



## City of Phoenix

### **5-Year PHA Plan 2025 - 2029**

**B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

#### **Goal: Promote quality affordable housing**

- Apply for all financially feasible opportunities to increase the overall size of the Housing Choice Voucher Program
- Work to include Project-Based Vouchers as part of the design and redevelopment of City-owned properties
- Improve the quality and long-term viability of the Housing Department's public housing by considering and implementing alternative funding strategies such as Rental Assistance Demonstration (RAD), project rehabilitation, Faircloth to RAD, or a combination of several strategies
- Maintain Standard Performer status for public housing properties based on Public Housing Assessment System (PHAS)
- Continue to earn High Performer status for the Housing Choice Voucher program based on Section Eight Management Assessment Program (SEMAP)

#### **Goal: Strengthen communities**

- Continue to implement the Choice Neighborhoods grant program in the Edison-Eastlake Community (EEC), including the redevelopment of the East Asset Management Project (AMP), AZ001000003
- Create a neighborhood transformation plan for the Marcos de Niza-Grant Park area through the Choice Neighborhoods Planning grant program. Look for opportunities to implement the resulting plan, including applying for the Choice Neighborhoods Implementation grant and utilization of the Low-Income Housing Tax Credit program
- As opportunities arise, purchase or acquire suitable units to add to the affordable housing portfolio
- Work with local developers to create mixed-income and affordable communities in high-opportunity areas of Phoenix
- Increase the number of partnerships with agencies that serve populations affected by the Violence Against Women Act
- Continue Envision Center model to increase services to improve participant employability, health
- Coordinate partner efforts to increase independence for the elderly and persons with disabilities
- Support digital equity initiatives in public and affordable housing communities by focusing on connectivity, devices, and training

#### **Goal: Increase homeownership opportunities**

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

- Provide affordable homeownership opportunities through the Choice Neighborhoods program in the Edison-Eastlake Community (EEC) and Marcos de Niza-Grant Park if identified by the community as a priority during the planning process
- Sell Scattered Sites homes via the Section 18 program
- Utilize HOME funds for a down payment assistance program
- Continue to look for opportunities to increase the number of community land trust properties within the City of Phoenix
- Explore and implement the Housing Choice Voucher (HCV) Homeownership Program
- Increase enrollments and successful completions in the Family Self Sufficiency program to support FSS families in homeownership

**Goal: Promote and support housing for homeless persons and other special needs populations**

- Continue to project-based vouchers to create housing for special needs populations such as veterans, homeless persons, and other special needs populations
- Continue to prioritize Section 8 Housing Choice Vouchers for homeless persons and other special needs populations and partner with agencies who provide referrals and casework for voucher holders
- Utilize HOME-ARP and HOME funds to serve and support housing for homeless persons and other special needs populations
- Utilize HOPWA program to promote and support housing and housing services
- Increase partnerships with agencies that serve homeless and other special needs populations

**B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year 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 a high risk of housing instability. The Housing Department collaborates with the Maricopa Association of Governments (MAG) and the 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. 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, those 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 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 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 the 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 an FY 2022 \$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). 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 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 the 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 the calendar year 2024. Additional disposition applications for the second and third phases 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
Phase 1A and 1B (off-site parcel, now known as Soluna)	177	April 2020	April 2022
Phase 2A and 2B (now known as Harmony at the Park I and Harmony at the Park II, respectively)	235	June 2021	December 2023
Phase 3A (to be known as Harmony at the Park III) and 3B (to be known as Horizon on Villa)	199	October 2023	November 2026
Phase 4A, 4B and 4C (to be known as Girasol)	364	March 2025	April 2027
Homeownership	44	April 2025	April 2027
TOTAL UNITS	1,019 (mix of replacement,affordable and market rent units)		

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, 1-2 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 are 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-bedroom 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, 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.

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.

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- **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 the 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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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.

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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.

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 4<sup>th</sup> 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 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.

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.

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.

- **Increase the number of partnerships with agencies that 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 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 to 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 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.

- **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 serving since its inception. We anticipate approximately 15 Phoenix households to be served through June 30, 2025, with over 50 new homeownership opportunities for Phoenix residents 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 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](https://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 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 the preference for homeless individuals and has partnered with agencies who 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 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. The Housing Department is also 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. 28<sup>th</sup> 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) 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 and those experiencing domestic violence. As part of this,

the city has awarded UMOM \$2 million 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.

**B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year 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 a high risk of housing instability. The Housing Department collaborates with the Maricopa Association of Governments (MAG) and the 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. 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, those 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 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 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 the 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 an FY 2022 \$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). 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 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 the 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 the calendar year 2024. Additional disposition applications for the second and third phases 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
Phase 1A and 1B (off-site parcel, now known as Soluna)	177	April 2020	April 2022
Phase 2A and 2B (now known as Harmony at the Park I and Harmony at the Park II, respectively)	235	June 2021	December 2023
Phase 3A (to be known as Harmony at the Park III) and 3B (to be known as Horizon on Villa)	199	October 2023	November 2026
Phase 4A, 4B and 4C (to be known as Girasol)	364	March 2025	April 2027
Homeownership	44	April 2025	April 2027
TOTAL UNITS	1,019 (mix of replacement,affordable and market rent units)		

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, 1-2 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 are 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-bedroom 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, 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.

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.

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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.

- **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 the 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.

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 FY2022 a \$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 Choice Neighborhoods revitalization program. The Housing Department submitted a Section 24 demolition application to HUD in the 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 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 the 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. The 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
Phase 1A and 1B (off-site parcel, now known as Soluna)	177	April 2020	April 2022
Phase 2A and 2B (now known as Harmony at the Park I and Harmony at the Park II, respectively)	235	June 2021	December 2023
Phase 3A (to be known as Harmony at the Park III) and 3B (to be known as Horizon on Villa)	199	October 2023	November 2026
Phase 4A, 4B and 4C (to be known as Girasol)	364	March 2025	June 2027
Homeownership	44	April 2025	April 2027
TOTAL UNITS	1,019 (mix of replacement,affordable and market rent units)		

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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 4<sup>th</sup> 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 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.

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.

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.



- **Increase the number of partnerships with agencies that 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 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 to 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 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.

- **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 serving since its inception. We anticipate approximately 15 Phoenix households to be served through June 30, 2025, with over 50 new homeownership opportunities for Phoenix residents 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.

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

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### **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 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](https://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 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 the preference for homeless individuals and has partnered with agencies who 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 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. The Housing Department is also 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. 28<sup>th</sup> 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) 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 and those experiencing domestic violence. As part of this,

the city has awarded UMOM \$2 million 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.



**C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

Any collective change to the 5-Year Plan which impacts and prevents implementation of the planned or actual use of federal funds for identified activities and 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.

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 Housing Department's total annual Public Housing program budget or total annual Section 8 Housing Choice Voucher program budget.

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; and
- c. Changes to the financing structure for each phase of redevelopment