grid.

A non-profit co-developer was selected in calendar year 2021 through an RFP process to partner with the Housing Department for the redevelopment of Deck Park Vista now called The Moreland, *but agreement regarding the terms of the Development Agreement could not be reached. The City will publish a new RFP in spring 2025, seeking a co-developer to complete the development.* This affordable housing redevelopment project is located in the Downtown Core, in an area of opportunity. Because of its location and amenities in a high opportunity area, The Moreland is approved as an off-site component of the Choice Neighborhoods grant and will utilize a minimum of 75 Section 8 Project-Based Vouchers on the property with priority given to relocating Choice Neighborhoods residents. Construction is expected to begin in late calendar year 2025 or early 2026. *The development may utilize Faircloth to RAD as a financing strategy.*

In 2022, the Housing Department received a \$1 million U.S. Department of Justice Byrne Criminal Justice Innovation Grant to support data-driven, comprehensive, and community-oriented strategies to reduce crime in the Edison-Eastlake Choice Neighborhoods Community (EEC), Phoenix's Choice Neighborhoods target area. Through a broad cross-sector partnership team, including neighborhood residents, businesses and stakeholders, Phoenix Police, and Arizona State University, the Housing Department is employing a wide range of crime prevention and intervention strategies to address EEC conditions to reduce crime, spur revitalization, and build community-police collaboration.

The Housing Department was awarded a 2019 Capital Fund Emergency Safety and Security Grant in April 2021 in the amount of \$250,000. The funds were used at Pine Tower Apartments (AMP 7, 156 units) for exterior lighting improvements and the installation of security monitoring systems and at Maryvale Parkway Terrace (AMP 5, 108 units) for exterior lighting improvements and the installation of security monitoring systems, fire alarm/carbon monoxide improvements, and exterior door and gate replacements. These improvements were completed in the 4th Quarter of 2022.

The Housing Department *initiated* a community planning effort with residents of the Marcos de Niza affordable housing community (AMP 22, 374 units: a mix of 281 Public Housing and 93 Section 8 PBV). This community planning initiative *began* in calendar year 2024 and will focus on

completing a community-driven Neighborhood Transformation Plan to guide the revitalization of Marcos de Niza and the surrounding neighborhood. *Local City of Phoenix funding will be used to fund the effort along with any other funding sources available at that time. In the Fourth quarter of 2024, the Housing Department was awarded a Choice Neighborhoods Planning grant for the Marcos de Niza target public housing site. In addition, the Housing Department intends to apply for a Choice Neighborhoods Implementation grant should a NOFO be released in the calendar year 2027 for the Marcos de Niza target public housing site.*

- **As opportunities arise, purchase or acquire suitable units to add to the affordable housing portfolio**

The Housing Department worked with another City Department and acquired two parcels on June 8, 2021. These parcels are located adjacent to Housing's Ambassador West affordable housing property in the Downtown core. The Housing Department intends to use these parcels for future development of affordable or mixed income housing within downtown Phoenix.

In 2019, the Housing Department acquired a vacant lot from Maricopa County in the Edison-Eastlake Choice Neighborhoods target area for housing development. The lot has since been developed into Soluna I and Soluna II, representing 177 units of replacement multifamily rental housing.

- **Work with local developers to create mixed income communities in high opportunity areas of Phoenix**

A non-profit co-developer was selected in calendar year 2021 through an RFP process to partner with the Housing Department for the redevelopment of Deck Park Vista, now called The Moreland, *but agreement regarding the terms of the Development Agreement could not be reached. The City will publish a new RFP in spring 2025, seeking a co-developer to complete the development.* This affordable housing redevelopment project is located in the Downtown Core, in an area of opportunity. Because of its location and amenities in a high opportunity area, The Moreland is approved as an off-site component of the Choice Neighborhoods grant and will utilize a minimum of 75 Section 8 Project-Based Vouchers on the property with priority given to relocating Choice Neighborhoods residents. *Construction is expected to begin in the late calendar year 2025 or early 2026. The development may utilize Faircloth to RAD as a financing strategy.*

As part of the Housing Phoenix Plan, a list of city-owned properties has been designated for future affordable housing development. The Housing Department will partner to develop mixed-income communities on several of these parcels.

Central and Columbus is a city-owned property suitable for residential development as part of the Housing Phoenix Plan initiative to redevelop city-owned property with affordable and mixed income housing. The proposed development, located east of Central Avenue, between Weldon and Columbus Avenues (25-55 E. Weldon Avenue and 26-64 E. Columbus Avenue), is a 3.2-acre site located within the Central Avenue light rail corridor. The Housing Department awarded Holualoa Capital Management, LLC in December 2024 to develop the site into a new mixed-use, mixed-income multifamily housing project of a minimum of 250 units, half of which are required to

be affordable to households at 80% of the area median income and below. Construction is anticipated to start in 2026. The Housing Department intends to allocate the 75 PBV units as an off-site component of the Choice Neighborhoods grant.

- **Increase the number of partnerships with agencies who serve populations affected by the Violence Against Women Act**

The HSS program has established key partnerships to address the needs of individuals and families impacted by domestic violence and human trafficking. Collaborations include the Community Assistance Program Crisis Response, the City of Phoenix Family Advocacy Center, and the Arizona Coalition Against Domestic Violence. HSS also partners with Terros and La Frontera, which provide counseling services for domestic violence victims. *Shelter services for women in immediate need are offered through organizations such as Sojourner, Chicanos por la Causa's DeColores Program, and Chrysalis.* Additionally, case management staff receive specialized training on domestic violence services and assist housing residents who require relocation under the protection of VAWA.

The Housing Department continues its collaboration with Arizona State University's (ASU) Sex Trafficking Intervention and Research Program, the City of Phoenix Human Services Department, and Community Bridges to support housing for women survivors of human trafficking with minor children. *In 2024, a 15-unit transitional living site was opened to serve these survivors, providing intensive case management, workforce development support, and a safe, stable environment for up to two years. These efforts highlight the program's commitment to holistic, trauma-informed care and fostering resilience among survivors.*

HSS also collaborates with AmeriCorps and AmeriCorps VISTA by hosting an Arizona State University master's-level social work intern as part of the Survivor Link Initiative. This initiative places domestic violence advocates statewide, strengthening support networks. The intern, committed to community service, focuses on promoting healthy relationships, domestic violence education, identification, and trauma-informed interventions.

HSS collaborates with community partners, including Dr. Dominique Roe-Sepowitz, *Director of Sex Trafficking Intervention and Research at Arizona State University, to advance education and awareness on the critical issue of sex trafficking. This partnership supports targeted training and outreach efforts designed to equip key stakeholders with the knowledge and tools needed to identify, prevent, and respond to sex trafficking within the community. Educational activities include workshops and seminars tailored for local law enforcement, program caseworkers, and community members. These initiatives aim to deepen understanding of the complexities of trafficking, promote a trauma-informed approach, and strengthen collaborative efforts to support survivors. By providing these resources, the partnership helps create a safer, more informed community while empowering professionals to intervene effectively and compassionately.*

- **Fully implement Envision Center to increase services to improve participant employability, health, and education**

The Aeroterra Community Center concluded its HUD EnVision Center designation but remains committed to its four pillars: Economic Empowerment, Educational Advancement, Health and Wellness, and Character and Leadership. As an affiliate ARIZONA@WORK site and a hub for over 100 partners through the Housing Coalition of Service Providers, the center offers a broad range of resources to the Edison Eastlake Community, including Aeroterra and the new Choice apartments—Soluna I and II, and Harmony at the Park I and II. These resources include employment and education assistance, helping participants enroll in training programs, and securing employment with a living wage. The center also provides health and wellness services, such as a monthly pantry, immunizations, on-site mental health services, and biometric screenings. Leadership and character development programs are central, offering leadership training and facilitating a Resident Leadership Council. The center consistently forges new partnerships and introduces innovative programs, ensuring it remains a vital resource for the community's growth and well-being.

Key agencies involved include ARIZONA@WORK Phoenix, Valle del Sol, Gateway Community College, College Depot, Phoenix Revitalization Corporation, Arizona Facts of Life, Early Head Start and Head Start, Friendly House, St. Mary's Food Bank, Maricopa County Department of Mental Health, University of Arizona Mobile Health Unit, and the library's StartUp Phoenix program. Services encompass employment preparation, job search assistance, resume support, job training, GED and ELLA classes, health and nutrition programs, community leadership opportunities, youth leadership initiatives, mobile pantry services, budgeting classes, and entrepreneurial programming. Once the Choice expansion is completed between 2025 and 2026, a full campus of resources will be built at the Edison/Eastlake HUB and the revitalized historic units. Additional programming will include Primary Health, Behavioral Health Care, and Dental Clinic through Valle del Sol; a Community Kitchen operated by Local First; two Head Start classrooms; a gym operated by Fulfillment in Training; and mobile banking through PNC Bank.

In addition to these extensive programs, the center operates a smaller satellite facility nearby, known as "The First Things First Aeroterra Family Resource Center," which caters to families with children ages 0 to 5 years old.

- **Coordinate partner efforts to increase independence for the elderly and persons with disabilities**

The HSS program maintains a partnership with the Area Agency on Aging, which provides a range of services for the elderly, including Essential Care boxes, a 24-hour senior HELP line, the Elder Resource Guide, Adult Protective Services Care Coordination, Senior Adult Independent Living services, and other resources.

Other HSS partnerships include, but are not limited to, St. Mary's Food Bank in collaboration with the Commodity Supplement Food Program (CSFP), Tanner Community Development Corporation, and Plus One Ministry. Gregory's Fresh Market offers food services for senior and disabled residents, while Arizona State University's College of Nursing and Health Innovation provides nursing clinics at senior housing sites. Advance Communities delivers Diabetes Health Education, and Dress for Success's Generations Combined program offers socialization support for seniors at designated sites. The University of Arizona College of Public Health and CVS Project Health provides mobile prevention units staffed with nurses to conduct health screenings, offer

education, and administer vaccinations at all senior housing sites. Additional vaccinations are provided by the Maricopa County Public Health Department and the Phoenix Fire Department.

Tablets with two years of Wi-Fi service were distributed to all senior heads of households at senior housing sites, with the Wi-Fi service extended for an additional two years. Education and training on tablet use were provided. These tablets have given homebound seniors and those with limited mobility or no transportation access to telehealth appointments, online banking, bill payment, family connections, email, and other services.

Case management positions were upgraded to Caseworker II roles to provide more comprehensive one-on-one engagement with residents. As a result, case managers are now assisting with more intensive issues, including mental health instability. Partnerships with programs that provide these services are being maintained, including Terros, Mercy Care's Assertive Community Treatment (ACT) program, the City of Phoenix Fire Department's Community Assistance Program, Embark Behavioral Health, Camelback Recovery, and La Frontera Impact. Regular meetings with Adult Protective Services enable Housing Supportive Services to provide more comprehensive assessments and treatment options for senior residents at risk of eviction.

Goal: Increase Homeownership Opportunities

- **Continuously sell Scattered Sites homes to low-income families, with special attention to participants in assisted housing programs, via a Section 32 plan and program**

On August 1, 2016, the Housing Department received approval from the Special Applications Center of the U.S. Department of Housing and Urban Development, application DDA0001328, to add 199 single-family homes to the existing Section 32 Homeownership Program. All other conditions of the original approval dated June 28, 2006, and subsequent amendments remain as approved. Since its inception, the department has sold two hundred and twenty-three (223) homes, with forty-one (41) sold to existing residents.

- **Provide affordable homeownership opportunities through the Choice Neighborhoods program in the Edison-Eastlake Community (EEC) and through other programs**

As part of the Edison-Eastlake Choice Neighborhoods housing development program, 44 units of affordable (29) and market rate (15) townhome style homeownership units will be built on the former Frank Luke Homes public housing site. These townhome residences will range from 2-4 bedrooms and will be located adjacent to the proposed new Linear Park.

- **Sell 130 Scattered Sites homes via a Section 18 Plan and Program**

Homeownership Programs

There are 96 single-family homes identified to sell through the Section 18 program. The initial Section 18 phase I contained thirty-four (34) identified vacant units which did not require resident relocation and were sold in "as is" condition with minimal rehabilitation. After approval was received in August 2020, the department began selling the units in February 2021; Phase I was

completed in December 2021. The price of each unit was established based on an independent appraisal and listed on the Arizona Regional Multiple Listing Service (MLS).

On August 23, 2022, the Housing Department received approval from the US Department of Housing and Urban Development (HUD) for Phase II of the disposal of up to twenty-nine (29) Scattered Sites AZ001000008 (AMP 08), under Section 18 of the US Housing Act. After approval was received in August 2022, the department began selling the units in March 2023; Phase II was completed in September 2023. The price of each unit was established based on an independent appraisal and listed on the Arizona Regional Multiple Listing Service (MLS).

On March 18, 2024, the Housing Department received approval from the US Department of Housing and Urban Development (HUD) for Phase III of the disposal of up to six (6) Scattered Sites AZ001000008 (AMP 08), under Section 18 of the US Housing Act. After approval was received in March 2024, the department began selling the units in April 2024; Phase III was completed in September 2024. The price of each unit was established based upon an independent appraisal and listed on the Arizona Regional Multiple Listing Service (MLS).

On May 24, 2024, the Housing Department received approval from the US Department of Housing and Urban Development (HUD) for Phase IV of the disposal of up to eleven (11) Scattered Sites AZ001000008 (AMP 08), under Section 18 of the US Housing Act. After approval was received in May 2024, the department began selling the units in July 2024; Phase IV is projected to be completed by the end of 2025. The price of each unit was established based upon an independent appraisal and listed on the Arizona Regional Multiple Listing Service (MLS).

In the fourth quarter of 2024, the Housing Department submitted Phase V, fifty-three (53) Scattered Sites AZ001000008 (AMP 08), under Section 18 of the US Housing Act. We are waiting for HUD approval for this application. The Housing Department may ask HUD to amend the Section 18 application approval as to the Method of Disposition.

- ***Utilize HOME funds for a down payment assistance and housing counseling program***

A Request for Proposals was conducted for the Housing Department's Open Doors Homeownership Program utilizing HOME Investment Partnerships (HOME) Program funding, and two non-profit program administrators were selected. The program is now underway, with six first-time homebuyers served since its inception. We anticipate approximately 15 Phoenix households to be served through June 30, 2025, and over 50 new homeownership opportunities for Phoenix residents will be created over the program's life.

- ***Ensure that all homeownership training classes offer education about avoiding predatory lending practices***

All Section 32 Homeownership applicants attend eight (8) hours of HUD approved financial counseling, which includes how to avoid predatory lending.

All Open Doors Homeownership applicants attend eight (8) hours of HUD approved financial counseling, which includes how to avoid predatory lending.

- **Ensure all Section 32 applicants have received an 8-hour HUD approved housing counseling course**

All Section 32 Homeownership applicants attend eight (8) hours of HUD approved financial counseling.

Goal: Ensure Equal Opportunity in Housing

- **Provide Fair Housing information to all assisted housing applicants and potential homeowners**

The Section 8 program provides Fair Housing information as part of the packet of information received by the potential program participant and conducts training with current and potential landlord partners. In 2024, all HCV personnel received Fair Housing Training. The Public Housing Program provides Fair Housing information as part of the application process.

The Section 32 Homeownership program provides information on Fair Housing as part of the packet of information provided during the application phase.

All staff in Property Management received Fair Housing Training in 2024.

The Housing Department adopted a revised Language Access Plan for individuals with limited English proficiency persons.

The Housing Department provides fair housing information to all residents, HCV holders and all parties who sign up for the Department's email distribution at least annually. On April 6, 2023, the Equal Opportunity Department began enforcing the amendment to Chapter 18 of the City Code. The amendment is designed to address housing discrimination against persons who receive various kinds of sources of income, including but not limited to Housing Choice (section 8) vouchers and other forms of governmental assistance. To learn more, visit phoenix.gov/EOD

The Housing Department is committed to affirmatively furthering fair housing and marketing its entire housing portfolio accordingly.

- **Ensure that all public housing properties rehabilitated or reconstructed meet Section 504 and ADA requirements**

Section 504 and ADA requirements are implemented on all new construction and major renovation projects as part of the Housing Department's development program.

- **Implement universal design concepts and visit-ability standards when building or significantly renovating new public housing complexes**

Universal design concepts and visit-ability standards are implemented on all new construction and major renovation projects as part of the Housing Department's development program.

Goal: Promote and Support Housing for Homeless Persons and Other Special Needs Populations

- **Continue to project-base vouchers to create housing for special needs populations such as Veterans Affairs Supportive Housing (VASH)**

The Housing Department entered into a HAP contract for twenty (20) VASH units at Encore on Northern on October 15, 2020. A HAP contract for an additional thirty-two VASH units at Dunlap Point was executed effective March 11, 2021.

The Housing Department has worked collaboratively with the local VA and has significantly increased current utilization, ending the calendar year 2024 with approximately 93% of the 903 VASH vouchers leased, the highest utilization rate since the program's inception. As a result of the strong partnership, the Housing Department submitted a Registration of Interest on August 29, 2024, for more VASH vouchers in response to PIH Notice 2024-18. On Dec. 20, 2024, HUD notified Phoenix of its eligibility for more VASH vouchers and offered 100 vouchers, of which Phoenix accepted all 100. Phoenix is awaiting the official award letter and Consolidated Annual Contributions Contract Amendment for the new allocation.

- **Continue to set prioritize Section 8 Housing Choice Vouchers for homeless individuals**

The Housing Department has maintained a preference for homeless individuals and has partnered with agencies that provide referrals and casework for voucher holders.

The Housing Department was awarded 390 Emergency Housing Vouchers effective July 1, 2021, to individuals and families who are (1) homeless; (2) at risk of homelessness; (3) fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking; or (4) recently homeless and for whom providing rental assistance will prevent the family's homelessness or having a high risk of housing instability. The Housing Department collaborates with the Maricopa Association of Governments (MAG) and Coordinated Entry to refer applicants and provide housing search and leasing assistance to eligible populations. The Emergency Housing Voucher program reached full capacity at the end of Fiscal Year 2023.

- **Develop and implement a "Moving On" strategy to assist households living in permanent supportive housing with securing other housing solutions**

The Housing Department is exploring "Moving On" strategies to assist households living in permanent supportive housing with securing other housing solutions. Additionally, the Housing Department is collaborating with other City departments on these strategies. Currently, HSS provides a program to serve the youth living in permanent supportive housing. This program provides resources to provide both an afterschool program and other resources to keep youth successfully in school. All families are case-managed by the Human Services Department. This program provides intensive case management. Each caseworker has a caseload of only 16 families each. Adult participants can enroll in the Family Self-Sufficiency Program (FSS). FSS is a HUD program that enables HUD-assisted families to increase their earned income and reduce their dependency on welfare assistance and rental subsidies. FSS promotes local strategies to

connect HUD-assisted families with public and private resources that help them progress toward economic independence.

- **Increase partnerships with agencies who serve homeless and other special needs populations**

The Housing Department has partnered with the City of Phoenix Human Services Department, the Arizona State Department of Housing, Central Arizona Shelter Services, US Vets and other organizations in an effort to provide increased housing opportunities for homeless individuals and other special needs populations.

The Housing Department was awarded 390 Emergency Housing Vouchers to individuals and families who are (1) homeless; (2) at risk of homelessness; (3) fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking; or (4) recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability. The Housing Department collaborates with the Maricopa Association of Governments (MAG) and Coordinated Entry to refer applicants and provide housing search and leasing assistance to eligible populations. The Emergency Housing Voucher program reached full capacity at the end of Fiscal Year 2023.

On January 25, 2021, The City of Phoenix Housing Department acquired a 174-room limited-service hotel located at 12027 N. 28th Drive. On March 1, 2021, the City of Phoenix Housing Department entered into a lease agreement with US Vets to provide transitional and permanent supportive housing for homeless and at-risk veterans for a term of up to ten (10) years.

In 2021, the City of Phoenix purchased a former hotel and entered into a lease with U.S. VETS to serve as their new location at 12027 N. 28th Dr. Phoenix, AZ 85029, with federal and non-federal funds. Initial rehabilitation was commenced by U.S. Vets with subsequent work in 2024 being overseen by the City of Phoenix. The renovations will be partially funded with a \$1,500,000 grant from the Consolidated Appropriations Act, 2022, under the congressionally directed Economic Development Initiative-Community Project Funding (CPF), which was enacted on December 29, 2022. The renovation of the former 174-room Holiday Inn Hotel will create a facility offering both transitional and permanent housing for 198 homeless veterans on site and provide services to up to 1,000 vulnerable and homeless veterans per year. The renovation will include converting hotel rooms into studio apartments with kitchenettes, including cabinets, stovetops, sinks, hoods, and refrigerators. The common areas will also include a full commercial kitchen, dining hall, multipurpose room, on-site career center, counseling center, full laundry facilities, gym, telehealth rooms, and other common areas. U.S. VETS will be able to take Veterans off the street, provide them with a warm meal and a bed to sleep in, and provide opportunities for comprehensive support, including mental and physical health, workforce training, benefit attainment, counseling, and peer mentoring that will ultimately assist them in obtaining permanent housing.

In February of 2023, HUD approved the City HOME ARP Allocation plan for \$21 million in HOME ARP funds dedicated to creating housing and shelter for the HOME ARP Qualified Population, which includes homeless households as well as those experiencing domestic violence. *As part of this, the city awarded \$2 million to UMOM to expand its Family Emergency Shelter by 20 units. This project was completed and came online in November 2024. An additional award of \$6 million was*

given to the Salvation Army to expand their Family Services Shelter by 33%. This project is expected to be completed in late 2025. The city has also dedicated \$2.5 million of this allocation towards supportive services for those experiencing homelessness.