



**City of Phoenix**  
**2025-2029 Consolidated Plan**

**DRAFT**

200 W. Washington Street  
Phoenix, AZ 85003

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# Executive Summary

## ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The City of Phoenix, Arizona, receives an annual entitlement allocation of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA) program funds from the U.S. Department of Housing and Urban Development (HUD). The CDBG, HOME, ESG, and HOPWA Programs provide annual grants on a formula basis to entitlement cities and urban counties to develop viable communities by providing safe, decent, and affordable housing; suitable living environments; and expanding economic opportunities, primarily for low- and moderate-income (LMI) persons.

To receive these funds, the City must complete its 2025-2029 Consolidated Plan and first-year Program Year (PY) 2025 Annual Action Plan (AAP) as required by HUD. The Consolidated Plan serves as a planning document meeting the federal government statutory requirements in 24 CFR 91.200-91.230, for preparing a Consolidated Plan and guiding the use of CDBG, HOME, ESG, and HOPWA funding based on applications to HUD. The first-year PY 2025 AAP, and subsequent AAPs, is a subset of the Strategic Plan addressing the overall goals of the plan for each program year of the five-year Consolidated Plan. PY 2025 begins on July 1, 2025, and ends on June 30, 2026.

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment

#### Overview

The City has developed its strategic plan based on an analysis of the data presented in the Needs Assessment, the Market Analysis of the Consolidated Plan, and the community participation and stakeholder consultation process. Through these efforts, the City has identified eight (8) priority needs and associated goals to address these needs. Over the 5-Year plan period, the City will work to accomplish the following outcomes, which are listed by Priority Need.

#### Priority Need: Affordable Housing

1A Develop & Preserve Affordable Housing - Promote and fund new affordable housing development such as homeownership opportunities for low- and moderate-income households; development of new rental housing inventory; homeowner housing rehabilitation activities; and CHDO affordable housing development activities in the city. Code enforcement activities will revitalize communities and help improve the health and safety of low/mod neighborhoods.

#### Priority Need: Public Services

2A Public Services for LMI & Special Need - Provide for supportive services for low- to moderate-income and special need populations. Services for LMI will include youth programs, health services, employment training, housing information and referral services and other eligible services under the CDBG program.

Public services assisting special needs populations may include homeless programs, senior services, services for persons with a disability, services for victims of domestic violence.

**Priority Need: Public Facilities & Infrastructure Investment**

3A Improve Public Facilities & Infrastructure - Provide funds to improve and expand public facilities and infrastructure such as neighborhood facilities, parks and rec centers, water/sewer systems, sidewalks, and streets. Public facility improvements may also help special need groups and may be directed towards homeless shelters, senior centers and community centers.

**Priority Need: Economic Development**

4A Economic Development - Provide support for activities and promote job retention or creation for low- and moderate-income residents. Activities may include financial aid and technical assistance. There is also a need to provide support for façade improvements to commercial sites located in low/mod areas in Phoenix.

**Priority Need: Removal of Slum & Blight**

5A Removal of Slum & Blight - Provide support for the removal of slum and blight in low/mod areas in Phoenix. Demolition activities of aging and dilapidated structures will encourage revitalization efforts, and help improve the health and safety of these areas.

**Priority Need: Housing & Services for the Homeless**

6A Homeless Housing & Services - Provide support for overnight shelter services for individuals and families experiencing homelessness. Emergency shelter will include wraparound services that help individuals and families gain self-sufficiency. The City will also provide homeless prevention services for those at-risk of homelessness, and rapid rehousing assistance to homeless individuals and families with the goal of eliminating or reducing homelessness in the City.

**Priority Need: Housing & Supportive Services for People Living with HIV/AIDS**

7A Housing & Supportive Services for people living with HIV/AIDS. - Provide funding support for housing subsidy activities for people living with HIV/AIDS, which include Transitional Housing, Tenant-Based Rental Assistance (TBRA), Short-Term Rent, Mortgage and Utility (STRM) Assistance and Permanent Housing Placement (PHP). . Several supportive services activities address the needs of eligible clients, increase accessibility to medical care and other vital resources.

**Priority Need: Effective Program Administration**

8A Effective Program Administration - Effective program management of HUD grant programs will ensure compliance with each respective grant and their regulations and that programs meet their established objectives. This includes a range of activities such as general administration and planning of the CDBG, ESG, HOME and HOPWA grant programs, monitoring subrecipients, fair housing activities and keeping strict grant-based accounting.

**3. Evaluation of past performance**

The City of Phoenix continues to build upon its past success in utilizing HUD funding for housing rehabilitation, public services, and public facility improvements. As part of compliance with HUD regulations, the City develops an Annual Action Plan (AAP) and a Consolidated Annual Performance and Evaluation Report (CAPER) to evaluate progress toward the strategic goals outlined in its Five-Year Consolidated Plan.

In the first four years of the 2020-2024 Consolidated Plan, Phoenix has made notable progress in addressing key community development priorities. The City has made significant investments in affordable housing initiatives, public facilities and infrastructure, and homelessness services. While challenges remain in some areas, Phoenix has successfully expanded affordable rental housing opportunities, and provided tenant-based rental assistance to help residents maintain stable housing for low- and moderate-income homeowners.

Phoenix has also prioritized the enhancement of public services, including outreach and shelter programs for individuals experiencing homelessness, services for youth and older adults, and job training initiatives aimed at low-income residents. Investments in emergency shelter operations, rapid rehousing programs, and public infrastructure projects have played a key role in addressing housing instability and improving community resilience. These efforts reflect the City's commitment to fostering an inclusive and sustainable community.

Looking ahead, Phoenix will continue to collaborate with public, private, and nonprofit partners to expand access to affordable housing, enhance public infrastructure, and strengthen public services. While substantial progress has been made, ongoing challenges related to affordable housing availability, economic development, and infrastructure improvements in low- and moderate-income neighborhoods remain. These priorities will guide planning efforts in the final year of the Consolidated Plan, as detailed in the PY 2023 CAPER. The following is a summary of accomplishments by priority:

**Housing:**

Phoenix continued its efforts to improve housing conditions for low- and moderate-income households, with a strong focus on rental housing construction and tenant-based rental assistance. The City successfully increased access to affordable rental units, constructing 382 rental units, achieving 106.11% of the strategic goal. However, homeowner rehabilitation efforts fell short, with 24 homeowner housing rehabilitations completed, achieving 20% of the program-year goal. Direct financial assistance to homebuyers supported 3 households, reaching 100% of the strategic goal. While rental housing initiatives have shown progress, homeownership opportunities and rehabilitation efforts remain a challenge. Moving forward, Phoenix will need to accelerate its efforts in housing development and rehabilitation to fully meet its five-year affordable housing objectives.

**Public Facilities and Improvements:**

Phoenix made substantial advancements in public facilities and infrastructure, benefiting 2,448 individuals in low- and moderate-income communities, exceeding the program year goal of 1,410 individuals. Additionally, 42,185 individuals benefited from public service activities linked to public facility

investments, for the program year, achieving over 5000% of the five-year goal. With these achievements, the City far exceeded its five-year goals for public facility improvements, continuing its commitment to strengthening infrastructure in underserved areas.

**Public Services:**

The City remained committed to expanding public services that support low- and moderate-income individuals, including homelessness outreach, youth programs, senior services, and job training. Public service activities benefited 1,517 individuals, slightly exceeding the annual goal and contributing to the City's success in surpassing its five-year public service targets. Phoenix has made significant progress in delivering essential resources to residents in need and remains dedicated to providing ongoing support for vulnerable populations.

**Homelessness Assistance:**

Phoenix continued investing in homelessness prevention, emergency shelters, and rapid rehousing programs. The City provided 2,453 individuals with emergency shelter services, reaching 163.53% of its annual goal. Homelessness prevention efforts assisted 282 individuals, exceeding the annual goal. Additionally, 197 households received rapid rehousing assistance, but this accounted for just 7.72% of the five year target. Although certain homelessness prevention measures have not met initial projections, Phoenix's broader shelter and rehousing initiatives have significantly advanced. With continued collaboration and investment, the City is striving to close the gap and make meaningful progress toward fulfilling its five-year homelessness assistance objectives.

The City of Phoenix remains dedicated to achieving its five-year housing and community development goals. By leveraging partnerships, optimizing resources, and prioritizing community resilience, the City continues to support its most vulnerable populations and advance sustainable development.

**4. Summary of citizen participation process and consultation process**

The City has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the City's policies and procedures for citizen participation in the Consolidated Plan and first-year 2025 AAP. The CPP provides guidance for public notices for the various stages of Consolidated Plan development, public hearings, and the public review of the proposed plan. Details of the City's outreach efforts are provided below:

PUBLIC HEARINGS: The City held a series of public hearing to discuss the proposed draft 2025-2029 Consolidated Plan and draft PY 2025 AAP. These hearings were held at the following dates, times, and locations:

Public hearing: Monday, February 24, 2025, from 5:30pm to 6:30pm at the South Mountain Community Center, Saguaro Room, 212 E. Alta Vista Road, Phoenix, AZ 85042.



Public hearing: Tuesday, February 25, 2025, from 10:30am to 11:30am at the Burton Barr Central Library, Pulliam Auditorium, 1221 N Central Ave., Phoenix, AZ 85042.

Public hearing: Tuesday, February 25, 2025, from 5:30pm to 6:30pm at the Broadway Heritage Neighborhood Resource Center, 2405 E. Broadway Road, Phoenix, AZ 85040.

Public hearing: Wednesday, February 26, 2025, from 5:30pm to 6:30pm at the Maryvale Community Center, 4420 N. 51<sup>st</sup> Ave., Phoenix AZ 85031. This hearing was conducted in Spanish.

Public hearing: Thursday, February 27, 2025, from 5:30pm to 6:30pm at the Adam Diaz Senior Center, 4115 W. Thomas Road, Phoenix, AZ 85019.

Public hearing: Wednesday, March 19, 2025, from 5:30pm to 6:30pm at the Broadway Heritage Neighborhood Resource Center, 2405 E. Broadway Road, Phoenix, AZ 85040.

**PUBLIC COMMENT PERIOD:** The City will hold a public comment period from **April 5, 2025 to May 9, 2025**, to give citizens an opportunity to review and make comments on the draft plan. The plan can be viewed on the City's website <https://www.phoenix.gov/nsd/yourvoice>. Written comments may be submitted at <https://www.phoenix.gov/nsd/yourvoice/feedback>, or by calling 602-534-4444.

**COMMUNITY & STAKEHOLDER SURVEYS:** Community Survey Link: The City held a community survey online to gather public input on the housing and community development priority needs in the City of Phoenix. The link to the survey can be found at: <https://www.research.net/r/Phoenix-community>

Stakeholder Survey Link: The City held a stakeholder survey online to gather public input on the housing and community development priority needs in the City of Phoenix. The link to the survey can be found at: <https://www.research.net/r/Phoenix-stakeholder>

Details of citizen participation outreach for the Consolidated Plan and PY 2025 AAP are also located in the PR-15.

## **5. Summary of public comments**

**PUBLIC COMMENT PERIOD:** A summary of comments will be included after the comment period.

**PUBLIC HEARINGS:** The city held a series of public hearings during the development of the plan. A summary of comments have been included in the PR-15.

All comments and views will be accepted at the public hearing and public comment period review process. A summary of outreach efforts is located in the PR-15 Participation.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments or views were accepted at the public hearing and public comment period.

## 7. Summary

The City is dedicated to offering meaningful opportunities for residents to express their needs. This plan prioritizes addressing affordable housing, community development—both housing and non-housing—and providing supportive housing and services for individuals experiencing homelessness within the Phoenix community. It also includes a comprehensive, coordinated strategy for implementing programs funded by Community Development Block Grants (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) funds.

The Consolidated Plan is comprised of several sections, including an assessment of the current housing and community needs of the area, a section detailing the needs of homeless individuals, a description of the publicly supported housing needs, information on the citizen participation process, a Strategic Plan, and the PY 2025 Annual Action Plan (AAP). The Strategic Plan is an essential component of the Consolidated Plan, outlining the objectives and outcomes necessary to meet the identified needs. The PY 2025 AAP is the first of five annual action plans, which will detail how federal resources will be allocated each year to achieve the objectives identified in the Consolidated Plan. Additionally, each AAP will be evaluated to see the City's performance in meeting the Consolidated Plan's objectives. At the end of each program year, the City will complete a Consolidated Annual Performance and Evaluation Review (CAPER).

Not only are the priority needs in the City identified through the needs assessment and market analysis, but the City also determines these needs through a citizen participation process, which includes engagement with community nonprofit organizations and with members of the community.

Primary data sources for the Consolidated Plan include 2009-2013 & 2019-2023 American Community Survey (ACS) 5-Year Estimates, 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) data, Longitudinal Employer-Household Dynamics (LEHD), Homeless Management Information System (HMIS), AZ-502 Phoenix, Mesa/ Maricopa County CoC 2024 Point in Time Count and Housing Inventory Count, Inventory Management System/PIH Information Center (PIC), HUD Income Limits, HUD Fair Market Rents and HOME Rent Limits and other local data sources. Data for map analysis came from the 2019-2023 ACS.

### *Analysis of Impediments to Fair Housing Choice*

The City completed its most recent 2025 Analysis of Impediments to Fair Housing Choice (AI) in conjunction with this ConPlan in April of 2025. The AI outlines impediments to fair housing choice. The 2025 AI is an analysis of factors that may be potentially preventing access to fair housing choice in the community, and understanding the impediments to fair housing choice is an important step in addressing housing needs. The AI helps to provide information to decision makers in the community and assist in guiding the use of grant funds and other resources that target affordable housing. This plan has developed goals that will address the identified impediments over the next five years. For a list of identified impediments, see MA-40 Barriers to Affordable Housing.

### **Contingency Provision for PY 2026 Grant Allocations**

At this time HUD has not yet announced the PY 2025 CDBG, HOME, ESG and HOPWA grant allocations. The grant allocations of \$14,461,954 for CDBG, \$5,137,276 for HOME, \$5,499,307 for HOPWA and \$1,355,765 for ESG are only an estimate of the anticipated PY 2025 grant allocations based on prior year awards. The City of Phoenix has a contingency provision per HUD notice CDP-25-02 to align final allocations with actual funding. Activity budgets will be proportionally adjusted to match the announced allocation while ensuring compliance with grant regulations.

- For CDBG, the allocation of funds will be 20% for admin, no more than 15% for public services (including homeless services), and the balance of funds for affordable housing, public facilities and infrastructure improvements, and economic development.
- HOME funds will be allocated 10% for admin, 15% for CHDO housing developments as required by the program, and the balance of funds for non-CHDO housing developments including multi-family rental development, down payment assistance and housing rehabilitation.
- HOPWA funding will allocate 3% for admin, and the remaining balance to Project Sponsors delivering housing subsidy and supportive services activities.
- ESG will fund admin at 7.5%, homeless prevention and rapid rehousing at 32.5% and emergency shelter services at 60%.

# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	PHOENIX	City of Phoenix Neighborhood Services Department
HOPWA Administrator	PHOENIX	City of Phoenix Housing Department
HOME Administrator	PHOENIX	City of Phoenix Housing Department
ESG Administrator	PHOENIX	City of Phoenix Human Services Department

Table 1 – Responsible Agencies

### Narrative

The City’s Neighborhood Services Department (NSD) is the lead agency and is responsible for HUD entitlement grants which includes CDBG, HOME, ESG, and HOPWA. NSD is also responsible for the preparation of the Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance Evaluation Report (CAPER). Additionally, NSD staff also administer the Request for Proposal (RFP) process and oversees the selection of CDBG subrecipients for City Council’s consideration.

The City’s Housing Department administers HOME and HOPWA. HOME is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. HOPWA is an entitlement grant dedicated to assisting communities to provide affordable housing opportunities and related supportive services for low-income persons living with HIV/AIDS and their families.

The City’s Human Services Department – Office of Homeless Solutions administers ESG. ESG assists individuals in quickly regaining permanent housing stability after experiencing a housing crisis and/or homelessness and can be used for emergency shelter, street outreach, rapid re-housing, Homeless Management Information System (HMIS) costs, homelessness prevention, and for administration and planning costs.

During the preparation of the Consolidated Plan and first year Annual Action Plan, the City solicited input from other governmental agencies as well as various public and private agencies providing housing, social services, and other community development activities within the community. The City will continue to form new partnerships with non-profit organizations, the private sector, and other local resources.

## **Consolidated Plan Public Contact Information**

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## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

The City of Phoenix conducts extensive outreach to local organizations, the public, and elected officials to solicit input for the drafting and development of the 2025-2029 Consolidated Plan and Program Year 2025 Annual Action Plan. This section discusses coordination between the City and its partners and lists the agencies and organizations that consulted and/or provided input in the development of the plan. The City conducted a stakeholder survey to gather input from local agencies and nonprofits. This feedback provided valuable insights into priority housing and community development needs, as well as funding priorities for the City. The following section highlights these relationships, and the agencies and organizations consulted.

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The City of Phoenix enhances coordination between public and assisted housing providers, private entities, and governmental health, mental health, and service agencies. Phoenix maintains strong partnerships with housing providers through collaborative initiatives that expand affordable housing and address diverse community needs.

The City’s Housing Department administers the federal Housing Choice Voucher (Section 8) program, offering rental assistance to very low-income families, older adults, and individuals with disabilities. These programs promote long-term stability for Phoenix’s most vulnerable residents. Additionally, Phoenix allocates Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds to support nonprofit and service agencies assisting individuals experiencing homelessness, housing insecurity, and financial hardship.

Through the Maricopa Regional Continuum of Care (CoC), Phoenix collaborates with mental health providers, shelters, service agencies, and regional organizations to provide coordinated homelessness assistance. The City’s Office of Homeless Solutions operates outreach and engagement programs to connect unhoused individuals to housing resources, behavioral health services, employment programs, and case management. Phoenix also leverages general funds for transitional housing, emergency shelters, and eviction prevention, ensuring residents have access to both immediate and long-term housing solutions.

Phoenix participates in the Homeless Management Information System (HMIS) as part of the Maricopa Regional CoC, which tracks homelessness trends, measures service outcomes, and enhances coordination among providers. The City’s outreach teams, shelters, and service providers utilize HMIS to assess client

needs, prevent duplication of services, and improve case management. HMIS data informs funding decisions and strengthens Phoenix's ability to address homelessness with evidence-based strategies.

To bridge the digital divide, Phoenix partners with internet providers, community organizations, and technology firms to expand digital connectivity for low- and moderate-income households. The City has collaborated with providers to implement low-cost internet programs, ensuring residents have affordable broadband and mobile services. Phoenix Public Libraries and digital inclusion initiatives offer technology lending, digital literacy training, and online learning resources, supporting economic opportunities and educational advancement.

Phoenix works with local, regional, and federal agencies to strengthen emergency preparedness, hazard mitigation, and disaster response. The City collaborates with the Maricopa County Department of Emergency Management and participates in the Maricopa County Multi-Jurisdictional Hazard Mitigation Plan to assess risks and develop response strategies. Additionally, Phoenix partners with the Maricopa County Community Organizations Active in Disaster (MCCOAD) to coordinate emergency relief efforts, streamline response operations, and enhance community resilience.

To address flood risks, Phoenix partners with the Maricopa County Flood Control District to implement mitigation projects, improve stormwater management, and protect neighborhoods. These efforts reduce flood damage, enhance infrastructure resilience, and ensure public safety.

Phoenix advances sustainability and climate resilience through partnerships with the Arizona Department of Environmental Quality (ADEQ) and the Maricopa County Air Quality Department. The City is committed to reducing emissions, improving air quality, and promoting sustainable infrastructure projects to ensure long-term environmental resilience and energy efficiency.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The City of Phoenix is an active member of the Maricopa Regional Continuum of Care (CoC) and plays a leadership role in regional efforts to address homelessness. The Director of the City of Phoenix Office of Homeless Solutions serves as co-chair of the CoC Board, and many city staff actively participate in CoC collaboratives, workgroups, and planning initiatives. The City regularly engages in CoC meetings, regional coordination efforts, and the annual Point-in-Time (PIT) Count, which evaluates homelessness trends in Maricopa County. Phoenix also collaborates with CoC-led initiatives and allocates CDBG, ESG, and general funds to nonprofit organizations and service agencies that provide critical housing and supportive services for individuals and families experiencing homelessness.

Phoenix's Homeless Outreach and Navigation Team (HON Team) serves as a mobile access point for individuals and families experiencing homelessness, helping them navigate housing and supportive services. The team conducts street outreach, builds relationships with unsheltered individuals, and

connects people to emergency shelters, behavioral health services, employment programs, and long-term housing options. The City is combining outreach, housing stabilization, and public and assisted housing resources to rapidly transition chronically homeless individuals, families, veterans, unaccompanied youth, and seniors from the streets into stable housing. Additionally, Phoenix partners with regional service providers and nonprofit organizations to expand access to bridge housing, transitional shelters, rapid rehousing, and eviction prevention programs for at-risk populations.

Phoenix actively participates in the Maricopa Regional Homeless Management Information System (HMIS), which allows city staff and service providers to track service delivery, coordinate care, and monitor program outcomes. The Continuum of Care administers the region's coordinated entry system, which ensures that individuals and families experiencing homelessness receive equitable access to housing and services based on need. Coordinated entry connects individuals to permanent supportive housing, rapid rehousing, and transitional housing through a streamlined referral process that prioritizes the most vulnerable residents.

The City is also a key partner in Pathways Home, a Regional Homelessness Action Plan developed by local and tribal governments to reduce homelessness by 25 percent by 2027. This three-step action plan focuses on strengthening regional collaboration, increasing safe housing options, and expanding partnerships to address homelessness. It represents the first coordinated regional effort of its kind, bringing together multiple jurisdictions to build infrastructure, share resources, and implement data-driven solutions to reduce homelessness in Phoenix and across Maricopa County.

By leveraging data, regional coordination, and targeted investments, Phoenix ensures that housing resources and support services are effectively distributed both within the City and as part of the broader regional homelessness response.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City of Phoenix plays a critical leadership role in the Maricopa Regional CoC, which oversees homelessness response efforts across the region. The Director of the Phoenix Office of Homeless Solutions serves as Co-Chair of the CoC Board, which functions as the primary decision-making body for the CoC. This position represents ESG formula recipients and ensures that Phoenix actively contributes to regional planning, funding allocation, and service coordination.

Phoenix is also an active member of multiple CoC workgroups, including the Maricopa Association of Governments (MAG) Data Collaborative, the CoC Collaborative, the Local Jurisdiction Collaborative, the Coordinated Entry Collaborative, and the ESG Collaborative. The ESG Collaborative, in particular, works to develop regional strategies, standardize implementation of ESG-eligible services, and improve funding efficiency across Maricopa County. These partnerships ensure that Phoenix aligns its homelessness services with best practices and emerging needs throughout the region.



The Maricopa Regional CoC Community Adopted Best Practices provide a standardized framework for outreach, coordinated entry, emergency shelter, transitional housing, rapid rehousing, and permanent supportive housing. Developed collaboratively with service providers, funders, and individuals with lived experience of homelessness, these Best Practices serve as a guiding document for service delivery and housing interventions across all homelessness programs, including non-HUD-funded initiatives.

Phoenix integrates these best practices into its own homelessness response system, ensuring that program design, service operations, and performance evaluation are data-driven and aligned with regional goals. By working through the CoC Board and specialized workgroups, the City continues to enhance service coordination, funding strategies, and equitable access to housing for those in need.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Maricopa Association of Governments
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization Housing Phoenix Plan
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Maricopa Association of Governments is the lead agency of the Maricopa Regional CoC. The City of Phoenix has been an active member of the CoC since its inception. As a member of the CoC Board and active participant in CoC collaboratives, workgroups, and activities, the City plays a leadership role in the implementation of efforts to end homelessness across the region. The CoC provided information on CoC operations and homelessness needs in the community to inform future funding priorities.
2	<b>Agency/Group/Organization</b>	City of Phoenix Equal Opportunity Department
	<b>Agency/Group/Organization Type</b>	Services - Housing Service-Fair Housing Analysis of Impediments to Fair Housing Choice
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Equal Opportunity Department/Fair Housing Section provided information and data for the Consolidated Plan, pertaining to the Fair Housing needs within the city and is a part of the strategies within the Analysis of Impediments to Fair Housing Choice. The Department was also consulted through the online stakeholder survey.

3	<b>Agency/Group/Organization</b>	City of Phoenix Human Services Dept.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Human Services Department administers ESG funding and monitors sub-recipients. Information was provided on ESG operations and homelessness needs within the city to inform future funding priorities.
4	<b>Agency/Group/Organization</b>	City of Phoenix Housing Department
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Persons with HIV/AIDS Services - Narrowing the Digital Divide Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs HOPWA Strategy Phoenix Housing Plan
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Housing Department is the Public Housing Authority for the City of Phoenix. The Housing Department administers the HOME Program, HOPWA, housing choice vouchers, and oversees the Choice Neighborhoods Grant.
5	<b>Agency/Group/Organization</b>	City of Phoenix Office of Emergency Management
	<b>Agency/Group/Organization Type</b>	Agency - Emergency Management
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Resiliency

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Phoenix Office of Emergency Management is dedicated to promoting a safer, more resilient city by coordinating and integrating all activities necessary before, during and after any natural disasters, acts of terrorism, or other man-made disasters. This office is focused on assuring continuity of city government and readiness for emergency operations with the safety and well-being of citizens of the City of Phoenix in the forefront of our operations.
6	<b>Agency/Group/Organization</b>	City of Phoenix Neighborhood Services Department
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Phoenix Neighborhood Services Department is committed to partnering with residents in building to preserve, enhance and engage Phoenix neighborhoods. This department was consulted through the online stakeholder survey.
7	<b>Agency/Group/Organization</b>	Phoenix Pride
	<b>Agency/Group/Organization Type</b>	Services – Persons with Disabilities Services - homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through the online stakeholder survey.
8	<b>Agency/Group/Organization</b>	Camelback Community Association
	<b>Agency/Group/Organization Type</b>	Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through the online stakeholder survey.
9	<b>Agency/Group/Organization</b>	Area Agency on Aging
	<b>Agency/Group/Organization Type</b>	Services – Elderly Persons Services – Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through the online stakeholder survey.
10	<b>Agency/Group/Organization</b>	Native American Connections
	<b>Agency/Group/Organization Type</b>	Services – Housing Services – Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through the online stakeholder survey.
11	<b>Agency/Group/Organization</b>	Chicanos Por La Causa
	<b>Agency/Group/Organization Type</b>	Services – Housing Services – Education Services - Youth
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through the online stakeholder survey.

**Identify any Agency Types not consulted and provide rationale for not consulting**

No organizations were intentionally left out of the public participation process. All comments and views were accepted and welcomed.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Maricopa Association of Governments	The City and the Maricopa Association of Governments share the same goal to eliminate homelessness in Phoenix.
Analysis of Impediments to Fair Housing Choice	City of Phoenix Equal Opportunity Department	The AI identified the housing needs, and Fair Housing needs in the City. The recommendations and strategies in the AI helped to inform the housing goals in the plan.
Housing Phoenix Plan	City of Phoenix, Housing Department	The Housing Phoenix Plan identified the need for affordable housing. The goals of the plan helped to inform the housing goals in the plan.
Strategies to Address Homelessness Plan	City of Phoenix, Office of Homeless Solutions	The Homelessness Plan helped to identify homelessness needs and strategies in Phoenix. The goals of the plan helped to inform the homeless service goals in the plan.
City of Phoenix Housing Needs Assessment	City of Phoenix, Housing Department	The HNA identified gaps in affordable housing. The key findings and future needs identified helped to inform the housing goals in the plan.
Climate Action Plan	City of Phoenix, Office of Environmental Programs	The Climate Action plan identified a need for energy efficient housing and included goals to support LMI households with rehabilitation services. . The goals of the plan helped to inform the housing goals in the plan.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

In developing the 2025-2029 Consolidated Plan and Program Year 2025 Annual Action Plan (AAP), the City of Phoenix engaged multiple City departments, stakeholders, and regional partners to ensure a coordinated approach to addressing housing, homelessness, and community development needs. These consultations involved collaboration with the Neighborhood Services Department, Housing Department, Human Services Department, Economic Development Department, and Public Works Department to align strategies with the City's priorities.

The Neighborhood Services Department led efforts to gather input from local stakeholders, nonprofit organizations, and housing providers to shape strategies for utilizing CDBG, HOME, ESG and HOPWA funds. The Housing Department played a key role in identifying affordable housing needs, coordinating rental assistance programs, and implementing strategies to preserve and expand housing opportunities for low- and moderate-income residents. The Human Services Department focused on homelessness prevention and supportive services, ensuring ESG and HOPWA funding effectively address the needs of at-risk and vulnerable populations.

The Economic Development Department provided insights on workforce housing needs and economic barriers affecting low- and moderate-income households, ensuring housing investments support economic mobility. The Public Works Department contributed expertise on infrastructure planning, flood mitigation, and hazard resilience in CDBG-eligible areas to improve community safety and sustainability.

Phoenix aims to strengthen collaboration with the State of Arizona, Maricopa County, and neighboring jurisdictions to address shared housing, economic development, and community development challenges. The City is also committed to expanding partnerships with broadband providers to bridge the digital divide and exploring opportunities to coordinate discharge planning with healthcare, correctional, and foster care systems to prevent individuals from exiting institutions into homelessness.

The City of Phoenix collaborates closely with the Maricopa Association of Governments (MAG), the Continuum of Care (CoC) lead, to support regional homelessness assistance efforts, ensuring individuals and families have access to coordinated housing and supportive services. Moving forward, Phoenix will continue to strengthen regional partnerships to enhance housing stability, economic opportunities, and homelessness solutions, working collaboratively with state, county, and municipal partners to address pressing community development needs.

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The City of Phoenix has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the City's policies and procedures for citizen participation of the Consolidated Plan and first year 2025 AAP. The CPP provides details about the public notice requirements for all meetings and the various stages of Consolidated Plan development, public hearings before the citizens of the City and City Council, accommodations for persons with disabilities, and the conduct of public review of draft documents. Adhering closely to the CPP, the City held a public comment period and public hearing. Details of these outreach efforts are provided in the table below.



**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Public Hearing	Non-targeted/broad community	The public hearing was held on Monday, February 24, 2025, from 5:30pm to 6:30pm at the South Mountain Community Center, Saguaro Room, 212 E. Alta Vista Road, Phoenix, AZ 85042.	The comments reflect concerns about rising rent prices, long waitlists for Section 8 housing, limited housing options, and difficulties with accessing CDBG funding for community projects.	All comments were accepted.	
2	Public Hearing	Non-targeted/broad community	The public hearing was held on Tuesday, February 25, 2025, from 10:30am to 11:30am at the Burton Barr Central Library, Pulliam Auditorium, 1221 N Central Ave., Phoenix, AZ 85042.	The comments emphasize broader housing economics, housing development finance, and legal/legislative issues, with key takeaways highlighting affordable housing, homelessness, and fair housing concerns, particularly gentrification and displacement.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
3	Public Hearing	Non-targeted/broad community	The public hearing was held on Tuesday, February 25, 2025, from 5:30pm to 6:30pm at the Broadway Heritage Neighborhood Resource Center, 2405 E. Broadway Road, Phoenix, AZ 85040.	The comments highlight concerns about the affordability of downsizing after children move out, the growing homelessness rate, and recommendations for the city to fund public services like CPR and first aid resources, as well as support for accessory dwelling units.	All comments were accepted.	
4	Public Hearing	Non-targeted/broad community	The public hearing was held on Wednesday, February 26, 2025, from 5:30pm to 6:30pm at the Maryvale Community Center, 4420 N. 51 <sup>st</sup> Ave., Phoenix AZ 85031. This hearing was conducted in Spanish.	The comments include recommendations for increased resources for public services and small business development, education and support for homelessness rehabilitation and detox centers, and improvements to sidewalks and roads for better accessibility for individuals experiencing homelessness or low income.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
5	Public Hearing	Non-targeted/broad community	The public hearing was held on Thursday, February 27, 2025, from 5:30pm to 6:30pm at the Adam Diaz Senior Center, 4115 W. Thomas Road, Phoenix, AZ 85019.	The comments suggest using CDBG for property acquisition and the HOME program for housing development, express interest in senior and smaller housing projects, and recommend prioritizing the down payment assistance program for home purchases.	All comments were accepted.	
7	Public Hearing	Non-targeted/broad community	The public hearing will be held on Wednesday, March 19, 2025, from 5:30pm to 6:30pm at the Broadway Heritage Neighborhood Resource Center, 2405 E. Broadway Road, Phoenix, AZ 85040. The hearing was attended by multiple city staff and one attendee from the public.	The comments recommended that funding should be allocated towards affordable housing; transitional housing; supportive services for those exiting institutional settings, specifically prison.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
8	Public Comment Period	Non-targeted/broad community	The City will hold a public comment period from <b>April 4, 2025 to May 9, 2025</b> , to give citizens an opportunity to review and make comments on the draft plan. The plan can be viewed on the City's website <a href="https://www.phoenix.gov/nsd/yourvoice">https://www.phoenix.gov/nsd/yourvoice</a> . Written comments may be submitted at <a href="https://www.phoenix.gov/nsd/yourvoice/feedback">https://www.phoenix.gov/nsd/yourvoice/feedback</a> , or by calling 602-534-4444.	A summary of comments will be provided after the comment period.	All comments will be accepted.	
9	Community Survey	Non-targeted/broad community	The City offered an online community survey to gather input on the housing, fair housing, community development and homeless needs in Phoenix. See below the link to the survey.  <a href="https://www.research.net/r/Phoenix-community">https://www.research.net/r/Phoenix-community</a>	The survey results highlight key community concerns, including a lack of affordable housing, the need for homelessness services, public facility and infrastructure improvements, and stronger public services.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
10	Stakeholder Survey	Non-targeted/broad community  Nonprofits	The City offered an online stakeholder survey to gather input on the housing, fair housing, community development and homeless needs in Phoenix. See below the link to the survey.  <a href="https://www.research.net/r/Phoenix-stakeholder">https://www.research.net/r/Phoenix-stakeholder</a>	The Stakeholder Survey highlights urgent needs for affordable housing, homelessness prevention, infrastructure improvements, and economic and rental barriers, with stakeholders prioritizing funding for housing development and public services.	All comments were accepted.	

# Needs Assessment

## NA-05 Overview

### 1. Needs Assessment Overview

To ensure the efficient and effective use of resources, the City of Phoenix must first assess the community's needs. This section describes and analyzes various demographic and economic indicators to provide a foundation for grant management. By using data gathered from state, local, and federal sources, the City can identify needs based on broad trends in population, income, and household demographics. Primary data sources include the U.S. Census Bureau and HUD. Once gathered, the data is analyzed more closely to explore how family and household dynamics and housing problems are interconnected. A key objective of this Needs Assessment is to identify the nature and extent of housing problems experienced by Phoenix residents.

In addition to demographic analysis, this section examines factors that influence, or are influenced by, the housing market. These include public housing needs, the needs of individuals facing homelessness, and non-homeless special needs populations. Furthermore, non-housing development needs, such as public services and infrastructure, are also evaluated to guide resource allocation decisions.

Each of these issues is analyzed alongside economic and demographic indicators to determine if certain groups are disproportionately affected. By understanding the scale and prevalence of housing challenges within Phoenix, the City can set evidence-based priorities for entitlement programs. This approach ensures that resources are directed toward the areas and populations that need them most, promoting more equitable outcomes across the community.

### 2. Consolidated Plan Helpful Definitions:

Affordable Housing: Housing affordable at 30% or less of a household's monthly income.

Area Median Income: Annual household income for the Phoenix-Mesa-Scottsdale, AZ Metro Area as generally published on an annual basis by HUD.

HUD Area Median Family Income (HAMFI): This is the median family income calculated by HUD to determine Fair Market Rents (FMRs) and Income Limits for HUD programs.

Extremely low-income household: Households earning 30% of AMI or less for their household size. In 2024, a four-person household in the Phoenix-Mesa-Scottsdale, AZ Metro Area with an income at 30% AMI earned \$31,200 or less.

Very Low-income households: Households earning 31% to 50% AMI for their household size. In 20124, a four-person household in the Phoenix-Mesa-Scottsdale, AZ Metro Area with an income at 50% AMI earned a maximum of \$51,400 per year.

Low-income households: Households earning 51% to 80% AMI for their household size. In 2024, a four-person household in the Phoenix-Mesa-Scottsdale, AZ Metro Area with an income at 60% AMI earned a maximum of \$82,250.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The housing needs of a community are shaped by a variety of interconnected factors beyond the simple concept of supply meeting demand. In Phoenix, these factors include population growth, household size, rental housing availability, income levels, and the condition of existing properties. Together, they create a complex framework that defines the city's housing challenges.

A key issue in Phoenix is the significant lack of affordable housing. According to the 2019-2023 American Community Survey (ACS) 5-Year Estimates, approximately 195,497 households—33.4% of all households in the city—are cost burdened, spending more than 30% of their income on housing costs. This issue disproportionately affects renters, with 124,027 rental households cost burdened, compared to 71,470 homeowner households. These statistics underscore a housing market where supply fails to align with demand at affordable price points, leaving many residents unable to secure stable and reasonably priced housing. Addressing these affordability challenges is essential to meeting the community's housing needs.

Demographics	Base Year: 2013	Most Recent Year: 2023	% Change
Population	1,473,639	1,624,832	10.3%
Households	517,348	601,397	16.2%
Median Income	\$47,139	\$77,041	63.4%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2009-2013 ACS (Base Year), 2019-2023 ACS (Most Recent Year)

### Residents

Since 2013, Phoenix's population has grown by approximately 10.3%. Over the same period, the number of households in the city increased by about 16.2%, outpacing population growth. This trend suggests a reduction in average household size, potentially reflecting demographic shifts such as an increase in young adults or seniors living independently. Economic factors, including housing affordability and availability, may also play a role in influencing living arrangements.

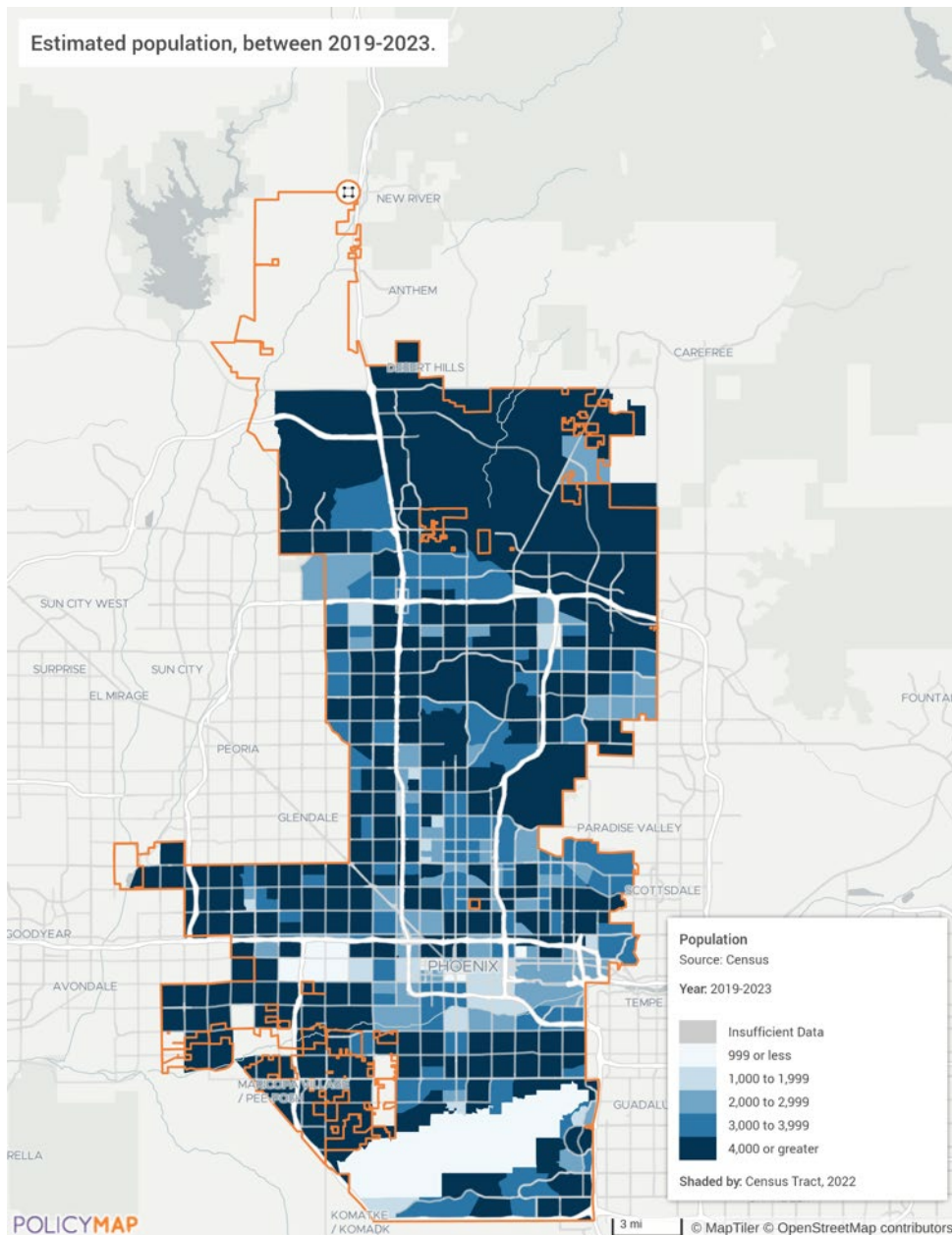
Median Household Income (MHI) in Phoenix experienced significant growth during this timeframe, increasing by 63.4%. Although this growth exceeds the rate of inflation, its impact on purchasing power has been limited due to rising costs of living. According to the Bureau of Labor Statistics (BLS) inflation calculator, a household earning \$47,139 in 2013 would require \$61,240.99 in 2023 to maintain the same purchasing power. This figure is slightly below Phoenix's 2023 MHI, highlighting the challenges households face in adapting to increased living costs despite income growth.



## Population

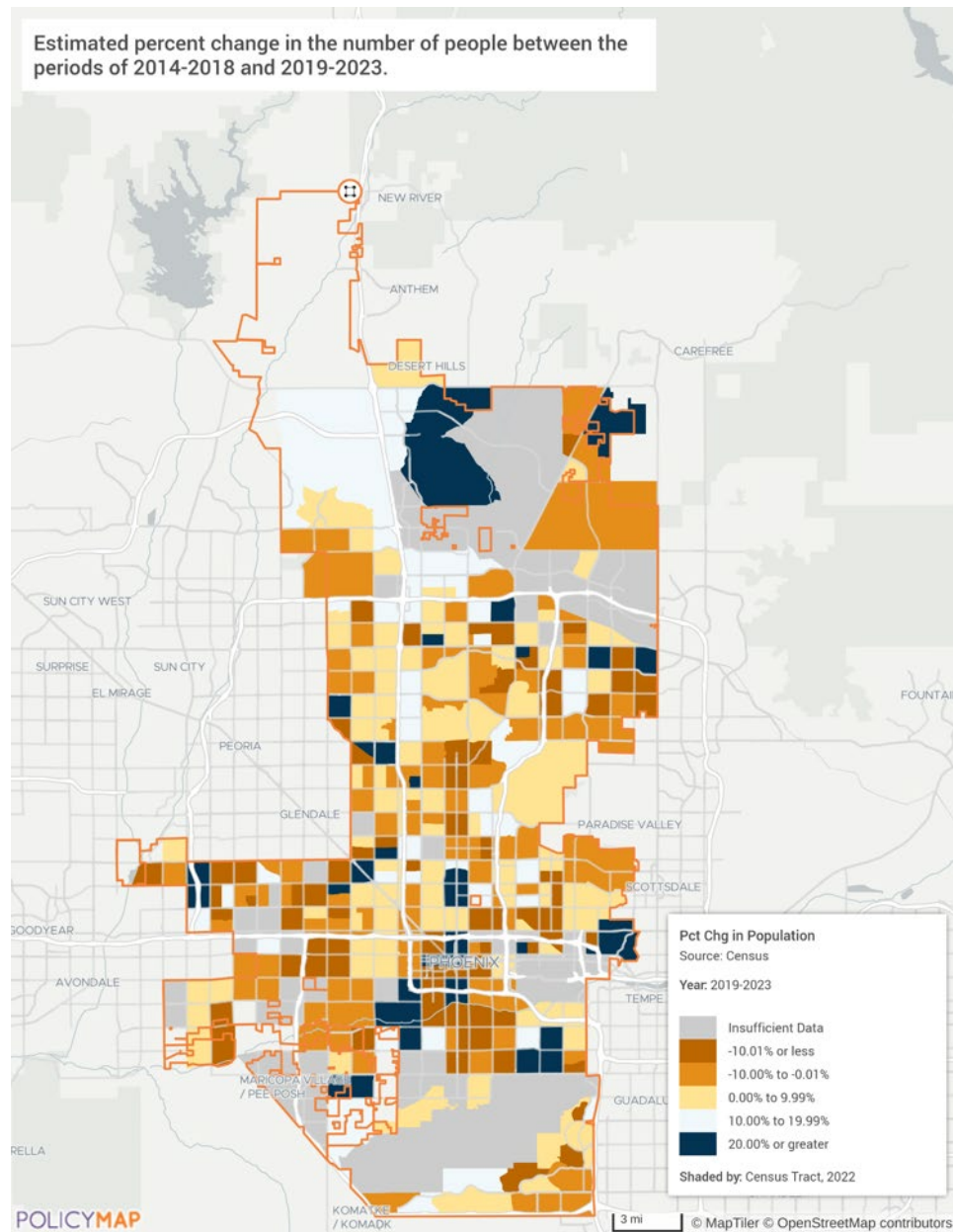
The map below illustrates the population distribution in Phoenix by census tract. The U.S. Census Bureau annually adjusts census tracts to maintain a target population of approximately 4,000 residents per tract. While the map does not depict population density, it highlights population changes since the previous census.

Phoenix is a very densely populated city, with many census tracts exhibiting populations exceeding 4,000 residents. There are several areas with fewer than 3,000 residents, and some falling below 2,000. These variations indicate potential population shifts and re-concentrations across different areas of the city, reflecting trends such as urban migration, housing development patterns, or demographic changes.



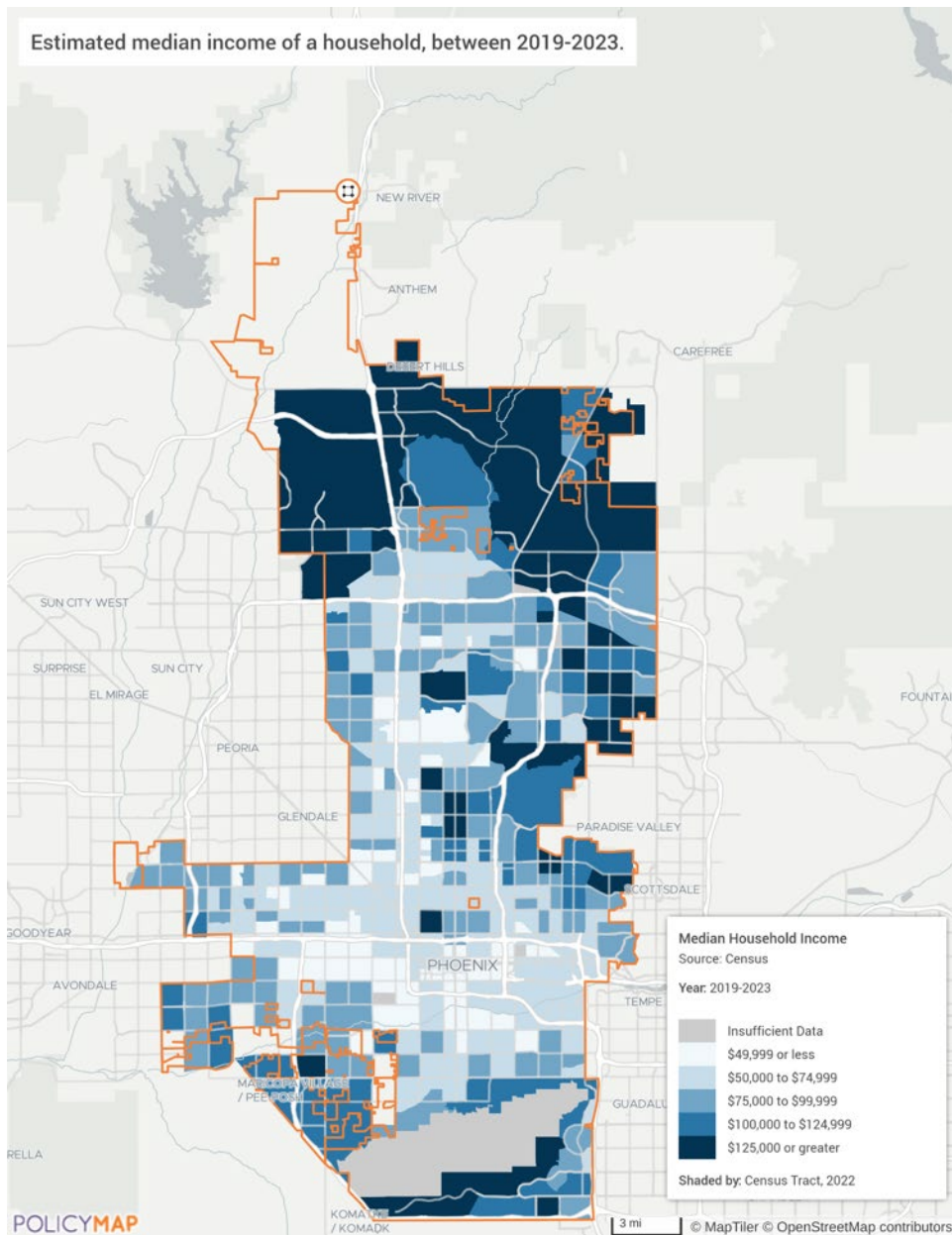
## Change in Population

Between 2018 and 2023, Phoenix experienced an overall population growth of 10.3%. However, this growth was not evenly distributed across the city. Census tracts within Phoenix exhibited varied patterns of population change, with some areas experiencing significant increases while others saw declines. Many census tracts recorded growth, with certain areas exceeding a 20% increase in population. Conversely, neighboring tracts experienced population decreases over 10%. These sporadic changes suggest that growth dynamics in Phoenix are influenced by localized factors, such as housing availability, economic opportunities, or community-specific characteristics.



## Median Household Income

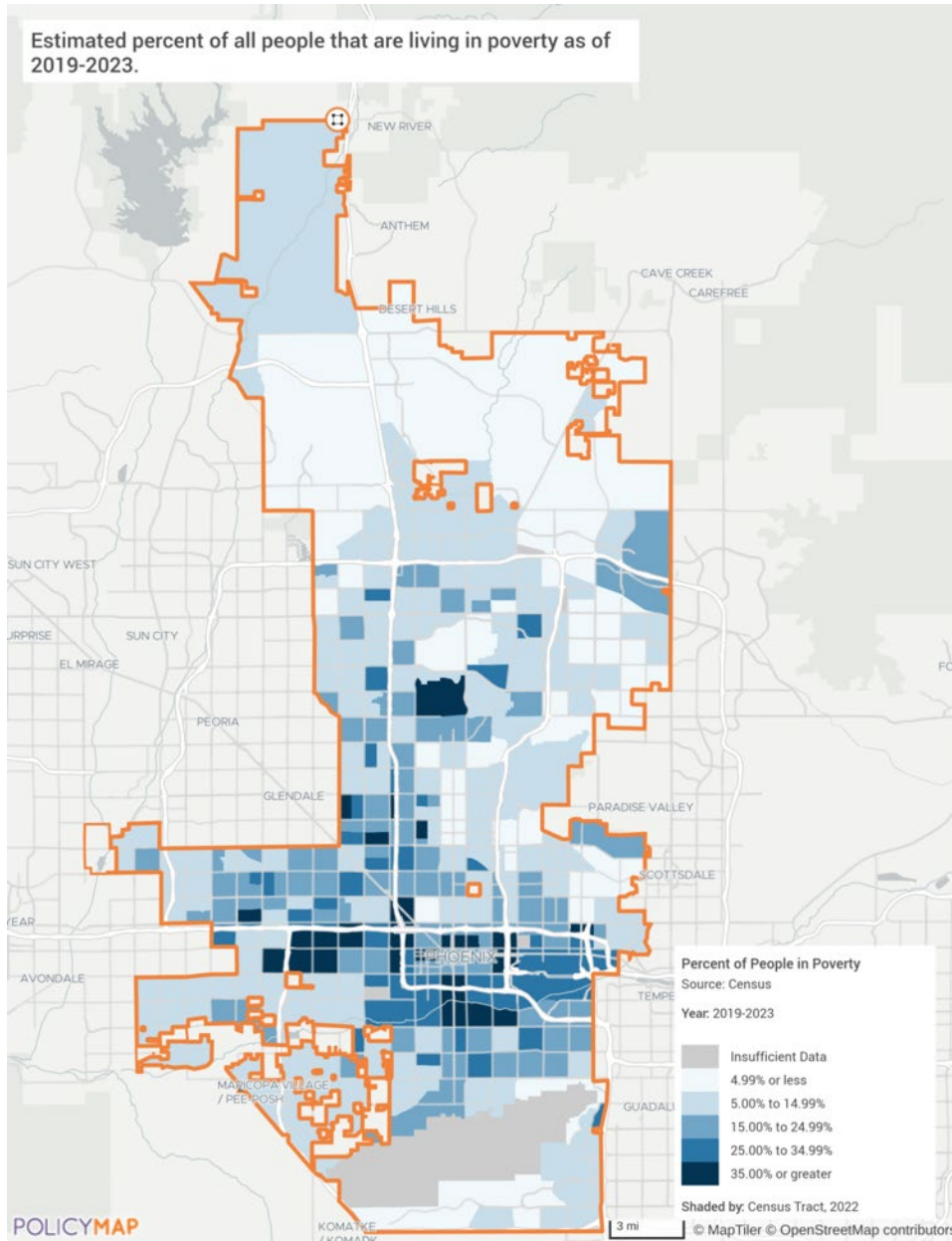
Phoenix exhibits considerable variation in median household income across its neighborhoods, reflecting economic disparities throughout the city. Many areas report median incomes between \$50,000 and \$100,000, while several census tracts, particularly in the downtown area, have annual incomes below \$50,000. In contrast, higher-income neighborhoods, especially along the northern, southern, and eastern perimeters, as well as north of downtown, report MHIs exceeding \$125,000. These disparities underscore income inequality within Phoenix and highlight the need for targeted economic development initiatives and balanced resource distribution to support lower-income communities and promote wide-ranging growth.





## Poverty

The poverty map for Phoenix reveals pronounced disparities in poverty rates across the city. Many census tracts, particularly in the central and southern regions, show poverty rates exceeding 25%, with some exceeding 35% highlighting areas of concentrated economic hardship. Conversely, adjacent tracts display significantly lower poverty rates, with some northern areas reporting rates below 15% and even below 5%. These stark contrasts underscore the uneven distribution of economic resources and opportunities within Phoenix. Addressing these disparities will require targeted interventions aimed at reducing poverty and fostering equitable economic development across the city.



## Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	71,680	69,380	113,080	60,800	264,940
Small Family Households	20,770	23,400	41,165	25,190	129,480
Large Family Households	7,960	10,895	15,645	7,700	26,815
Household contains at least one person 62-74 years of age	15,720	13,000	21,030	11,960	53,945
Household contains at least one person age 75 or older	8,740	8,605	9,865	4,035	14,745
Households with one or more children 6 years old or younger	14,185	16,235	22,065	10,200	40,660

**Table 6 - Total Households Table**

**Data Source:** 2017-2021 CHAS

## Number Households

In the above table, data from HUD’s 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) provides a detailed look at households in Phoenix, using the HUD Area Median Family Income (HAMFI) as a baseline. HAMFI is commonly referred to as the “Area Median Income” (AMI). This document will use the following income group definitions:

- Extremely Low Income: 0-30% AMI
- Very Low Income: 30-50% AMI
- Low Income: 50-80% AMI
- Moderate Income: 80-100% AMI
- Above Moderate Income: >100% AMI

According to 2017-2021 CHAS data, around 43.8% (254,140) of Phoenix’s households earn below 80% of the Area Median Income (AMI), classifying them as low-income. Among these households earning below 80%, small households make up approximately 33.5% or 85,335 households, while large households represent only 13.6% or 34,500 households. There is a strong link between household composition and income level: around 47.6% of elderly households (those with at least one member aged 62 or older) fall within lower-income brackets, and nearly 50.8% of households with children under six are considered low-income. These trends emphasize diverse housing and service needs across age and income groups, highlighting the need for targeted support for these demographics in Phoenix.

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	1,190	585	585	310	2,670	410	305	375	240	1,330
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,795	1,570	1,965	690	6,020	365	415	675	255	1,710
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4,020	4,025	3,670	1,705	13,420	760	1,605	2,200	1,140	5,705

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 50% of income (and none of the above problems)	27,815	14,210	3,935	285	46,245	12,895	7,125	4,350	785	25,155
Housing cost burden greater than 30% of income (and none of the above problems)	3,370	16,785	26,250	4,430	50,835	3,630	6,720	13,370	5,540	29,260
Zero/negative Income (and none of the above problems)	4,820	0	0	0	4,820	2,515	0	0	0	2,515

**Table 7 – Housing Problems Table**

Data Source: 2017-2021 CHAS

### Housing Needs Summary

The table above summarizes housing issues in Phoenix by income group up to 100% AMI and tenure (renter or homeowner) using 2017-2021 CHAS data. Among the households in Table 7, the primary issues are cost-burden and overcrowding. Specifically, 97,080 renters and 54,415 homeowners in Phoenix are cost-burdened, spending 30% or more of their income on housing. Of these, approximately 47.6% of renters and 46.2% of homeowners are severely cost-burdened, with housing expenses consuming more than 50% of their income. Additionally, overcrowding affects a significant number of households, with approximately 19,440 renters and 7,415 homeowners living in conditions exceeding 1.01 persons per room. This high prevalence of cost-burdened households highlights the financial strain of housing costs on Phoenix residents, which could be leading to higher rates of overcrowding.



2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	38,185	37,170	36,410	7,420	119,185	18,055	16,165	20,975	7,960	63,155
Having none of four housing problems	4,515	5,185	24,730	21,475	55,905	3,585	10,855	30,965	23,940	69,345
Household has negative income, but none of the other housing problems	4,820	0	0	0	4,820	2,515	0	0	0	2,515

Table 8 – Housing Problems 2

Data Source: 2017-2021 CHAS

**Severe Housing Problems**

Severe housing problems are prevalent amongst all lower-income households in Phoenix. Among households earning between 0% and 100% AMI, around 68.9% of the 179,910 renter households and 48.6% of the 135,015 owner households experience at least one documented housing issue. These challenges are especially acute for those with extremely low incomes, with 90.5% of renter households and around 85.2% of homeowners earning between 0-30% of AMI facing at least one housing problem. Data from Tables 3 and 4 indicate that cost burden remains the most widespread housing issue in Phoenix, as many households struggle to meet housing expenses. This underscores the urgent need for targeted efforts to improve housing affordability, particularly for lower-income households.

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,030	2,470	11,385	14,885	1,040	3,005	12,095	16,140
Large Related	210	1,750	5,055	7,015	640	2,495	6,050	9,185
Elderly	1,925	980	1,880	4,785	1,425	3,385	5,760	10,570
Other	1,460	1,625	9,810	12,895	450	1,205	3,875	5,530
Total need by income	4,625	6,825	28,130	39,580	3,555	10,090	27,780	41,425

**Table 9 – Cost Burden > 30%**

Data Source: 2017-2021 CHAS

#### Housing Cost-Burdened

The table, based on 2017-2021 CHAS data, offers an in-depth analysis of cost-burdened households in Phoenix within income ranges from 0% to 80% AMI, showing variations across household types. Among LMI cost-burdened renter households, 37.6% are small households, while large households account for only 17.7%. For LMI homeowners, the percentages are slightly higher overall, with approximately 39.0% of small homeowner households facing cost burdens, compared to 22.2% of large homeowner households.

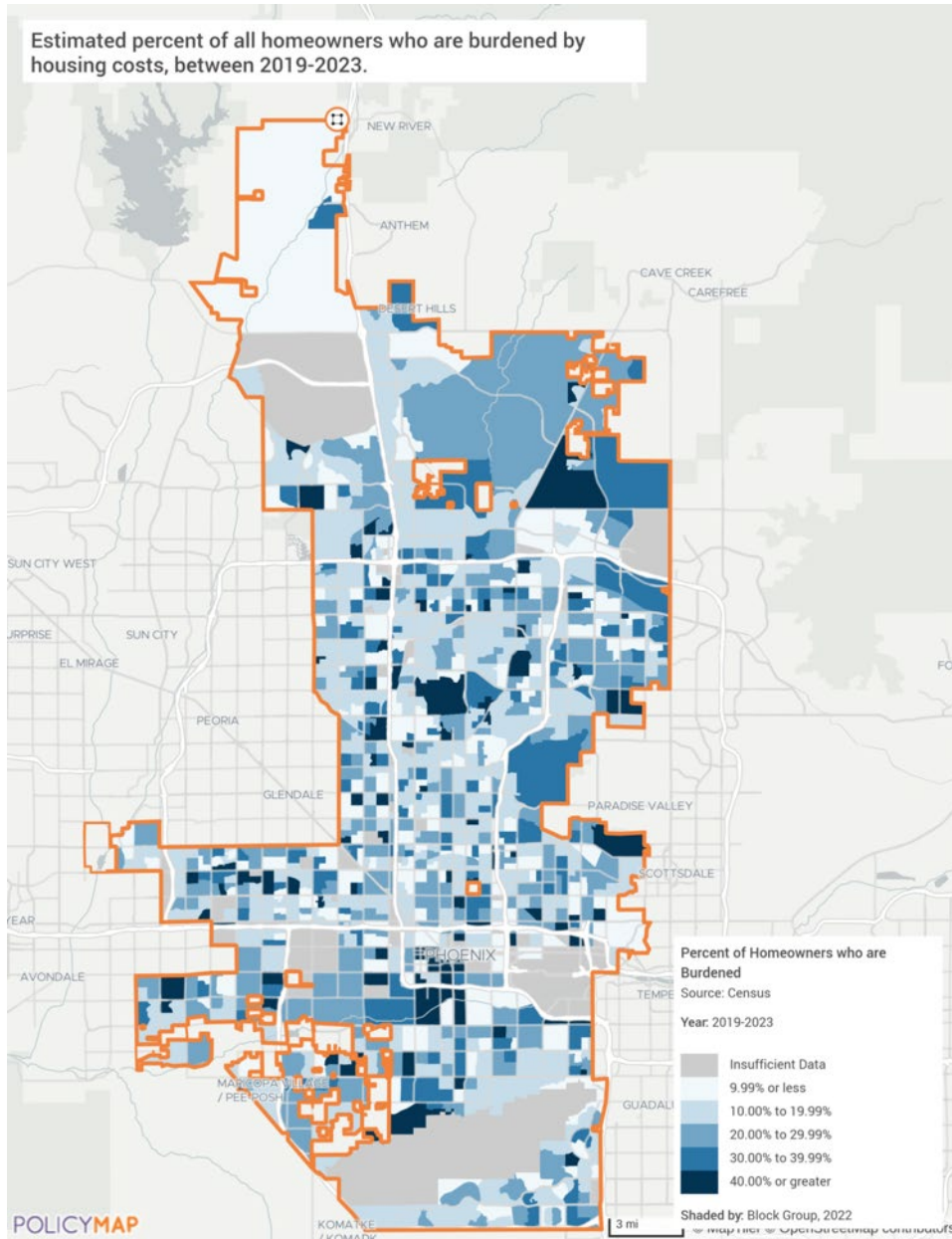
Elderly households show a distinct pattern in cost burdens, with 12.1% of renters and 25.5% of homeowners in this category. This indicates that older residents, whether homeowners or renters, though there is a much higher percentage of homeowners that may face persistent financial challenges related to housing costs, underscoring unique pressures on elderly residents within Phoenix's low-income brackets.

As with many economic indicators, the likelihood of a household being cost-burdened is influenced by location, as shown by the following maps using ACS data. These maps illustrate cost-burdened households by census tracts across Phoenix, highlighting geographic disparities. Factors impacting housing supply and

demand contribute to these variations, with lower-income areas showing a higher need for affordable housing, while areas with elevated median home values often place housing costs out of reach for many residents.

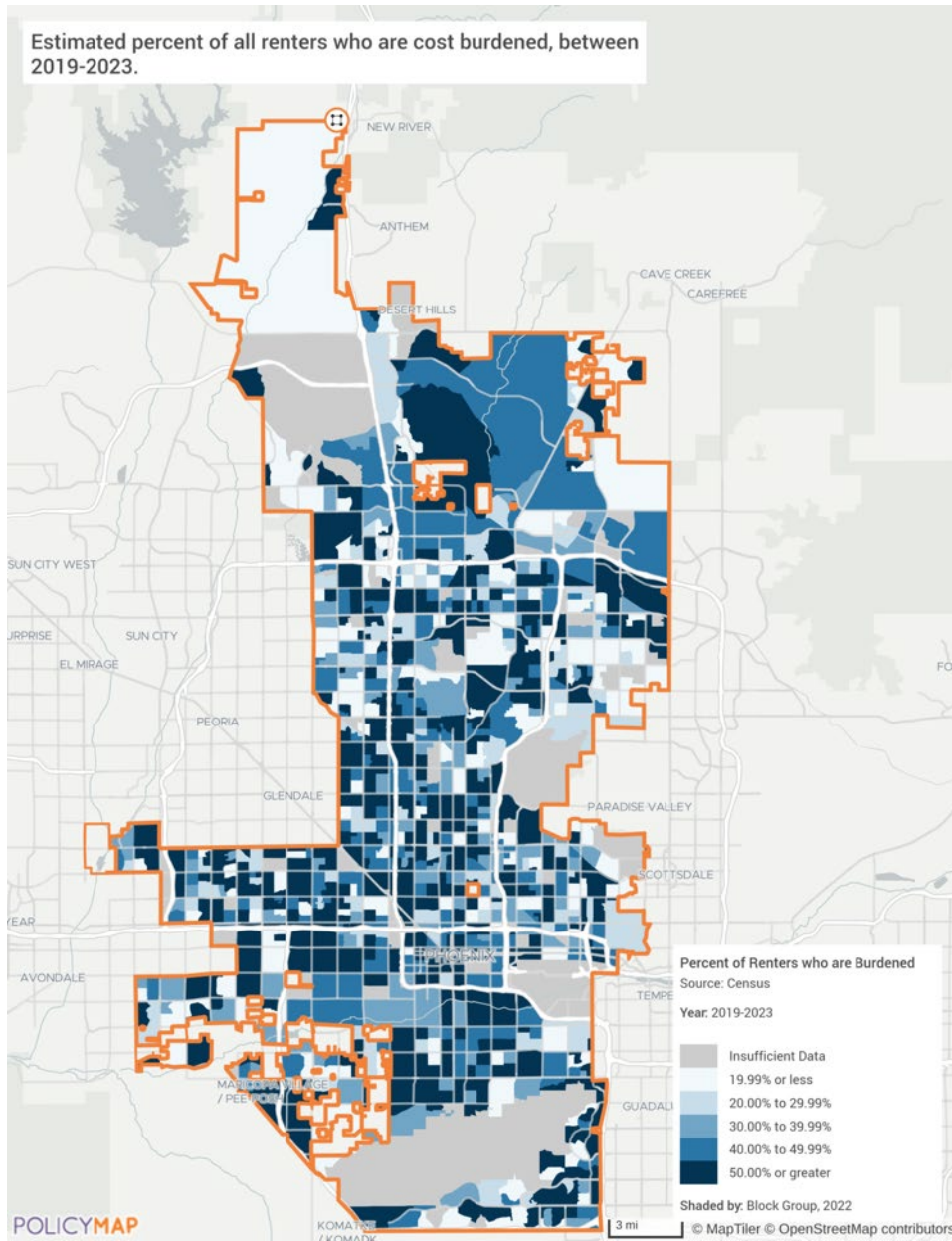
## Homeowner Cost Burden

Cost-burdened homeowners are distributed across Phoenix, with varying levels of prevalence among census tracts. In most areas, over 20% of households face housing cost burdens, spending more than 30% of their income on housing expenses. Notably, a few tracts report even higher rates, with over 40% of homeowners in those areas experiencing significant financial strain. This widespread challenge underscores the issue of housing affordability for homeowners throughout much of Phoenix, highlighting the need for targeted measures to alleviate cost burdens.



## Cost Burdened Renters

Cost-burdened renters are prevalent across much of Phoenix, with moderate to high concentrations in many areas. In several census tracts, more than 40% of renters allocate over 30% of their income toward housing costs, and in some areas, this rate exceeds 50%. Meanwhile, neighboring tracts report lower cost-burden rates, with less than 30% of renters affected. This widespread affordability challenge highlights the pressing need for targeted housing interventions to increase affordability, reduce financial strain on renters, and promote long-term stability for households throughout the city.



#### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	10,520	5,210	1,175	16,905	3,790	2,160	1,670	7,620
Large Related	4,150	1,750	85	5,985	1,095	1,030	455	2,580
Elderly	5,805	980	845	7,630	4,465	2,410	695	7,570
Other	11,065	5,705	1,720	18,490	2,705	1,170	905	4,780
Total need by income	31,540	13,645	3,825	49,010	12,055	6,770	3,725	22,550

**Table 10 – Cost Burden > 50%**

**Data Source:** 2017-2021 CHAS

#### **Severe Cost Burden**

In Phoenix, a substantial proportion of LMI cost-burdened households are classified as severely cost-burdened, spending more than 50% of their income on housing. This leaves them highly vulnerable to financial instability. Among LMI renters with severe cost burdens, small, related households account for approximately 34.5%, while large households constitute around 12.2%. For LMI homeowners, small, related households represent 33.8% of those severely cost-burdened, with large households making up just 11.4%. Elderly households are particularly affected, with severe cost burdens more prevalent among elderly homeowners than renters.

Severely cost-burdened households face heightened risks of instability, as unexpected expenses such as rising utility bills or medical costs can jeopardize their housing security, increasing the likelihood of displacement or homelessness. To mitigate these risks, these households may benefit from targeted resources, such as financial assistance or housing subsidies, to promote housing stability. Addressing the challenges faced by severely cost-burdened households is crucial to preventing housing crises and ensuring long-term stability for vulnerable residents in Phoenix.

## 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	5,125	4,910	4,330	1,740	16,105	920	1,685	1,690	835	5,130
Multiple, unrelated family households	445	670	875	505	2,495	230	360	1,180	565	2,335
Other, non-family households	345	75	490	175	1,085	10	10	25	0	45
Total need by income	5,915	5,655	5,695	2,420	19,685	1,160	2,055	2,895	1,400	7,510

**Table 11 – Crowding Information – 1/2**

Data Source: 2017-2021 CHAS

### Overcrowding

HUD defines an overcrowded household as one with more than 1.01 occupants per room. In Phoenix, overcrowding patterns vary significantly by housing tenure, with renters accounting for the majority of overcrowded households. The table above provides the numbers of overcrowded households in Phoenix within income ranges from 0% to 100% AMI. There are 19,685 overcrowded renter households compared to 7,510 among homeowners. This issue disproportionately affects lower-income households, as around 58.8% of overcrowded renter households and 42.8% of overcrowded homeowner households fall below 50% AMI, classifying them as very low-income. These findings emphasize the significant impact of overcrowding on low-income households, particularly renters, highlighting the need for targeted strategies to address both space limitations and affordability challenges for these residents.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	10,880	11,140	12,755	34,775	3,305	5,095	9,310	17,710

**Table 12 – Crowding Information – 2/2**

**Data Source:** 2017-2021 CHAS

In Phoenix, the distribution of children among low-income renter and homeowner households reflects a notable pattern. In households classified as extremely low income (earning less than 30% AMI), the presence of children increases as household income approaches the upper limit of this income category. This trend demonstrates a clear relationship between income levels, housing tenure, and family structure, emphasizing how economic status shapes living conditions and household composition across the city. Understanding these dynamics is essential for designing effective housing policies and support programs tailored to the needs of families.

**Describe the number and type of single person households in need of housing assistance.**

Single-person households in Phoenix face increased risks of housing instability due to lower income levels and limited resources. According to ACS 2019–2023 data, the median income for a single-person household is \$44,787—nearly half the median income of a two-person household at \$88,644. These households also encounter reduced transportation options, as they are less likely to own a vehicle, further complicating commuting and access to essential services.

Single-person households are more prevalent among renters, with approximately 93,885 single-person renter households compared to 76,043 single-person homeowner households. Data from Tables 9 and 10 indicate that around 65.1% of small lower-income households are cost-burdened, translating to an estimated 49,504 single-person households potentially in need of housing assistance. These findings underscore the vulnerability of single-person households, particularly regarding housing affordability and transportation challenges, highlighting the need for targeted support to address these issues.



**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

In Phoenix, approximately 184,831 individuals, or 11.5% of the population, have a disability. Disability rates increase significantly among older residents, reflecting the higher prevalence of disabilities with age. The most commonly reported disability is ambulatory difficulty, affecting 83,975 individuals. These statistics highlight the need for accessible housing, infrastructure, and services to support individuals with disabilities, particularly as the city's population continues to age.

**Victims of Rape and Domestic Violence**

Based on data from the Phoenix Police Department's 2023 Annual Report and the FBI Crime Data Explorer, there were 13,033 violent crimes reported in Phoenix in 2023 which was slightly less than in 2022 when 13,515 violent crimes were reported. These included 191 offenses of Criminal Homicides, 8,950 of Aggravated Assault, 2,803 of Robbery, 1,089 actual offenses of Sexual Assault (Forcible Rape), and 26 of Human Trafficking (Commercial Sex Act). The FBI Crime Data Explorer also recorded 104 offenses against family and children in 2023.

Given the U.S. Department of Justice's estimate that only 42% of violent victimizations are reported, it is projected that approximately 2,593 rapes may have occurred in Phoenix during this period. These statistics underscore the critical need for housing and comprehensive support services to provide safety, stability, and recovery resources for survivors of violence, particularly those facing violence within their homes.

**What are the most common housing problems?**

Phoenix faces significant housing challenges, including cost burden, low vacancy rates, overcrowding, aging housing stock, and housing instability. Cost burden is a particularly pressing issue, especially among lower-income households, with many spending more than 30% of their income on housing—and a significant portion allocating over half. This underscores an urgent need for affordable housing solutions to alleviate financial strain. Overcrowding is another common challenge, primarily affecting lower-income renters, due to a shortage of affordable, family-sized housing units.

Homeownership opportunities are limited, with a homeowner vacancy rate of just 0.9% compared to 4.1% for rental properties, according to 2019–2023 ACS data. This limited availability exacerbates overcrowding and housing instability, disproportionately impacting single-person households, elderly residents, and lower-income families who struggle to secure stable housing and essential services. Addressing these challenges is essential to improving housing conditions and fostering economic stability for Phoenix's residents.

HUD guidelines identify lead-based paint hazards (LBPHs) as a significant risk in older homes, particularly those built before 1978. In Phoenix, 272,139 housing units were built before 1980, with 27,508 dating to pre-1950. These units, along with other potential environmental hazards such as asbestos, require ongoing updates for safety.

**Are any populations/household types more affected than others by these problems?**

Phoenix faces a range of housing challenges, including cost burden, low vacancy rates, overcrowding, aging housing stock, and housing instability. Cost burden is particularly acute for lower-income households, with many spending over 30%, and in some cases more than half of their income on housing. This underscores the pressing need for affordable housing options to alleviate financial strain. Overcrowding, driven by a shortage of affordable, family-sized units, is another prevalent issue, particularly among lower-income renters.

Homeownership opportunities are also limited, with 343,369 owner-occupied units compared to 258,028 renter-occupied units and a homeowner vacancy rate of only 0.9%, according to 2019–2023 ACS data. This constrained availability exacerbates overcrowding and housing instability, disproportionately impacting single-person households, elderly residents, and lower-income families who struggle to access stable housing and essential services.

These housing constraints are particularly challenging for vulnerable populations. Approximately 11.9% of Phoenix’s population is over the age of 65, highlighting the need for housing that accommodates the specific needs of elderly households. Additionally, about 11.5% of the population reports a disability, often requiring accessible housing and incurring higher costs due to modifications and accommodations. Extremely low-income households, which account for 71,680 households in Phoenix according to 2017–2021 CHAS data, are particularly at risk of housing instability. Addressing these issues is critical to improving housing conditions and supporting the city's most vulnerable residents.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

HUD defines extremely low-income households as those earning 0–30% AMI and classifies households spending over 50% of their income on housing as severely cost-burdened. According to 2017–2021 CHAS data from the Housing Needs Summary Tables, Phoenix’s extremely low-income households and families with children face critical shortages of affordable housing. Approximately 12,055 extremely low-income homeowner households and 31,540 renter households in Phoenix are severely cost-burdened, spending more than half of their income on housing. These 43,595 households are at a high risk of housing instability and potential homelessness.

The data also shows that Phoenix has 14,185 extremely low-income households with children under the age of 6, the majority of whom are renters. These families face severe housing challenges, underscoring the urgent need for targeted interventions to stabilize housing for the city’s most vulnerable residents. Addressing these affordability issues is critical to preventing housing instability and ensuring long-term security for low-income families and households in Phoenix.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The City of Phoenix does not provide additional estimates of at-risk populations.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

In Phoenix, several housing characteristics contribute to instability and increase the risk of homelessness. With 42.3% of housing structures built before 1980, many properties require costly repairs, leaving low-income tenants vulnerable to displacement when maintenance issues render units uninhabitable. Limited housing availability, with a 0.9% homeowner vacancy rate and 4.1% rental vacancy rate, exacerbates the shortage of affordable housing, as reflected in the high proportion of cost-burdened households. These factors highlight the urgent need for affordable and stable housing solutions to reduce homelessness risks in Phoenix.

**Discussion**

N/A

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

To understand community needs, it's essential to identify whether any racial or ethnic groups face greater housing challenges. This section compares housing problems across racial and ethnic groups within each income category, using HUD guidelines that define a disproportionately greater need when a group experiences housing problems at a rate at least 10 percentage points higher than the city's average highlighting whether certain groups in Phoenix are more affected by these housing problems.

The following series of tables looks at the existence of housing problems amongst different racial and ethnic groups across the 0% -30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	56,240	15,430	0
White	22,865	6,740	0
Black / African American	5,960	2,000	0
Asian	1,640	40	0
American Indian, Alaska Native	965	475	0
Pacific Islander	35	75	0
Hispanic	23,225	5,100	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2017-2021 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**30%-50% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	53,335	16,040	0
White	20,925	7,130	0
Black / African American	4,555	990	0
Asian	1,125	345	0
American Indian, Alaska Native	620	510	0
Pacific Islander	0	60	0
Hispanic	24,590	6,790	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

**Data Source:** 2017-2021 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	57,385	55,695	0
White	24,670	23,050	0
Black / African American	6,245	3,225	0
Asian	1,320	1,190	0
American Indian, Alaska Native	945	1,000	0
Pacific Islander	65	90	0
Hispanic	22,255	25,825	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

**Data Source:** 2017-2021 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	15,380	45,415	0
White	7,665	21,490	0
Black / African American	1,085	3,755	0
Asian	580	1,170	0
American Indian, Alaska Native	330	565	0
Pacific Islander	0	45	0
Hispanic	105	17,015	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

**Data Source:** 2017-2021 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**Discussion**

*Extremely Low Income:* The jurisdiction-wide rate of households with a housing problem in this income group is 78.5%. Asian households in this income range experience disproportionately greater need.

*Very Low Income:* In this income group, 76.9% of households report a housing problem. No racial or ethnic population groups experience disproportionately greater need.

*Low Income:* The jurisdiction-wide rate of households with a housing problem in this income group is 50.7%. Black / African American households in this income range experience disproportionately greater need.

*Moderate Income:* In this income group, 50.7% of households report a housing problem. American Indian and Alaska Native households in this income range experience disproportionately greater need.



## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

To understand community needs, it's essential to identify whether any racial or ethnic groups face greater housing challenges. This section compares severe housing problems across racial and ethnic groups within each income category, using HUD guidelines that define a disproportionately greater need when a group experiences housing problems at a rate at least 10 percentage points higher than the city's average highlighting whether certain groups in Phoenix are more affected by these housing problems.

The following series of tables looks at the existence of severe housing problems amongst different racial and ethnic groups across the 0% -30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	49,245	22,430	0
White	19,815	9,790	0
Black / African American	5,325	2,635	0
Asian	1,485	40	0
American Indian, Alaska Native	880	560	0
Pacific Islander	35	75	0
Hispanic	20,260	8,065	0

Table 17 – Severe Housing Problems 0 - 30% AMI

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**30%-50% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	29,830	39,545	0
White	11,825	16,230	0
Black / African American	2,445	3,100	0
Asian	670	795	0
American Indian, Alaska Native	425	700	0
Pacific Islander	0	60	0
Hispanic	13,735	17,640	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

**Data Source:** 2017-2021 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	17,765	95,315	0
White	6,570	41,155	0
Black / African American	1,520	7,955	0
Asian	635	1,875	0
American Indian, Alaska Native	405	1,540	0
Pacific Islander	45	110	0
Hispanic	8,310	39,775	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

**Data Source:** 2017-2021 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	5,415	55,385	0
White	1,455	27,700	0
Black / African American	365	4,475	0
Asian	305	1,445	0
American Indian, Alaska Native	185	715	0
Pacific Islander	0	45	0
Hispanic	70	19,245	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

**Data Source:** 2017-2021 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**Discussion**

*Extremely Low Income:* The jurisdiction-wide severe housing problem rate in this income group is 68.7%. Asian households in this income range experience disproportionately greater need.

*Very Low Income:* In this income group, 43.0% of households report a severe housing problem. No racial or ethnic population groups experience disproportionately greater need.

*Low Income:* The jurisdiction-wide severe housing problem rate in this income group is 15.7%. Pacific Islander households in this income range experience disproportionately greater need.

*Moderate Income:* In this income group, 8.9% of households report a severe housing problem. American Indian and Alaska Native households in this income range experience disproportionately greater need.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

To understand community needs, it's essential to identify whether any racial or ethnic groups face greater housing challenges. This section compares housing cost burdens across racial and ethnic groups, using HUD guidelines that define a disproportionately greater need when a group experiences housing problems at a rate at least 10 percentage points higher than the city's average highlighting whether certain groups in Phoenix are more affected by these housing problems.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	393,825	98,360	79,790	7,920
White	21,5710	46,205	37,370	3,290
Black / African American	22,795	9,210	7,975	1,085
Asian	16,980	2,215	2,290	290
American Indian, Alaska Native	5,225	1,270	1,185	325
Pacific Islander	640	20	40	75
Hispanic	120,785	36,095	28,920	2,635

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2017-2021 CHAS

### Discussion:

*Cost Burden:* The jurisdiction-wide housing cost burden rate (30% to 50% of household income) is 17.0%. No racial or ethnic population groups experience disproportionately greater need.

*Severe Cost Burden:* The jurisdiction-wide rate of severe housing cost burden (over 50% of household income) is 13.8%. No racial or ethnic population groups experience disproportionately greater need.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Overall, no racial or ethnic group stands out as having disproportionately greater housing needs across all income levels. However, at specific income levels, certain racial and ethnic groups experience disproportionate housing challenges. Extremely low-income Asian households and low-income Pacific Islander households face severe housing problems, though their populations are small. Additionally, Black/African American households at the low-income level and American Indian and Alaska Native households at the moderate-income level experience disproportionate housing problems. A summary of these disparities is provided below.

### Housing Problems

- Extremely Low Income: Asian Households
- Very Low Income: No racial or ethnic groups
- Low Income: Black / African American households
- Moderate Income: American Indian and Alaska Native households

### Severe Housing Problems

- Extremely Low Income: Asian households
- Very Low Income: No racial or ethnic groups
- Low Income: Pacific Islander households
- Moderate Income: American Indian and Alaska Native households

### Housing Cost Burden

- Cost Burden: No racial or ethnic groups
- Severe Cost Burden: No racial or ethnic groups

**If they have needs not identified above, what are those needs?**

An additional analysis of the relationship between race and ethnicity, income, and housing problems is included in section MA-50.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

The relationship between racial and ethnic groups with specific neighborhoods and low-income areas is discussed in MA-50.

## NA-35 Public Housing – 91.205(b)

### Introduction

Public housing was established to provide decent and safe rental housing for eligible low- and moderate-income families, the elderly, and persons with disabilities. Public housing includes federally subsidized, affordable housing that is owned and operated by the public housing authorities. Phoenix is primarily served by the City of Phoenix Housing Department (COPHD) who oversees HCV/ Section 8, Affordable Housing, and Public Housing administration. The COPHD also oversees the Housing Phoenix Plan program which establishes a goal of creating or preserving 50,000 homes by 2030 to address the housing shortage in Phoenix.

**Data Note:** The *Totals in Use* table is based on data from the PIH HCV Data Dashboard and the PIH Public Housing Dashboard, current as of November 2024. However, these sources do not provide resident characteristics, racial demographics, or ethnicity data. Therefore, data for the *Characteristics of Residents* table, the *Race of Residents* table, and the *Ethnicity of Residents* table was sourced from the PIC, which relies on an older dataset. As a result, there may be discrepancies in total counts between tables due to differences in reporting periods.

### Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	-	-	882	7,135	1572	4,680	827	185	220

Table 22 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: HUD PIC (PIH HCV Data Dashboard 2024); HUD PIH Public Housing Dashboard 2024



## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	5,281	11,697	11,110	8,268	11,190	10,053
Average length of stay	0	0	2	6	6	0	7	0
Average Household size	0	0	1	2	3	2	3	1
# Homeless at admission	0	0	0	10	0	0	0	0
# of Elderly Program Participants (>62)	0	0	13	594	656	2	624	30
# of Disabled Families	0	0	40	429	1,613	14	1,488	111
# of Families requesting accessibility features	0	0	89	2,149	5,029	34	4,726	269
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 24 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

**Race of Residents**

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	58	1,564	2,786	13	2,604	169	0	0
Black/African American	0	16	495	2,004	18	1,903	83	0	0
Asian	0	0	30	45	1	42	2	0	0
American Indian/Alaska Native	0	15	56	177	2	164	11	0	0
Pacific Islander	0	0	4	17	0	13	4	0	0
Other	0	0	0	0	0	0	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 25 – Race of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	14	1,236	1,698	18	1,639	41	0	0	14
Not Hispanic	75	913	3,331	16	3,087	228	0	0	75

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 26 – Ethnicity of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

In Phoenix, public housing tenants and applicants requiring accessible units face specific challenges under Section 504 of the Rehabilitation Act of 1973. Section 504 mandates that federally funded housing providers ensure accessibility for individuals with disabilities, including a requirement that at least 5% of housing units be accessible for persons with mobility disabilities and an additional 2% for individuals with hearing or vision impairments..

The City of Phoenix Housing Department offers fully accessible, ADA-compliant apartments for those in need. However, demand for these units frequently surpasses availability, resulting in extended waiting periods. According to Affordable Housing Online (2024), the average wait time for public housing units in Phoenix is approximately 37 months, underscoring the significant demand for accessible housing.

To address these needs, the Phoenix Housing Department allows individuals with disabilities to apply to all housing programs and provides reasonable accommodations to ensure equal access to housing opportunities. Despite these efforts, the limited availability of accessible units and long waiting lists emphasize the need for additional resources to meet the requirements of Section 504 and support the diverse needs of Phoenix residents with disabilities.

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

Residents of public housing and HCV holders in Phoenix face several pressing challenges, including affordability concerns and accessibility barriers. While compliance with Section 504 of the Rehabilitation Act of 1973 ensures a baseline level of accessibility, many needs remain unmet. Additionally, low-income households experience financial instability, housing insecurity, and limited access to essential services. Key challenges include the following:

#### **Availability of Accessible Housing**

The demand for accessible units exceeds supply, resulting in extended wait times for residents with mobility or sensory impairments. The limited availability of fully accessible units presents ongoing challenges for individuals who require housing accommodations.

#### **Adaptive Technology and Supportive Services**

Residents who require adaptive technologies, such as hearing aids, visual alert systems, or communication devices, may experience difficulties obtaining them. Additionally, some individuals need in-home supportive services, including personal care assistance and mental health counseling, to maintain stability in their housing.

#### **Affordable Housing and Rent Burden**

Many public housing residents and HCV holders experience financial strain due to the cost of rent and other necessary expenses such as utilities, transportation, and healthcare. Even with housing assistance, households often struggle to cover these costs, impacting overall financial stability.

### **Employment and Economic Barriers**

Many low-income households, particularly those in public housing, face difficulties securing stable employment due to job availability, educational attainment, and the need for childcare services. Limited access to workforce training and career advancement opportunities affects financial independence.

### **Transportation Access**

Public housing residents and HCV holders often encounter challenges related to transportation. Public transit routes may not align with employment centers, healthcare facilities, or essential services, making commuting difficult. Transportation barriers can limit access to jobs, medical care, and other necessary resources.

### **Food Insecurity and Healthcare Access**

Some residents face food insecurity due to financial constraints and geographic barriers to grocery stores with affordable, nutritious options. Limited healthcare access, particularly for preventive and specialty care, remains a concern for low-income households.

Residents of public housing and HCV holders in Phoenix face financial, accessibility, and service-related challenges. The availability of affordable housing, transportation access, employment stability, and supportive services all play a role in housing security and overall well-being.

### **How do these needs compare to the housing needs of the population at large**

The housing needs of public housing residents and Housing Choice Voucher holders in Phoenix differ from those of the general population due to additional financial and service-related challenges. While the broader population primarily faces concerns related to housing affordability, transportation access, and utility costs, public housing residents and HCV holders often experience more acute financial strain and barriers to stable housing.

In addition to affordability challenges, some residents require housing accommodations such as accessible units, adaptive technologies, and supportive services. Limited availability of these resources can create longer wait times and restrict housing options for certain populations. Furthermore, factors such as employment instability, food insecurity, and transportation barriers disproportionately impact low-income households, making it more difficult to maintain housing stability.

These differences underscore the distinct challenges faced by public housing residents and HCV holders compared to the general population, highlighting the role of affordability, accessibility, and supportive services in meeting their housing needs.

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

Homelessness is a challenging and multifaceted issue that affects communities nationwide, including Phoenix. Its complexity lies in the overlapping causes that contribute to an individual or family becoming homeless. These causes can be economic, such as unemployment, poverty, or the lack of affordable housing options. They can also be health-related, with many homeless individuals facing mental illness, physical disabilities, substance abuse, or chronic health conditions like HIV/AIDS. Additionally, social factors such as domestic violence, limited educational attainment, and systemic inequalities also contribute significantly to homelessness. Often, these causes are interconnected, requiring a comprehensive, collaborative, and community-based approach to effectively address homelessness.

The Stewart B. McKinney Homeless Assistance Act provides a clear definition of homelessness, identifying a "homeless individual" as someone lacking a fixed, regular, and adequate nighttime residence. This includes those residing in:

- Supervised shelters or temporary accommodations, such as welfare hotels, congregate shelters, or transitional housing;
- Institutions providing temporary housing for individuals awaiting institutionalization;
- Public or private spaces not intended for regular sleeping accommodations.

The AZ-502 Phoenix, Mesa/ Maricopa County Continuum of Care (CoC), also known as Maricopa Regional Continuum of Care, coordinates the region's response to homelessness, including conducting the annual Point-In-Time (PIT) Count. The PIT Count is conducted annually in late January to get a snapshot of sheltered and unsheltered homelessness in the community. The PIT Count provides valuable insights into the scope of homelessness, helping to shape targeted strategies that address the complex needs of homeless individuals and families. The data in this section comes from the 2024 PIT Count, conducted by the CoC, and estimates from the local Homeless Management Information System (HMIS). The data provided in this section are for the entirety of Maricopa County.

While the PIT Count and HMIS data below offer a broad view of homelessness, a closer look at the City of Phoenix in 2024 reveals that a total of 26,440 households were served, encompassing 29,223 clients. Among these households, 299 included both adults and minors, totaling 1,116 individuals (473 adults and 643 minors). Additionally, 25,965 households were composed solely of adults, accounting for 27,819 individuals, while 176 child-only households consisted of 288 minors.

**Homeless Needs Assessment**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	1,867	222	5,460	5,300	3,342	128
Persons in Households with Only Children	21	17	69	64	14	230
Persons in Households with Only Adults	3,471	3,837	12,526	12,077	2,878	114
Chronically Homeless Individuals	1,318	645	4,833	4,660	981	135
Chronically Homeless Families	160	108	681	661	423	137
Veterans	346	93	1,467	1,417	795	125
Unaccompanied Child	21	17	69	64	14	230
Persons with HIV	175	144	5,460	5,300	3,342	128

**Table 27 - Homeless Needs Assessment**

**Data Source:** AZ-502 Phoenix, Mesa/ Maricopa County CoC 2024 Point in Time Count; Estimates using data from HMIS

Indicate if the homeless population is: Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

### **Chronically Homeless Individuals and Families**

Chronically homeless individuals and families experience prolonged or recurring homelessness, often due to mental health conditions, substance use disorders, or physical disabilities. These individuals require intensive support services and permanent housing solutions to achieve stability. In the CoC region, there are 1,318 chronically homeless individuals in shelters and 645 unsheltered, demonstrating a significant need for targeted interventions.

### **Families with Children**

Homeless families with children often face economic instability, domestic violence, or a lack of affordable housing, which disrupts children's education, healthcare access, and overall well-being. In the CoC region, 1,867 individuals in families with children are sheltered, while 222 remain unsheltered, emphasizing the need for family-specific housing initiatives.

### **Veterans and Their Families**

Veterans experiencing homelessness often struggle with physical disabilities, PTSD, or other mental health conditions linked to their military service. These individuals require specialized healthcare and housing assistance. In the CoC region, 346 homeless veterans are sheltered, while 93 remain unsheltered, reflecting ongoing challenges for this vulnerable population.

### **Unaccompanied Youth**

Unaccompanied youth, typically under 24, often lack parental or guardian care due to family rejection, aging out of foster care, or abusive environments, leaving them vulnerable to exploitation, mental health issues, and barriers to education and employment. In the CoC region, 21 unaccompanied youth are in shelters, and 17 are unsheltered, indicating a population in need of targeted interventions.

While the data table provides insights at the CoC level, a closer look at the City of Phoenix reveals that in 2024, a total of 26,440 households were served, encompassing 29,223 clients. Among these, 299 households consisted of both adults and minors, totaling 1,116 individuals (473 adults and 643 minors). Additionally, 25,965 households were composed solely of adults, accounting for 27,819 individuals. There were also 176 child-only households, consisting of 288 minors.



**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	2,904	2807
Black or African American	1,854	853
Asian	40	18
American Indian or Alaska Native	280	285
Native Hawaiian/Pacific Islander	44	25
Middle Eastern/North African	2,904	2807
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	1,277	1,278
Not Hispanic/Multiple Race	4,082	2,798

**Data Source:** Balance of State Continuum of Care 2018 PIT Count

**Data Source**

**Comments:** AZ-502 Phoenix, Mesa/Maricopa County CoC

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

**Families with Children:** The most recent Continuum of Care Point-in-Time (PIT) Count reports 2,089 sheltered individuals in families with at least one adult and one child within the Phoenix, Mesa/Maricopa County CoC. Of these, 1,867 are in emergency shelters or transitional housing and 222 are unsheltered. Additionally, there are 268 identified chronically homeless families with 160 in emergency shelters and 108 unsheltered. This significant number highlights the need for expanded resources to support stable, long-term housing solutions for at-risk families. Increasing access to permanent housing options is crucial to reducing the risk of recurring homelessness and ensuring stability for these families.

**Veterans:** The PIT Count identifies 439 veterans experiencing homelessness within the Phoenix, Mesa/Maricopa County CoC, with 346 sheltered and 93 unsheltered. These figures emphasize the ongoing need for targeted interventions to transition veterans into permanent housing, reducing the likelihood of repeated homelessness and providing essential stability and support for this vulnerable population.

### **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

DATA NOTE: The table above does not include a category for people that identified their race as Middle Eastern, North African, or “multiple races”. Therefore, the numbers in the above table do not match the total number of people actually counted in the 2024 Point in Time Count.

Among those who responded to racial and ethnic questions in the 2024 Point-in-Time Count, 61% identified as White, while 29% identified as Black or African American. American Indian individuals made up 6%, and 3% identified as multiracial. Less than 1% of respondents identified as Pacific Islander, Asian, or Middle Eastern/North African. In terms of ethnicity, 27% identified as Hispanic.

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Approximately 56.8% of individuals experiencing homelessness within the Phoenix, Mesa/Maricopa CoC jurisdiction are sheltered, with the majority being individuals without children. This group also represents the highest percentage of unsheltered individuals, emphasizing the critical need for housing solutions and support services tailored to single adults. Of all persons surveyed in the 2024 Point-in-Time Count, 22% were experiencing chronic homelessness, underscoring the need for long-term housing and supportive services. Additionally, 14% reported having a serious mental illness, and 14% reported a substance use disorder, demonstrating the need for integrated healthcare and housing solutions. Furthermore, 7% of individuals surveyed identified as fleeing or surviving domestic violence, highlighting the necessity of trauma-informed housing and support programs. Addressing the unique challenges faced by these groups requires targeted interventions to ensure both immediate relief and long-term stability.

According to a recent study by Julius Happonen and Sara Shuman from Northern Arizona University (NAU), Arizona's homeless rate rose by 23.4% between 2020 and 2023, one of the largest increases in the U.S. The state's climate and terrain present unique challenges for those experiencing unsheltered homelessness, with extreme conditions ranging from frigid temperatures in Flagstaff to record-breaking heat in Phoenix. Addressing unsheltered homelessness is critical for improving health equity and ensuring safety for vulnerable populations.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

The non-homeless special needs assessment includes the elderly, developmentally disabled individuals, persons with disabilities, persons with HIV/AIDS, and individuals with drug and alcohol addictions. These populations often face challenges in securing stable housing due to limited income, accessibility needs, or ongoing medical and supportive service requirements. Services for these groups are critical in the prevention of homelessness, as gaps in healthcare, supportive housing, or financial assistance can lead to housing instability. Addressing these needs requires a coordinated approach that integrates affordable housing, accessible transportation, and specialized care to ensure long-term housing stability and improved quality of life.

### **Describe the characteristics of special needs populations in your community:**

**Elderly:** The elderly population in Phoenix faces significant challenges, emphasizing the need for affordable, accessible housing to support their health, independence, and emotional well-being. Remaining in familiar settings is particularly important for this group, but limited incomes and disabilities often place financial strain on elderly residents, reducing their independence. Rising living costs further exacerbate these challenges, as this population generally cannot increase their income to keep pace.

According to the latest data, approximately 11.9% of Phoenix's residents are aged 65 or older. Within this group, 32.5% have a disability, and 11.7% live below the poverty level. Elderly residents are more likely to live in owner-occupied housing (74.9%) compared to renter-occupied housing (25.1%), yet nearly 26.3% are cost-burdened, spending more than 30% of their income on housing. These figures underscore the need for targeted housing solutions that address affordability, accessibility, and stability for Phoenix's aging population.

**HIV/AIDS:** See discussion below.

**Alcohol and Drug Addiction:** Gathering accurate data about alcohol and drug addiction within a community is difficult. Addiction often goes unrecognized because people don't seek help due to fear of criminal charges and/or the social stigma associated with addiction and other medical issues. Often only when someone overdoses, gets arrested, or seeks treatment are they counted in statistics.

Substance use remains a critical public health concern in Arizona, with alcohol, opioids, and other illicit drugs being the most commonly used substances. According to data from the Centers for Disease Control and Prevention (CDC) – Behavioral Risk Factor Surveillance System (BRFSS) Prevalence and Trends Data Portal – in 2023, 51.9% of adults in the Phoenix-Mesa-Scottsdale, AZ Statistical Area reported consuming at least one drink within a 30-day period. Additionally, 5.6% of adults were classified as heavy drinkers, defined as men consuming more than 14 drinks per week and women consuming more than seven.

Data from September 2021 to August 2022 revealed 2,466 suspected nonfatal opioid overdoses, with fentanyl present in 47.7% of toxicology reports and methamphetamines in 46.2%. Additionally, polysubstance use, involving combinations of these and other drugs, was detected in over three-quarters

of tested cases. These trends align with a broader regional crisis where opioid misuse, especially involving fentanyl, continues to drive overdoses and fatalities. To address this, Maricopa County has implemented harm reduction strategies, including naloxone education and distribution programs, to mitigate overdose risks.

In 2023, Phoenix introduced a free naloxone distribution program to expand access to this life-saving medication. Naloxone kits, available at all 17 Phoenix Public Library locations and through community organizations, include two doses of nasal spray naloxone, rubber gloves, a face shield for rescue breaths, and instructions for use. By making naloxone easily accessible, the city aims to empower residents to respond to opioid overdoses effectively. This countywide initiative reflects the reality that substance use does not adhere to city limits and requires a collaborative regional approach to protect the health and safety of the entire community.

**Disability:** According to 2019–2023 ACS data, 184,831 individuals in Phoenix, or 11.5% of the population, live with a disability. Disability rates increase significantly with age, with residents aged 65 and older accounting for 33.4% (61,793 individuals) of this group. Conversely, disabilities are less common among children and youth, with 18,158 individuals aged 17 or younger reported as having a disability, including 1,199 under the age of 5.

Individuals with disabilities experience a range of mobility, cognitive, sensory, and independent living challenges that can affect their ability to access housing, transportation, employment, and healthcare. Older adults with disabilities often face additional barriers, such as fixed incomes, higher medical needs, and limited availability of accessible housing. Households with elderly individuals or children with disabilities may require modifications to their living environments, in-home care, or specialized support services.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

**Elderly:** The elderly population in Phoenix faces challenges related to affordability, accessibility, and access to essential services. Many older adults rely on fixed incomes, making affordable housing with features such as ramps, widened doorways, and grab bars essential. Additionally, proximity to healthcare facilities, public transportation, and grocery stores is vital for maintaining independence and quality of life.

Supportive services, including in-home care, meal delivery, and transportation assistance, are crucial for enabling elderly residents to age in place safely and comfortably. These needs are identified through community assessments and public consultations conducted by local organizations and government initiatives, which highlight service gaps and prioritize areas for investment. Addressing these challenges is vital to promoting stability, dignity, and an improved quality of life for Phoenix’s aging population.

**HIV/AIDS:** See discussion below.

**Alcohol and Drug Addiction:** The 2023 Maricopa County Substance Use Provider Needs Assessment highlights significant housing and supportive service needs for populations impacted by alcohol and substance use disorders. These needs include:

- **Access to Stable Housing:** Individuals recovering from substance use often face barriers to stable housing, exacerbating the risk of relapse. The lack of affordable sober living environments and transitional housing options is a critical gap. Stable housing provides a foundation for recovery and supports reintegration into the community.
- **Comprehensive Supportive Services:** Populations with substance use disorders require wraparound services, including mental health counseling, employment assistance, case management, and access to healthcare. These services are essential for addressing co-occurring disorders and building long-term stability.
- **Access to Recovery-Oriented Housing Models:** There is a need for housing models specifically designed to support recovery, such as sober living facilities and residential treatment programs. These environments promote peer support, accountability, and a structured path toward recovery.

These needs are determined through a combination of methods, including surveys of service providers, interviews with individuals impacted by substance use, and data analysis from local and state health systems. Providers have identified significant gaps in resources, such as the insufficient availability of affordable housing options that align with recovery needs and the fragmented delivery of supportive services. This comprehensive approach helps prioritize interventions and allocate resources effectively to meet the needs of this vulnerable population.

**Disability:** In Phoenix, approximately 184,831 individuals, or 11.5% of the population, live with disabilities, with prevalence increasing significantly among older residents. This population faces persistent challenges in accessing housing that is both affordable and physically accessible. Key features of accessible housing include ramps, widened doorways, modified bathrooms, and other accommodations that eliminate physical barriers. However, the availability of such housing options remains insufficient to meet demand, especially for individuals relying on fixed incomes, such as Social Security Disability Insurance or Supplemental Security Income.

Supportive services are equally critical to ensuring stability and independence for individuals with disabilities. These services include case management to assist with navigating housing applications and accessing benefits, in-home support for daily living activities, and transportation services tailored to mobility needs. Community assessments and housing data analyses consistently reveal significant gaps in resources, underscoring the need for expanded investment in both accessible housing units and comprehensive support systems. Addressing these needs is vital to enhancing quality of life and fostering greater self-sufficiency among Phoenix's disabled residents.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

In Maricopa County, the population living with HIV/AIDS has experienced a notable increase, reflecting broader state and county trends. In 2022, Arizona reported 975 new HIV/AIDS cases, a 20% rise from the previous year. Maricopa County, which includes Phoenix, accounted for 647 of these cases, representing approximately 66% of the state's total. This surge is partly attributed to reduced testing during the COVID-19 pandemic, leading to delayed diagnoses. The majority of new HIV diagnoses in Arizona were among males, who constituted over 86% of the cases. Men who have sex with men (MSM) remained the most affected group, accounting for 56% of new infections. Additionally, Hispanic individuals represented 42% of new cases, highlighting significant racial and ethnic disparities in HIV transmission.

To address the housing and supportive service needs of individuals living with HIV/AIDS, Phoenix offers a range of programs. The Housing Opportunities for Persons With AIDS (HOPWA) program, administered by the City of Phoenix Housing Department, provides critical housing assistance such as Tenant-Based Rental Assistance (TBRA), Transitional Housing, Permanent Housing Placement (PHP) and Short-Term Rent, Mortgage, and Utility (STRMU) Assistance. These programs aim to ensure stable housing, which is vital for maintaining continuity with treatment. Additionally, organizations like the Area Agency on Aging's, Region One HIV Care Directions, funded by the Health Resources and Services Administration (HRSA) Ryan White HIV/AIDS Program (RWHAP), offers comprehensive services, including medical case management, medical and financial resources with. Other local providers, funded by RWHAP, also provide medical care, medications, and support services to people with HIV who meet income qualifications and lack adequate insurance coverage.

The determination of housing and supportive service needs involves several methodologies. Surveillance reports help identify trends in HIV transmission and affected demographics, while community feedback engages individuals living with HIV/AIDS to better understand their challenges and service gaps. Healthcare and social service providers also contribute insights on resource utilization and unmet needs. Addressing the rising cases of HIV/AIDS in Phoenix requires a multifaceted approach that includes expanding testing, enhancing prevention efforts, and ensuring comprehensive supportive services to improve health outcomes for affected individuals.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

N/A. The City will not be using HOME funds for TBRA activities.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

Phoenix has identified a significant need for enhanced public facilities to support its growing population and address service gaps in underserved areas. Key priorities include the development and improvement of community centers, health facilities, parks, and emergency shelters to meet the needs of vulnerable populations, such as low-income families, seniors, and individuals experiencing homelessness. Facilities supporting mental health, childcare, and recreational activities are particularly essential to promote equitable access and improve the quality of life for residents.

### **How were these needs determined?**

These needs were identified through a comprehensive assessment process that included citizen participation surveys conducted as part of the Consolidated Planning process, public hearings, and data analysis of community demographics and service gaps. A community-wide survey provided direct input from residents on housing and service priorities. Additionally, collaborations with stakeholders, including the Maricopa Association of Governments and city departments, further highlighted key areas requiring facility investments to align with Phoenix's strategic goals. Other citywide reports and plans were also reviewed to ensure a well-rounded understanding of community needs and priorities.

### **Describe the jurisdiction's need for Public Improvements:**

Public infrastructure improvements in Phoenix are crucial to support sustainable growth and enhance the livability of neighborhoods. Priorities include upgrading sidewalks, roadways, and drainage systems; expanding access to broadband internet; and addressing environmental challenges through green infrastructure initiatives. Investment in neighborhood revitalization and ADA-compliant infrastructure is also a focus to promote accessibility and equity across the city.

### **How were these needs determined?**

These needs were identified through a comprehensive assessment process that included citizen participation surveys conducted as part of the Consolidated Planning process, public hearings, and data analysis of community demographics and service gaps. A community-wide survey provided direct input from residents on housing and service priorities. Additionally, data from neighborhood assessments, infrastructure condition reports, and collaboration with regional planning entities informed the prioritization of public improvement projects. Phoenix's economic development and housing plans further emphasized the link between public infrastructure and community well-being.

**Describe the jurisdiction's need for Public Services:**

Phoenix requires expanded public services to address pressing community needs, particularly for low-income families, individuals experiencing homelessness, and vulnerable populations. Services such as job training, mental health counseling, substance use treatment, and emergency rental assistance are critical to stabilizing at-risk households. Additionally, programs for youth engagement, senior services, and transportation assistance remain high priorities to enhance accessibility and quality of life

**How were these needs determined?**

These needs were identified through a comprehensive assessment process that included citizen participation surveys conducted as part of the Consolidated Planning process, public hearings, and data analysis of community demographics and service gaps. A community-wide survey provided direct input from residents on housing and service priorities. Additionally, analysis of demographic and economic trends, as well as feedback from the Continuum of Care and other regional collaborations, provided insight into service gaps and emerging priorities. Public participation processes ensured that resident voices were integral to shaping the service delivery strategy. Other citywide reports and plans were also reviewed to ensure a well-rounded understanding of community needs and priorities..



# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

This section examines Phoenix's housing market and supply through an analysis of key housing indicators. The assessment evaluates housing structure types, property age, pricing trends, and tenure patterns (ownership versus rental) to provide a comprehensive understanding of the city's housing stock. This analysis highlights critical issues such as affordability, availability, and the condition of housing units across Phoenix's diverse neighborhoods.

Phoenix offers unique attributes that make it a desirable place to live, including its growing economy, which is bolstered by industries such as technology, healthcare, and advanced manufacturing. The city's proximity to major transportation hubs, its vibrant arts and cultural scene, and its abundance of outdoor recreational opportunities further enhance its appeal as a residential destination. Additionally, Phoenix's warm climate and expansive suburban development contribute to its attractiveness for families and retirees alike.

Beyond traditional housing, the analysis includes an evaluation of homeless shelters, special needs housing, and other facilities designed to support vulnerable populations. Resources such as transitional housing, housing for individuals with disabilities, and Housing Opportunities for Persons With AIDS (HOPWA) are critical in addressing the needs of Phoenix's most vulnerable residents. Non-housing community development resources, such as public services and infrastructure investments, are also considered to understand Phoenix's broader housing environment.

Geographic Information System (GIS) mapping is employed to visualize and analyze housing trends and disparities, offering a spatial understanding of housing needs across Phoenix's diverse neighborhoods. This comprehensive approach informs strategies for addressing Phoenix's housing challenges while leveraging its unique assets to improve affordability, accessibility, and overall quality of life for all residents.

# MA-10 Number of Housing Units – 91.210(a)&(b)(2)

## Introduction

This section examines Phoenix’s housing stock in terms of housing type and tenure, detailing the number of units per structure, the distribution of multifamily housing, and unit sizes. It also analyzes the balance between owner-occupied and renter-occupied housing, providing a clearer understanding of the city’s housing landscape and the availability of different housing options across the jurisdiction.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	385,021	59.9%
1-unit, attached structure	30,143	4.7%
2-4 units	39,764	6.2%
5-19 units	70,329	10.9%
20 or more units	98,161	15.3%
Mobile Home, boat, RV, van, etc	19,449	3.0%
Total	642,867	100%

**Table 31 – Residential Properties by Unit Number**

Data Source: 2019-2023 ACS

The table above outlines Phoenix's housing stock by structure type and count. Traditional single-family detached homes comprise approximately 59.9% of all housing units, representing the majority of the city’s residential inventory. Multifamily housing, defined by HUD as buildings with more than four units, accounts for 26.2% of the total housing stock, showcasing Phoenix’s emphasis on higher-density living options.

Single-unit attached structures, such as townhomes, make up only 4.7% of the housing stock, a relatively small portion compared to other housing types. Multifamily housing is further categorized by size, with small buildings (3–19 units), medium buildings (20–49 units), and large developments (50+ units) contributing significantly to the housing mix. This variety accommodates diverse household sizes and preferences, reflecting the city's ongoing efforts to address the housing needs of a growing and diverse population. However, the limited availability of single-unit attached properties, combined with the prevalence of cost-burdened households, indicates a potential need to expand this housing type to provide more affordable options for moderate-income families and individuals.

**Multifamily Development Distribution**

Phoenix has a total of 198,368 multifamily housing units within developments containing three or more units, according to 2019–2023 ACS data. Of these, the majority—100,207 units—are located in small multifamily buildings with 3 to 19 units. The remaining 98,161 units are part of larger multifamily developments with 20 or more units. This distribution highlights Phoenix’s diverse multifamily housing stock, with a notable emphasis on smaller-scale developments that offer flexible and accessible housing options for a variety of residents, including young professionals, small families, and individuals seeking affordable rental choices.

**Unit Size by Tenure**

	Owners		Renters	
	Number	%	Number	%
No bedroom	2,125	0.6%	20,576	8.0%
1 bedroom	6,215	1.8%	70,084	27.2%
2 bedrooms	51,137	14.9%	94,342	36.6%
3 or more bedrooms	283,892	82.7%	73,026	28.3%
<b>Total</b>	<b>343,369</b>	<b>100%</b>	<b>258,028</b>	<b>100%</b>

**Table 32 – Unit Size by Tenure**

Data Source: 2019-2023 ACS

**Unit Size by Tenure**

The size of available housing units in Phoenix varies significantly between owner-occupied and renter-occupied properties. Rental units are more evenly distributed by size, with 35.2% consisting of one bedroom or less, 36.6% featuring two bedrooms, and 28.3% having three or more bedrooms. In contrast, owner-occupied units tend to be much larger, with approximately 82.7% of these homes featuring three or more bedrooms. This disparity highlights a gap in housing options for certain populations, such as single-person households or first-time homebuyers looking to purchase a home. The limited availability of smaller, more affordable ownership properties may create barriers to homeownership for these groups, forcing them to remain in rental housing or seek alternative living arrangements. The lack of diverse ownership housing options could also impact long-term housing stability for seniors on fixed incomes who may prefer to downsize but are unable to find suitable properties.

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

Phoenix's housing programs, administered by the City of Phoenix Housing Department (COPHD) and supported by federal initiatives, address the needs of low-income families, seniors, veterans, and individuals with disabilities. These programs include public housing, Section 8 Housing Choice Vouchers, Low-Income Housing Tax Credit (LIHTC) properties, and Section 202 supportive housing.

- **Public Housing Units:** Phoenix has 890 occupied public housing units out of a total of 1,029 public housing units managed directly by the COPHD. These units provide critical affordable housing options for low-income residents, ensuring access to stable housing. Additionally, the COPHD collaborates with nonprofit and private developers to expand the availability of affordable housing, supplementing resources for families and individuals in need.
- **Section 8 Housing Choice Vouchers:** The COPHD administers the Section 8 Housing Choice Voucher program, providing rental assistance to qualified Phoenix residents, including low-income families, elderly individuals, and people with disabilities. This program helps recipients afford private rental housing, addressing affordability challenges across the city. In September 2024, the Housing Department was recognized at the National Association of Housing Redevelopment Officials (NAHRO) Annual Conference with an Award of Merit in Administrative Innovation for the successful opening of the 2023 Phoenix Housing Choice Voucher Program waitlist, which resulted in more than 43,000 pre-applications received. . The City collaborated with internal/external partners to solicit input on critical documents and designed an innovative marketing plan to advertise the opening. The opening and all documents were publicized in eight languages online, television, radio, newspapers, all Phoenix Libraries and more, to create an accessible process for the community. Currently, the city of Phoenix administers over 7,700 vouchers to assist low-income individuals and families within the HCV program.
- **Low-Income Housing Tax Credit (LIHTC) Properties:** Phoenix has 812,504 total units within LIHTC developments, of which 4,464 are designated as assisted units, providing affordable rental housing for low-income families, seniors, and individuals with disabilities. These properties form a significant portion of the city's affordable housing stock, addressing diverse needs. Notable examples include developments tailored to seniors, veterans, and families, with accessible features and supportive services integrated into their designs.
- **Section 202 Supportive Housing:** Phoenix has 1,237 units within Section 202 properties, specifically designed for low-income seniors aged 62 and older. These properties ensure affordability by requiring residents to pay no more than 30% of their adjusted income for rent, with HUD subsidies covering the remainder. Section 202 housing in Phoenix also includes accessible features and on-site supportive services, such as transportation assistance and case management, to promote independence and well-being.
- **Community Development Block Grant (CDBG):** CDBG funds support multiple housing initiatives, including:

- Owner-Occupied Rehabilitation Program, assisting low- and moderate-income homeowners with emergency repairs, health and safety improvements, and energy efficiency upgrades.
- Rental Rehabilitation Program, providing financing for landlords to preserve affordable rental housing for LMI tenants.
- ADA Home Accessibility Modifications, improving housing accessibility for disabled and elderly LMI residents.
- Infill Program, redeveloping vacant or previously blighted properties into affordable single-family and multifamily housing.
- Down Payment Assistance Program, helping LMI households achieve homeownership after completing required housing counseling.
- **HOME Investment Partnerships Program (HOME):** HOME funds support the development and rehabilitation of affordable housing for low-income households earning 80% or below AMI and assist first time homebuyers with down payment assistance. The program is expected to assist in the following activities; acquisition/new construction/rehabilitation of multifamily rental housing, down payment assistance to first time homebuyers, and rehabilitation of owner-occupied residences. Additionally, Community Housing Development Organizations (CHDO's) receive HOME set aside funds to build/rehabilitate and manage affordable housing communities.
- **Emergency Solutions Grant (ESG):** ESG funds provide homeless housing and services, including emergency shelters, rapid rehousing, and homelessness prevention. These services assist individuals and families experiencing or at risk of homelessness by offering short-term rental assistance and supportive case management.

**Housing Opportunities for Persons With AIDS (HOPWA):** HOPWA provides housing assistance and supportive services for individuals with an HIV/AIDS diagnosis and their families that are at or below 80% of the Area Median Income (AMI). Funds support Tenant-Based Rental Assistance (TBRA); Transitional Housing; emergency eviction prevention financial assistance for rent, mortgage and utilities, move-in financial assistance; multiple supportive services programs and housing information and referrals.

Phoenix's affordable housing programs address the unique needs of its population, including seniors, veterans, and individuals with disabilities. However, the growing demand for housing and long waitlists underscore the need for additional resources and investment to expand housing options and enhance supportive services. By continuing to develop and improve these programs, Phoenix can ensure more equitable access to housing for its residents.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

There are currently 58 properties in Phoenix with active Section 8 contracts. However, before the end of the period covered by this plan, 21 of these contracts are set to expire, potentially affecting 853 assisted units. These units serve as critical housing resources for low-income households in the city.

The table below outlines the properties at risk of contract expiration. It includes the property names, the number of assisted units in each development, the type of assistance provided, and a breakdown of units

by bedroom size. This information is essential for identifying and addressing potential gaps in affordable housing if these contracts are not renewed.

**Section 8 Contracts Expiring within 5 years**

Development	Contract Expiration Date	# of Assisted Units	Program Type	Number of Units based on Bedrooms			
				0 BR	1 BR	2 BR	3 BR
Casa De Shanti	28-Feb-2025	24	PRAC/811	0	16	8	0
Mihalic's Project	28-Feb-2025	10	PRAC/811	0	2	8	0
Sweetwater Gardens	31-Mar-2025	24	202/8 NC	0	24	0	0
Peoria Place	30-Apr-2025	14	PRAC/811	0	12	2	0
KC Casa De Paz (202/162 NC/PAC)	31-Jul-2025	19	202/162 NC	15	4	0	0
Camelot Casitas	31-Jul-2025	8	PRAC/811	1	7	0	0
Plazas De Merced	31-Aug-2025	25	PRAC/811	1	4	18	2
Sunland Terrace	31-Aug-2025	80	Sec 8 NC	0	80	0	0
Cplc Villas	30-Sep-2025	41	202/8 NC	10	31	0	0
CASA DE PAZ APARTMENTS	30-Sep-2025	14	PRAC/811	0	14	0	0
Desert Sol	30-Sep-2025	14	PRAC/811	0	13	1	0
Colter Commons	30-Sep-2025	45	PRAC/202	0	45	0	0
Urban League Manor	31-Aug-2026	151	202/8 NC	0	144	7	0
Broadway House	30-Nov-2027	80	LMSA	0	48	32	0
St. Mary's Manor	31-Mar-2028	40	PRAC/202	10	30	0	0
Christian Care Manor III	30-Jun-2028	43	PRAC/202	0	43	0	0
Fillmore Courtyard	30-Sep-2028	24	PRAC/202	0	24	0	0
Hong Lok	31-Dec-2028	41	PRAC/202	0	41	0	0

Casa Mia	30-Apr-2029	63	PRAC/202	0	63	0	0
Casa Pedro F. Ruiz	31-Aug-2029	48	PRAC/202	0	48	0	0
Paseo Abeytia	31-Aug-2029	45	PRAC/202	0	45	0	0

**Does the availability of housing units meet the needs of the population?**

Phoenix's housing market faces significant challenges in meeting residents' needs. While rental units may suffice quantitatively, the homeowner market is constrained by a 0.9% vacancy rate, leaving limited options for prospective buyers. High home values and rents put much of the housing stock out of reach, with nearly 585,000 households cost-burdened. Additionally, only 2.4% of owner-occupied units have one bedroom or less, highlighting a shortage of affordable options for first-time buyers. Expanding affordable homeownership opportunities and increasing the housing supply are critical to addressing these gaps.

**Describe the need for specific types of housing:**

Phoenix faces a significant need for more affordable housing options and greater variety in the owner-occupied and renter-occupied markets. Specifically, there is a shortage of smaller, affordable units for prospective homeowners who may not require three or more bedrooms in a starter home.

For those pursuing homeownership, Phoenix's extremely low homeowner vacancy rate of 0.9% further limits housing availability, making it difficult for buyers to find and afford homes. This constrained market reduces opportunities for families and individuals to transition from renting to owning, particularly low- and moderate-income (LMI) households who may struggle to compete in a highly competitive housing market. The high demand and limited supply of affordable for-sale homes also contribute to rising housing costs, making homeownership less accessible for many residents.

Additionally, the demand for affordable rental units remains high, particularly for low-income families, seniors, and individuals with disabilities who require accessible housing options.

Expanding the availability of diverse, affordable housing types is essential to meeting Phoenix's growing housing needs and ensuring greater stability for residents.



## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

This section analyzes the cost of housing in Phoenix for both homeowners and renters. It includes a review of current home values and rental rates, along with an assessment of recent changes in these costs. Additionally, the section provides an in-depth examination of housing affordability for residents, evaluating how well the existing housing stock meets the financial needs of the city's population. This analysis is crucial for understanding the housing market's impact on residents and identifying affordability challenges within the community.

### Cost of Housing

	Base Year: 2013	Most Recent Year: 2023	% Change
Median Home Value	\$158,000	\$381,900	141.7%
Median Contract Rent	\$723	\$1,274	76.2%

Table 33 - Cost of Housing

Data Source: 2019-2023 ACS

Rent Paid	Number	%
Less than \$500	8,731	3.5%
\$500-999	33,780	13.5%
\$1,000-1,499	90,574	36.2%
\$1,500-1,999	72,834	29.1%
\$2,000 or more	44,608	17.8%

Table 34 - Rent Paid

Data Source: 2019-2023 ACS

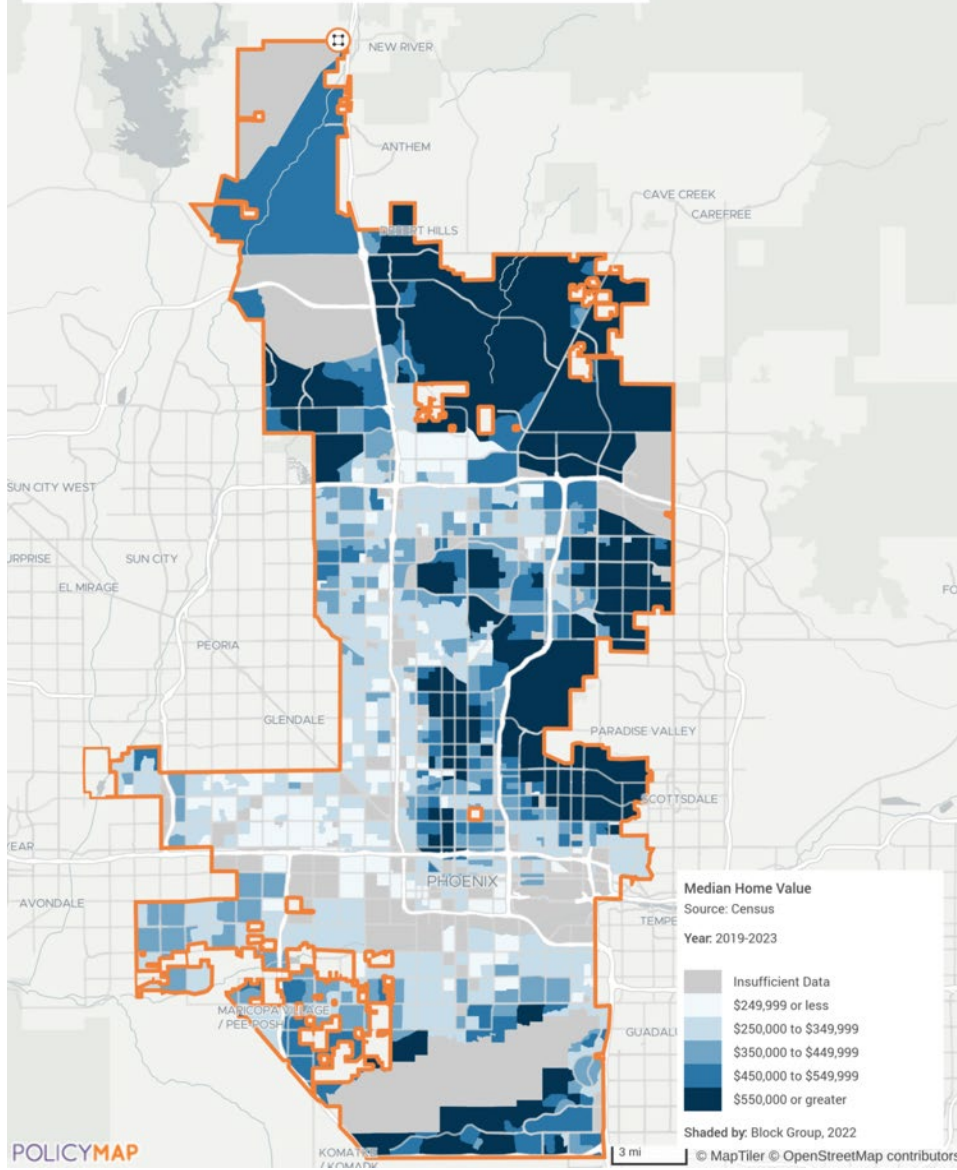
## **Housing Costs**

Housing costs in Phoenix have seen significant increases over the past decade, though home prices have risen far more sharply than rents. Between 2013 and 2023, home prices surged by 141.7%, while rents increased by 76.2%. These rising costs have substantially impacted affordability for residents. According to recent data, 46.9% of renters in Phoenix pay \$1,500 or more per month for rent, exceeding the city's median rent. This trend highlights the financial strain on the majority of renters in the city. Later in this section, rental rates will be analyzed as a percentage of household income to better understand the affordability challenges faced by Phoenix's residents and the broader implications of these rising housing costs.

## **Median Home Values**

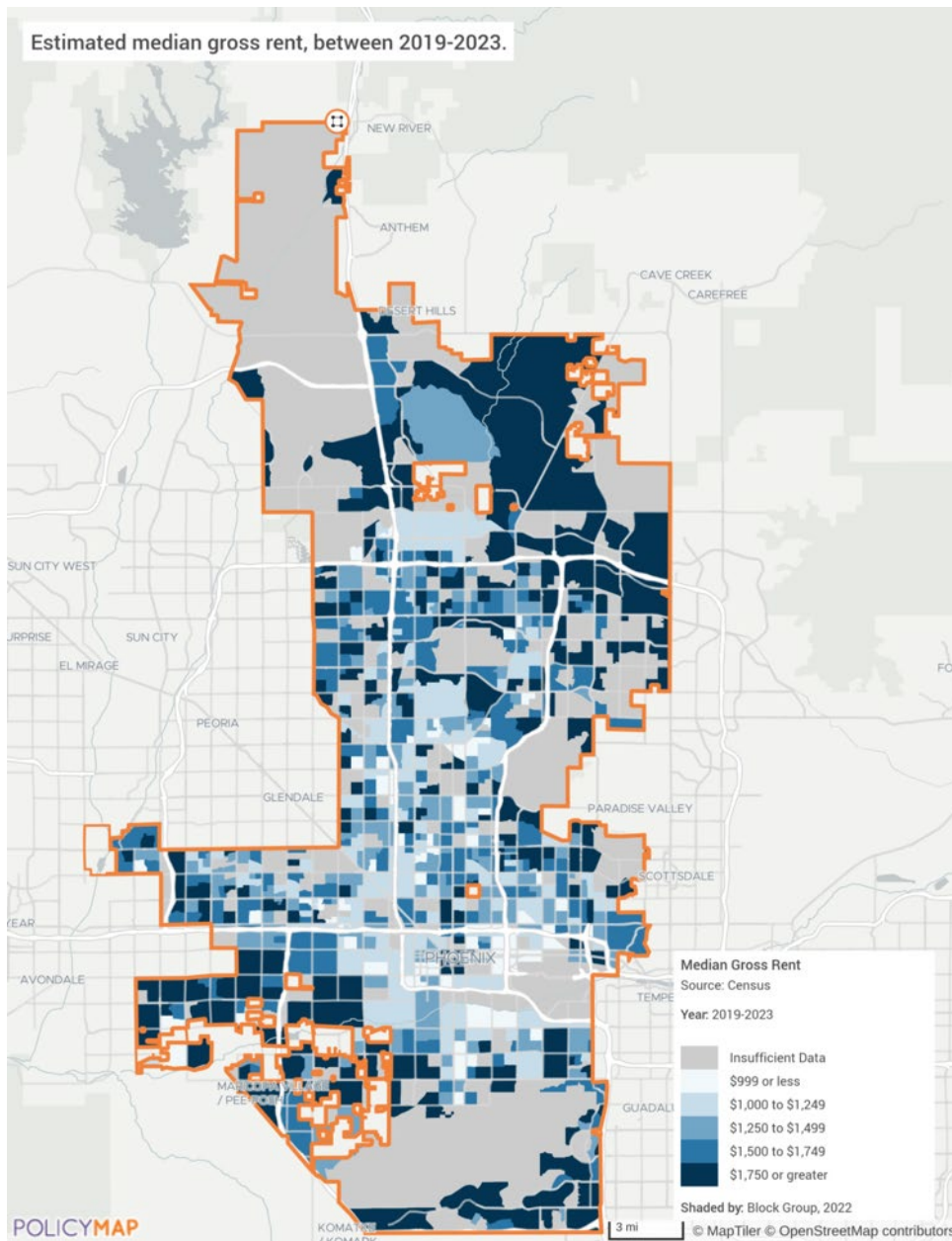
The map below illustrates significant disparities in median home values across Phoenix by Block Group. Northern, eastern, and southern areas show the highest values, with many tracts exceeding \$450,000 and some surpassing \$550,000. Conversely, central and southern areas display considerably lower values, with many tracts below \$350,000 and a substantial number under \$250,000. These patterns underscore the uneven distribution of housing affordability and value across the city, reflecting broader economic and market trends. Addressing these disparities will require targeted investments and policies to expand access to affordable housing and ensure equitable development that meets the needs of all residents.

Estimated median value of an owner-occupied home, between 2019-2023.



## Median Rent

The map below illustrates median gross rent by census tract across Phoenix, highlighting geographic disparities in rental affordability. Higher rental rates, exceeding \$1,500 and, in some areas, surpassing \$1,750, are primarily concentrated in the northern and southwestern regions of the city. In contrast, rental rates across much of the central and southern portions of Phoenix generally range between \$1,000 and \$1,500, with several areas below \$1,000. These variations highlight significant differences in housing affordability across the city. Higher-cost areas may present greater financial strain for renters, particularly for lower-income households. Identifying and addressing these disparities is critical for developing strategies that ensure equitable access to affordable rental housing across all regions of Phoenix.



## Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	10,045	No Data
50% HAMFI	46,940	18,860
80% HAMFI	150,845	72,690
100% HAMFI	No Data	111,195

**Table 35 – Housing Affordability**

**Data Source:** 2016-2020 CHAS

**Data Source** The most recent data for the Housing Affordability table above is from the 2016-2020 CHAS. HUD does not provide updated data through the Consolidated Planning/CHAS Data website, and this information was generated from HUD's Integrated Disbursement and Information System (IDIS).

**Comments:**

Housing affordability in Phoenix varies significantly by income level and tenure. For renters, there are approximately 10,045 units affordable to households earning 30% of the HUD Area Median Family Income (HAMFI), increasing to 46,940 units at 50% HAMFI and 150,845 units at 80% HAMFI. For homeowners, affordability starts at 50% HAMFI with 18,860 units, rising to 72,690 units at 80% HAMFI and 111,195 units at 100% HAMFI. The data reflects a shortage of affordable rental units for lower-income households and a broader range of options for homeownership at higher income levels.

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,460	1,599	1,877	2,541	2,890
High HOME Rent	1,150	1,233	1,482	1,703	1,880
Low HOME Rent	900	963	1,157	1,336	1,491

**Table 36 – Monthly Rent**

**Data Source:** HUD FMR and HOME Rents 2024 (Phoenix/Mesa/Scottsdale, AZ MSA)

### **HUD FMR and HOME Rent Limit**

Fair Market Rents (FMRs), set annually by the U.S. Department of Housing and Urban Development (HUD), are used to determine payment standards for HUD programs. These estimates are calculated for metropolitan areas defined by the Office of Management and Budget (OMB), HUD-defined subdivisions of OMB metropolitan areas, and nonmetropolitan counties. Phoenix is part of the Phoenix-Mesa-Scottsdale, AZ MSA.

HOME Rent Limits, derived from HUD-published FMRs, establish the maximum allowable rent for units assisted through the HOME program. These limits apply to new leases for HOME-assisted rental units, ensuring affordability for low-income households while aligning with local market conditions.

### **Is there sufficient housing for households at all income levels?**

As outlined in Phoenix's Needs Assessment, the city faces a shortage of affordable housing, particularly smaller homeowner units that would accommodate young households moving out on their own and elderly households seeking to downsize. This shortage contributes to the high rate of cost-burdened households, as many residents struggle to find appropriately sized and affordable housing. This challenge is further exacerbated by a homeowner vacancy rate of just 0.9%. Rising home prices and competition from investors further restrict opportunities for first-time buyers, making it even more difficult for moderate-income households to achieve homeownership. On the rental side, the supply of units affordable to extremely low-income households remains insufficient, leaving many renters vulnerable to housing instability or forced to allocate a disproportionate share of their income toward rent. These factors highlight the urgent need for expanded affordable housing options to ensure residents at all income levels have access to stable and suitable housing.

### **How is affordability of housing likely to change considering changes to home values and/or rents?**

Predicting changes in home values and rents in Phoenix is complex, as both metrics have experienced significant growth over the past decade. Between 2013 and 2023, the median home value in Phoenix increased by 141.7%, far outpacing the median contract rent increase of 76.2% over the same period. These trends highlight the rapid escalation in homeownership costs compared to rental costs, further exacerbating affordability challenges for prospective buyers. At the same time, the substantial rise in rental housing costs risks pricing lower-income households out of the housing market entirely, increasing the potential for displacement and housing insecurity across the city.

While rental cost increases may stabilize in the near future, the combined effects of rising home values and rents underscore the need for a substantial expansion of affordable housing options. Without targeted efforts to address these disparities, housing affordability challenges will persist, leaving many households—especially those with limited incomes—vulnerable to financial strain and instability. Expanding the housing supply at affordable price points is critical to ensuring that all residents have access to stable, secure housing.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The median contract rent in Phoenix is \$1,274, placing it below all HOME Fair Market Rental Limits. It exceeds both the low and high limits for efficiency and one-bedroom units, while falling between these limits for two-bedroom units. For units with three or more bedrooms, the median rent is below both the low and high limits. Notably, the median rent figure does not account for unit size, but based on data from the MA-10, 71.8% of rental units in Phoenix are two-bedroom or smaller. This suggests that the majority of renters are facing affordability challenges in smaller units, where rents often exceed HOME program limits. As a result, strategies to produce or preserve affordable housing should prioritize smaller units to better meet the needs of low-income households struggling with rising rents.

## **MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)**

### **Introduction**

The tables and maps in this section offer insights into the condition of housing units across Phoenix by examining factors such as age, vacancy rates, and the occurrence of housing issues. HUD identifies four key housing conditions as problematic:

1. Homes lacking complete or adequate kitchen facilities.
2. Homes lacking complete or adequate plumbing facilities.
3. Overcrowding which is defined as more than one person per room.
4. Households that are cost burdened, spending more than 30% of their income on housing costs.

These factors provide a comprehensive overview of housing quality and affordability challenges throughout the city.

### **Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":**

In Phoenix, housing units are classified based on their compliance with local building codes, which are adaptations of the International Building Code (IBC). Units in "standard condition" adhere to the Phoenix Building Construction Code (PBCC), ensuring they meet all safety and habitability requirements. Conversely, "substandard housing" refers to units with one or more serious code violations, such as the absence of complete plumbing or a functional kitchen. Some substandard units may be deemed "suitable for rehabilitation" if the necessary repairs are both financially and structurally feasible. This classification framework helps distinguish between compliant housing and units needing intervention.

According to Section 39-8 of the Phoenix City Building Code, a building or structure is considered a nuisance and subject to abatement if any of the following conditions exist:

- The building's interior walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base.
- The building, excluding the foundation, has 33% or more damage or deterioration to supporting members or structural assemblies, or 50% damage or deterioration to non-supporting enclosing or outside walls or coverings.
- The building is infested by rodents, insects, or other noxious pests, rendering it uninhabitable.
- The building exhibits conditions that present actual hazards or dangers.
- The building has been vacant and unsecured for more than 48 hours on more than one occasion during a 12-month period.
- The building or its contents represent an imminent hazard.

These criteria ensure that structures posing health or safety risks are identified and addressed in accordance with city regulations.



## Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	77,114	22.5%	121,189	47.0%
With two selected Conditions	2,967	0.9%	11,938	4.6%
With three selected Conditions	293	0.1%	466	0.2%
With four selected Conditions	0	0.0%	61	0.0%
No selected Conditions	262,995	76.6%	124,374	48.2%
Total	343,369	100%	258,028	100%

**Table 37 - Condition of Units**

Data Source: 2019-2023 ACS

## Housing Conditions

The table above outlines the number of owner and renter households in Phoenix that experience at least one housing condition. HUD identifies four housing conditions as problems: (1) lacking complete or adequate kitchen facilities, (2) lacking complete or adequate plumbing facilities, (3) overcrowding (defined as more than one person per room), and (4) cost burden, where households spend more than 30% of their income on housing costs.

Approximately 23.4% of all owner-occupied housing units in Phoenix face at least one of these conditions, while 51.8% of renter households experience at least one. Instances of households with multiple housing problems are relatively uncommon. However, when compared to affordability statistics, it is evident that the overwhelming majority of housing problems in Phoenix stem from cost burden, disproportionately affecting lower-income households. This highlights the critical need for more affordable housing options to alleviate financial strain and improve overall housing stability.

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	85,642	24.9%	70,814	27.4%
1980-1999	103,073	30.0%	87,961	34.1%
1950-1979	139,513	40.6%	88,985	34.5%
Before 1950	15,141	4.4%	10,268	4.0%
Total	343,369	100%	258,028	100%

**Table 38 – Year Unit Built**

**Data Source:** 2019-2023 ACS

## Year Unit Built

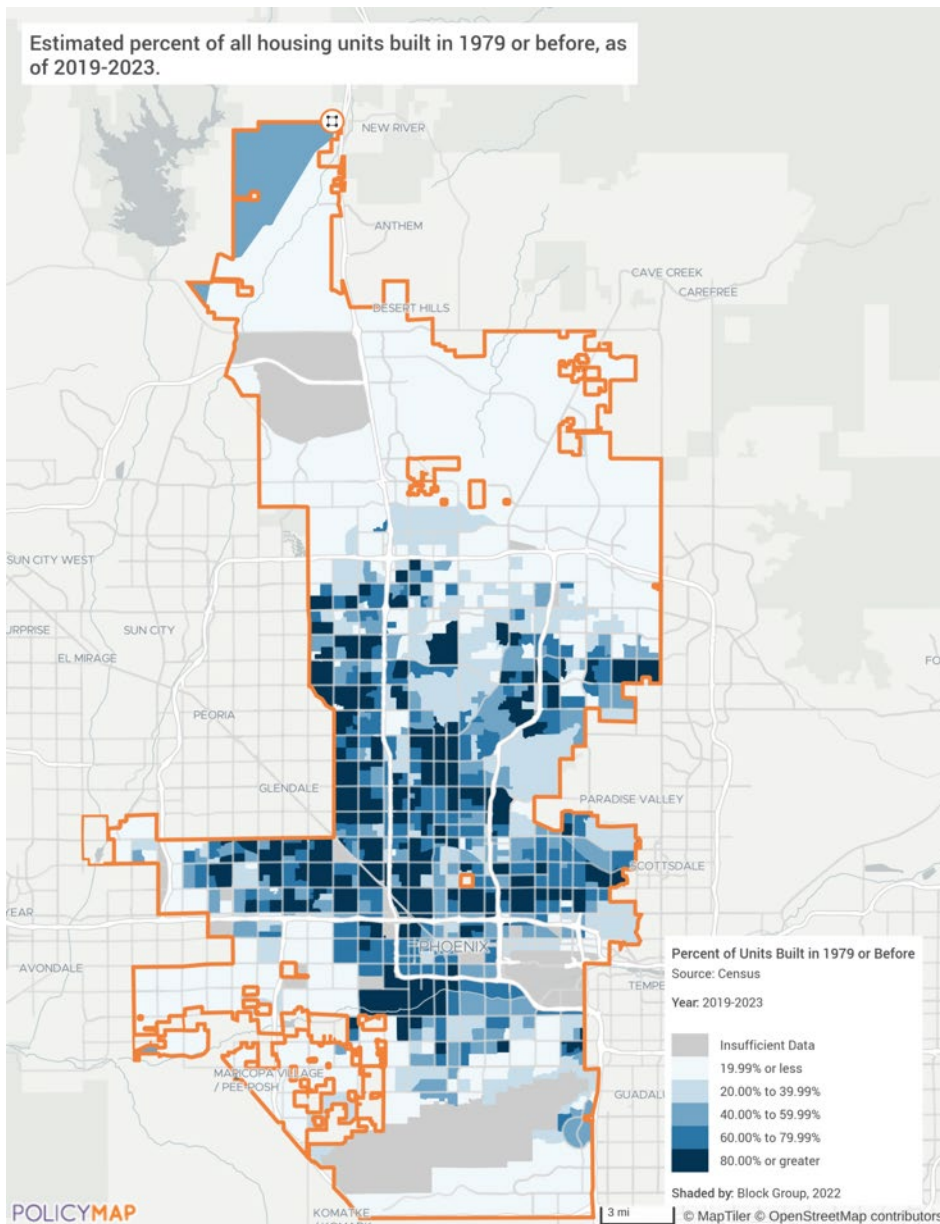
In Phoenix, a significant portion of the housing stock was built before 1980, putting many units at risk for lead-based paint hazards due to the widespread use of lead paint prior to its ban in 1978. Approximately 45.0% of owner-occupied units and 38.5% of renter-occupied units fall into this category, potentially exposing an estimated 253,907 households to lead hazards. This poses a serious public health concern, particularly for vulnerable populations such as young children, emphasizing the need for targeted mitigation strategies to reduce exposure risks.

To address this issue, Phoenix offers the Lead Safe Phoenix Program, which provides no-cost lead inspections and remediation services for eligible properties. This program is particularly focused on housing built before 1978 and aims to reduce childhood lead poisoning by creating lead-safe environments. This program plays a critical role in ensuring safer living conditions for households at risk, especially for young children who are most vulnerable to the harmful effects of lead exposure.

## Age of Housing

The following map illustrates the prevalence of housing units in Phoenix built before 1980, which are at a higher risk of containing lead-based paint. The darker shaded areas represent census tracts with higher concentrations of older housing stock, predominantly located in and around the downtown area, where many tracts show over 40%, with some exceeding 80%. In contrast, housing built before 1980 is far less common in the northern and southern areas of the city, with most tracts reporting less than 20%.

This geographic distribution highlights the critical need for targeted lead mitigation efforts in neighborhoods with the highest concentrations of older housing stock. Programs such as the Lead Safe Phoenix Program play a vital role in addressing these risks, particularly for vulnerable populations like young children in the most affected areas.



**Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
<b>Total Number of Units Built Before 1980.</b>	149,994	46%	111,195	43%
<b>Housing units built before 1980 with children present</b>	58,835	18%	29,750	11%

**Table 39 – Risk of Lead-Based Paint**

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

**Data Source** The most recent data for the Housing units built before 1980 w/ children is from the 2016-2020 CHAS. 2016-2020 ACS data was used to match the data time period.  
**Comments:**

**Lead-Based Paint Hazard**

As mentioned previously, any housing unit built prior to 1980 may contain lead-based paint in portions of the home. The most common locations are window and door frames, walls, and ceilings, and in some cases, throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of lead-based paint hazards and should be tested in accordance with HUD standards. The greatest potential for lead-based paint and other environmental and safety hazards is in homes built before 1980. Within the city, there are over 261,189 housing units built before 1980, and based on the latest available data from the 2016-2020 CHAS, approximately 88,585 of these units have children present.

**Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	41,470	-	41,470
Abandoned Vacant Units	-	-	-
REO Properties	-	-	-
Abandoned REO Properties	-	-	-

**Table 40 - Vacant Units**

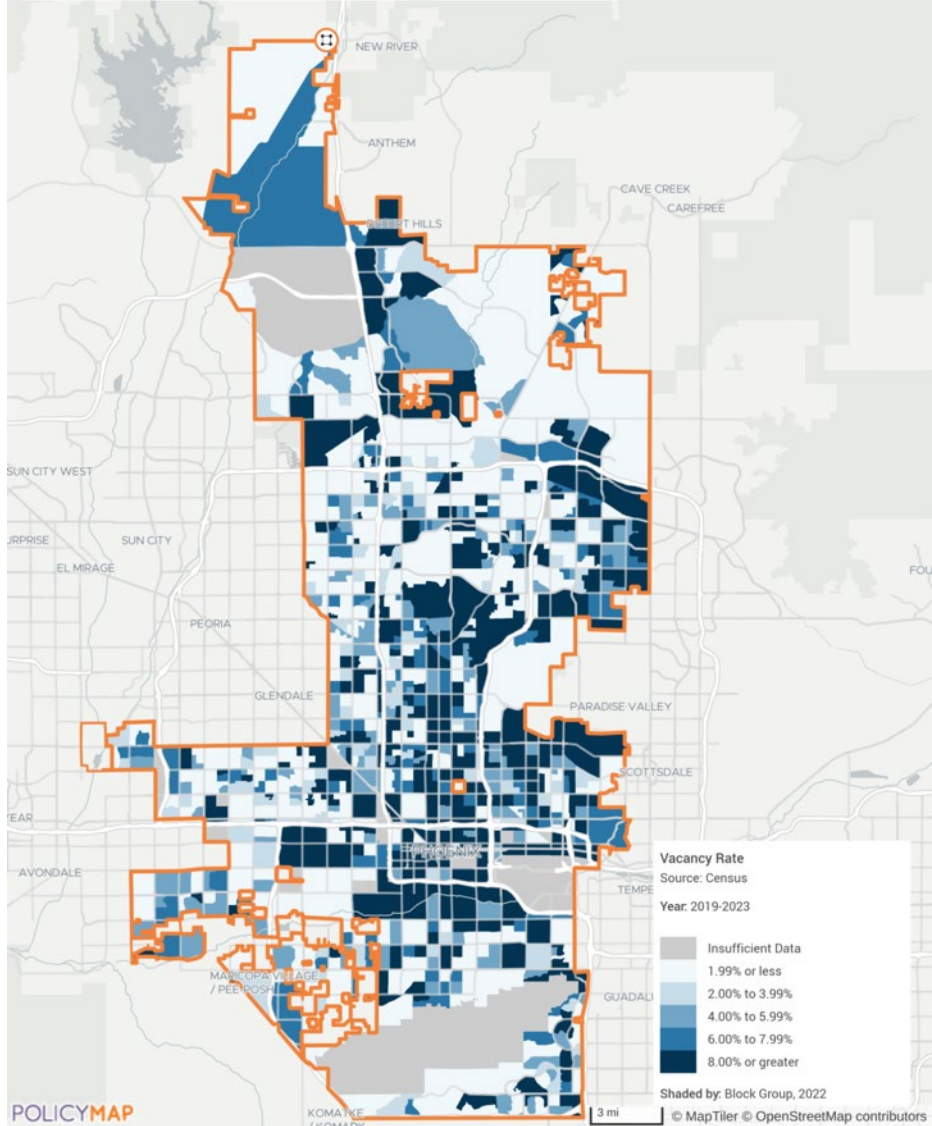
Data Source: 2019-2023 ACS Data

**Data Source** Vacant units data is from the 2019-2023 ACS. The City does not track the number of abandoned vacant units, REO properties  
**Comments:** and abandoned REP properties.

## **Vacancy Rate**

The map illustrates housing vacancy rates across Phoenix, highlighting notable variations between neighborhoods. The highest vacancy rates, exceeding 10% and with some tracts surpassing 20%, are concentrated in the downtown area and a portion of the northeastern region, as indicated by the darkest shading. These areas may reflect a combination of underutilized housing stock and economic factors influencing occupancy. In contrast, most other areas of the city display moderate vacancy rates, ranging between 3% and 10%. This distribution underscores the need to address localized factors contributing to high vacancy rates, particularly in areas with persistent vacancies, while ensuring that vacant units can be leveraged to meet housing demand across Phoenix.

Estimated percent of housing units that were vacant, between 2019-2023.



### **Need for Owner and Rental Rehabilitation**

The City of Phoenix has a growing need for housing rehabilitation due to the prevalence of aging housing units. As these homes continue to age, maintaining safe and secure housing becomes increasingly important, particularly for low-income households residing in older properties. Financial constraints often prevent these residents from making essential repairs, leading to potential safety hazards and deteriorating living conditions. Addressing this need is essential for preserving the housing stock and ensuring long-term livability for residents.

### **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

Housing units built before 1980 in Phoenix may contain lead-based paint (LBP) in areas such as window and door frames, walls, ceilings, or even throughout the entire structure. These homes are considered at risk for LBP hazards and should be tested according to HUD standards. As indicated by the Age of Housing table and maps, 45.0% of owner-occupied and 38.5% of renter-occupied units in Phoenix were built before 1980. Given the potential risks, it is safest to assume that all homes with LBP hazards are occupied by LMI households, affecting approximately 253,907 units. This underscores the need for targeted interventions to mitigate potential health risks for these residents, particularly vulnerable populations.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

Public housing in the City of Phoenix is managed by the City of Phoenix Housing Department (COPHD). The department’s mission is “to provide sustainable and affordable rental housing and homeownership opportunities to Phoenix residents.” COPHD oversees eleven public housing properties, comprising 882 leased units out of a total of 1,023 public housing units in the city. In addition to public housing, the department administers the Housing Choice Voucher (HCV) program, which provides rental assistance to low-income households, and oversees other affordable housing initiatives throughout Phoenix. These programs play a critical role in addressing housing affordability challenges and ensuring access to stable housing for the city’s most vulnerable populations.

### Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	-	-	1023	7,797	1,572	4,862	903	189	241
# of accessible units	-	-	-	-	-	-	-	-	-

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 41 – Total Number of Units by Program Type

Data Source: HUD PIC (PIH HCV Data Dashboard 2024); HUD PIH Public Housing Dashboard 2024



**Describe the supply of public housing developments:**

Phoenix's affordable housing portfolio includes a range of public and privately managed properties. The City of Phoenix Housing Department (COPHD) oversees 11 public housing developments with a total of 1,023 units, 882 of which are currently leased. In addition, there are 58 HUD Multifamily properties in the city, providing 4,057 assisted units, including 13 Section 202 developments with 1,237 units designated for elderly residents. The city also has 122 Low-Income Housing Tax Credit (LIHTC) properties, offering 12,504 low-income units. This diverse housing stock highlights the city's efforts to address affordability challenges, though the aging public housing developments and growing demand underscore the need for continued investment and expansion.

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

The public housing stock in Phoenix, managed by the COPHD, consists of 11 developments that vary in age, condition, and inspection outcomes. Maintaining and modernizing this aging housing portfolio presents ongoing challenges. Recent Uniform Physical Condition Standards (UPCS) inspections reveal mixed results:

- Inspection scores for these developments range from 48c to 93c, with several properties scoring in the 60–80 range, indicating the need for maintenance and rehabilitation efforts.
- Older developments often face structural challenges and deferred maintenance, contributing to moderate or lower inspection scores, such as Henson Villages - Phase 1, which scored 48c.
- Newer or recently renovated properties, such as Aeroterra Phase II and III, achieved higher scores (93c and 92b, respectively), reflecting better conditions.

The combination of aging units and limited inventory underscores the importance of investing in rehabilitation and modernization to ensure these properties continue to meet the needs of Phoenix's low-income residents. These challenges also highlight the need to expand the city's affordable housing stock to address growing demand and prevent further strain on existing resources.

See the following table.

## Public Housing Condition

Public Housing Development	Average Inspection Score
Aeroterra Phase II	93c*
Aeroterra Phase III	92b
Henson Villages - Seniors	90c
The Symphony	87c*
MARCOS DE NIZA	80c*
Scattered Sites AZ1-40	75c
Summit Apartments	74c*
Henson Villages - Phase 4	66c*
Henson Villages - Phase 3	63c*
Henson Villages - Phase 1	48c*

**Table 42 - Public Housing Condition**

Data Source: PH\_UPC Inspection Data (Phoenix, AZ 2024)

### **Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

The inspection scores for public housing developments in Phoenix reveal a range of conditions, with several properties requiring maintenance or renovations to address safety, livability, and compliance issues. Lower scores indicate areas with more pressing needs for repairs and modernization, reflecting the challenges associated with maintaining an aging housing portfolio.

These conditions underscore the ongoing demand for investment in critical infrastructure improvements to ensure the housing stock meets federal standards and provides adequate living environments for low- and moderate-income households. Addressing these deficiencies is essential not only for maintaining compliance with HUD regulations but also for sustaining the long-term availability of affordable housing in Phoenix.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

The City of Phoenix has initiated several programs to address the maintenance and renovation needs of its public housing developments:

- **Housing Phoenix Plan:** Launched in 2020, this plan aims to create or preserve 50,000 housing units by 2030. It includes strategies for rehabilitating existing public housing to ensure safety and compliance with current standards.
- **Choice Neighborhoods Initiative:** In July 2018, Phoenix received a \$30 million Choice Neighborhoods Implementation Grant from the U.S. Department of Housing and Urban Development. This funding supports the transformation of the Edison-Eastlake Community, replacing outdated public housing units with new mixed-income housing and enhancing neighborhood amenities.
- **General Obligation Bonds:** In December 2022, the Phoenix City Council approved a \$500 million General Obligation Bonds Program, allocating \$63 million to housing, human services, and homelessness. These funds are designated for the rehabilitation of existing public housing units and the development of new affordable housing projects.
- **Girasol Apartments Development:** In November 2024, the City of Phoenix Housing Department, in partnership with Gorman & Company, broke ground on Girasol Apartments. This project will replace 145 outdated public housing units with 364 new affordable and market-rate apartments in the Edison-Eastlake Community, demonstrating a commitment to modernizing the city's housing stock.

These initiatives reflect Phoenix's proactive approach to addressing the challenges within its public housing system, focusing on modernization, safety, and expanding affordable housing options for residents.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

The Phoenix, Mesa/Maricopa County Continuum of Care (CoC) is a regional collaborative network dedicated to addressing homelessness within Maricopa County, including Phoenix and Mesa. The CoC coordinates services among local governments, nonprofits, and community organizations to provide shelter, housing, and supportive services. Its efforts focus on preventing and ending homelessness by facilitating access to resources, promoting housing stability, and implementing strategic initiatives aligned with federal guidelines. The following table presents data from the 2024 Maricopa Regional CoC Housing Inventory Chart (HIC). It is important to note that the HIC reflects bed availability across the entire CoC region, covering all of Maricopa County, not just Phoenix.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	1,808	0	513	1,321	-
Households with Only Adults	3,044	25	728	4,843	-
Chronically Homeless Households	0	0	0	1,687	-
Veterans	0	0	196	1,413	-
Unaccompanied Youth	115	0	118	0	-

**Table 43 - Facilities and Housing Targeted to Homeless Households**

Data Source:

HUD 2024 CoC Housing Inventory Chart (HIC)

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Phoenix offers a comprehensive array of mainstream services that complement targeted programs for individuals experiencing homelessness. These integrated efforts address essential needs, including health, mental health, food, shelter, and employment services, creating a robust support network to promote stability and self-sufficiency.

**Health and Behavioral Health Services**

- Circle the City: Provides mobile medical outreach, offering primary health care and mental health services to individuals facing homelessness across Maricopa County. Their street medicine teams deliver care directly in encampments, ensuring accessibility for those unable to visit fixed sites.
- PHX C.A.R.E.S.: A coordinated response initiative by the City of Phoenix, connecting individuals experiencing homelessness with essential services, including health and mental health resources. The program also facilitates encampment cleanups and offers education to promote public health and safety.

**Food Services**

- Phoenix Rescue Mission: Serves nearly 1,000 meals daily at their Community Services Center, addressing immediate nutritional needs of individuals experiencing homelessness. They also provide emergency shelter and supportive services to promote long-term stability.
- Nourish Phoenix: Offers food assistance and basic living essentials to those in need, contributing to the reduction of food insecurity among vulnerable populations.

**Shelter Services**

- Central Arizona Shelter Services (CASS): Operates the largest emergency shelter in Arizona, providing nightly accommodations and supportive services to individuals experiencing homelessness. CASS focuses on facilitating transitions to permanent housing and self-sufficiency.
- Salvation Army: Offers emergency shelter services and support to individuals and families, assisting them in establishing permanent homes and achieving self-sufficiency.

**Employment Services**

- St. Joseph the Worker: Provides employment services, including job readiness training, resume assistance, and job placement, to help individuals experiencing homelessness secure and maintain employment.
- Phoenix Rescue Mission's Vocational Development Program: Offers career preparation, literacy skills, financial coaching, and job placement services to assist individuals in achieving economic independence.

These services reflect Phoenix's commitment to addressing the multifaceted needs of its homeless population. By combining health, food, shelter, and employment services, the city provides a holistic

approach to tackling homelessness. Partnerships with community organizations and local agencies further strengthen this support network, enabling individuals and families to transition to stable housing and achieve long-term self-sufficiency. These collaborative efforts underscore Phoenix's dedication to fostering a resilient and wide-ranging community.

The City of Phoenix provides comprehensive and regularly updated resources to support individuals experiencing homelessness. Programs such as PHX C.A.R.E.S. connect individuals to essential services, including health, mental health, food, shelter, and employment assistance. The Human Services Department maintains current information on various programs aimed at preventing and addressing homelessness. Additionally, directories like the Homeless Shelter Directory offer updated listings of shelters, transitional housing, and supportive services across the city. These resources ensure individuals have access to the most up-to-date support needed to achieve stability and self-sufficiency.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Phoenix offers a variety of services and facilities tailored to meet the needs of individuals experiencing homelessness, including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. These services are designed to address the unique challenges faced by each group, providing comprehensive support to promote stability and self-sufficiency.

#### **Chronically Homeless Individuals and Families**

- Central Arizona Shelter Services (CASS): As the largest provider in Arizona, CASS offers emergency shelter and supportive services to individuals experiencing chronic homelessness. Their programs include case management, healthcare referrals, and assistance in transitioning to permanent housing.
- Native American Connections: Manages several permanent supportive housing communities in metro-Phoenix, providing housing stability and wraparound support services to low-income and chronically homeless individuals.

#### **Families with Children**

- UMOM New Day Centers: The largest shelter for homeless families in Phoenix, offering emergency shelter, transitional housing, and supportive services aimed at helping families achieve stability and self-sufficiency.
- Family Housing Hub: Serves as a centralized intake for families seeking shelter, connecting them to appropriate housing resources and support services.

#### **Veterans and Their Families**

- VA Phoenix Health Care System: Provides comprehensive services for homeless veterans, including immediate food and shelter, job training, life skills development, and healthcare. Homeless services care coordinators assist veterans in accessing these resources.
- MANA House: A peer-support organization offering transitional housing and support services to homeless veterans, focusing on reintegration and self-sufficiency.

### **Unaccompanied Youth**

- Phoenix Children's Homeless Youth Outreach (HYO): Operates clinics and mobile services providing comprehensive healthcare to unaccompanied youth experiencing homelessness, ensuring access to medical care and support.
- Safe Place Program: Offers immediate help and safety for youth in crisis. Teens can text "Safe" and their address to 44357 or call 602-841-5799 to access services.

The City of Phoenix provides a regularly updated list of resources and services available to individuals experiencing homelessness. Through programs like PHX C.A.R.E.S. and the Office of Homeless Solutions (OHS), residents can access information on health services, shelters, transitional housing, and other essential support. Additionally, directories such as the Homeless Shelter Directory offer comprehensive and current listings of emergency shelters, food services, and housing programs across the city. These resources ensure individuals can readily find the support they need to achieve stability and self-sufficiency. These targeted services and facilities in Phoenix are designed to address the specific needs of diverse homeless populations, providing essential support and pathways toward stability and independence.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

Within the City of Phoenix, four primary non-homeless special needs groups have been identified: the elderly and frail elderly, individuals affected by HIV/AIDS and their families, those experiencing alcohol and/or drug addiction, and people with mental or physical disabilities. Each group requires tailored support, including age-friendly and accessible housing, comprehensive medical care, rehabilitation programs, and affordable living options. Phoenix is actively working to meet these needs through specialized housing developments, integrated service programs, and partnerships with local organizations. However, ongoing efforts are essential to expand and enhance these support systems, ensuring that these vulnerable populations receive adequate and sustainable care and accommodations.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

**Elderly:** In Phoenix, housing options for elderly residents include independent living, assisted living, nursing homes, and adult day care centers. Key considerations for elderly housing include affordability, proximity to healthcare services, and ease of maintenance. As seniors face increased health challenges with age, access to healthcare, assistance with daily activities (such as meal preparation, shopping, and housekeeping), and transportation is essential to maintaining independence and quality of life. Safety is a significant concern, particularly for elderly individuals living alone, and housing modifications, like accessibility features, are often necessary to accommodate common aging-related disabilities.

**Persons with Disabilities (Mental, Physical, Developmental):** Phoenix's population includes individuals with a range of disabilities, each requiring varying levels of support to maintain a stable living environment. Many individuals with disabilities face limited incomes, narrowing their housing options to affordable or subsidized units. Independent individuals benefit from accessible, subsidized housing, while those needing more intensive care may reside in publicly funded community homes or private care facilities. Essential supportive needs include accessible transportation, case management, and assistance with daily living activities, all of which help residents maintain independence and improve their quality of life.

**Persons with Alcohol or Drug Addictions:** In Phoenix, supportive housing options for individuals dealing with substance abuse include sober living environments, which provide structured, substance-free settings crucial for recovery. Stable housing is often paired with employment support services, as stable income significantly contributes to long-term sobriety. Additionally, proximity to healthcare facilities ensures access to essential medical and psychological support. Connections with family and social networks offer emotional support, helping to reduce relapse rates and promote sustained recovery.

**Persons with HIV/AIDS and Their Families:** Phoenix has an ongoing need for stable, affordable housing for individuals living with HIV/AIDS, as housing stability directly impacts health outcomes. Supportive



housing that combines affordable living options with access to healthcare is essential, particularly for residents who cannot afford market-rate housing. Accessible housing options are also necessary to address the healthcare needs of aging residents. Comprehensive community services, including healthcare, mental health support, substance use services, and case management, are vital for effectively managing their condition and supporting high-risk groups.

**Public Housing Residents:** Phoenix's public housing residents often require additional support beyond affordable housing, such as access to job readiness programs, childcare, healthcare, and transportation. Many residents face financial barriers that hinder housing stability or economic improvement. Support services offering job training, educational opportunities, health care access, and family resources are crucial to assisting residents in achieving self-sufficiency and maintaining their quality of life within public housing.

**Unaccompanied Youth:** For unaccompanied youth, Phoenix provides emergency shelters and transitional housing options linked to education, job training, and counseling services. Youth often need access to life skills training, such as financial literacy, employment readiness, and health education, to prepare for independent adulthood. Supportive housing integrated with these social and educational services is vital for helping unaccompanied youth achieve stability and avoid prolonged homelessness.

These supportive housing options across categories aim to provide stable, accessible, and affordable environments that meet the unique needs of Phoenix's most vulnerable residents, enhancing their ability to lead independent and healthy lives.

## **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

In Phoenix, several programs are in place to ensure that individuals transitioning from mental and physical health institutions receive appropriate supportive housing. These initiatives, provided by both government agencies and local organizations, aim to facilitate a smooth reintegration into the community by offering stable housing coupled with essential support services.

- **Arizona Health Care Cost Containment System (AHCCCS) Housing Programs:** AHCCCS offers permanent supportive housing and supportive services, primarily for members designated with Serious Mental Illness (SMI). These programs provide housing subsidies and supportive services, including case management and assistance with daily living skills, to promote independence and reduce homelessness among individuals transitioning from institutional settings.
- **Community Bridges, Inc. (CBI):** CBI provides a full continuum of substance use and mental health services, including housing resources such as Rapid Rehousing and Permanent Supportive Housing. These programs offer safe and stable housing options for individuals transitioning from institutional care, coupled with supportive services to maintain housing stability and improve overall quality of life.
- **Lifewell Behavioral Wellness:** Lifewell offers Community Living programs, including Transitional Living and Permanent Supportive Housing, integrating behavioral health treatment to help members achieve independence. These programs provide affordable, high-quality housing options and support services tailored to individuals transitioning from mental and physical health institutions.
- **Open Hearts Family Wellness:** Open Hearts operates "The Diamond," a transitional housing facility offering programs such as life skills training, financial literacy, psychiatric/mental health sessions, and employment assistance. These services empower individuals transitioning from institutional care for successful reintegration into the community.

These programs collectively work to ensure that individuals transitioning from mental and physical health institutions in Phoenix have access to supportive housing options that cater to their unique needs, promoting stability and independence within the community.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

In the upcoming fiscal year, the City of Phoenix plans to undertake several activities to address the housing and supportive service needs of non-homeless individuals with special needs, in alignment with 24 CFR 91.215(e). These initiatives include:

- **Housing Rehabilitation:** The City intends to utilize CDBG funds to support the rehabilitation of rental and owner-occupied housing units. This effort aims to preserve and increase the availability of accessible and affordable housing options for individuals with special needs.
- **Affordable Housing Development:** The HOME program will fund affordable rental housing development, down payment assistance and housing rehab activities that will benefit low- to moderate-income households Phoenix.
- **Supportive Services Expansion:** Through the CDBG program, Phoenix plans to fund various supportive services for individuals and families at-risk of or experiencing homelessness in Phoenix.

These planned activities align with Phoenix's one-year goals to enhance housing affordability, expand supportive services, and improve accessibility for non-homeless individuals with special needs, fostering a more all-encompassing and supportive community.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

See above.

## MA-40 Barriers to Affordable Housing – 91.210(e)

### Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policies at the local, regional, and state levels have unintentionally created barriers to affordable housing development and residential investment in Phoenix, Arizona. The following highlights key areas where such policies have negatively impacted housing affordability:

- **Insufficient Funding and Incentives:** State-level policies in Arizona limit funding mechanisms for affordable housing initiatives. For example, while local governments are allowed to charge impact fees, these funds cannot legally be used for affordable housing purposes. This restriction, highlighted by the Morrison Institute, reduces the financial resources available for creating affordable housing, forcing Phoenix to rely on limited federal programs to fill the gap.
- **Community Opposition (NIMBYism):** Community resistance to affordable housing, known as NIMBYism, often delays or prevents developments in Phoenix. This resistance is frequently based on misconceptions that affordable housing will negatively impact property values or neighborhood character. Reports from *The State Press* indicate that this opposition influences local decision-making, creating additional challenges for securing approvals for affordable housing projects.
- **Preemption of Local Authority:** Arizona's state preemption laws prevent cities like Phoenix from implementing rent control or other housing policies to address affordability issues locally. As reported by *AZ Mirror*, this restriction limits Phoenix's ability to adopt tailored solutions to its housing affordability crisis, leaving the city reliant on state-led initiatives that may not adequately address local needs.
- **Gentrification and Displacement:** Urban revitalization efforts in Phoenix, while intended to promote economic growth, often lead to increased property values and the displacement of low-income residents. According to the *Phoenix New Times*, without proper safeguards such as rent protections or affordable housing requirements, these policies disproportionately harm vulnerable populations, exacerbating housing affordability challenges.

Addressing these challenges requires strategic policy reforms, such as revising zoning and funding mechanisms, enhancing local authority to implement housing solutions, and implementing safeguards against displacement. These actions are crucial to creating a more inclusive and fair housing market in Phoenix.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

The following section provides insight into the non-housing assets within the City of Phoenix. It examines economic activity and education levels, using data to identify areas of economic concern and sectors where targeted support could have a meaningful impact. This analysis incorporates data from the Census Longitudinal Employer-Household Dynamics (LEHD) and the Bureau of Labor Statistics (BLS), among other sources.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	3,618	1,962	0%	0%	0%
Arts, Entertainment, Accommodations	80,128	80,603	10%	8%	-2%
Construction	69,808	63,058	9%	6%	-3%
Education and Health Care Services	158,444	189,669	19%	19%	0%
Finance, Insurance, and Real Estate	80,968	93,022	10%	9%	-1%
Information	14,800	18,156	2%	2%	0%
Manufacturing	57,389	52,641	7%	5%	-2%
Other Services	37,982	28,322	5%	3%	-2%
Professional, Scientific, Management Services	117,944	199,338	14%	20%	6%
Public Administration	27,888	51,332	3%	5%	2%
Retail Trade	95,742	85,096	12%	9%	-3%
Transportation & Warehousing	49,288	79,120	6%	8%	-2%
Wholesale Trade	19,557	47,630	2%	5%	3%
Grand Total	813,556	989,949	--	--	-

Table 45 - Business Activity

**Data Source:** 2017-2021 ACS (Workers), 2021 Longitudinal Employer-Household Dynamics (Jobs)

The table above illustrates the distribution of workers and jobs by sector in the City of Phoenix, highlighting key workforce trends and employment gaps. Notably, there are over 176,000 more jobs than available workers across the local economy. This disparity is particularly pronounced in the Professional, Scientific, and Management Services sector, which has the largest gap, with 81,394 more jobs than workers. Other sectors with significant imbalances include Education and Healthcare Services, Public Administration, and Transportation and Warehousing, all of which show a high demand for workers.

While the city has an overall surplus of jobs, certain industries still experience a notable shortage of positions relative to workforce availability. For example, the Arts, Entertainment, and Accommodations sector shows a shortfall of 16,800 workers, indicating significant employment opportunities within this field. Similarly, Construction, Manufacturing, and Other Services exhibit a mismatch between job supply and workforce demand. Additionally, the Retail Trade sector faces an imbalance, with 10,650 more workers than available jobs, suggesting a need for job creation or sector diversification.

Addressing these sector-specific workforce imbalances is critical to ensuring that Phoenix's labor force is aligned with industry needs. Strengthening workforce development and training programs will be essential in closing skill gaps, expanding career pathways, and optimizing economic growth throughout the city.

## Labor Force

Total Population in the Civilian Labor Force	869,141
Civilian Employed Population 16 years and over	824,783
Unemployment Rate	3.5%
Unemployment Rate for Ages 16-24	11.6%
Unemployment Rate for Ages 25-65	4.2%

**Table 46 - Labor Force**

**Data Source:** 2019-2023 ACS; BLS Unemployment Rate 2023

## Unemployment

There are several methods for measuring unemployment, each with distinct advantages and limitations. The U.S. Census collects annual unemployment data by census tract, enabling geographic comparisons of unemployment rates across smaller areas. However, this data is typically two or more years old, making it less useful for real-time analysis. In contrast, the Bureau of Labor Statistics (BLS) provides monthly unemployment data, which is more current but only available at the city level, limiting its ability to reflect localized trends within specific neighborhoods or tracts.

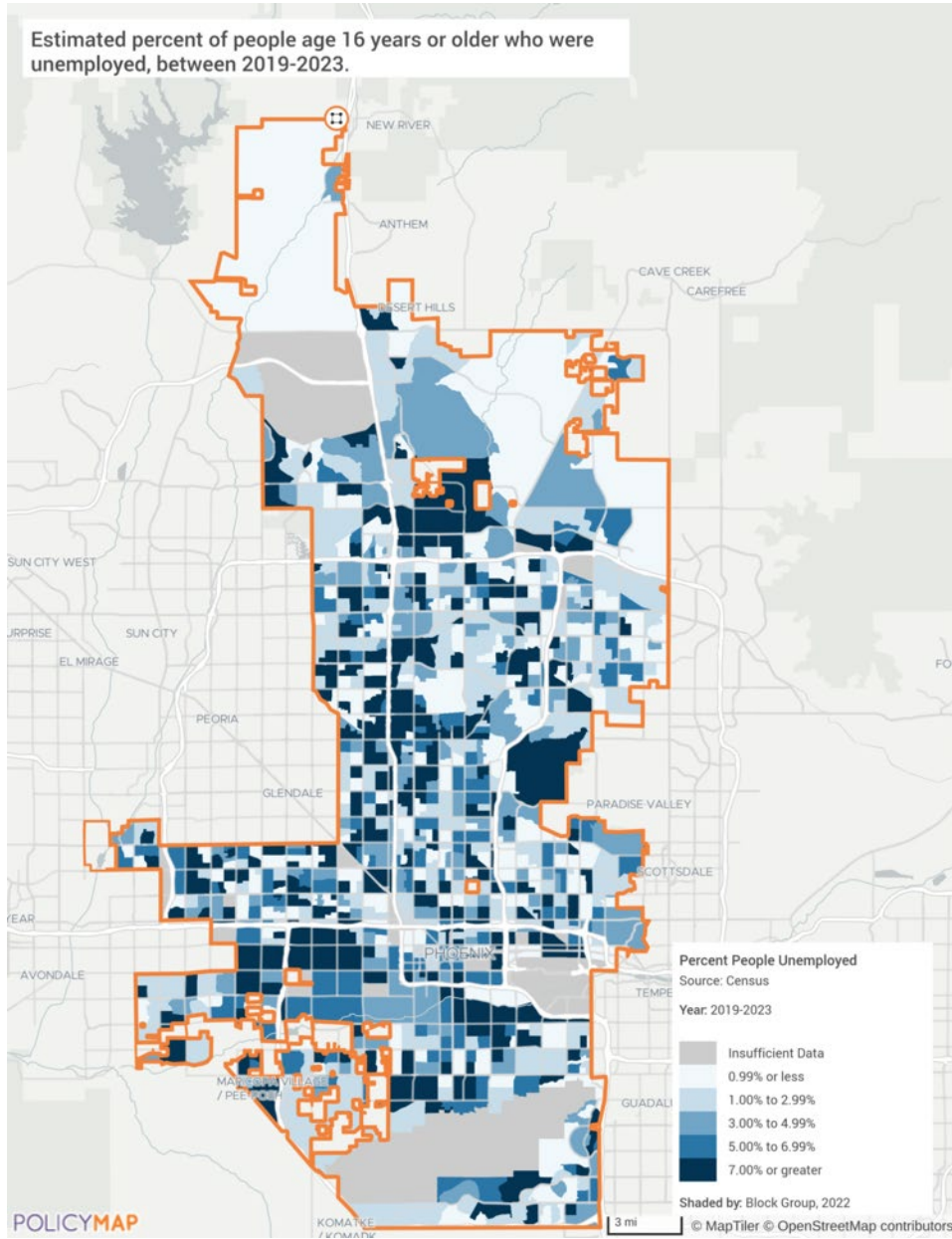
Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
3.2	3.2	3.1	3.0	3.4	3.8	3.8	4.0	3.8	3.8	3.4	3.4

Unemployment Rate in 2023, BLS – Phoenix, AZ

In 2023, Phoenix maintained a consistently low unemployment rate with minor fluctuations throughout the year. The year began with an unemployment rate of 3.2% in January, which declined to its lowest point of 3.0% in April. During the summer, the rate experienced a modest increase, peaking at 4.0% in August, before steadily declining to 3.4% in December. This trend closely paralleled the patterns observed in 2022, reflecting consistent external factors influencing the region's employment dynamics. The annual average unemployment rate for 2023 was 3.5%, aligning closely with the 2022 average of 3.4%, demonstrating ongoing strength in Phoenix's job market.

## Unemployment

The map below highlights that unemployment rates in Phoenix remain below 3% across most areas of the city, reflecting the city's overall strong job market. However, a few areas exhibit elevated unemployment rates above 7%, scattered across various parts of the city. These localized disparities suggest potential challenges in access to employment opportunities or workforce development resources in specific neighborhoods, emphasizing the need for targeted economic initiatives to address unemployment in these higher-rate areas.





<b>Occupations by Sector</b>	<b>Number of People</b>
Management, business and financial	321,917
Farming, fisheries and forestry occupations	2,114
Service	139,508
Sales and office	182,142
Construction, extraction, maintenance and repair	76,420
Production, transportation and material moving	102,682

**Table 47 – Occupations by Sector**

**Data Source:** 2019-2023 ACS

### **Occupations by Sector**

The "Occupations by Sector" table illustrates the distribution of job types across various industries in Phoenix, differing from a previous table that focused on the distribution of jobs within specific sectors. For instance, managerial positions, whether in corporate offices or retail, are classified under "Management, Business, and Financial" in this table but would be categorized by industry in the earlier table.

In Phoenix, the largest occupational group is the Management, business, and financial sector, with approximately 321,917 jobs. The second-largest group is the Sales and Office sector, comprising 182,142 jobs. These sectors encompass vital roles such as managers, financial analysts, business professionals, retail workers, administrative staff, and customer service representatives, emphasizing the importance of professional and office-related occupations in the city's workforce.

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	421,545	62.5%
30-59 Minutes	213,808	31.7%
60 or More Minutes	39,119	5.8%
Total	674,472	100%

**Table 48 - Travel Time**

Data Source: 2019-2023 ACS

## Commute Travel Time

Based on 2019-2023 ACS data, long commutes are not a significant issue for most residents of Phoenix. Nearly 62.5% of all persons commuting to work have a commute of less than 30 minutes each way. Only 5.8% have a commute that is an hour or longer. The mean travel time to work for Phoenix residents was 25.7 minutes in 2023, slightly shorter than Maricopa County's mean travel time of 26.1 minutes.

## Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	84,889	6,742	48,430
High school graduate (includes equivalency)	145,691	11,647	49,653
Some college or Associate's degree	193,232	12,313	47,743
Bachelor's degree or higher	245,396	7,445	34,075

**Table 49 - Educational Attainment by Employment Status**

Data Source: 2019-2023 ACS

The table above details educational attainment by employment status for persons 16 years of age and older within the City. Unemployment is lower and labor force participation is generally higher for residents who have achieved a higher level of educational attainment.

**Educational Attainment by Age**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	3,390	9,209	16,875	37,781	18,775
9th to 12th grade, no diploma	23,373	19,456	22,698	31,565	10,708
High school graduate, GED, or alternative	59,895	69,641	50,443	84,251	43,023
Some college, no degree	49,216	59,406	43,414	79,661	43,888
Associate’s degree	7820	20,024	17,833	30,939	16,049
Bachelor’s degree	15,543	61,750	45,600	72,290	33,232
Graduate or professional degree	1,248	25,760	32,383	48,560	27,169

**Table 50 - Educational Attainment by Age**

Data Source: 2019-2023 ACS

**Educational Attainment by Age**

The previous table outlines educational attainment by age for individuals aged 18 and older in Phoenix. It highlights the varying levels of education achieved across different age groups, providing insights into the city's educational landscape and its potential impact on workforce development and economic opportunities.

A notable trend in the data is that higher educational attainment increases with age until the 45–65 age group, then declines in the 65+ population. The largest share of individuals with a bachelor’s or graduate

degree falls within the 25–65 age range, indicating a workforce with advanced skills and education. However, a significant portion of adults, particularly those 45 and older, have only a high school diploma or some college but no degree, suggesting potential gaps in educational advancement. The relatively high number of individuals with less than a high school diploma, especially in the 18–24 age group, highlights the need for adult education programs, workforce training initiatives, and pathways to higher education to improve economic mobility and job prospects.

**Educational Attainment – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$33,674
High school graduate (includes equivalency)	\$38,995
Some college or Associate’s degree	\$46,107
Bachelor’s degree	\$66,771
Graduate or professional degree	\$85,296

**Table 51 – Median Earnings in the Past 12 Months**

Data Source: 2019-2023 ACS

**Median Earnings by Educational Attainment**

Educational attainment is a key determinant of potential earnings and financial stability. In Phoenix, individuals with higher education levels experience significantly greater median earnings. For instance, a person with a Bachelor's degree typically earns around double the income of someone without a high school diploma, while those with a graduate or professional degree can expect to earn just over twice what someone earns with a high school education. Over the span of a career, this income disparity becomes even more pronounced. An individual with a Bachelor’s degree working from age 23 to 62 can expect to earn around \$2.6 million, compared to around \$1.5 million for someone with a high school diploma working from age 18 to 62—an earnings difference of nearly \$1,100,000. This gap in lifetime earnings contributes significantly to wealth accumulation, further supported by the higher likelihood of home ownership, investments, and retirement savings often associated with higher salaries.

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

In Phoenix, the Professional, Scientific, and Management Services sector, along with Education and Health Care Services, plays a critical role in the local economy. These industries account for 199,338 and 189,669

jobs, respectively, collectively representing 39% of all jobs in the city. Additionally, they employ 33% of the workforce, underscoring their significance in Phoenix's labor market.

The Professional, Scientific, and Management Services sector supports a wide range of high-skilled jobs, including positions in engineering, finance, business consulting, and technology development. This sector is instrumental in driving innovation, attracting investment, and fostering economic expansion. As Phoenix continues to grow as a regional business hub, demand for workers in this field is expected to increase, requiring a strong pipeline of talent with advanced skills and education.

Similarly, the Education and Health Care Services sector is vital to both economic stability and community well-being. The healthcare industry, in particular, has expanded rapidly due to population growth and an aging demographic, increasing demand for medical professionals, support staff, and specialized care providers. Meanwhile, education remains a cornerstone of the local economy, with schools, colleges, and universities playing a crucial role in workforce development and preparing residents for future employment opportunities.

### **Describe the workforce and infrastructure needs of the business community:**

Phoenix's business community is experiencing significant growth, particularly in high-tech industries such as semiconductor manufacturing and data centers. This expansion has created an increased demand for a skilled workforce and robust infrastructure to support these developments.

#### **Workforce Needs**

According to the *Financial Times*, the establishment of major facilities, such as the Taiwan Semiconductor Manufacturing Company (TSMC) complex, underscores the need for a highly specialized labor force in Phoenix. However, the region has faced challenges due to a limited pool of skilled workers, leading to delays in project timelines for TSMC's operations (*Financial Times*, 2023). To address these challenges, the Phoenix Business and Workforce Development Board has developed a strategic plan that focuses on aligning training programs with industry demands. Based on information provided by *Arizona at Work*, this initiative involves partnerships with educational institutions and community organizations to strengthen the local workforce system and meet employer needs (*Arizona at Work*, 2023).

#### **Infrastructure Needs**

The rapid industrial and population growth in Phoenix has led to increased demands for infrastructure improvements. According to *American City & County*, significant construction activity is underway to address needs in transportation, utilities, and industrial facilities, driven by developments in high-tech industrial, commercial, and residential sectors (*American City & County*, 2023). To support this growth, the Greater Phoenix Leadership Community Infrastructure Committee collaborates with stakeholders to influence key policy decisions that promote sustainable infrastructure development. Based on information provided by the *Greater Phoenix Leadership*, these efforts aim to ensure that Phoenix can sustain its rapid economic expansion while meeting the demands of its residents and businesses ([Greater Phoenix Leadership](#), 2023).

Phoenix's business community requires targeted workforce development initiatives and infrastructure investments to sustain economic growth and meet the evolving needs of industries and residents. Addressing these challenges is essential for maintaining the city's economic momentum and ensuring long-term success.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Phoenix is poised for significant economic transformation due to several major public and private sector investments and initiatives. These developments are expected to impact job creation and business growth opportunities during the planning period.

### **Major Investments and Initiatives**

#### **Halo Vista Development:**

According to the *New York Post*, the Halo Vista project, a \$7 billion development surrounding the Taiwan Semiconductor Manufacturing Company (TSMC) complex, will span nearly 30 million square feet and include hotels, residential areas, and educational facilities. This "city within a city" is anticipated to create approximately 10,000 permanent jobs and an additional 80,000 indirect jobs in the surrounding area (New York Post, 2024).

#### **Phoenix Five-Year Capital Improvement Plan:**

Based on information from *AZBEX*, Phoenix has proposed a nearly \$10 billion Five-Year Capital Improvement Plan, focusing on critical sectors such as aviation, information technology, public transit, street transportation, and water and wastewater services. This investment aims to strengthen infrastructure, accommodate population growth, and support economic expansion (AZBEX, 2024).

#### **Rio Salado Revitalization:**

The Phoenix City Council recently approved a development agreement to revitalize the Rio Salado riverfront. According to *Orion Property Partners*, this initiative includes the creation of the Resource Innovation Campus, which will transform the area into a hub for sustainability and innovation, driving both environmental and economic benefits (Orion Property Partners, 2024).

### **Implications for Workforce Development, Business Support, and Infrastructure**

#### **Workforce Development:**

The influx of high-tech industries and large-scale developments will require a skilled labor force. According to *Arizona at Work*, targeted training programs and partnerships with educational institutions and private sector stakeholders are essential to align workforce skills with industry demands (Arizona at Work, 2023).

**Business Support:**

New and expanding businesses will require support through streamlined permitting processes, tax incentives, and access to capital. The City of Phoenix's Economic Development Programs, as outlined on the city's official website, are designed to stimulate commercial growth and provide assistance during this period of expansion (City of Phoenix, 2024).

**Infrastructure Enhancement:**

The planned developments will significantly increase demands on transportation networks, utilities, and public services. As reported by *Phoenix Budget Documents*, investments in infrastructure revitalization are critical to supporting this growth and maintaining a high quality of life for residents (City of Phoenix Budget, 2024).

In summary, Phoenix's economic landscape is set to undergo substantial changes due to these transformative investments and initiatives. Addressing workforce development, business support, and infrastructure needs will be vital to sustaining economic growth and ensuring the city's long-term success.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The skills and education of Phoenix's workforce generally align with employment opportunities in key sectors, but notable gaps exist. The Education and Health Care Services sector demonstrates strong alignment, employing 19% of the workforce and representing the same proportion of jobs. However, the Professional, Scientific, and Management Services sector, accounting for 20% of jobs but only 14% of workers, highlights a need for more highly skilled professionals. Similarly, Transportation and Warehousing faces a worker shortage, while sectors like Retail Trade and Construction show slight worker surpluses, potentially leading to underemployment.

Educational attainment in Phoenix supports many sectors, with a significant portion of the workforce holding bachelor's degrees or higher, aligning with professional and technical roles. However, gaps in specific skills for high-demand sectors suggest a need for enhanced vocational training and advanced education programs. Expanding workforce development efforts will be critical to bridging these disparities and sustaining Phoenix's economic growth.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Phoenix has implemented several workforce training initiatives through collaborations among Workforce Investment Boards, community colleges, and various organizations to align with the city's short- and long-term economic goals.

**ARIZONA@WORK Initiatives**

ARIZONA@WORK, the statewide workforce development network, offers several programs to enhance employee skills:

- **Incumbent Worker Training Program:** This program assists current employees in acquiring skills necessary to retain employment and prevent job loss. Training activities are conducted by the local workforce development board in partnership with employers.
- **On-the-Job Training:** Employers may receive reimbursements for staff engaged in productive work while participating in on-the-job training, facilitating skill development directly in the workplace.
- **Customized Training Program:** Designed to meet specific employer requirements, this program relates to new production or service procedures, upgrading to new jobs requiring new skills, workplace literacy, or other purposes identified by the local board. Employers commit to employing individuals who complete the training.

### **Phoenix Business and Workforce Development Board (PBWD)**

The PBWD Board serves as a catalyst in identifying and addressing the evolving business needs of Greater Phoenix. By convening partners, it provides customer-centric solutions and resources, offering employers access to a skilled workforce.

### **Community College Partnerships**

Community colleges in Phoenix collaborate with workforce development programs to align educational training with necessary job skills. These partnerships focus on providing work-based learning, including apprenticeships and internships, to prepare talent for open positions.

### **Greater Phoenix Chamber Foundation**

The Foundation's workforce collaboratives aim to:

- Align educational training to necessary job skills.
- Provide work-based learning, including apprenticeships and internships, to prepare future talent.
- Promote career awareness and opportunities for underrepresented populations in local industries.

### **Workforce Leadership Academy**

The Workforce Leadership Academy is a fellowship program for Arizona workforce development professionals. It brings together leaders from various sectors to foster change and strengthen organizational and systems leadership skills.

### **Hospitality Workforce Training Initiative**

An innovative workforce training program is being developed through a public-private-university partnership to train workers in the hospitality industry. This initiative aims to prepare the next cohort of hospitality professionals, supporting Phoenix's reputation as a top travel destination.

### **Alignment with Phoenix's Goals**

These initiatives support Phoenix's short- and long-term goals by:



- **Enhancing Workforce Competitiveness:** By providing targeted training programs, the city ensures that workers possess skills aligned with industry demands, attracting and retaining businesses.
- **Promoting Economic Growth:** A skilled workforce contributes to economic development, making Phoenix a desirable location for business investment.
- **Supporting Industry Needs:** Customized training programs address specific employer requirements, ensuring that local industries have access to a talent pool tailored to their operational needs.

Through these collaborative efforts, Phoenix is proactively developing a workforce equipped to meet current and future economic challenges, fostering a resilient and dynamic local economy.

### **Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

The City of Phoenix does not have its own standalone Comprehensive Economic Development Strategy (CEDS). Instead, it collaborates with regional organizations that develop and implement CEDS to promote economic growth and resilience.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Phoenix and regional organizations are actively pursuing several economic development initiatives that align with the city's short- and long-term goals:

#### **City of Phoenix Economic Development Initiatives**

- **Community and Economic Development Department (CEDD):** According to *Invest in Phoenix*, the CEDD focuses on attracting high-quality jobs and training the workforce to fill them. The department manages innovation and retail initiatives, oversees the Phoenix Foreign Trade Zone, and collaborates with businesses to strengthen the community (Invest in Phoenix).
- **Economic Development Strategic Plan:** Based on information from the City of Phoenix, the City Council has adopted a strategic plan to guide CEDD's work. This plan emphasizes supporting growth in critical sectors, increasing outreach to businesses, and fostering collaboration with external organizations to expand capacity (Phoenix.gov).

#### **Regional Economic Development Initiatives**

- **Greater Phoenix Economic Council (GPEC):** GPEC assists companies in starting or relocating their businesses to the region. Its strategic plan for fiscal years 2023-2025 focuses on enhancing economic competitiveness, attracting quality businesses, and advocating for regional competitiveness (GPEC).
- **GPEC's Action Plan FY24:** This plan highlights strategies to amplify opportunities for action on economic imperatives. It includes setting regional economic health metrics and convening community leaders to articulate a vision for the region's future (GPEC Action Plan FY24).

## Collaborative Initiatives

- Partnership for Economic Innovation (PEI): According to *PEI*, the organization enables Arizona innovators through initiatives like The Connective, which focuses on connectivity, mobility, equity, and sustainability ([PEI](#)).
- Arizona State University (ASU) Office of Economic Development: ASU supports Arizona's business attraction, retention, and expansion strategies. According to ASU, the university contributed \$4.6 billion to the state's gross product in FY 2020 (ASU Office of Economic Development).

## Major Development Projects

- Halo Vista Development: As reported by the *New York Post*, the \$7 billion Halo Vista project surrounding the TSMC complex will create a "city within a city," including hotels, residential areas, and educational facilities. This development is expected to generate 10,000 permanent jobs and 80,000 indirect jobs (New York Post, 2024).

## Alignment with Phoenix's Goals

These initiatives support Phoenix's goals by:

- **Job Creation:** Attracting businesses and creating high-quality employment opportunities (GPEC).
- **Workforce Development:** Aligning educational training with industry needs through collaborations with institutions like ASU (ASU Office of Economic Development).
- **Infrastructure Enhancement:** Investing in projects that improve connectivity and sustainability, such as The Connective ([PEI](#)).
- **Economic Diversification:** Encouraging growth across multiple sectors to build a resilient economy (Phoenix.gov).

Through these coordinated efforts, Phoenix and its regional partners are fostering sustainable economic growth and prosperity.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

HUD defines "housing problems" based on four specific data points: cost burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. In Phoenix, housing issues are infrequent overall, except for cost burden. According to the 2019-2023 ACS 5-Year Estimates, the citywide rates are as follows:

- Cost Burden Renters: 50.7%
- Cost Burden Homeowners: 21.0%
- Overcrowding: 6.1%
- Lack of Complete Plumbing Facilities: 0.6%
- Lack of Complete Kitchen Facilities: 0.7%

For an area to be considered "concentrated" with housing issues, it must exhibit two or more problems significantly above the citywide averages, using HUD's definition of "disproportionate." This threshold in Phoenix is set at 10 percentage points higher than the city average, equating to: a cost burdened renter above 60.7%, a cost burdened homeowner above 31.0%, overcrowding above 16.1%, lack of plumbing facilities above 10.6%, and lack of kitchen facilities above 10.7%.

In Phoenix, the following census tracts experience concentrations of more than one of the above mentioned housing problems:

- Census Tract #04013112100: Lack of Complete Plumbing Facilities (11.23%); Lack of Complete Kitchen Facilities (11.05%); Overcrowded Renters (19.81%)
- Census Tract #04013112516: Overcrowded Renters (21.16%); Cost Burden Homeowners (38.8%)
- Census Tract #04013109706: Overcrowded Renters (24.8%); Cost Burden Renters (74.67%)

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

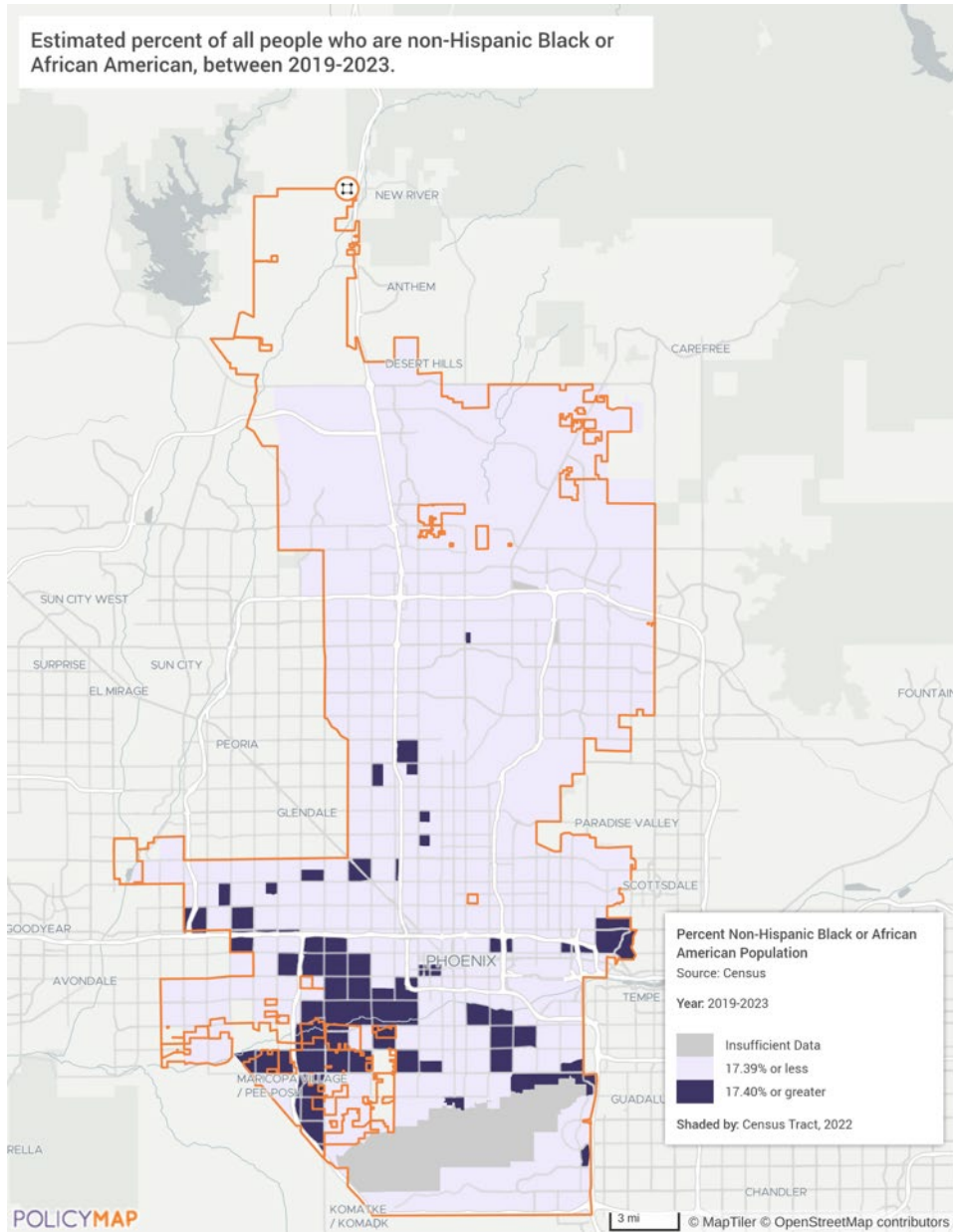
For the purposes of this analysis a "racial or ethnic concentration" will be any Census Tract where a racial or ethnic minority group makes up 10 percent or more of the population than the city as a whole. According to the 2019-2023 ACS 5-Year estimates the racial and ethnic breakdown of Phoenix's population is:

- Black, non-Hispanic: 7.4%
- White, non-Hispanic: 41.3%
- American Indian and Alaska Native, non-Hispanic: 1.4%
- Asian, non-Hispanic: 3.8%
- Native Hawaiian and Other Pacific Islander, non-Hispanic: 0.2%
- Other Race, non-Hispanic: 0.4%
- Two or More Races, non-Hispanic: 3.6%

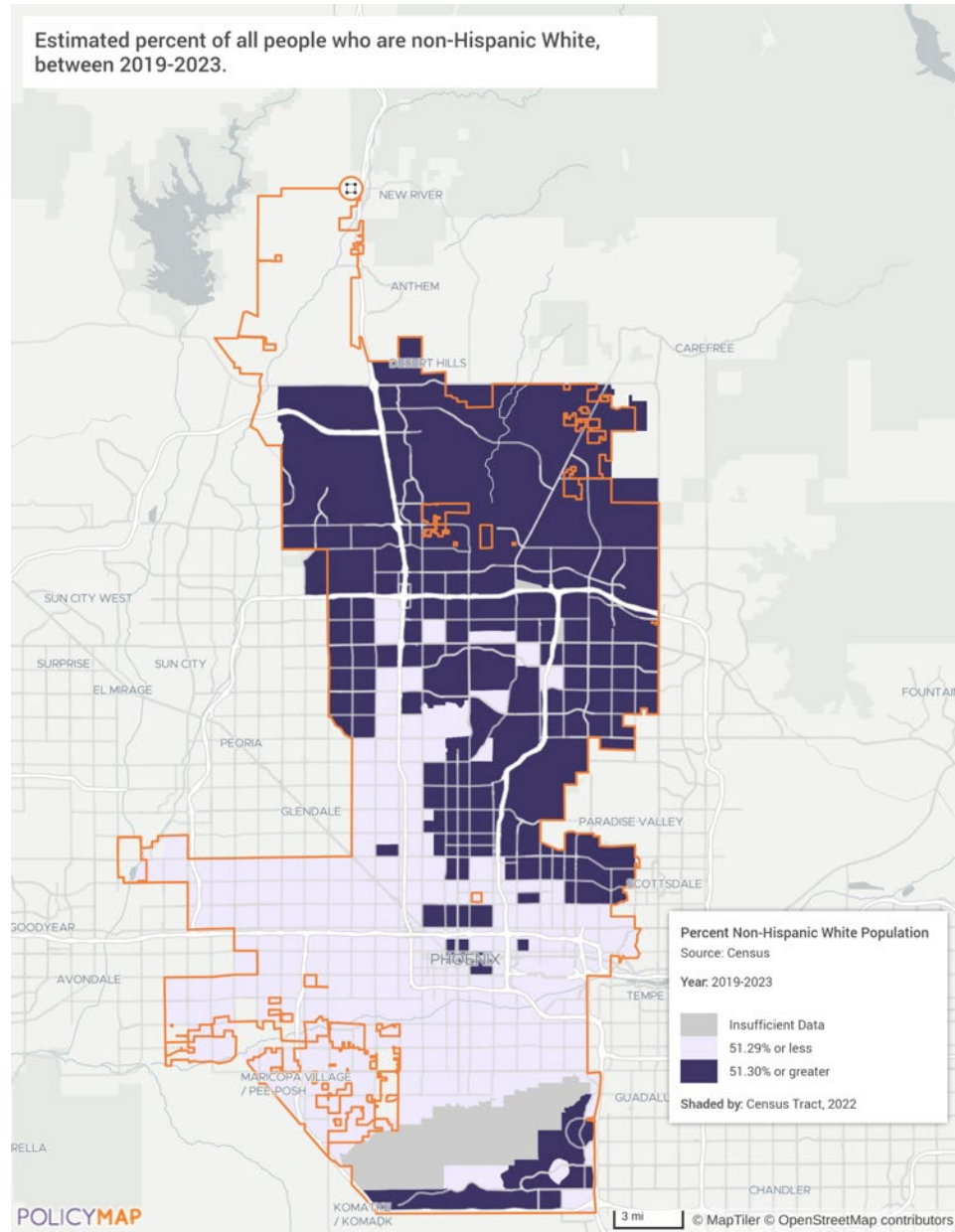
- Hispanic or Latino: 41.8%

The following maps show concentrations of populations based on race or ethnicity. Maps for populations without concentrations are not provided.

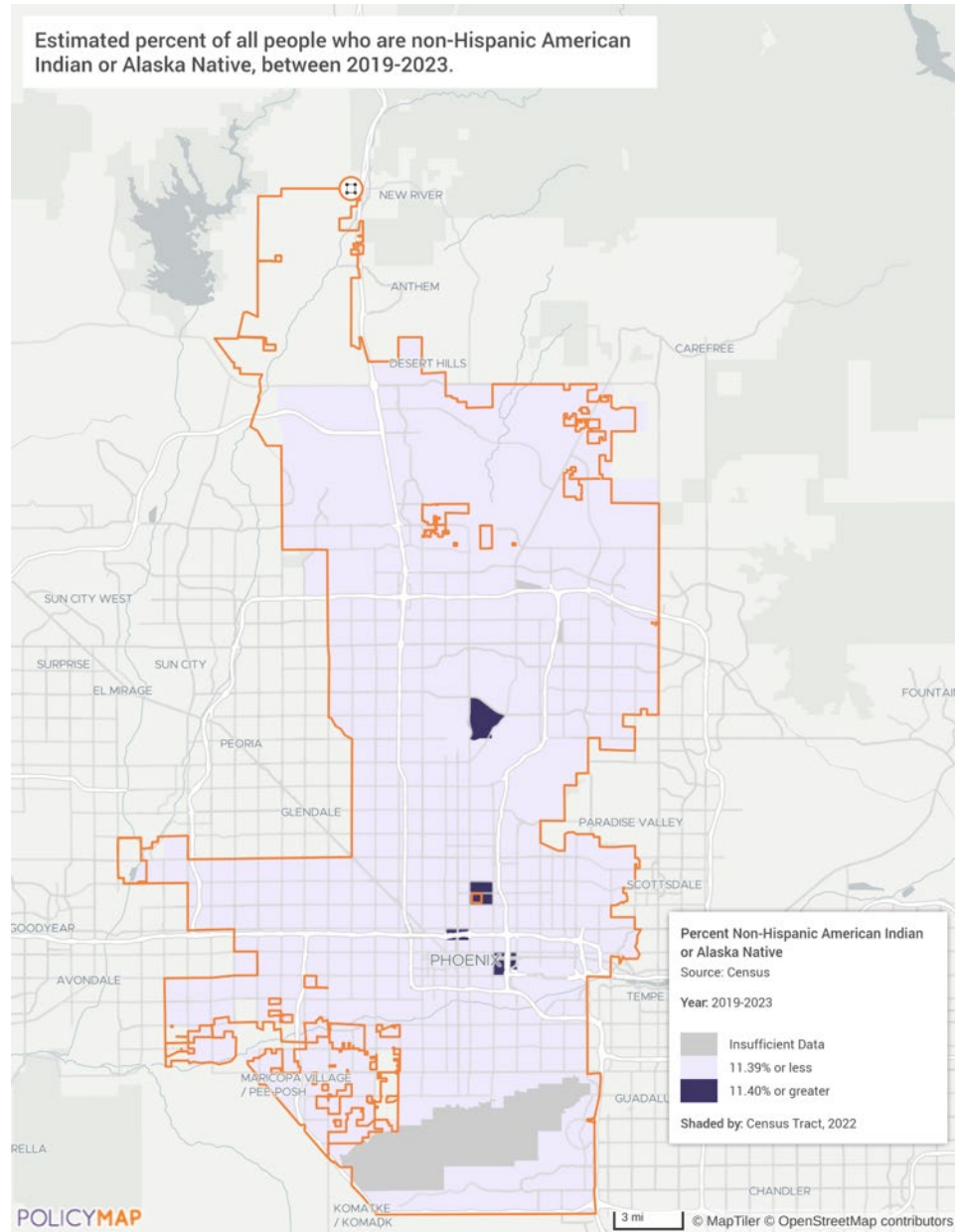
**Concentration Black/African American (non-Hispanic) households over 17.4%**



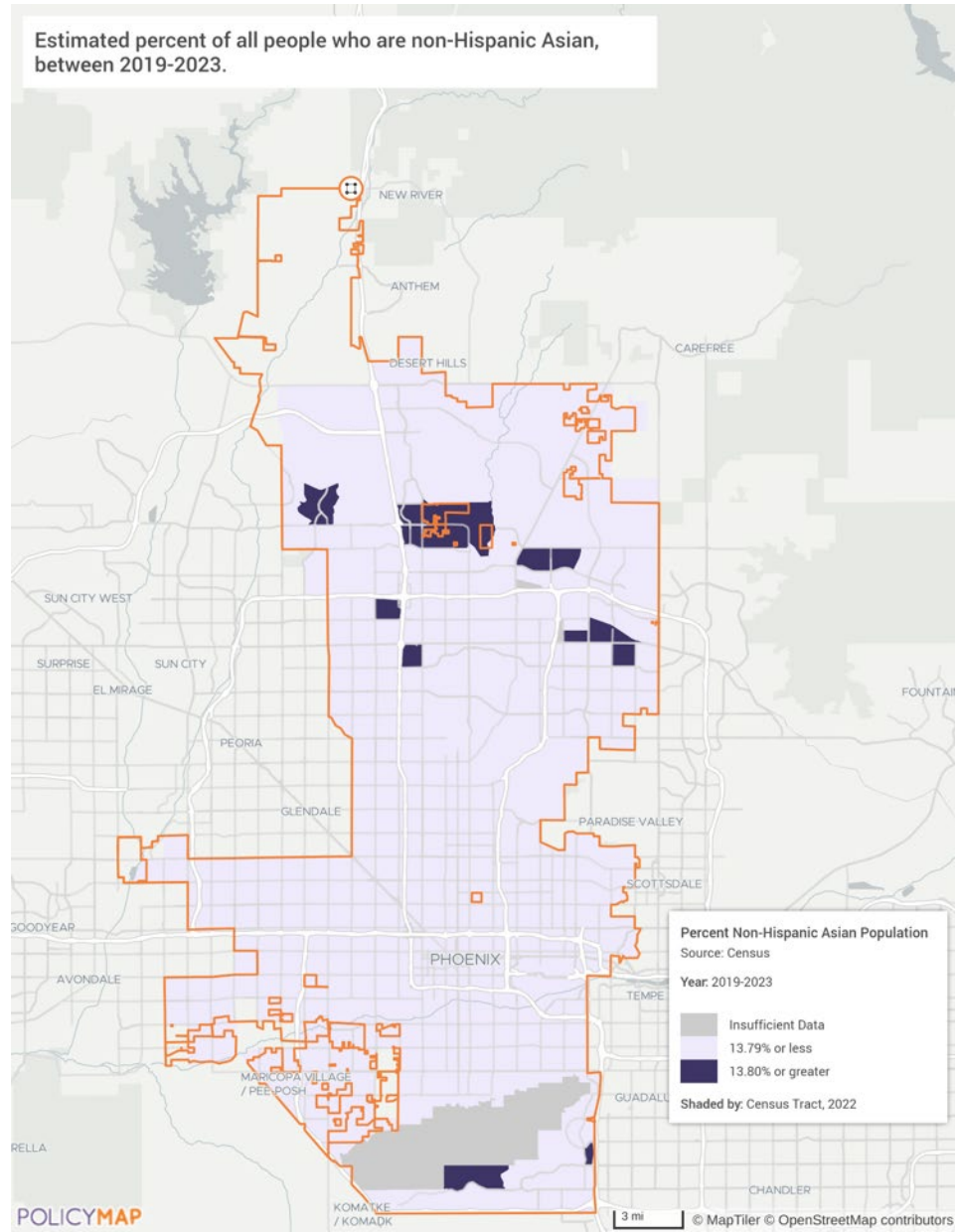
## Concentration White (non-Hispanic) households over 51.3%



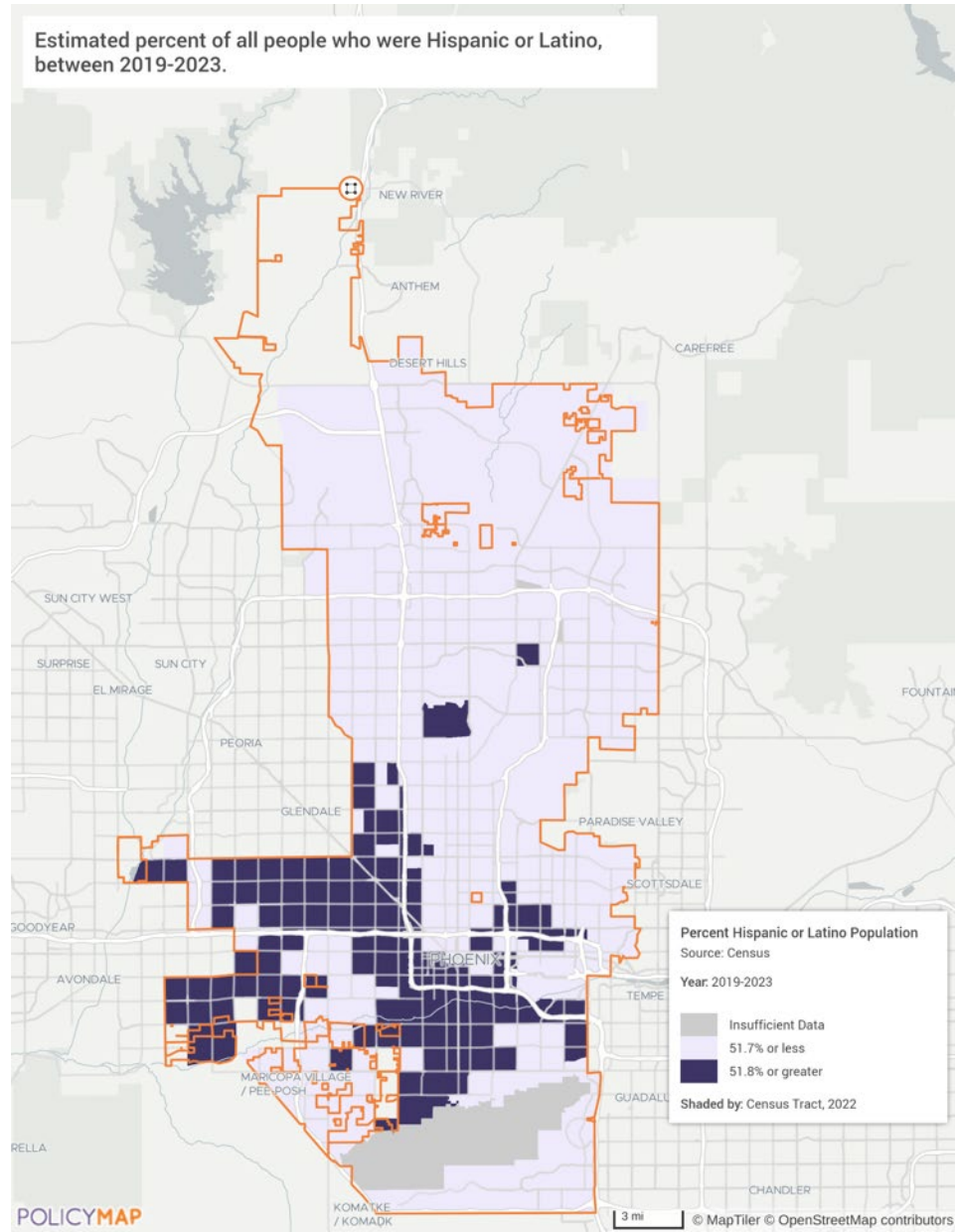
# Concentration American Indian and Alaska Native (non-Hispanic) households over 11.4%



# Concentration Asian (non-Hispanic) households over 13.8%

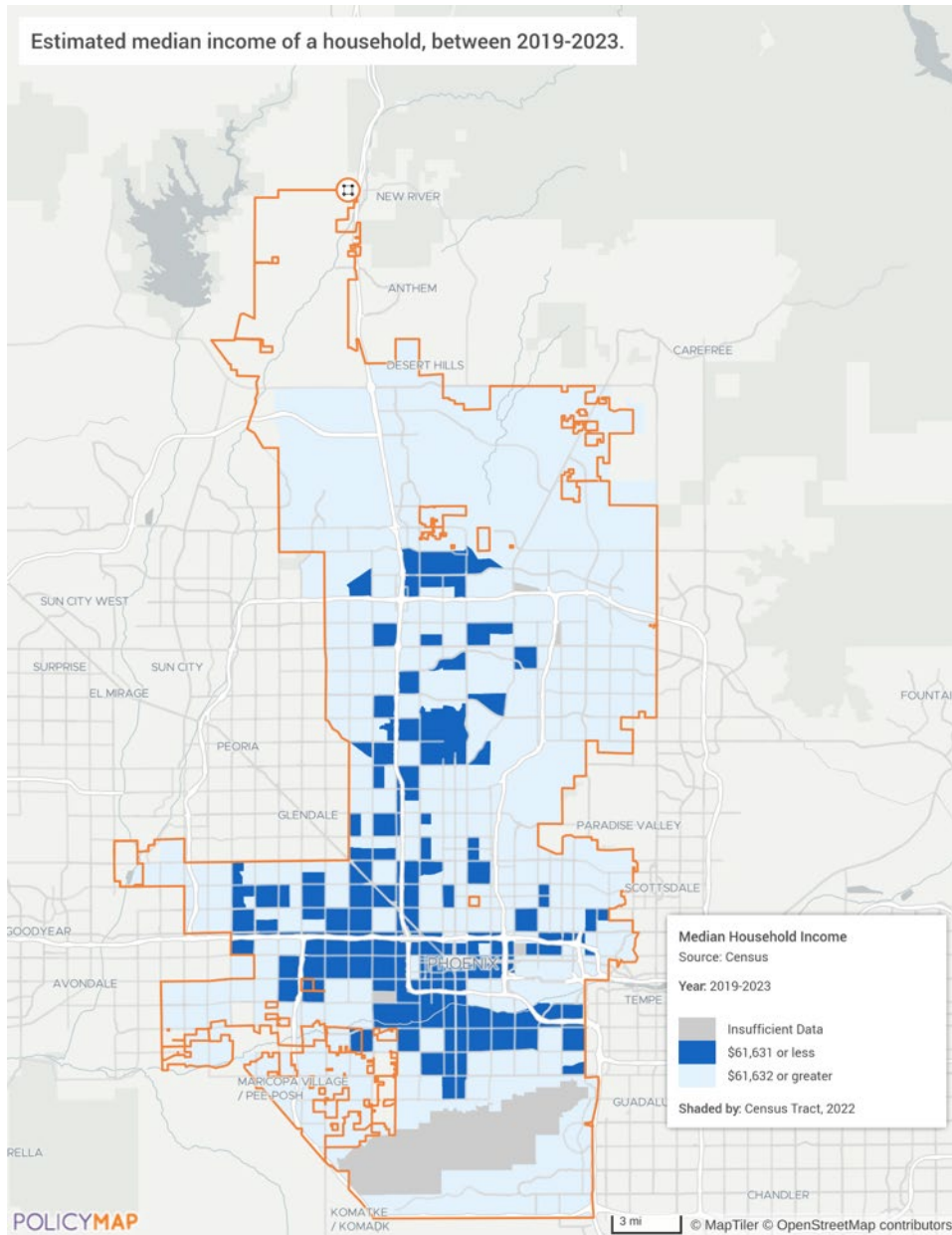


# Concentration Hispanic/Latino households over 51.8%





**Low-Income Households:** The Median Household Income in the City is \$77,041. Any household making 80% or less (\$61,632) is considered “low-income” concentration. As shown in the following map, there are many tracts throughout Phoenix with median household incomes falling below the low-income threshold with particular concentrations of tracts in and around the downtown region as well as in the south western region and some areas northwest of downtown.



**What are the characteristics of the market in these areas/neighborhoods?**

Downtown Phoenix has undergone significant revitalization, yet pockets of low-income communities remain, particularly in older housing stock and areas with higher concentrations of cost-burdened renters.

While the district has seen an influx of investment in commercial and residential developments, many low-income residents face affordability challenges due to rising housing costs. The area also continues to experience economic disparities, with job opportunities expanding in professional and technical fields, yet many lower-income residents lack access to the skills and training needed for these industries. Despite ongoing redevelopment efforts, economic inequality persists, particularly for renters and long-time residents.

### **Are there any community assets in these areas/neighborhoods?**

Despite economic challenges, these areas contain critical community assets, including public schools, parks, and local nonprofits that provide essential services to low-income households. Health clinics, food banks, and housing assistance programs serve as key resources for residents. Additionally, public transportation options, though somewhat limited compared to central Phoenix, connect these communities to employment centers and essential services. Community organizations continue to advocate for infrastructure improvements and increased economic development funding to address long-standing disparities.

### **Are there other strategic opportunities in any of these areas?**

Phoenix is actively pursuing strategic opportunities to address economic disparities, particularly in low-income neighborhoods such as downtown, southwest, and central west areas. These initiatives aim to uncover untapped potential, bridge income gaps, and improve overall community resilience.

### **Economic Development and Investment Initiatives**

1. **Neighborhood Economic Development Programs:** The City of Phoenix's Neighborhood Services Department (NSD) provides business assistance and financial incentives to encourage commercial development in low- to moderate-income (LMI) areas. The Neighborhood Economic Development (NED) program funds façade improvements and infrastructure enhancements to attract new businesses and revitalize underserved communities.
2. **Opportunity Zones:** Phoenix has designated Opportunity Zones in low-income communities to attract private investment. This federal program encourages investors to reinvest capital gains into targeted neighborhoods, supporting economic revitalization, job creation, and affordable housing development.
3. **Addressing Inequalities in South Phoenix:** Initiatives focused on South Phoenix are addressing disparities in food security, healthcare access, and workforce training. The Equality Health Foundation has partnered with community leaders to implement programs improving health outcomes and economic opportunities.
4. **Affordable Housing Expansion:** The City of Phoenix is expanding affordable housing initiatives to address shortages in low-income areas. Recent updates from the Phoenix Housing Department highlight ongoing and planned projects aimed at increasing affordable rental and homeownership opportunities for residents.
5. **Equitable Financing for Green Infrastructure:** Phoenix is developing financing strategies for green infrastructure projects to promote sustainability in underserved communities. These initiatives

focus on creating more livable environments and supporting community-led projects that address long-standing disparities (GIEquity.org).

6. **Workforce Development and Education:** Efforts to reduce income inequality include expanding access to job training and vocational programs. Strategies such as childcare support, transportation assistance, and healthcare access aim to remove barriers to employment and help low-income individuals acquire skills for higher-paying jobs.

### Transportation and Infrastructure Investments

1. **Transportation 2050 (T2050) Initiative:** A long-term transportation plan to expand bus and light rail services, improve street infrastructure, and enhance mobility options for residents citywide ([T2050.org](http://T2050.org)).
2. **South Central Light Rail Extension (2025 Completion):** A 5.5-mile light rail extension along Central Avenue to improve transit access in South Phoenix, connecting residents to jobs and services.
3. **Northwest Phase II Light Rail Extension (2024 Completion):** A newly completed 1.6-mile expansion into the West Valley, improving connectivity for lower-income residents in western Phoenix (ENR.com).
4. **Bus Rapid Transit (BRT) System (2026-2028):** A high-capacity transit system in development to improve travel times and increase connectivity for transit-dependent neighborhoods.
5. **Downtown Transportation Plan Update (Ongoing):** A city-led initiative to improve accessibility, reduce congestion, and accommodate economic growth in downtown Phoenix.
6. **Capital Improvement Program (\$750 Million Investment):** A five-year infrastructure plan focused on street maintenance, safety enhancements, and public works projects to support economic development.

Phoenix is leveraging economic development programs, infrastructure investments, and workforce initiatives to bridge income disparities and revitalize low-income neighborhoods. Expanding public transportation, incentivizing business investment, and increasing access to affordable housing will help create economic mobility and long-term stability for residents. These strategic opportunities ensure that all areas of Phoenix, particularly historically underserved communities, benefit from the city's overall economic growth and development.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Internet access is a critical component of modern communication and information-sharing, enabling users to benefit from the growing interconnectedness of business, education, commerce, and everyday activities. Reliable internet connectivity has become essential for success in today's economic landscape. Communities without broadband access face significant challenges in keeping pace with the rest of the country. The lack of broadband infrastructure limits residents' ability to access educational and entrepreneurial opportunities, which is especially concerning in low- to moderate-income (LMI) areas where economic opportunities are often limited.

Research from the Pew Research Center underscores the vital role that high-speed internet plays in enhancing educational and employment opportunities, particularly in underserved communities. The center's studies have shown that individuals with reliable broadband access are more likely to engage in online learning, apply for jobs, and participate in economic activities that can improve their quality of life.

Similarly, reports from the Federal Communications Commission (FCC) highlight the direct correlation between broadband availability and economic development. The FCC's findings indicate that regions with robust internet infrastructure experience higher rates of job creation, educational attainment, and overall community growth.

Phoenix, Arizona, enjoys comprehensive broadband coverage, with the vast majority of the city offering multiple internet service provider options, including in LMI areas. The average Phoenix household has access to four (4) broadband-quality internet service options. According to ISPReports.org, Phoenix benefits from a variety of infrastructure options, including cable, fiber, fixed wireless, and DSL. Ninety-two percent (92%) of Phoenix households have an internet connection with 99.46% availability. Of those households, 78% have fiber, cable, or DSL, 8% have satellite, 0% are still on dial-up, and 2% of households have internet but don't pay for a subscription because it's subsidized by the Affordable Connectivity Program. The following map illustrates broadband availability throughout Phoenix, defined as advertised internet speeds of 768 kilobits per second or higher.

See map below: Broadband Access

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

To ensure high-quality broadband service, it is crucial to foster competition among service providers. A lack of competition, where a single provider dominates an area, can diminish the incentive to deliver reliable and consistent services. According to ISPReports.org, Phoenix is served by twenty-five (25)

Internet providers offering residential service. Among these, Cox and CenturyLink stand out as the leading providers in terms of coverage and speed. Internet providers throughout the city include:

CenturyLink (DSL and Fiber)

Cox (Cable and Fiber)

Quantum Fiber (Fiber)

Wyyerd (Fiber)

Mediacom (Cable)

Orbitel Communications (Cable)

EarthLink (Fixed Wireless)

AT&T (Fixed Wireless)

AireBeam (Fixed Wireless)

BAM Broadband (Fixed Wireless)

CopperNet Systems (Fixed Wireless)

T-Mobile Home Internet (Fixed Wireless)

Verizon (Fixed Wireless)

Triad Wireless (Fixed Wireless)

Phoenix Internet (Fixed Wireless)

AirFiber (Fixed Wireless)

Resound Networks (Fixed Wireless)

TREPIC Networks (Fixed Wireless)

WeLink (Fixed Wireless)

Mojo Broadband (Fixed Wireless)

Dish (Satellite)

DirectTV (Satellite)

HughesNet (Satellite)

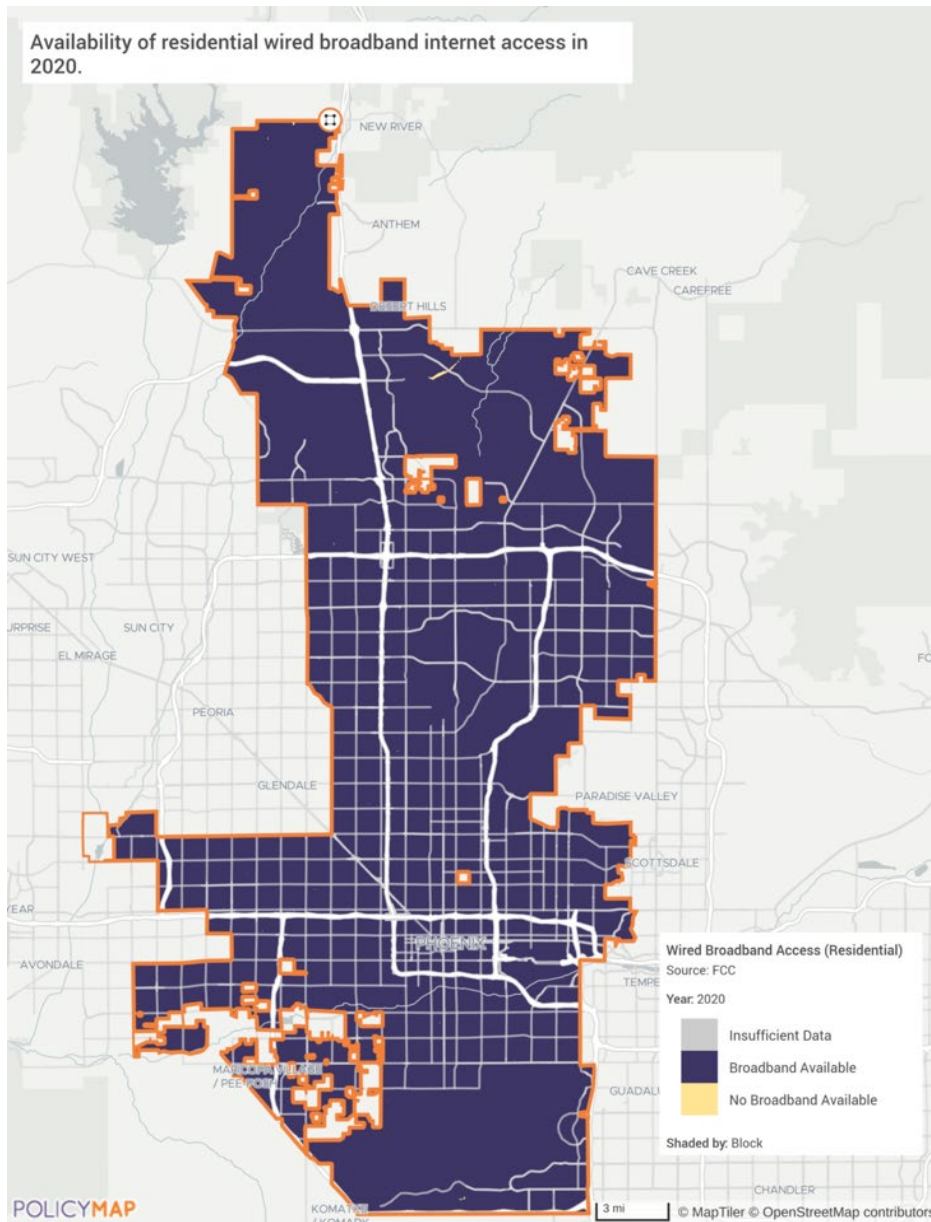
Viasat Internet (Satellite)

## Starlink (Satellite)

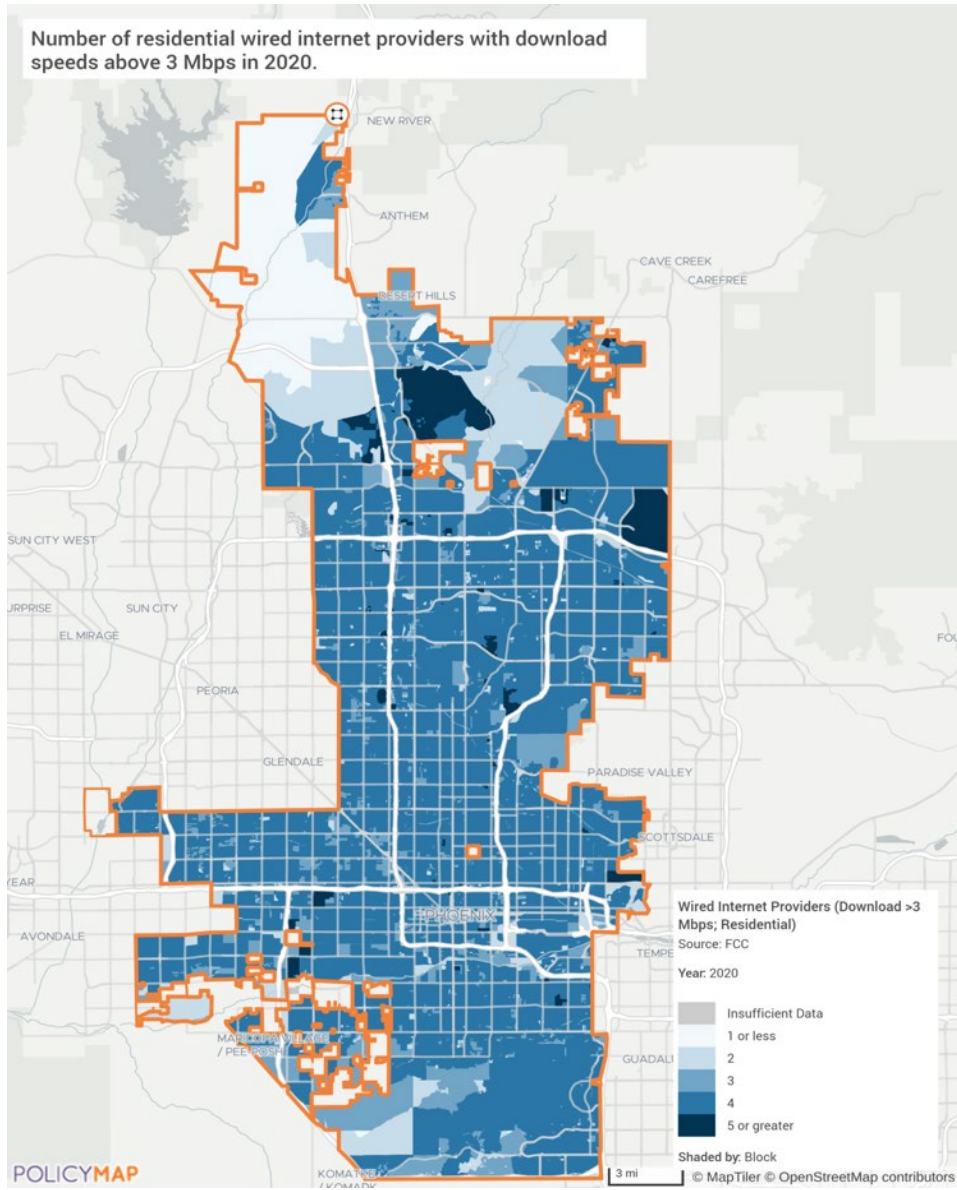
The following map shows the number of broadband service providers by census tract. Most of the city of Phoenix has at least four (4) options of high-speed internet with competitive providers. This variety ensures that residents have multiple choices for reliable and affordable internet access throughout the city.

See map below: Highspeed Internet Providers

## Broadband Access



# Highspeed Internet Providers



## MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

### Describe the jurisdiction's increased natural hazard risks associated with climate change.

Phoenix, Arizona, situated within Maricopa County, faces a range of natural hazard risks, including drought, extreme heat, flooding, severe winds, and wildfires, as detailed in Maricopa County's [Multi-Jurisdictional Hazard Mitigation Plan](#) (MJHMP). The MJHMP underscores that climate change is intensifying these threats, leading to rising temperatures, prolonged droughts, and an increased frequency of wildfires. These environmental changes contribute to reduced water supply reliability, negatively affecting agriculture and the economic stability of rural communities. Additionally, urban centers like Phoenix face heightened health risks due to extreme heat, along with potential disruptions to electricity and water services. According to the FEMA National Risk Index, Maricopa County is particularly susceptible to hazards such as hail, heat waves, lightning, strong winds, and wildfires.

Although Phoenix is an inland city located approximately 200 miles from the coast, the impacts of rising sea levels and increased storm activity in coastal regions may drive population displacement. A potential influx of climate migrants seeking more stable environments could place additional pressure on local housing markets, job availability, and essential resources. According to the MJHMP, Phoenix experienced a 13.5% population increase from 2010 to 2020, with projections indicating an additional 10.7% increase by 2030. While it is uncertain whether this growth is directly linked to climate change, the increasing risks to vulnerable coastal regions may contribute to migration patterns that influence Phoenix's housing demand and infrastructure capacity.

Addressing climate-related challenges requires proactive planning and resilience-building strategies to mitigate risks and safeguard public health. The Centers for Disease Control and Prevention (CDC) emphasizes that climate change, combined with other environmental and human-induced stressors, exacerbates existing public health threats and introduces new risks, highlighting the need for comprehensive preparedness efforts. Similarly, the National Climate Assessment underscores the importance of adaptive mitigation planning, as traditional hazard probability models may no longer be sufficient in an evolving climate.

To effectively navigate these challenges, Phoenix must prioritize forward-thinking policies and adaptation strategies that account for climate-related risks and population shifts. The city's [Climate Action Plan](#) aims for carbon neutrality and zero waste by 2050, focusing on reducing greenhouse gas emissions and strengthening community resilience. To combat extreme heat, Phoenix has established an [Office of Heat Response and Mitigation](#), implementing cooling corridors, expanding urban tree cover, and utilizing reflective materials to lower temperatures while providing cooling centers and hydration stations for vulnerable populations. Community engagement is also a key component, with programs like the Urban Heat Leadership Academy, which educates residents on urban heat, air quality, and water issues, empowering them to implement local solutions. Through these initiatives, Phoenix is actively working to mitigate climate risks and promote long-term sustainability, ensuring resilience in the face of changing environmental and demographic conditions.



**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Low- and moderate-income households, whether renting or owning, are particularly vulnerable to climate change and natural disasters due to limited financial resources. Rising electricity and housing costs can push them into unstable living conditions, increasing the risk of homelessness or substandard housing. The 2024 America's Rental Housing Study from Harvard's Joint Center for Housing Studies highlights how escalating insurance premiums and coverage withdrawals in high-risk areas make securing protection against climate-related losses increasingly difficult, while stagnant operating income further limits property owners' ability to invest in climate resilience. The 2021 EPA study on Climate Change and Social Vulnerability reinforces these concerns, revealing that low-income individuals are more likely to live in areas experiencing rising mortality rates from extreme temperatures and face the highest labor hour losses due to weather exposure. Rural communities are especially disadvantaged, often lacking emergency support and resources for climate-related home repairs. As climate threats intensify, strengthening resilience among low- and moderate-income households is essential to ensuring their safety, stability, and long-term well-being.

FEMA's National Risk Index identifies Maricopa County as having a relatively low level of community resilience, indicating that its residents are less equipped to prepare for, adapt to, and recover from natural hazards. This assessment encompasses six broad categories: social, economic, community capital, institutional, infrastructural, and environmental factors at the county level. The map below illustrates FEMA's qualitative risk to natural hazards at the census tract level in Phoenix, AZ, providing an intuitive way to gauge community risk based on Expected Annual Loss (EAL), Social Vulnerability, and Community Resilience scores.

While most of the city is classified as having a "very low" risk, certain areas are designated as having "relatively low" to "relatively moderate" risk. This suggests that while the overall risk remains low, some neighborhoods may require targeted resources and interventions to address specific hazards, making them more vulnerable than other parts of the city. These two indexes measure risk from different perspectives—FEMA's risk index evaluates a community's ability to respond to hazards (resilience), while the city's qualitative assessment concentrates on the likelihood and severity of those hazards. This dual approach ensures that resources are allocated where they are most needed, promoting both preparedness and targeted intervention.

As part of the Maricopa County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP), Phoenix works to reduce risks to people and property, lower disaster recovery costs, and promote long-term sustainability. The plan identifies key hazards and outlines actions to prevent recurring damage from future disasters. It specifically highlights the vulnerability of low-income households to extreme heat, emphasizing that many lack access to adequate cooling resources, increasing their health risks. To address this, the plan stresses the need for targeted strategies to protect these communities from climate-related threats.

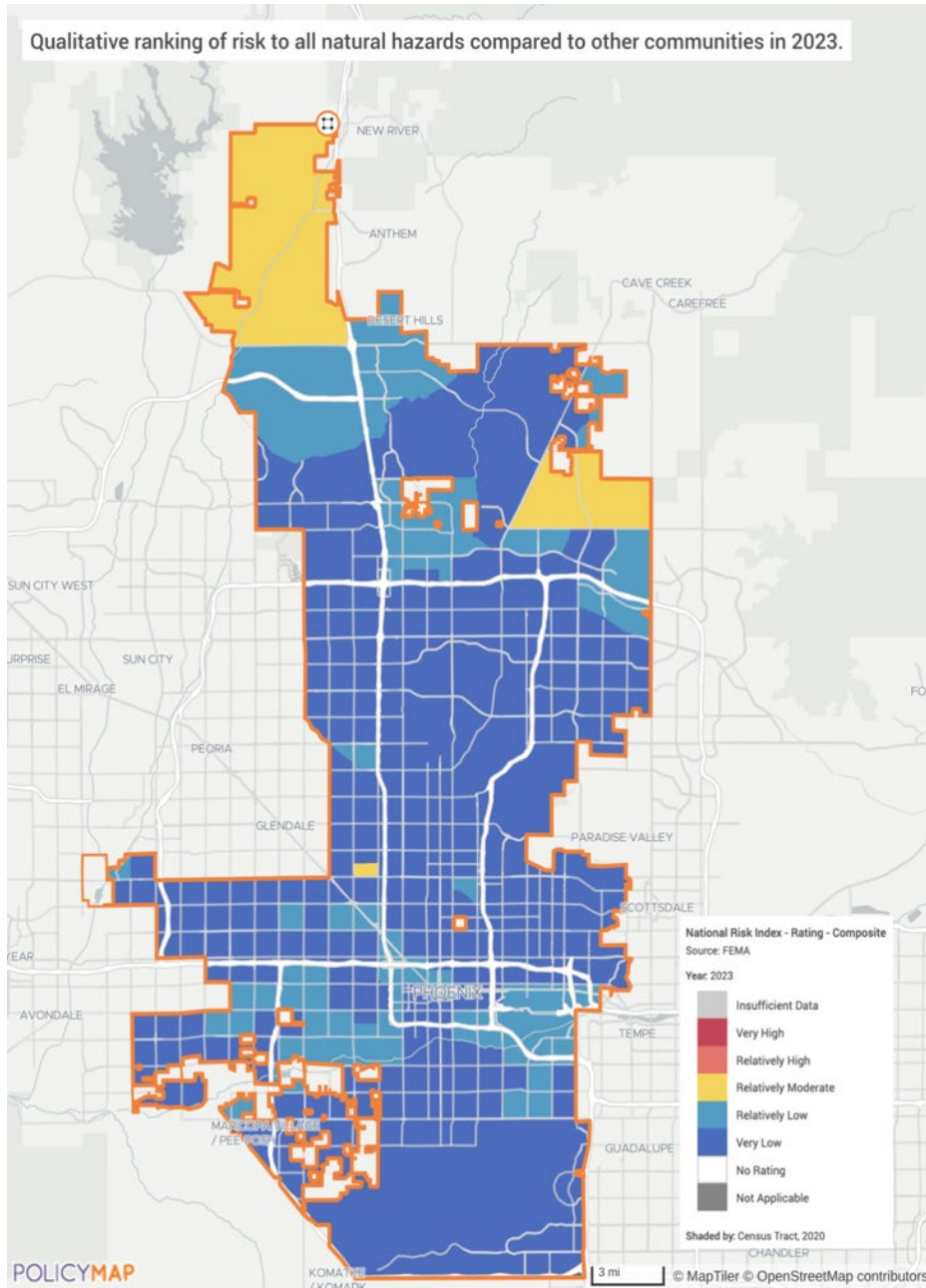
Recognizing that climate change disproportionately impacts low-income and minority communities, Phoenix is directing resources toward infrastructure improvements, air quality enhancements, and

expanded access to green spaces, as outlined in the city’s Climate Action Plan. The plan also includes health impact assessments to identify and mitigate climate-related health risks, particularly in areas most affected by extreme heat and pollution. Beyond environmental resilience, Phoenix acknowledges that climate action is integral to economic growth and job creation. The city prioritizes workforce development in emerging green industries, ensuring equitable employment opportunities while advancing sustainability initiatives.

Phoenix is committed to educating and preparing its community for multi-hazard mitigation through a comprehensive approach that emphasizes communication, collaboration, and preparedness. The City utilizes its Homeland Security and Emergency Management website and social media platforms to provide timely updates and critical information. Residents can also access resources through the Maricopa County Emergency Management website, social media channels, the Wireless Emergency Alerts (WEA) system, the Community Emergency Notification System (CENS), and the Emergency Broadcast System (EAS) for TV and radio notifications. These efforts are further reinforced by the Maricopa County Community Organizations Active in Disaster (COAD), which enhances resilience through coordinated collaboration. Phoenix remains committed to strengthening community preparedness to hazard hazards and investing in adaptive strategies to address emerging challenges effectively.

See map: Risk to All Natural Hazards

## Risk to All Natural Hazards



# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan outlines the City of Phoenix's housing and community development goals for the 2025-2029 Consolidated Plan. It details how the City plans to utilize CDBG, HOME, HOPWA and ESG funds to achieve HUD's objectives of ensuring a suitable living environment; providing safe, decent, and affordable housing for low- to moderate-income households; and expanding economic opportunity in the City.

Through data analysis in the Needs Assessment and Market Analysis and a comprehensive citizen participation process that involved input from the community and stakeholder organizations; the City was able to identify the priority needs that exist in Phoenix. The goals developed in the Strategic Plan address these needs over the five-year plan period.

The City has also identified three target areas where funds will be directed. The first two target areas are the Edison-Eastlake and Marcos de Niza-Grant Park communities. The Edison-Eastlake Community is the target of a Choice Neighborhoods Implementation Grant and is also a Neighborhood Revitalization Strategy Area (NRSA). In 2024, the Housing Department was awarded a \$500,000 Choice Neighborhoods Planning Grant to begin a community planning effort with the residents of the Marcos de Niza public and affordable housing community (AMP 22, 374 units, a mix of 281 Public Housing and 93 Section 8 PBV). This will begin 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 for the effort along with Choice Neighborhoods funds and any other sources that are available at the time. The transformation plan will form the basis for future implementation efforts including an application for Choice Neighborhoods Implementation grant funding.

The third target area does not traditionally target a certain neighborhood in Phoenix but expands the reach of programs and services to all low/mod income areas and also directly to eligible low- to moderate-income households in the City. Low/mod areas (LMA) are primarily residential and have at least 51 percent of residents who are considered low- and moderate-income persons as defined by HUD. The boundaries of these areas are defined at the block group tract level. The City also provides assistance to low- and moderate-income individuals and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. This assistance is provided citywide and is based on eligibility.

Low/mod areas are eligible for certain types of activities funded by CDBG. For example, public improvements such as those to neighborhood facilities, community centers or infrastructure like streets and sidewalks can be targeted to these low/mod block group tracts. Direct services to individuals and families are not targeted to areas; however, they must meet income qualifications in order to be eligible. These activities can be direct affordable housing assistance and public services. HOME, ESG and HOPWA funds are directed towards eligible households citywide under the guidance of each program.

The following are the eight (8) priority needs and associated goals identified in the Strategic Plan. More details of the priority needs are given in the SP-25 and the goals are detailed in the SP-45.

**Priority Need: Affordable Housing**

1A Develop & Preserve Affordable Housing

**Priority Need: Public Services**

2A Public Services for LMI & Special Need

**Priority Need: Public Facilities & Infrastructure Investment**

3A Improve Public Facilities & Infrastructure

**Priority Need: Economic Development**

4A Economic Development

**Priority Need: Removal of Slum & Blight**

5A Removal of Slum & Blight

**Priority Need: Housing & Services for the Homeless**

6A Homeless Housing & Services

**Priority Need: Housing & Services for Persons w/ HIV/AIDS**

7A Housing & Services for Persons w/ HIV/AIDS

**Priority Need: Effective Program Administration**

8A Effective Program Administration

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 4 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	Citywide Low/Mod Eligible
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	N/A
	<b>HUD Approval Date:</b>	N/A
	<b>% of Low/ Mod:</b>	N/A
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	N/A
	<b>Identify the neighborhood boundaries for this target area.</b>	The City of Phoenix designates certain areas within its boundaries as low/mod areas (LMA) if they meet certain criteria. These areas are primarily residential and have at least 51 percent of residents who are considered low- and moderate-income persons as defined by HUD. The boundaries of these areas are defined at the block group tract level. The City also provides assistance to low- and moderate-income individuals and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. This assistance is provided citywide and based on eligibility.
<b>Include specific housing and commercial characteristics of this target area.</b>	From 2013 to 2023, the population in Phoenix has seen a gradual growth of 10%. While there has been an increase in housing development over the past couple decades, there remains a demand to meet this need. Much of the housing stock remains very old as approximately 45% of owner-occupied housing and 39% of renter-occupied housing units were built before 1980 (Source: 2019-2023 ACS). These housing units will naturally have higher instances of deferred maintenance, deteriorating conditions and a greater risk of lead-based paint hazards.	

<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>The City works with various agencies, organizations, and service providers to gather different viewpoints and input of local housing and service needs. These needs were identified through discussions with public officials and citizens, as well as an online survey for citizens and stakeholders. Furthermore, a public hearing and comment period were conducted to enable citizens to take part in the development of the plan.</p>
<p><b>Identify the needs in this target area.</b></p>	<p>Affordable housing development and preservation has been identified as one of the highest needs in Phoenix. Activities that will help to address affordable housing are housing rehab programs, new housing development and rental assistance for the most vulnerable groups in the City. Some of the key findings in the City 2024 Housing Needs Assessment include rising home prices, a widening gap in housing affordable to households earning below 50% AMI, a need to add multi-family housing units, increasing cost burden concerns for low-income households.</p> <p>There is a need to expand and improve public infrastructure as well as improve access to public facilities in Phoenix. Public infrastructure improvements will improve access to all residents, including seniors and persons with a disability. Improving access to public facilities is a need as support for neighborhood facilities will help improve the lives of low- and moderate-income households.</p> <p>There is a need for expanded and improved public services to provide support LMI households and individuals with special needs. Persons with special needs include the elderly, persons with a disability and victims of domestic violence.</p> <p>There is a need for homeless services. Support for emergency shelters, street outreach services, homeless prevention activities and rapid rehousing rental assistance will help to end homelessness in Phoenix. There is also a need to provide housing opportunities for individuals with HIV/AIDS and their families. This group needs housing that is located near medical clinics and service providers that meet their unique needs.</p>

	<b>What are the opportunities for improvement in this target area?</b>	<p>Investment towards low/mod areas and low- to moderate-income persons will improve the quality of life for citizens in the City of Phoenix.</p> <p>The removal of slum and blight will improve the health and safety of low/mod areas in Phoenix, and encourage revitalization efforts.</p> <p>Increasing affordable housing opportunities will promote population growth while ensuring a healthy development for residents across all income levels.</p>
	<b>Are there barriers to improvement in this target area?</b>	Access to funding is a barrier to improvements in the City.
<b>2</b>	<b>Area Name:</b>	Edison-Eastlake Choice Neighborhoods
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	N/A
	<b>HUD Approval Date:</b>	N/A
	<b>% of Low/ Mod:</b>	N/A
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	N/A
	<b>Identify the neighborhood boundaries for this target area.</b>	The Edison-Eastlake Choice Neighborhoods Community is a Neighborhood Revitalization Strategy Area (NRSA). Generally, the boundaries range from 16th Street on the west, Interstate 10 on the east, Interstate 10 on the north and the Union Pacific Railroad on the south.



<p><b>Include specific housing and commercial characteristics of this target area.</b></p>	<p>This is a very small geographic area consisting of block groups 330.11, 330.14 and 390.02 with just over 2,700 population. Of the approximately 1,474 dwelling units, only 1,059 are occupied with about 8.4% being owner-occupied (89) and 91.6% being renter occupied (970). The remaining 415 units are vacant housing (28.2%).</p> <p>Two of the block groups (330.11 &amp; 330.14) have experienced much housing development over the past couple decades and the median age of housing has risen to 2000 and above. Block group 390.02 still remains very old and in need new housing development as the median age of housing in this tract is 1963.</p> <p>The public housing developments are among the oldest dwelling units in the area and are no longer a quality housing option due to obsolete infrastructure and poor design.</p> <p>There are over 150 businesses in the area, which are primarily concentrated along 16th Street. The area also has direct access to Highway 10, assisting with making commute times shorter to and from work, large shopping centers, hospitals and health centers.</p>
<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>The City works with various agencies, organizations, and service providers to gather different viewpoints and input of local housing and service needs. These needs were identified through discussions with public officials and citizens, as well as an online survey for citizens and stakeholders. Furthermore, a public hearing and comment period were conducted to enable citizens to take part in the development of the plan.</p> <p>The Phoenix NRSA shares the same target area as the Edison-Eastlake Choice Neighborhoods target area due to its high poverty rate, concentration of obsolete public housing units, and lack of neighborhood amenities and services. Through an extensive community engagement process, residents and stakeholders created the Choice Neighborhoods Transformation Plan, called the One Vision Plan, to identify strategies to improve housing, lift people up, and improve neighborhood conditions overall within the defined target area.</p>

<p><b>Identify the needs in this target area.</b></p>	<p>The needs of the Edison-Eastlake Choice Neighborhoods Community were identified in the Edison-Eastlake Choice Neighborhoods One Vision Plan. This plan includes activities targeted to the following three categories:</p> <p>HOUSING - Replace distressed public housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood.</p> <p>PEOPLE - Improve educational outcomes, health outcomes, and intergenerational mobility for youth with services and supports delivered directly to youth and their families.</p> <p>NEIGHBORHOOD - Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families' choices about their community.</p>														
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>The opportunities for improvement in the Edison-Eastlake Choice Neighborhoods are connected to the activities targeted to the area, which are described above in the three categories of: Housing, People and Neighborhood.</p>														
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>The Choice Neighborhoods Grant is an extensive revitalization process over a period of 5 years. Coordinating all the elements of this revitalization effort will take extensive resources and organization. Access to funding is also a barrier to improvements in the Edison-Eastlake Choice Neighborhoods.</p>														
<p>3</p>	<table border="1"> <tr> <td data-bbox="235 1503 732 1560"> <p><b>Area Name:</b></p> </td> <td data-bbox="732 1503 1430 1560"> <p>Marcos de Niza-Grant Park Choice Neighborhoods</p> </td> </tr> <tr> <td data-bbox="235 1560 732 1617"> <p><b>Area Type:</b></p> </td> <td data-bbox="732 1560 1430 1617"> <p>Local Target area</p> </td> </tr> <tr> <td data-bbox="235 1617 732 1673"> <p><b>Other Target Area Description:</b></p> </td> <td data-bbox="732 1617 1430 1673"> <p>N/A</p> </td> </tr> <tr> <td data-bbox="235 1673 732 1730"> <p><b>HUD Approval Date:</b></p> </td> <td data-bbox="732 1673 1430 1730"> <p>N/A</p> </td> </tr> <tr> <td data-bbox="235 1730 732 1787"> <p><b>% of Low/ Mod:</b></p> </td> <td data-bbox="732 1730 1430 1787"> <p>N/A</p> </td> </tr> <tr> <td data-bbox="235 1787 732 1843"> <p><b>Revital Type:</b></p> </td> <td data-bbox="732 1787 1430 1843"> <p>Comprehensive</p> </td> </tr> <tr> <td data-bbox="235 1843 732 1885"> <p><b>Other Revital Description:</b></p> </td> <td data-bbox="732 1843 1430 1885"> <p>N/A</p> </td> </tr> </table>	<p><b>Area Name:</b></p>	<p>Marcos de Niza-Grant Park Choice Neighborhoods</p>	<p><b>Area Type:</b></p>	<p>Local Target area</p>	<p><b>Other Target Area Description:</b></p>	<p>N/A</p>	<p><b>HUD Approval Date:</b></p>	<p>N/A</p>	<p><b>% of Low/ Mod:</b></p>	<p>N/A</p>	<p><b>Revital Type:</b></p>	<p>Comprehensive</p>	<p><b>Other Revital Description:</b></p>	<p>N/A</p>
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<p><b>Revital Type:</b></p>	<p>Comprehensive</p>														
<p><b>Other Revital Description:</b></p>	<p>N/A</p>														

<p><b>Identify the neighborhood boundaries for this target area.</b></p>	<p>The Marcos de Niza-Grant Park Choice Neighborhoods is located within the block groups tracts of 420.01 and 490.01. The boundaries of these block groups range from S. 7th Ave on the west, South Central Ave. on the east, Jackson Street on the north and the Maricopa Freeway to the south.</p>
<p><b>Include specific housing and commercial characteristics of this target area.</b></p>	<p>This is a very small geographic area consisting of block groups 420.01 and 490.01 with a population of 3,196. The median age of housing in the area is very old as all three BG tracts have a median age below 1972. Of the 1,555 households, the vast majority are renters (80%) with 1,247 households while only 308 are homeowners (20%). The public housing developments are also old and need to be replaced.</p> <p>The median housing income (MHI) in all three BG tracts are well below the City MHI, and in particular BG 490.01 with only \$17,733 MHI.</p>
<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>The City works with various agencies, organizations, and service providers to gather different viewpoints and input of local housing and service needs. These needs were identified through discussions with public officials and citizens, as well as an online survey for citizens and stakeholders. Furthermore, a public hearing and comment period were conducted to enable citizens to take part in the development of the plan.</p>

<p><b>Identify the needs in this target area.</b></p>	<p>The needs of the Marcos de Niza-Grant Park Choice Neighborhoods Community were identified through community workshops, focus groups and Resident and Youth Leadership Councils. This plan includes activities targeted to the following three categories:</p> <p>HOUSING - Replace distressed public housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood.</p> <p>PEOPLE - Improve educational outcomes, health outcomes, and intergenerational mobility for youth with services and supports delivered directly to youth and their families.</p> <p>NEIGHBORHOOD - Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families' choices about their community.</p>														
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>The opportunities for improvement in the Marcos de Niza-Grant Park Choice Neighborhoods are connected to the activities targeted to the area, which are described above in the three categories of: Housing, People and Neighborhood.</p>														
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>The Choice Neighborhoods Grant is an extensive revitalization process over a period of 5 years. Coordinating all the elements of this revitalization effort will take extensive resources and organization. Access to funding is also a barrier to improvements in the Marcos de Niza-Grant Park Choice Neighborhoods.</p>														
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<b>Identify the neighborhood boundaries for this target area.</b>	The HOPWA Eligible Metropolitan Statistical Area consists of Maricopa County and Pinal County.
<b>Include specific housing and commercial characteristics of this target area.</b>	Maricopa County and Pinal County are among the most populous counties in Arizona. Both counties have experienced a significant population growth over the past decade, and as a result continues to have steady housing development to meet this need. Maricopa County is home to the largest urban area in Arizona, and serves as the economic hub in the area.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The City works with various agencies, organizations, and service providers to gather different viewpoints and input of local housing and service needs. These needs were identified through discussions with public officials and citizens, as well as an online survey for citizens and stakeholders. Furthermore, a public hearing and comment period were conducted to enable citizens to take part in the development of the plan.
<b>Identify the needs in this target area.</b>	Persons and their families living with HIV/AIDS need housing subsidy assistance and supportive services.
<b>What are the opportunities for improvement in this target area?</b>	HOPWA programs provide housing stability, services that reduce the risk of homelessness, and improve access to healthcare and other needed supportive services.
<b>Are there barriers to improvement in this target area?</b>	Access to funding is a barrier to quality of life improvements for all persons living with HIV/AIDS in the two-county HOPWA EMSA target area.

### General Allocation Priorities

*Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)*

The City has identified three target areas where funds will be directed. These target areas are the Edison-Eastlake Choice Neighborhoods Community, the Marcos de Niza-Grant Park Choice Neighborhoods and Citywide Low/Mod Eligible (areas and households), which expands the reach of programs and services to all low/mod income areas and also directly to eligible low- to moderate-income households in the City.

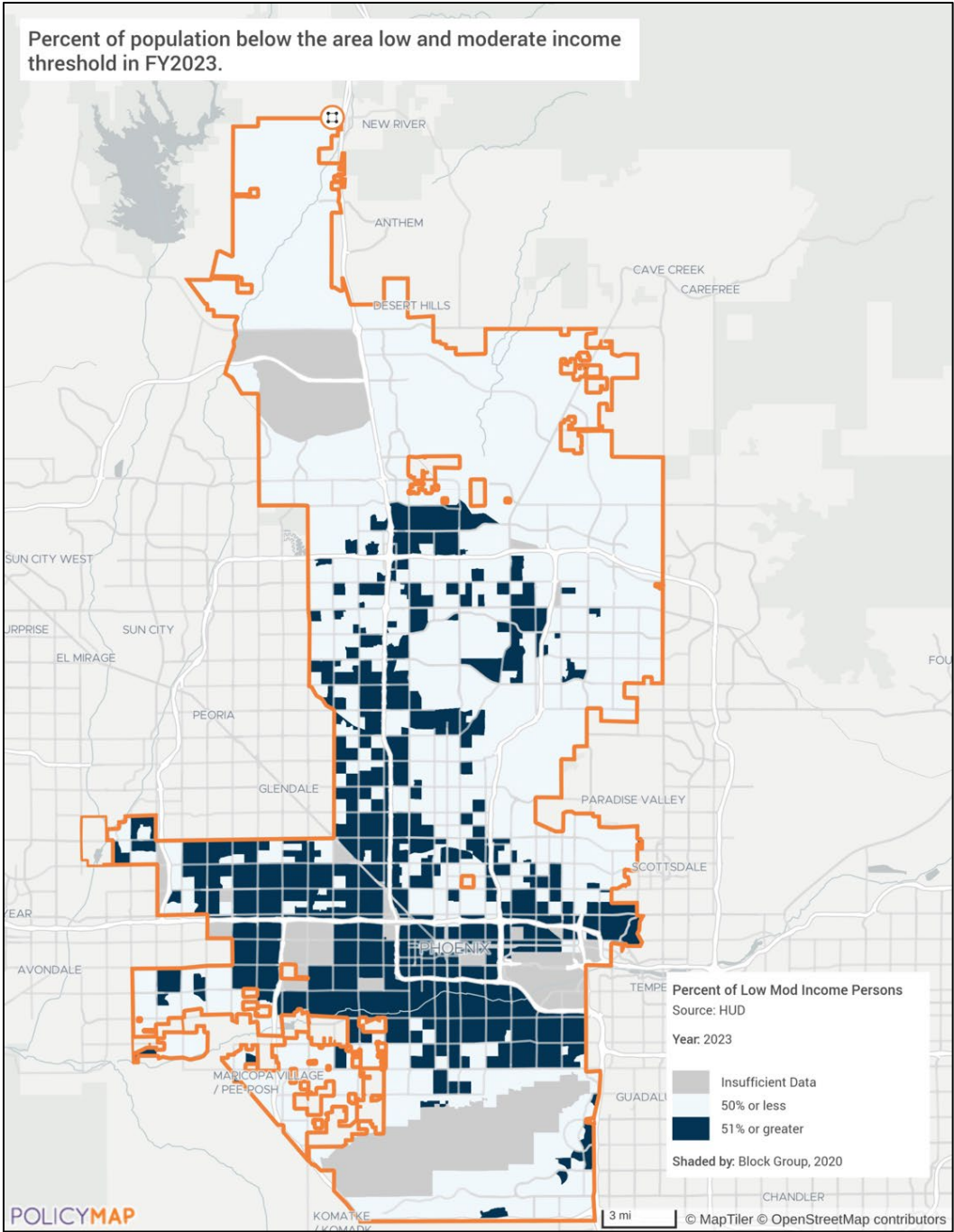
#### Citywide Low/Mod Eligible

For Citywide Low/Mod Eligible, the City of Phoenix does not allocate funding based solely on geographic areas. Most of the funding from the HUD Federal programs are available for use in any of the targeted low/mod income neighborhoods or citywide, depending on the specific activities. Direct services such as public services and affordable housing benefits are based on household income eligibility rather than area benefit. Improvements to public facilities and infrastructure have a low/moderate income benefit across a wider area, and the distribution of funds is based on need within eligible target areas. ESG funds may target those experiencing homelessness or at risk of homelessness citywide. HOPWA funding is available for use for individuals living with HIV/AIDS across the two-county HOPWA EMSA area, Maricopa and Pinal Counties. The City of Phoenix will continue to allocate HOPWA resources to serve client's meeting the program requirement of being at or below 80 percent of the Area Median Income who reside in the EMSA. The funding that will be allocated to each HOPWA program will be dependent on the demonstrated need, identified gaps in services and feedback from the community outreach.

In particular to CDBG, when planned activities are intended to serve individuals or households directly (LMC/LMH), beneficiaries must meet income qualifications, as well as residency requirements (residing within the City), in order to receive assistance from the program. In these instances, City staff and/or one of its partner agencies will complete an eligibility status review of the applicant before the activity is initiated.

The City has also identified infrastructure and public facility improvement activities. In which case, the planned activities will serve a low/mod community or neighborhood (LMA). These activities are said to have an "area-wide" benefit. Per HUD requirements, these areas must be within an eligible Low/Mod Block Group Tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are low-to moderate-income (or 51%). Public improvements which target special need groups such as the homeless, elderly or persons with a disability will be reported using the LMC designation.

To determine LMI tracts the City utilizes HUD's CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>.



**FY 2023 HUD LMISD**

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 5 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	<b>Associated Goals</b>	1A Develop & Preserve Affordable Housing
	<b>Description</b>	<p>There is a need for housing development and preservation as the City is growing and much of the housing stock remains old. From 2013-2023 the population grew 10% to 1,624,832 persons. Approximately 45% of owner-occupied housing and 39% of renter-occupied housing units were built before 1980 (Source: 2019-2023 ACS). The NA also identified that cost burden was the biggest housing issue in the City (households paying at least 30% of their income towards housing costs). An estimated 26% of homeowners with a mortgage and 51% of renters are cost burdened.</p> <p>The 2024 HNA reports that the City has benefited from a relatively ample supply of naturally occurring affordable housing (privately-owned housing affordable to households earning less than 80% AMI), however those units represent a vulnerable share of the overall rental supply. Market shifts are not subject to regulatory control and rent increases can increase drastically causing housing instability among LMI households. According to the most recent ACS, median contract rent has increased 76% from 2013 to 2023.</p> <p>Due to this, there is a need to provide housing rehabilitation for both owners and renters; increase affordable homeownership opportunities; and increase rental assistance for LMI renters.</p>



	<b>Basis for Relative Priority</b>	Through community participation and consultation of local stakeholder partners and organizations the need for the preservation and development of affordable housing was identified. Additionally, fair housing is a requirement of HUD funded program. The basis for this need is to provide LMI residents with affordable housing.
2	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with a Disability Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	<b>Associated Goals</b>	2A Public Services for LMI & Special Need
	<b>Description</b>	Provide supportive services for LMI and special needs persons in Phoenix. Services will focus on improving the lives of LMI and special needs persons, and help to alleviate housing instability that may lead to homelessness. Programs and services will be aimed at reducing poverty in Phoenix as currently 14.3% are living in poverty in Phoenix (Source: 2019-2023 ACS).
	<b>Basis for Relative Priority</b>	Through community participation and consultation of local stakeholder partners and organizations the need for Public Services was identified. The basis for this need is to provide all citizens with access to services and sustainability for residents.
3	<b>Priority Need Name</b>	Public Facilities & Infrastructure Investment
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	<b>Associated Goals</b>	3A Improve Public Facilities & Infrastructure
	<b>Description</b>	Expand and improve public infrastructure in low/mod areas of Phoenix. The City will also improve access to public facilities that will benefit LMI and special need persons living in low/mod areas. The City will continue to invest funding towards rehabilitating the current infrastructure, develop new infrastructure, or revitalize specific neighborhoods to meet community needs related to street and alley improvements, sidewalk improvements, tree planting and landscape improvements, and community centers.
	<b>Basis for Relative Priority</b>	Through community participation and consultation of local stakeholder the need to improve public infrastructure and facilities was identified. The basis is to improve accessibility for all residents and create a suitable living environment.
<b>4</b>	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	<b>Associated Goals</b>	4A Economic Development
	<b>Description</b>	Increase economic and workforce development opportunities for LMI residents throughout the City. Assistance to small businesses will help create and retain jobs.

	<b>Basis for Relative Priority</b>	Through community participation and consultation of local stakeholder the need to provide economic development opportunities was identified. The basis is to improve accessibility and create financial sustainability for all residents.
5	<b>Priority Need Name</b>	Removal of Slum & Blight
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	<b>Associated Goals</b>	5A Removal of Slum & Blight
	<b>Description</b>	The removal of slum and blight will improve the health and safety of low/mod areas in Phoenix, and encourage revitalization efforts.
	<b>Basis for Relative Priority</b>	Through community participation and consultation of local stakeholder partners and organizations the need for the removal of slum and blight was identified. The basis for this need is to create a suitable environment and affordable housing opportunities.
6	<b>Priority Need Name</b>	Housing & Services for the Homeless
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	<b>Associated Goals</b>	6A Homeless Housing & Services
	<b>Description</b>	There is a need to address homelessness in Phoenix. According to the Phoenix, Mesa/ Maricopa County CoC 2024 Point in Time count there were over 7,000 homeless adults without children, and 2,000 homeless in families (with adults and children) on the night of survey across the entire CoC, which includes Phoenix. The City will address these needs through funding support for homeless prevention, rapid rehousing rental assistance activities and overnight emergency shelter operations.
	<b>Basis for Relative Priority</b>	Through community participation and consultation of local stakeholder organizations the need for homeless services and strategies to address homelessness in Phoenix was identified. The basis for this need is to provide accessibility and sustainability for persons experiencing homelessness.
<b>7</b>	<b>Priority Need Name</b>	Housing & Supportive Services for People Living with HIV/AIDS
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Persons with HIV/AIDS
	<b>Geographic Areas Affected</b>	HOPWA EMSA
	<b>Associated Goals</b>	7A Housing & Supportive Services for People Living with HIV/AIDS
	<b>Description</b>	There is a need to support individuals and their families living with HIV/AIDS in Phoenix. The City will address these needs through funding support for supportive services and housing subsidy programs such as TBRA, STRMU, and permanent housing placement activities.
	<b>Basis for Relative Priority</b>	Through community participation and consultation of local stakeholder organizations the need to support individuals and their families living with HIV/AIDS in Phoenix was identified. The basis for this need is to provide accessibility and affordable housing for persons living with HIV/AIDS.
<b>8</b>	<b>Priority Need Name</b>	Effective Program Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods HOPWA EMSA
	<b>Associated Goals</b>	8A Effective Program Administration
	<b>Description</b>	Effective program management will include general administration and planning of HUD grant programs, monitoring subrecipients, and keeping strict grant-based accounting. Comprehensive planning requirements will include the development of AAPs, an evaluation of the performance of the programs through annual reports, and meeting citizen participation requirements.
	<b>Basis for Relative Priority</b>	There is a need to provide effective program management of HUD grant programs that will ensure compliance with each respective grant and their regulations and that programs meet their established objectives.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<p>TBRA will be provided in response to the needs of LMI and at-risk of homeless households identified below:</p> <ul style="list-style-type: none"> <li>- Housing cost burden is the most significant housing problem facing LMI households, as reported in the NA-10, especially for renters.</li> <li>- A growing population and healthy economy has resulted in an increase in housing costs. Unfortunately, this has also resulted in an increase in housing costs limiting the supply of affordable housing.</li> <li>- The cost of rent has increased tremendously in the past decade. Median contract rent has increased 76% from 2013 to 2023.</li> <li>- Fair Market Rents (FMR) are out of reach for the lowest income households.</li> <li>- Homeless households have a need for stable housing as they work towards self-sustainability.</li> <li>- There is a need for additional Housing Choice Vouchers (HCV) as the PHA maintains a long waiting list. With a wait of 2- 3 years before qualifying waitlisted households receive an HCV voucher, LMI households are at great risk of homelessness. Even with rental vouchers in-hand, LMI renters are experiencing difficulties finding affordable market rate housing or landlords willing to rent to them.</li> <li>- As reported in the MA-15, there is a shortage of affordable rental units for lower income households.</li> </ul>
TBRA for Non-Homeless Special Needs	<p>TBRA will be provided in response to the needs of non- homeless special needs households such as those in the HOPWA program identified below:</p> <ul style="list-style-type: none"> <li>- Due to high housing costs within Phoenix it is difficult to transition program participants from HOPWA funded housing into the private rental market without rental subsidies. This puts those living with HIV/AIDS at a higher risk of becoming homeless.</li> <li>- There will also be an increase in the number of those needing services as those living with HIV/AIDS age, placing further strain on the already scarce resources.</li> <li>- The need for housing near available health services and resources.</li> <li>- See above about the limited supply of affordable housing.</li> </ul>

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
New Unit Production	<p>New Unit Production will be provided in response to the needs identified below:</p> <ul style="list-style-type: none"> <li>- There is a limited supply of affordable housing for LMI households as housing cost burden is the most significant housing problem in the City. An estimated 26% of homeowners with a mortgage and 51% of renters are cost burdened.</li> <li>- Housing production cost is high for both rental and homeownership properties. These high development costs limit the construction of affordable housing. These include high construction and labor costs, prohibitive fees and permitting processes, and constrictive zoning and building codes.</li> <li>- The median home value remains high for potential LMI homebuyers. As of the 2019-2023 ACS, the median home value was \$381,900.</li> <li>- The cost of rent has increased dramatically in the past decade. Median contract rent has increased 76% from 2013 to 2023.</li> <li>- As reported in the MA-15, there is a shortage of affordable homeowner and rental units for lower income households.</li> <li>- The 2024 HNA reports that there is an increased demand for housing, however the market is constrained by the limited supply and existing owners with very low interest rates.</li> </ul>
Rehabilitation	<p>Housing Rehabilitation activities will be provided in response to the needs identified below:</p> <ul style="list-style-type: none"> <li>- Much of the housing stock is very old and a significant number of units may be in need of repairs. As reported in the MA, approximately 45% of owner-occupied housing with a mortgage and 39% of renter-occupied housing units were built before 1980 (Source: 2019-2023 ACS). Households often reside in older and aging housing units, and without assistance may lack the finances to maintain their homes.</li> <li>- The cost of new construction and/or housing replacement is prohibitive for lower income households.</li> <li>- Similar constraints to producing new housing also applies to rehabilitation, specifically the cost of materials and labor. These costs impact the LMI community in being able to invest in home improvements, as well as challenges public sector funders to provide adequate affordable housing to meet the needs of the community.</li> <li>- The condition of older housing units are also likely to require higher maintenance costs.</li> <li>- There is a higher risk of lead-based paint hazards for older housing built before 1978.</li> </ul>

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Acquisition, including preservation	<p>Acquisition, for the purpose of rehabilitation will be provided in response to the needs identified below:</p> <ul style="list-style-type: none"> <li>- The high cost of housing and land, and the persistent need for affordable rents, lead to insufficient resources to adequately provide enough income-restricted housing. However, the City is committed to identifying affordable housing units nearing the end of their income-restricted affordability terms and leveraging resources to extend that affordability. As a result, the City is investigating several avenues through which to expand the affordable housing stock, including utilizing publicly owned properties.</li> <li>- See above on the need for housing rehab.</li> </ul>

**Table 6 – Influence of Market Conditions**



## **SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

### **Introduction**

The City of Phoenix receives an annual allocation of funds from four federal formula grant programs: the Community Development Block Grant (CDBG), the HOME Investment Partnerships (HOME), Housing Opportunities for Persons Living With AIDS (HOPWA), and the Emergency Solutions Grants (ESG) programs. These grant funds support various initiatives, including community development programs, affordable housing development and preservation, housing subsidy programs and supportive services for individuals with HIV/AIDS and their families, and efforts to address homelessness. Program Year 2025 is the first year of the Five-Year Consolidated Plan for 2025-2029, and the City anticipates receiving similar allocation amounts each year throughout this period.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	14,461,954	500,000	21,709,428	36,671,382	59,847,816	PY 2025 is the first program year of the ConPlan. The funds expected for the remainder of ConPlan is 4x more years of the annual allocation and program income.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Homebuyer assistance Homeowner rehab Multifamily rental acquisition with new construction/rehabilitation TBRA	5,137,276	2,715,559	0	7,852,835	31,411,340	PY 2025 is the first program year of the ConPlan. The funds expected for the remainder of ConPlan is 4x more years of the annual allocation and program income. Annual Allocation = \$5,137,276  PI = 2,715,559  Total = 7,852,835
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	5,499,307	0	0	5,499,307	21,997,228	FY 2025 is the first program year of the ConPlan. The funds expected for the remainder of ConPlan is 4x more years of the annual allocation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,355,765	0	350,000	1,705,765	5,423,060	PY 2025 is the first program year of the ConPlan. The funds expected for the remainder of ConPlan is 4x more years of the annual allocation.

**Table 7 - Anticipated Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The CDBG program does not require matching funds; however, it provides opportunities to leverage private, local, state, and other federal funds for public service activities. To maximize the effectiveness of the formula grant funding, the City partners with various nonprofit organizations, private lending institutions, and other federal programs to enhance program funding.

The HOME program requires a matching contribution of at least 25% of the funds spent on affordable housing. The City utilizes a combination of federal, state, and local funds, as well as other non-federal resources, to fulfill this matching requirement. Examples of these funds include tax-exempt General Obligation Bond funds, tax-exempt bonds, and tax credits. The State of Arizona also plays a significant role in providing affordable housing in Phoenix through various means. This includes offering funding to applicants from the HOME Program and the Housing Trust Fund, as well as managing the distribution of tax-exempt development bonds and tax credit allocations. The state offers a State Low-Income Housing Tax Credit program designed for both 4% metro projects and 9% rural projects. The City of Phoenix will continue to encourage the State to take a more active role in addressing the demand for affordable housing. Additionally, the City will explore and promote opportunities for the State to offer tax incentives, such as tax credits and property tax waivers, for lands and structures that support affordable housing initiatives.

The City promotes the involvement of private businesses and nonprofit organizations in creating affordable and assisted housing. This is achieved by utilizing funds from the National Affordable Housing Act, Community Development Block Grant (CDBG) funds, and the HOME program. Additionally, the City will continue to use funds from its General Obligation Bond Program, when available, to implement comprehensive revitalization strategies in neighborhoods.

ESG has a 100% match requirement, which means funds must be matched dollar for dollar. The City of Phoenix fulfills ESG match funds with the City's General-Purpose funds. HOPWA does not have a match requirement.

On June 7, 2022, the Phoenix City Council approved an allocation of American Rescue Plan Act (ARPA) funds for Affordable Housing Programs - gap financing and a Community Land Trust (CLT). \$6 million in funding was allocated for the acquisition, rehabilitation, and/or new construction of affordable housing units to help fill financing gaps and encourage projects to stay on track toward completion. The Phoenix City Council allocated \$5 million in APRA funds toward a CLT program with the goal of funding an all-inclusive CLT. A CLT looks to ensure permanent affordability by holding the land in a trust and selling the home to an eligible low-income home buyer. On June 14, 2023, the Phoenix City Council approved gap financing for four affordable housing developments that will support the creation of 544 affordable housing units and a CLT program administrator. Additionally, Council allocated ARPA funds towards a landlord incentive program to incentivize participating in the Housing Choice Voucher

Program. On September 15, 2023, an additional \$2.3 million was added to the program's previous \$4 million tranche in funds. A total of \$7.8 million in CARES Act and ARPA funds were completely allocated by Fall of 2024. Over 5,000 units were preserved, and 900 new landlords joined the voucher program.

With the strong support of the Phoenix City Council, the Landlord Incentive Program delivered a one-time \$2,000 incentive payment to landlords who rented units to Housing Choice Voucher (HCV) participants. Backed by \$7.3 million in American Rescue Plan Act funding, the program successfully disbursed over 4,000 incentives to more than 1,400 landlords, bringing in over 800 new landlords to the HCV program by its conclusion in August 2024. The HCV program now engages over 2,300 active landlords, playing a vital role in meeting the escalating demand for affordable housing and ensuring that thousands of low-income Phoenix residents have access to essential housing assistance.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The Housing Phoenix Plan documents the findings of the city's Affordable Housing Initiative, which launched in 2019 with the goal of completing a housing needs assessment and establishing policy recommendations to address the city's current housing challenge. Through extensive research and community outreach, the plan identifies the community's housing needs, documents the housing gap, compiles nationwide best practices, and recommends nine policy initiatives to reach the goal of creating a stronger and more vibrant Phoenix through increased housing options for all. As the fifth largest city in the country, Phoenix has experienced consistent population growth which has outpaced the growth of the housing market.

This nine-point initiative plan was created to establish zoning incentives for affordable housing developers, create allowances for accessory dwelling units, increase resources, streamline processes, and establish an education campaign.

The City has properties set aside for public and private partnership in direct support of activities such as the CDBG Slum and Blight Acquisition, Infill Program. This program will allow new construction of single- and or multifamily homes on vacant lots within residential neighborhoods located in neighborhood initiative and redevelopment areas. In addition, the City will provide CDBG funds for homebuyer assistance to low- and moderate-income homebuyers. The Housing Department has identified underutilized parcels within the City's portfolio. These parcels will be made available to non-profit and for-profit developers through a Request for Proposal (RFP) process for redevelopment that would result in increased affordable housing units throughout the City of Phoenix. Progress has been made in 2024 to issue multiple RFPs, and a total of three have been awarded within the year. An RFP for four residential parcels in the Sunnyslope/Village Center neighborhood was awarded by Council on May 29,

2024. Two other RFPs including parcels under the Housing Phoenix Plan, including the Central and Columbus mixed income rental housing project and the Glendale and 27<sup>th</sup> Avenue affordable homeownership development project, were both awarded by Council on December 18, 2024. The most recent RFPs released by the Neighborhood Services Department include two parcels for the development of affordable housing in the Oakland Historic District. The solicitation for these parcels closed on December 13, 2024. Additionally, the Neighborhood Services Department released an RFP for an additional 8 parcels in the Sunnyslope/Village Center on December 16, 2024, which will close on March 14, 2025.

The City of Phoenix regularly commits publicly owned land or property to induce the development of desired affordable housing, supportive housing, homeless, economic development and neighborhood revitalization projects and programs. The commitment of such resources is executed through development agreements typically executed with development entities selected through a competitive process.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Phoenix Neighborhood Services Department	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
City of Phoenix Housing Department	Government	Non-homeless special needs Ownership Public Housing Rental	Jurisdiction
City of Phoenix Human Services Dept.	Government	Homelessness public services	Jurisdiction
City of Phoenix Equal Opportunity Department	Government	Planning	Jurisdiction
Maricopa Association of Governments	Continuum of care	Planning Homelessness	Region

**Table 8 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

The City of Phoenix has a comprehensive system for implementing housing and community development projects. Several city departments are responsible for planning and executing grant programs, all managed by the Neighborhood Services Department. This includes the Housing Department, which oversees affordable housing initiatives and administers public housing within the city. Additionally, the Human Services Department manages homeless programs and provides various services for low and moderate-income residents, as well as those with special needs.

The City actively participates in the Maricopa Regional Continuum of Care (CoC), with the Director of the City of Phoenix Office of Homeless Solutions serving as a co-chair on the CoC Board. Additionally, several staff members are involved in CoC collaboratives, workgroups, and activities. The CoC members offer a



range of essential services to the community, including emergency shelter, homelessness prevention, and permanent supportive housing.

The City of Phoenix's Public Housing Authority (PHA) operates as part of the city's governmental structure, specifically within the Housing Department. The PHA is actively involved in developing affordable housing plans and plays a consultative role throughout the Annual Action Plan process.

The City departments and regional collaborations mentioned above represent key strengths in the delivery system, stemming from years of ongoing efforts to improve the lives of low- and moderate-income (LMI) residents in Phoenix. The City will maintain its leadership role by coordinating with housing and community development providers to address the needs of its residents.

Gaps in the delivery system are primarily due to the general lack of funding to meet all the needs of residents. To address these gaps, the City will promote collaboration between non-profit agencies and City departments. Whenever possible, it will connect service providers with funding sources, offer technical assistance to new organizations to enhance their program capacity, and provide funding to organizations with a proven track record of effectively and efficiently delivering services.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	X
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	

Supportive Services			
Transportation	X	X	X
Other			

**Table 9 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The City of Phoenix actively participates in the Maricopa Regional County Continuum of Care (CoC), which is organized and led by the Maricopa Association of Governments (MAG). The CoC is a collaboration among non-profit organizations, social service agencies, and various government entities, all aimed at addressing the needs of the homeless population in the area.

Through the services provided by CoC members, homeless individuals and families receive assistance that includes emergency shelter, transitional housing, rapid rehousing programs, homelessness prevention activities, and street outreach services. The CoC also works closely with mental health providers and regional governmental agencies to offer coordinated support to individuals and families experiencing homelessness.

The Maricopa Regional County Continuum of Care is responsible for the Coordinated Entry system, which is the primary system to assess and refer individuals and families to appropriate need-based housing and services. Any person at-risk or experiencing homelessness may be served through the Coordinated Entry system at one of the many access points throughout the region and the City of Phoenix. The CoC Board serves as the Governance body for Coordinated Entry. As the Governance body, the Board meets at least monthly, and more often as necessary. Access points can be found at the following link: <https://azmag.gov/Portals/0/Homelessness/Resources/Coordinated-Entry-Access-Points.pdf?ver=WNyrsxAPdfKpyZOIFsVbFw%3D%3D>

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

A significant strength of the service delivery system is the network of nonprofit service providers in the City of Phoenix and the larger Continuum of Care (CoC) area. There is a wide range of services designed to meet the needs of special populations, including the elderly, individuals with disabilities, victims of domestic violence, and those living with HIV/AIDS, along with their families. Comprehensive services are available throughout the city and surrounding areas to support these vulnerable groups.

The homeless Continuum of Care network for individuals experiencing homelessness is coordinated by the Maricopa Regional Continuum of Care, which utilizes coordinated entry to connect households with available services across the region.

However, a major gap in the service delivery system is the general lack of resources to fund programs and services that address the needs of the homeless and special populations. The number of requests for assistance often exceeds the available funding from the City's CDBG, HOME, ESG and HOPWA grant programs.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The City's strategy to address gaps in the institutional structure and delivery system involves ongoing collaboration with various service providers in Phoenix. The City has established a committee to address community needs through the budgetary priorities outlined in this Consolidated Plan, resulting in targeted budget allocations. Additionally, the City will leverage and match other funding sources, including federal funds for public facility improvements and public services. Private resources will also be utilized, including contributions from Arizona Public Service, Southwest Gas, Salt River Project, and general public donations, to support housing programs for low- and moderate-income (LMI) families.

Furthermore, the City will continue to collaborate with the region's CoC and nonprofit partners to address service gaps and reduce homelessness while working towards the goals of this Strategic Plan. The City will hold frequent HOPWA meetings and maintain regular communication with agencies to gather feedback on client needs. This collaboration will also enable Project Sponsors to assess service gaps effectively.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Develop & Preserve Affordable Housing	2025	2029	Affordable Housing	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods	Affordable Housing	CDBG: \$26,085,665 HOME: \$36,695,540	HOME Rental units constructed: 750 Household Housing Unit  HOME Rental Units Constructed via (CHDO): 250 Household Housing Unit  Homeowner Housing Rehabilitated: 380 (HOME = 1) Household Housing Unit  HOME Direct Financial Assistance to Homebuyers: 12 Households Assisted  Housing Code Enforcement/Foreclosed Property Care: 150 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	2A Public Services for LMI & Special Need	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods	Public Services	CDBG: \$6,194,905	Public service activities for Low/Moderate Income Housing Benefit: 19175 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 400 Households Assisted
3	3A Improve Public Facilities & Infrastructure	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods	Public Facilities & Infrastructure Investment	CDBG: \$34,258,888	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 156000 Persons Assisted
4	4A Economic Development	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods	Economic Development	CDBG: \$2,017,785	Facade treatment/business building rehabilitation: 10 Business Businesses assisted: 125 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	5A Removal of Slum & Blight	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods	Removal of Slum & Blight	CDBG: \$13,500,000	Buildings Demolished: 20 Buildings Housing Code Enforcement/Foreclosed Property Care: 200 Households Assisted
6	6A Homeless Housing & Services	2025	2029	Homeless	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods	Housing & Services for the Homeless	ESG: \$6,620,415	Tenant-based rental assistance / Rapid Rehousing: 200 Households Assisted Homelessness Prevention: 500 Persons Assisted Homeless Person Overnight Shelter: 14700 Persons Assisted
7	7A Housing & Supportive Services for People Living with HIV/AIDS	2025	2029	Non-Housing Community Development	HOPWA EMSA	Housing & Supportive Services for People Living with HIV/AIDS	HOPWA: \$26,671,639	Tenant-based rental assistance / Rapid Rehousing: 825 Households Assisted Homelessness Prevention: 550 Persons Assisted HIV/AIDS Housing Operations: 650 Household Housing Unit Other (Supportive Services): 4350

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	8A Effective Program Administration	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods HOPWA EMSA	Effective Program Administration	CDBG: \$14,461,955 ESG: \$508,410 HOME: \$2,568,638 HOPWA: \$824,896	Other: 5

Table 10 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	1A Develop & Preserve Affordable Housing
	<b>Goal Description</b>	Promote and fund new affordable housing development such as homeownership opportunities for low- and moderate-income households; development of new rental housing inventory; homeowner housing rehabilitation activities; and CHDO affordable housing development activities in the city. Code enforcement activities will revitalize communities and help improve the health and safety of low/mod neighborhoods.
2	<b>Goal Name</b>	2A Public Services for LMI & Special Need
	<b>Goal Description</b>	Provide for supportive services for low- to moderate-income and special need populations. Services for LMI will include youth programs, health services, employment training, housing information and referral services and other eligible services under the CDBG program. Public services assisting special needs populations may include homeless programs, senior services, services for persons with a disability, services for victims of domestic violence.
3	<b>Goal Name</b>	3A Improve Public Facilities & Infrastructure
	<b>Goal Description</b>	Provide funds to improve and expand public facilities and infrastructure such as neighborhood facilities, parks and rec centers, water/sewer systems, sidewalks, and streets. Public facility improvements may also help special need groups and may be directed towards homeless shelters, senior centers and community centers.
4	<b>Goal Name</b>	4A Economic Development
	<b>Goal Description</b>	Provide support for activities and promote job retention or creation for low- and moderate-income residents. Activities may include financial aid and technical assistance. There is also a need to provide support for façade improvements to commercial sites located in low/mod areas in Phoenix.
5	<b>Goal Name</b>	5A Removal of Slum & Blight
	<b>Goal Description</b>	Provide support for the removal of slum and blight in low/mod areas in Phoenix. Demolition activities of aging and dilapidated structures will encourage revitalization efforts, and help improve the health and safety of these areas.



6	<b>Goal Name</b>	6A Homeless Housing & Services
	<b>Goal Description</b>	Provide support for overnight shelter services for individuals and families experiencing homelessness. Emergency shelter will include wraparound services that help individuals and families gain self-sufficiency. The City will also provide homeless prevention services for those at-risk of homelessness, and rapid rehousing assistance to homeless individuals and families with the goal of eliminating or reducing homelessness in the City.
7	<b>Goal Name</b>	7A Housing & Supportive Services for People Living with HIV/AIDS
	<b>Goal Description</b>	Provide funding support for housing subsidy activities for people living with HIV/AIDS, which include Transitional Housing, Tenant-Based Rental Assistance (TBRA), Short-Term Rent, Mortgage and Utility (STRM) Assistance and Permanent Housing Placement (PHP). Several supportive services activities address the needs of eligible clients, increase accessibility to medical care and other vital resources.
8	<b>Goal Name</b>	8A Effective Program Administration
	<b>Goal Description</b>	Effective program management of HUD grant programs will ensure compliance with each respective grant and their regulations and that programs meet their established objectives. This includes a range of activities such as general administration and planning of the CDBG, ESG, HOME and HOPWA grant programs, monitoring subrecipients, fair housing activities and keeping strict grant-based accounting.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City of Phoenix estimates that it will assist low- to moderate-income households with CDBG and HOME funds over the next five years of the 2025-2029 Consolidated Plan with affordable housing activities:

- Rental units constructed (HOME/5-Yr goal): 750 Household Housing Unit
- Rental units constructed (CHDO HOME/5-Yr goal): 250 Household Housing Unit
- Direct Financial Assistance to Homebuyers (HOME/5-Yr goal): 12 Households Assisted
- Homeowner Housing Rehabilitated (HOME/5-Yr goal): 1 unit
- CDBG Homeowner Housing Rehabilitated (5-Yr goal): 380 Household Housing Unit

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Unlike most areas in the country, Phoenix's Public Housing Authority (PHA) operates within the governmental structure of the City of Phoenix (CoP) and is known as its Housing Department (HOU). The majority of HOU's activities are similar to those of a traditional PHA. Currently, HOU administers 1,023 traditional public housing units and 7,797 Housing Choice Vouchers (HCV). In accordance with Section 504 and ADA requirements, all new construction and major renovation projects incorporate these accessibility standards as part of HOU's development program. If any households require accessible units, HOU is committed to making reasonable accommodations to meet their needs. At present, there is no requirement to increase the number of accessible units.

### **Activities to Increase Resident Involvements**

The City's Housing Department is dedicated to providing a variety of programs designed to empower residents of public and assisted housing with economic opportunities and avenues for developing social support. Current activities and initiatives include: The Family Self-Sufficiency (FSS) program offers long-term case management services to assist low-income households living in subsidized housing. Its goal is to help these households overcome barriers to self-sufficiency and achieve financial independence. FSS participants can access educational training, job training, job coaching, life skills training, and facilitated employment opportunities for up to seven years.

The Phoenix Housing Department manages a public housing program for seniors aged 62 and older, as well as for individuals with disabilities. This program operates in five apartment complexes and two affordable housing sites. On-site Service Coordinators are available to connect residents with services that support independent living. There are also recreational and social activities offered, such as bingo, exercise classes, workshops, and community gardening. Additionally, the Jobs Plus Program, known as iWORK (Improving Work Opportunities and Resident Knowledge), is affiliated with ARIZONA@WORK. The iWORK program focuses on job-driven strategies to enhance earnings and improve employment outcomes for residents of the Marcos de Niza Community. It provides work readiness training, employer connections, job placement services, educational advancement, technology skills training, and financial literacy education.

Choice Neighborhoods: In July 2017, the City was awarded a \$30 million Choice Neighborhoods Grant to support a six-year implementation process in the Edison-Eastlake Community. This initiative allowed the Housing Department to redevelop three outdated public housing sites into high-quality, mixed-income communities equipped with modern amenities. Additionally, the Housing Department applied for a Choice Neighborhoods Planning Grant and initiated community planning efforts with residents of the Marcos de Niza public and affordable housing community, which consists of 374 units, including 281 Public Housing units and 93 Section 8 units. The primary goal was to develop a community-driven Neighborhood Transformation Plan to guide the revitalization of Marcos de Niza and its surrounding neighborhood. Local

funding from the City of Phoenix will also be utilized for this effort, alongside the Choice Neighborhoods funds (if received) and any other available sources at that time. The completed transformation plan will serve as the foundation for future implementation efforts, including an application for Choice Neighborhoods Implementation Grant funding.

**Is the public housing agency designated as troubled under 24 CFR part 902?**

No

**Plan to remove the ‘troubled’ designation**

N/A. The City of Phoenix HOU (AZ001) is a Standard PHA, and not designated as a troubled public housing agency.

## SP-55 Barriers to affordable housing – 91.215(h)

### Barriers to Affordable Housing

Public policies at the local, regional, and state levels have unintentionally created barriers to affordable housing development and residential investment in Phoenix, Arizona. The following highlights key areas where such policies have negatively impacted housing affordability:

- **Insufficient Funding and Incentives:** State-level policies in Arizona limit funding mechanisms for affordable housing initiatives. For example, while local governments are allowed to charge impact fees, these funds cannot legally be used for affordable housing purposes. This restriction, highlighted by the Morrison Institute, reduces the financial resources available for creating affordable housing, forcing Phoenix to rely on limited federal programs to fill the gap.
- **Community Opposition (NIMBYism):** Community resistance to affordable housing, known as NIMBYism, often delays or prevents developments in Phoenix. This resistance is frequently based on misconceptions that affordable housing will negatively impact property values or neighborhood character. Reports from *The State Press* indicate that this opposition influences local decision-making, creating additional challenges for securing approvals for affordable housing projects.
- **Preemption of Local Authority:** Arizona's state preemption laws prevent cities like Phoenix from implementing rent control or other housing policies to address affordability issues locally. As reported by *AZ Mirror*, this restriction limits Phoenix's ability to adopt tailored solutions to its housing affordability crisis, leaving the city reliant on state-led initiatives that may not adequately address local needs.
- **Gentrification and Displacement:** Urban revitalization efforts in Phoenix, while intended to promote economic growth, often lead to increased property values and the displacement of low-income residents. According to the *Phoenix New Times*, without proper safeguards such as rent protections or affordable housing requirements, these policies disproportionately harm vulnerable populations, exacerbating housing affordability challenges.

Addressing these challenges requires strategic policy reforms, such as revising zoning and funding mechanisms, enhancing local authority to implement housing solutions, and implementing safeguards against displacement. These actions are crucial to creating a more all-encompassing and reasonable housing market in Phoenix.

### Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City may undertake any of the following actions to help foster the removal of barriers for affordable housing production. Actions to implement the strategies may vary during this reporting year:

- Ongoing availability of down payment and closing costs assistance for 1st time homebuyers at or below 80% area median income
- Ensure housing needs of special needs populations are met by setting aside funding for specialized

projects

- Competition for Low-income Housing Tax Credits (LIHTC) for the purpose of replacing aging public housing units with new, energy efficient units
- Acquisition of properties by the City through its non-profit organization, Phoenix Residential Investment Development Effort (PRIDE)
- Inclusion of a refinancing option using HOME funds for non-profit developers/owners of affordable housing who include major rehabilitation to the property
- Willingness to provide loan modifications for City loans when cash flow problems are not caused by poor financial or property management
- Provide HOME and CDBG funds for aging properties with rent restricted units which need major rehabilitation
- Participation in Choice Neighborhoods Program by which public housing units can be increased and replaced with updated units
- Utilize the RAD program to redevelop Public Housing units
- Identification of underutilized Public Land for housing redeveloped by non-profit and for-profit developers
- Project-based Section 8 Housing Choice Vouchers and public housing units
- Utilization of VASH Vouchers

The implementation of the nine policy initiatives included in the Housing Phoenix Plan will establish zoning incentives for affordable housing developers, create allowances for accessory dwelling units, increase resources (such as grants and loans for affordable housing developers), streamline processes, and continue to implement an education campaign to help communicate the importance of housing in our community.

Updating zoning regulations will make it easier and cheaper to build or preserve a variety of housing options while preserving the character of the neighborhood. The Accessory Dwelling Units (ADU) text amendment (TA) was approved by City Council on September 6, 2023, to help increase the overall supply of housing as well as offer an additional housing option within a neighborhood, and updates have been approved to address state statute changes. The Walkable Urban Code (WU) text amendment was approved by City Council on February 2, 2022, to create the opportunity for more flexible infill development and adaptive reuse without requiring the property owner to complete the rezoning process. Two out of the three Mobile Home text amendments proposed were approved by City Council on June 28, 2023, to aid in affordable housing choices. The first text amendment added definitions for the different mobile home models and revised the ordinance to outline offsite manufactured home developments while the second text amendment allows existing mobile home developments to expand the number of units through an administrative review. A multifamily parking text amendment was approved by Council on January 24, 2024, which decreased the minimum number of required parking spots per unit, to eliminate possible barriers to housing development. Additional text amendments are being evaluated to help facilitate more housing options in the city such as the Affordable Housing Framework text

amendment that was initiated by the Planning Commission.

Development of affordable housing requires additional subsidies to ensure long-term affordability. This can be achieved through grants, loans, and tax programs or can be achieved through a reduction of other costs associated with development or operating affordable housing such as pre-development design costs and permitting fees. There are continual efforts to discover alternative funding sources to help aid in the reduction of planning and permitting fees, along with plans to increase public support for and developer interest in affordable housing. In November 2024, the Housing Department was awarded a Technical Assistance Grant to assist in continuing a targeted education campaign to provide residents and developers with essential information on affordable housing in Phoenix. This will be an ongoing effort throughout 2025.

### **Discussion:**

The Open Doors Down Payment Assistance (DPA) is a City-wide program targeting first-time homebuyers. Eligible families receive direct subsidy of down payment and/or closing costs assistance through a zero percent interest forgivable loan. The home must be used as their primary residence during the period of affordability. The Housing Department has contracted with HUD approved Housing Counseling Agencies (HCA) to administer the program and assist families through the close of escrow.

Soluna I, the first phase of the Edison-Eastlake Community redevelopment completed in Dec. 2021, includes 111 units and Soluna II with 66 units completed in April 2022. In Fiscal Year (FY) 2022-23, as part of the second phase, Harmony at the Park (HATP) I, located on the former Frank Luke Homes site, that includes 120 units opened in February 2023, and during FY 2023-24, HATP II with 115 units was completed in December 2023. Redevelopment of the former Sidney P. Osborn site, now known as Girasol, began in FY 2024-25 as Phase One (115 units) commenced in February 2025. During FYs 2024-2025 and 2025-26, the following developments, as part of the third and fourth phases will be underway: Construction of the third phase, HATP III, a 90-unit residential community, commenced in October 2023 and is anticipated to be completed in summer 2025 while demolition of the former A.I. Krohn (ALK) site was completed to make way for Horizon on Villa, a 109-unit mixed-income community. The fourth phase includes the demolition and redevelopment of the former Sidney P. Osborn site into a 364-unit apartment community, now known as Girasol, to be developed in three phases: Phase One construction of 115-units, is anticipated to commence in March 2025. Construction on Phase II, to include 109 units is anticipated to begin in spring 2025, and Phase III with 140 units is expected to commence in early 2026. All phases of the CN multi-family redevelopment projects will include Section 8 project-based vouchers, Low Income Housing Tax Credits and market-rate units. Lastly, construction of the 44-unit mixed-income homeownership townhome community (29 affordable and 15 market-rate) is anticipated to begin in summer 2025. Neighborhood: Planned improvements include new and expanded parks featuring shade and modern family-friendly amenities. Construction of the Edison Park Expansion and new Linear Park projects will commence in summer 2025, while the redevelopment of Kana Park as part of the SPO/Girasol Phase Three housing community is expected to begin in early 2026. Other neighborhood improvements include open space; bike lanes, pedestrian safety upgrades; beautification; public art; Wi-Fi; and digital literacy. In

addition, targeted demolition and rehabilitation of the former Crippled Children’s Hospital into the Edison Impact Hub (to be renamed “Thash Mahd”) is anticipated to begin in March 2025. Thash Mahd will house a behavioral and health clinic, community kitchen, workforce development center, digital literacy lab, office space, and classrooms/meeting rooms. People: Supportive services that are being offered include case management; relocation assistance; workforce/employment; healthy living and educational needs; youth services; and resident and community engagement. The Aeroterra Community Center, located within the EEC, was the first HUD-approved EnVision Center in Arizona, where public-private and nonprofit partners provide services designed to assist residents in achieving self-sufficiency.

For the 25-26 Fiscal Year, Aeroterra II and Aeroterra III will continue to pursue conversion through the RAD Program without any rehabilitation. This will convert the properties subsidy from Public Housing to Project-Based Section 8 which is a more sustainable long term funding source and provides more flexibility for future capital improvements.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City of Phoenix established the Office of Homeless Solutions (OHS) in 2022 to enhance and implement initiatives related to homelessness within the city. OHS operates under the City Manager’s Office and demonstrates the City’s commitment to increasing transparency and direct outreach to the community. OHS is the largest funder of street outreach in the region. The office includes 16 positions focused on community-facing activities, such as outreach caseworkers, PHX C.A.R.E.S. workers, and Homeless Liaisons. Additionally, OHS provides funding to partners for rapid rehousing, temporary emergency shelter, shelter operations, navigation services, and behavioral health support. OHS is dedicated to assisting individuals experiencing homelessness and is committed to ending homelessness through a comprehensive regional approach. This includes providing shelter and heat relief, outreach, supportive and behavioral health services, homelessness prevention, and housing solutions. The office has primarily focused on creating new indoor shelter beds through significant capital investments and offering heat relief during the hot summer months.

The City has restructured its services and outreach efforts to make them more effective and to reduce barriers that prevent people from accepting assistance, which is a major reason why individuals are now more willing to seek help. The City now offers shelters that allow pets, spaces where couples can stay together, and storage options so that individuals can keep their belongings when entering a shelter.

Additionally, City staff provides direct outreach and engagement services through an innovative partnership called Phoenix C.A.R.E.S. This initiative brings together the Human Services, Office of Homeless Solutions, Police, Neighborhood Services, Street Transportation, and Public Works departments to address the increasing number of homeless encampments throughout the city. This collaborative team, in partnership with community-based crisis intervention and outreach providers, works together to eliminate homeless encampments and reconnect individuals to housing and services through a combination of support, enforcement, and abatement strategies.

Finally, the City collaborates with the Maricopa County Outreach Collaborative to develop and implement regional best practices for street outreach services. This partnership also coordinates outreach activities and initiatives across the region. Additionally, the City supports and takes part in Project Connect events organized by the Valley of the Sun United Way, which aim to connect or reconnect individuals experiencing homelessness with necessary services.



## **Addressing the emergency and transitional housing needs of homeless persons**

The City is committed to supporting emergency shelter services for individuals and families through various contracts with non-profit providers. These include Central Arizona Shelter Services (for single adults), United Methodist Outreach Ministries (for single women and families), and Chicanos Por La Causa (for families). Funding for these services comes from Emergency Solutions Grant (ESG) and Community Development Block Grant (CDBG) funds. Additionally, the City is using General Funds and American Rescue Plan Act funds to support new shelter projects in the area. These projects will provide accommodations for seniors, single adults, and family units.

The City is committed to regional efforts aimed at reducing the duration of homelessness by adopting a Housing First approach, which is an initiative shared by the CoC. To accomplish this goal, the City is prioritizing resources for rapid rehousing interventions. These interventions are generally more flexible and efficient than traditional transitional housing models, which can be time-consuming and resource-intensive.

The Housing Department (HOU) was awarded 390 Emergency Housing Vouchers (EHVs) effective July 1, 2021. These vouchers are intended for 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 in need of rental assistance to prevent further homelessness or housing instability.

The HOU collaborates with the Maricopa Association of Governments (MAG) and the Coordinated Entry System to receive referred applicants and provide housing search and leasing assistance to eligible populations. EHVs operate similarly to the HOU's tenant-based voucher program, unless otherwise specified in the applicable Housing Choice Voucher (HCV) Administrative Plan. Additionally, the HOU has applied for an allocation of Stability Vouchers (SVs). If awarded, the HOU plans to administer these SVs to serve the homeless, those at risk of homelessness, individuals fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, as well as veterans and families that include a veteran family member meeting one of the aforementioned criteria. SVs will operate in the same manner as the HOU's tenant-based voucher program, except as specified in the HCV Administrative Plan.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The City of Phoenix has been focused on increasing the number of available shelter beds in the region while also providing homelessness prevention services, street outreach, and rapid re-housing programs. Additionally, the city is emphasizing the impact of innovative collaborations and partnerships aimed at

achieving regional results. By working with the Continuum of Care, the region is aligning contracted services for Emergency Shelter, Outreach, and Rapid Re-Housing through the ESG Collaborative. This alignment will enhance regional reporting and enable service providers to use consistent measurements, ensuring that they report the same outcomes regardless of the funding source. Ultimately, this will allow for the ability to "right size" interventions and ensure that resources are allocated where they are needed most.

The Maricopa County region has established a Coordinated Entry System aimed at prioritizing resources for the most vulnerable individuals and reducing the length of time spent in homelessness. This system includes five primary points of entry: 1. The Family Hub, dedicated to families with children. 2. The Welcome Center, serving single men and women. 3. Centralized Screening for victims of domestic violence. 4. An entry point for unaccompanied youth. 5. A specific entry point for US military veterans. The Continuum of Care (CoC) has adopted the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT) as its regional housing needs assessment tool. Individuals, families, and unaccompanied youth are prioritized for housing and services based on their acuity, chronicity, and length of time experiencing homelessness. Recently, the CoC introduced a pilot program to refine assessment and prioritization processes moving forward.

The City of Phoenix's Human Services and Housing Departments have collaborated to provide permanent supportive housing for 33 chronically homeless individuals and families, with a preference for veterans, at a new public housing site called Aeroterra. Previously known as Luke Krohn, Aeroterra is a unique, affordable master-planned housing development that accommodates individuals and families from mixed income levels, including seniors. The 33 chronically homeless individuals and families are identified and referred through the regional Coordinated Entry System established by the Maricopa Association of Governments Regional Continuum of Care. In addition to offering permanent supportive housing, Aeroterra provides on-site intensive case management services to ensure that these individuals and families receive the necessary support and resources to successfully transition from homelessness to stable and thriving homes.

The Human Services and Housing Departments will continue their partnership with the Veterans Administration (VA) in the coming year to support move-in assistance and rent/utility deposits for Veterans receiving VASH vouchers. Through this partnership, the lease-up process has decreased to as little as 30-days from identification to housing.

The City has also increased affordable units by overcoming barriers that limited the City from certain acquisition opportunities through the creation of the Phoenix Residential Investment Development Effort (PRIDE) Board, a 501c3 nonprofit agency. PRIDE was created by the City to pursue development or acquisition opportunities to increase the supply of affordable housing for low- and moderate income families. As a non-profit entity, PRIDE is able to access various funding sources not directly available to the City or to acquire/construct single and multi-family housing.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from**

**a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The Human Services Department addresses emergency housing and service needs through a variety of programs and services. Three Phoenix Family Services Centers operate year-round, offering case management, navigation, and financial assistance to clients by utilizing a diverse range of funding resources. Through this direct service system, staff at the Family Services Centers help clients prevent eviction and foreclosure, as well as assist families in moving to more affordable or suitable living environments by covering move-in deposits and providing rental and utility assistance. Additionally, the department collaborates closely with organizations that offer behavioral health and detox services for individuals and families in crisis.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The reduction of Lead-Based Paint (LBP) hazards remains a priority in Phoenix. The City offers housing rehabilitation programs funded by HUD to help homeowners protect children and families from the dangers of LBP. The Lead Safe Phoenix program is available to individuals living in homes built before 1978 who have children under the age of six or a pregnant woman in the household. Eligibility is also limited to residents in specific high-risk zip codes identified for lead poisoning. Initial rehabilitation procedures include inspections and assessments conducted by EPA-certified Lead-Based Paint inspectors to test for lead hazards in eligible homes.

Certified lead abatement contractors offer remediation and abatement services for lead hazards, and residents are temporarily relocated until the unit passes clearance tests. EPA-certified housing rehabilitation specialists prepare work scopes and oversee all activities conducted. Lead-safe housing units are listed on a publicly accessible rental registry website.

Lead Safe Phoenix is a program funded by HUD through the Office of Lead Hazard Control and Healthy Homes (OLHCHH). This program conducts educational initiatives focused on the dangers of lead-based paint, targeting healthcare providers, case managers, home health professionals, and other key stakeholders. Homes enrolled in the program are assessed for lead-based paint hazards by EPA-certified testing consultants. If lead hazards are detected, the homes are further evaluated for other health and safety issues. Certified housing rehabilitation specialists then prepare a plan to address any identified hazards. Lead hazard removal is conducted by EPA-certified contractors. In cases where lead hazards are found, residents may be temporarily relocated from their homes until the hazards are safely removed, allowing them to return once it is deemed safe. Lead Safe Phoenix concentrates on reducing childhood exposure to lead-based paint hazards by providing community education and implementing housing rehabilitation interventions that help create safe and healthy living environments.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

In Phoenix, much of the housing stock is very old as approximately 45% of owner-occupied housing and 39% of renter-occupied housing units were built before 1980 (Source: 2019-2023 ACS). These housing units will naturally have higher instances of deferred maintenance, deteriorating conditions and a greater risk of lead-based paint hazards.

The Neighborhood Services Department (NSD) focuses on properties within specific targeted areas for neighborhood preservation and revitalization. These areas typically contain some of the oldest housing in Phoenix and are the focus of comprehensive revitalization efforts, which provide additional resources. To qualify for grant funds, properties must house families with incomes at or below 80% of the Area Median Income and include a child under the age of six. Eligible housing must have been constructed prior to 1978.

All eligible properties undergo thorough testing for lead in soil, dust, and paint. They receive a combination of lead abatement and interim controls to manage lead hazards, all at a minimal per-unit cost, in accordance with HUD Guidelines. Testing, remediation, blood lead testing, parent education, and any necessary temporary relocation are funded by grants at no cost to property owners or tenants. In Arizona, state law requires that all children tested and found to have elevated blood lead levels (EBLL) be reported to the Arizona Department of Health Services (ADHS). Cases involving children living in Phoenix are referred by ADHS to the NSD for assistance. If a child resides in pre-1978 owner-occupied housing that qualifies for the Emergency Home Repair program, the home will be tested for lead and remediated. For children with EBLL living in rental housing, consultation services will be provided by ADHS and NSD.

### **How are the actions listed above integrated into housing policies and procedures?**

The City requires all rehabilitation contractors to obtain EPA Renovate, Repair, and Paint (RRP) certification. Additionally, subrecipients and other partners must be informed about regulations concerning LBP and lead-safe work practices. These requirements are included in various City documents, such as the CDBG Program Guidelines, the annually updated Housing Department Administrative Plan (which includes the HCV Administrative Plan and TBRA Administrative Plans), as well as contracts, agreements, memorandums of understanding, Notices of Funding Availability, project checklists, and HUD regulations, manuals, guidebooks, and checklists.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The activities developed in this Strategic Plan are designed to directly reduce poverty and alleviate homelessness in Phoenix. The CDBG public improvements focus on enhancing accessibility and the overall quality of life for residents. Public services will specifically target low-income individuals by providing assistance that improve their quality of life, promotes housing stability, and avoid homelessness through initiatives that encourage self-sustainability. Additionally, supportive services will support special needs groups, including the elderly, individuals with disabilities, persons recovering from substance abuse, and victims of domestic violence. Economic development activities will work to promote job retention or creation new jobs for low- and moderate-income residents.

HOME funded affordable housing development and preservation programs will create and maintain living conditions that help LMI households avoid homelessness. ESG funds will fund homeless prevention activities and homeless services. These programs are designed to help them attain economic sustainability. HOPWA funds will support housing subsidy programs and supportive services that will increase the accessibility of opportunities for persons living with HIV/AIDS.

The City of Phoenix Human Services Department’s Family Services Centers provide a variety of social services for low-income households facing crises. These services are offered through three Family Services Centers that are strategically located throughout the city. Each center offers a wide range of support to residents with urgent needs, including assistance with utility bills, eviction prevention, rent or mortgage payments, as well as move-in and deposit costs. Caseworkers also offer help with employment, budgeting, benefit applications, and the development of social and life skills through case management and navigation. These services aim to help families and individuals identify and overcome barriers to poverty, ultimately leading them toward self-sufficiency.

The Volunteer Income Tax Assistance (VITA) Program, administered by the City of Phoenix Human Services Department, aims to help low- to moderate-income households access free tax preparation services. This includes assistance with filing for the Earned Income Tax Credit (EITC), which is recognized as the largest and most effective anti-poverty program in the nation. In the 2022-2023 period, 259 volunteers prepared tax returns for 3,574 households, resulting in over \$4.3 million in federal refunds. These refunds not only provide essential financial relief to recipients but also benefit the entire community economically. Additionally, volunteers offer financial education related to filing income tax returns, helping to raise awareness of the income tax preparation process.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

During the five-year Consolidated Plan period, the City will select projects for funding that are designed to reduce the number of persons in poverty. The City will collaborate with other City departments, nonprofit service providers and local/county organizations that operate programs that similarly have a

goal of reducing the poverty level in Phoenix. Actions that the City will implement over the 2025-2029 Consolidated Plan include:

- Target federal resources to low/mod block group tracts which are likely have high poverty rates;
- Expand and improve public facilities and infrastructure in low/mod areas;
- Provide public services for LMI and special needs such as the elderly, persons with a disability, and persons at-risk or experiencing homelessness;
- Fund housing rehab activities for LMI households;
- Support and fund homeownership activities for LMI households;
- Expand and the affordable rental housing stock through new construction developments;
- Fund CHDO affordable housing development activities;
- Provide economic development opportunities that support small businesses to create and retain jobs;
- Provide for the removal of slum and blight in affected low/mod areas to help improve the revitalization of these neighborhoods;
- Provide homeless prevention activities for individuals and families at risk of homelessness
- Provide housing and supportive services that meet the needs of persons with HV/AIDS and their families.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

CDBG & ESG Monitoring Procedures: The City's works with organizations that receive CDBG & ESG to ensure funds are used appropriately and in the most effective manner possible. Prior to the start of the contract, the City provides a comprehensive orientation to assist subrecipients in understanding their contract, effective administration and performance goals. Federal and local regulations, reimbursement procedures, reporting requirements and monitoring procedures are reviewed and discussed and subrecipient organizations may meet with City staff to discuss. For ESG, staff meet on a quarterly basis with subrecipients to review spending and provide technical assistance. ESG Subrecipients are required to submit monthly contract payment requests, program reports, and outcome status reports to ensure that funds are drawn down appropriately and services are provided to their target population. For CDBG, reimbursements to contractors were based on the monthly or periodic submission of a financial statement and progress report by each contractor. A financial report is prepared monthly by the staff, and financial and programmatic monitoring of all contracts is carried out annually. A formal fiscal monitoring is conducted once a year by an outside auditing firm for ESG subrecipients. Additionally, a desk review of supporting documentation takes place every month during the processing of monthly invoices. Onsite programmatic monitoring visits are conducted for ESG recipients.

HOME Monitoring Procedures: Housing Department staff monitors HOME properties during the period of affordability.. Any findings as a result of monitoring are followed-up on until all appropriate actions are taken to resolve the issue(s). Monitoring responsibilities include but are not limited to a risk assessment, compliance with rent limits, review of supporting documentation for income eligibility, property visits, outreach to minority businesses, and review of expenditures and income. The City monitors all HOME Program activities in accordance with HUD regulations. The City has updated its Monitoring Policies and Procedures Manual for recipients of HOME Program funds. The manual is designed to provide guidance to HOME Program participants to assist them in maintaining program and project records; records pertaining to rents, tenant income and affirmative fair housing guidelines throughout the affordability period; and compliance with minimum housing quality standards for safe, decent, and sanitary housing. Recipients of the HOME Program must comply with all amendments and updates to the federal HOME Program rules and regulations.

HOPWA Monitoring Procedures: The Project Sponsors receiving HOPWA funding are required to submit monthly reports on persons served. Invoices are submitted with supporting documentation that details hours worked in support of the program and direct costs associated with program delivery. The City generates a monthly financial report for the HOPWA funds detailing funds committed and expended. The City's monthly financial reports are used to complete IDIS draws. The Housing Department conducts both desk and on-site audits to support its monitoring functions and provides technical assistance to ensure



that funds are used effectively to meet both City and federal HOPWA Program objectives. Additionally, the Housing Department performs Housing Quality Standards (HQS) inspections on designated HOPWA units. The department will maintain its current monitoring processes and develop new initiatives as necessary.

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The City of Phoenix receives an annual allocation of funds from four federal formula grant programs: the Community Development Block Grant (CDBG), the HOME Investment Partnerships (HOME), Housing Opportunities for Persons Living With AIDS (HOPWA), and the Emergency Solutions Grants (ESG) programs. These grant funds support various initiatives, including community development programs, affordable housing development and preservation, housing subsidy programs and supportive services for individuals with HIV/AIDS and their families, and efforts to address homelessness. Program Year 2025 is the first year of the Five-Year Consolidated Plan for 2025-2029, and the City anticipates receiving similar allocation amounts each year throughout this period.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	14,461,954	500,000	21,709,428	36,671,382	59,847,816	PY 2025 is the first program year of the ConPlan. The funds expected for the remainder of ConPlan is 4x more years of the annual allocation and program income.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	5,137,276	2,715,559	0	7,852,835	31,411,340	<p>PY 2025 is the first program year of the ConPlan. The funds expected for the remainder of ConPlan is 4x more years of the annual allocation and program income. Annual Allocation = \$5,137,276</p> <p>PI = 2,715,559</p> <p>Total = 7,852,835</p>
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	5,499,307	0	0	5,499,307	21,997,228	<p>FY 2025 is the first program year of the ConPlan. The funds expected for the remainder of ConPlan is 4x more years of the annual allocation.</p>

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,355,765	0	350,000	1,705,765	5,423,060	PY 2025 is the first program year of the ConPlan. The funds expected for the remainder of ConPlan is 4x more years of the annual allocation.

**Table 11 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The CDBG program does not require matching funds; however, it provides opportunities to leverage private, local, state, and other federal funds for public service activities. To maximize the effectiveness of the formula grant funding, the City partners with various nonprofit organizations, private lending institutions, and other federal programs to enhance program funding.

The HOME program requires a matching contribution of at least 25% of the funds spent on affordable housing. The City utilizes a combination of federal, state, and local funds, as well as other non-federal resources, to fulfill this matching requirement. Examples of these funds include tax-exempt General Obligation Bond funds, tax-exempt bonds, and tax credits. The State of Arizona also plays a significant role in providing affordable housing in Phoenix through various means. This includes offering funding to applicants from the HOME Program and the Housing Trust Fund, as well as managing the distribution of tax-exempt development bonds and tax credit allocations. The state offers a State Low-Income Housing Tax Credit program designed for both 4% metro projects and 9% rural projects. The City of Phoenix will continue to encourage the State to take a more active role in addressing the demand for affordable housing. Additionally, the City will explore and promote opportunities for the State to offer tax incentives, such as tax credits and property tax waivers, for lands and structures that support affordable housing initiatives.

The City promotes the involvement of private businesses and nonprofit organizations in creating affordable and assisted housing. This is achieved by utilizing funds from the National Affordable Housing Act, Community Development Block Grant (CDBG) funds, and the HOME program. Additionally, the City will continue to use funds from its General Obligation Bond Program, when available, to implement comprehensive revitalization strategies in neighborhoods.

ESG has a 100% match requirement, which means funds must be matched dollar for dollar. The City of Phoenix fulfills ESG match funds with the City's General Purpose funds. HOPWA does not have a match requirement.

On June 7, 2022, the Phoenix City Council approved an allocation of American Rescue Plan Act (ARPA) funds for Affordable Housing Programs - gap financing and a Community Land Trust (CLT). \$6 million in funding was allocated for the acquisition, rehabilitation, and/or new construction of affordable housing units to help fill financing gaps and encourage projects to stay on track toward completion. The Phoenix City Council allocated \$5 million in APRA funds toward a CLT program with the goal of funding an all-inclusive CLT. A CLT looks to ensure permanent affordability by holding the land in a trust and selling the home to an eligible low-income home buyer. On June 14, 2023, the Phoenix City Council approved gap financing for four affordable housing developments that will support the creation of 544 affordable housing units and a CLT program administrator. Additionally, Council allocated ARPA funds towards a landlord incentive program to incentivize participating in the Housing Choice Voucher

Program. On September 15, 2023, an additional \$2.3 million was added to the program’s previous \$4 million tranche in funds. A total of \$7.8 million in CARES Act and ARPA funds were completely allocated by Fall of 2024. Over 5,000 units were preserved, and 900 new landlords joined the voucher program.

With the strong support of the Phoenix City Council, the Landlord Incentive Program delivered a one-time \$2,000 incentive payment to landlords who rented units to Housing Choice Voucher (HCV) participants. Backed by \$7.3 million in American Rescue Plan Act funding, the program successfully disbursed over 4,000 incentives to more than 1,400 landlords, bringing in over 800 new landlords to the HCV program by its conclusion in August 2024. The HCV program now engages over 2,300 active landlords, playing a vital role in meeting the escalating demand for affordable housing and ensuring that thousands of low-income Phoenix residents have access to essential housing assistance.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The Housing Phoenix Plan documents the findings of the city's Affordable Housing Initiative, which launched in 2019 with the goal of completing a housing needs assessment and establishing policy recommendations to address the city's current housing challenge. Through extensive research and community outreach, the plan identifies the community's housing needs, documents the housing gap, compiles nationwide best practices, and recommends nine policy initiatives to reach the goal of creating a stronger and more vibrant Phoenix through increased housing options for all. As the fifth largest city in the country, Phoenix has experienced consistent population growth which has outpaced the growth of the housing market.

This nine-point initiative plan was created to establish zoning incentives for affordable housing developers, create allowances for accessory dwelling units, increase resources, streamline processes, and establish an education campaign.

The City has properties set aside for public and private partnership in direct support of activities such as the CDBG Slum and Blight Acquisition, Infill Program. This program will allow new construction of single- and or multifamily homes on vacant lots within residential neighborhoods located in neighborhood initiative and redevelopment areas. In addition, the City will provide CDBG funds for homebuyer assistance to low- and moderate-income homebuyers. The Housing Department has identified underutilized parcels within the City’s portfolio. These parcels will be made available to non-profit and for-profit developers through a Request for Proposal (RFP) process for redevelopment that would result in increased affordable housing units throughout the City of Phoenix. Progress has been made in 2024 to issue multiple RFPs, and a total of three have been awarded within the year. An RFP for four residential parcels in the Sunnyslope/Village Center neighborhood was awarded by Council on May 29,

2024. Two other RFPs including parcels under the Housing Phoenix Plan, including the Central and Columbus mixed income rental housing project and the Glendale and 27<sup>th</sup> Avenue affordable homeownership development project, were both awarded by Council on December 18, 2024. The most recent RFPs released by the Neighborhood Services Department include two parcels for the development of affordable housing in the Oakland Historic District. The solicitation for these parcels closed on December 13, 2024. Additionally, the Neighborhood Services Department released an RFP for an additional 8 parcels in the Sunnyslope/Village Center on December 16, 2024, which will close on March 14, 2025.

The City of Phoenix regularly commits publicly owned land or property to induce the development of desired affordable housing, supportive housing, homeless, economic development and neighborhood revitalization projects and programs. The commitment of such resources is executed through development agreements typically executed with development entities selected through a competitive process.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Develop & Preserve Affordable Housing	2025	2029	Affordable Housing	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods	Affordable Housing	CDBG: \$13,217,133 HOME: \$7,339,108	HOME Rental units constructed: 252 Household Housing Unit  HOME Rental Units Constructed via (CHDO): 161 Household Housing Unit  Homeowner Housing Rehabilitated: 76 (HOME=1) Household Housing Unit  HOME Direct Financial Assistance to Homebuyers: 8 Households Assisted  Housing Code Enforcement/Foreclosed Property Care: 30 Households Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	2A Public Services for LMI & Special Need	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods	Public Services	CDBG: \$1,238,981	Public service activities for Low/Moderate Income Housing Benefit: 3835 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 80 Households Assisted
3	3A Improve Public Facilities & Infrastructure	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods	Public Facilities & Infrastructure Investment	CDBG: \$16,219,320	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 31200 Persons Assisted
4	4A Economic Development	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods	Economic Development	CDBG: \$403,557	Facade treatment/business building rehabilitation: 2 Business Businesses assisted: 25 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	5A Removal of Slum & Blight	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods	Removal of Slum & Blight	CDBG: \$2,700,000	Buildings Demolished: 4 Buildings Housing Code Enforcement/ Foreclosed Property Care: 40 Households Assisted
6	6A Homeless Housing & Services	2025	2029	Homeless	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods	Housing & Services for the Homeless	ESG: \$1,604,083	Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted Homelessness Prevention: 100 Persons Assisted Homeless Person Overnight Shelter: 2940 Persons Assisted
7	7A Housing & Supportive Services for People Living with HIV/AIDS	2025	2029	Non-Housing Community Development	HOPWA EMSA	Housing & Supportive Services for People Living with HIV/AIDS	HOPWA: \$5,334,328	Tenant-based rental assistance / Rapid Rehousing: 165 Households Assisted Homelessness Prevention: 110 Persons Assisted HIV/AIDS Housing Operations: 130 Household Housing Unit Other (Supportive Services): 870

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	8A Effective Program Administration	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods HOPWA EMSA	Effective Program Administration	CDBG: \$2,892,391 ESG: \$101,682 HOME: \$513,728 HOPWA: \$164,979	Other: 1

Table 12 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	1A Develop & Preserve Affordable Housing
	<b>Goal Description</b>	Promote and fund new affordable housing development such as homeownership opportunities for low- and moderate-income households; development of new rental housing inventory; homeowner housing rehabilitation activities; and CHDO affordable housing development activities in the City. Code enforcement activities will revitalize communities and help improve the health and safety of low/mod neighborhoods.
2	<b>Goal Name</b>	2A Public Services for LMI & Special Need
	<b>Goal Description</b>	Provide for supportive services for low- to moderate-income and special need populations. Services for LMI will include youth programs, health services, employment training, housing information and referral services and other eligible services under the CDBG program. Public services assisting special needs populations may include homeless programs, senior services, services for persons with a disability, services for victims of domestic violence.
3	<b>Goal Name</b>	3A Improve Public Facilities & Infrastructure
	<b>Goal Description</b>	Provide funds to improve and expand public facilities and infrastructure such as neighborhood facilities, parks and rec centers, water/sewer systems, sidewalks, and streets. Public facility improvements may also help special need groups and may be directed towards homeless shelters, senior centers and community centers.
4	<b>Goal Name</b>	4A Economic Development
	<b>Goal Description</b>	Provide support for activities and promote job retention or creation for low- and moderate-income residents. Activities may include financial aid and technical assistance. There is also a need to provide support for façade improvements to commercial sites located in low/mod areas in Phoenix.
5	<b>Goal Name</b>	5A Removal of Slum & Blight
	<b>Goal Description</b>	Provide support for the removal of slum and blight in low/mod areas in Phoenix. Demolition activities of aging and dilapidated structures will encourage revitalization efforts, and help improve the health and safety of these areas.

6	<b>Goal Name</b>	6A Homeless Housing & Services
	<b>Goal Description</b>	Provide support for overnight shelter services for individuals and families experiencing homelessness. Emergency shelter will include wraparound services that help individuals and families gain self-sufficiency. The City will also provide homeless prevention services for those at-risk of homelessness, and rapid rehousing assistance to homeless individuals and families with the goal of eliminating or reducing homelessness in the City.
7	<b>Goal Name</b>	7A Housing & Supportive Services for People Living with HIV/AIDS
	<b>Goal Description</b>	Provide funding support for housing subsidy activities for people living with HIV/AIDS, which include Transitional Housing, Tenant-Based Rental Assistance (TBRA), Short-Term Rent, Mortgage and Utility (STRM) Assistance and Permanent Housing Placement (PHP). Several supportive services activities address the needs of eligible clients, increase accessibility to medical care and other vital resources.
8	<b>Goal Name</b>	8A Effective Program Administration
	<b>Goal Description</b>	Effective program management of HUD grant programs will ensure compliance with each respective grant and their regulations and that programs meet their established objectives. This includes a range of activities such as general administration and planning of the CDBG, ESG, HOME and HOPWA grant programs, monitoring subrecipients, fair housing activities and keeping strict grant-based accounting.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The projects included in this section are designed to address the needs of the Phoenix community as outlined in the Consolidated Plan.

CDBG will fund public service programs, public facilities and infrastructure improvements, housing rehabilitation activities, economic development, the removal of slum and blight, and admin of the program. The CDBG program has a 20% grant cap allowed for administrative costs and no more than 15% of the grant may be allocated towards public services.

HOME will fund affordable housing development and preservation and Community Housing Development Organization (CHDO) development activities as required under grant guidelines. There is a 10% grant cap for administrative activities and 15% of the total grant is reserved for CHDO activities.

ESG will fund homeless programs such as homelessness prevention, rapid rehousing rental assistance, street outreach services and shelter operations. For ESG, there is a 7.5% grant cap for administrative activities, and no more than 60% may be allocated towards emergency shelter operations.

HOPWA will fund housing programs and supportive services for eligible people living with HIV/AIDS. Projects are listed by HOPWA Project Sponsors. There is a 3% grant cap for administrative costs.

#### Projects

#	Project Name
1	CDBG Administration
2	CDBG Affordable Housing
3	CDBG Public Services
4	CDBG Homeless Programs
5	CDBG Public Facilities & Infrastructure
6	CDBG Economic Development
7	CDBG Removal of Slum & Blight
8	HOME Administration
9	HOME CHDO Set-Aside (15%)
10	HOME Projects
11	ESG25 Phoenix
12	2025-2028 City of Phoenix AZH25F001 (COP)
13	2025-2028 Southwest Behavioral & Health Services AZH25F001 (SBH)

#	Project Name
14	2025-2028 Area Agency on Aging AZH25F001 (AAA)

**Table 13 - Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The City of Phoenix allocates funds based on the needs identified in the 2025-2029 Consolidated Plan. The priority needs were affordable housing, public services, public facility and infrastructure improvements, economic development opportunities, the removal of slum and blight, housing for homeless and homeless services and addressing the needs of individuals and their families living with HIV/AIDS. Projects funded in PY 2025 will address several of these priorities.

Public facilities and infrastructure improvements and expanded access have been identified as a need in Phoenix, specifically in low- and moderate-income areas. These improvements may include activities such as streets, sidewalks, water/sewer systems, neighborhood facilities, parks and rec centers, senior centers and homeless shelters.

Public services that provide basic needs for LMI and special needs are a high priority. These services focus on helping individuals and families avoid homeless and gain self-sufficiency. Often times this need exceeds the amount of funds available. CDBG has a 20% admin and 15% public services grant cap.

The preservation and development of affordable housing, for both rental and homeownership opportunities, remains one of the highest priorities in the City. These needs are addressed by CDBG and HOME funds as eligible under each grant guideline. Activities include direct financial assistance, rental housing construction, existing homeowner housing rehab, tenant-based rental assistance and other homeownership opportunities. HOME has a 10% admin grant cap and must allocation at least 15% towards CHDO affordable housing development.

Economic development to support activities that promote job retention or creation for low- and moderate-income residents in a priority. Activities may include financial aid and technical assistance. There is also a need to provide support for façade improvements to commercial sites located in low/mod areas in Phoenix.

Homeless services that work to end homelessness in Phoenix are a priority and this need is addressed through the ESG program. The City will fund programs that help with homeless prevention and rapid rehousing activities to help families avoid homelessness, as well as emergency shelter services for persons experiencing homelessness. ESG has a 7.5% admin grant and shelter services are limited as there is a 60% grant cap allocation for this type of activity.

The removal of slum and blight is also a priority for Phoenix. Demolition activities of aging and dilapidated structures will encourage revitalization efforts, and help improve the health and safety of these areas.

Supportive services and housing subsidy programs are vital for individuals and families living with HIV/AIDS as any housing instability may greatly affect the ability for this group to receive the care they need. HOPWA has an admin cap of 3%.



## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	<b>Goals Supported</b>	8A Effective Program Administration
	<b>Needs Addressed</b>	Effective Program Administration
	<b>Funding</b>	CDBG: \$2,892,391
	<b>Description</b>	National Objective: 24 CFR 570.208(d)(4) Program Administration Matrix Code: 24 CFR 570.206 21A-General Program Admin Funds will be used to administer the CDBG program.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A.
	<b>Location Description</b>	Citywide, eligible.
<b>Planned Activities</b>	CDBG admin funding covers a broad range of activities to include compliance and reporting activities, neighborhood coordination and support, and neighborhood outreach. Additionally, CDBG admin funds are utilized by partner departments for critical services to include:  1. The Housing Department’s Development Division to oversee critical affordable housing activities.	
2	<b>Project Name</b>	CDBG Affordable Housing
	<b>Target Area</b>	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	<b>Goals Supported</b>	1A Develop & Preserve Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$2,717,133 EN +\$500,000 PI + \$10,000,000 prior year funds

<p><b>Description</b></p>	<p>Utilize CDBG current year, prior year, and/or Program Income funds to increase and preserve affordable rental housing and homeowner housing for low- and moderate-income residents. Activities, corresponding National Objectives and matrix codes, that support this project may include:</p> <p>Housing Department:</p> <ol style="list-style-type: none"> <li>1. CDBG Housing Development Operations, Project Delivery and Request for Proposal - Housing Department, National Objective: 24 CFR 570.208(a)(3) LMH-Low/Mod Housing Benefit, Eligible Activity: 24 CFR 570.02 (a)(1), (b)(1), IDIS Matrix Code: 14B, 14J funds operations costs to support the Housing Department’s Call for Interest in identifying HOME eligible affordable multi-family housing development projects and project delivery for HOME funded DPA program. Funded with 2025-2026 CDBG funds.</li> </ol> <p>Neighborhood Services Revitalization Division:</p> <ol style="list-style-type: none"> <li>1. Infill Program (Staff and Request for Proposal), National Objective: 24 CFR 570.208(b)(1) SBA-Slum/Blight Area Benefit, 24 CFR 570.208(b)(2) SBS-Slum/Blight Spot Benefit, Eligible Activity: 24 CFR 570.201(a), (b), (d), (i), IDIS Matrix Code: Various 01, 02, 04, 04A, 06, 08, supporting acquisition, disposition, clearance and demolition, relocation to support affordable housing construction.</li> <li>2. Down Payment Assistance, National Objective: 24 CFR 570.208(a)(3) LMH - Low/Mod Housing Benefit, Eligible Activity: 570.201(n), IDIS Matrix Code: 13B Homeownership Assistance-excluding Housing Counseling (Housing Counseling to be reported under 13A as separate activity).</li> <li>3. Housing Counseling, National Objective: 24 CFR 570.208(a)(3) LMH-Low/Mod Housing Benefit, Eligible Activity: 24 CFR 570.201(e), IDIS Matrix Code: 05U.</li> </ol> <p>Neighborhood Services Revitalization Division, Housing Rehabilitation Section:</p> <ol style="list-style-type: none"> <li>1. Owner Occupied Rehabilitation Program, National Objective: 24 CFR 570.208(a)(3) LMH-Low/Mod Housing Benefit, Eligible Activity: 24 CFR 570.202 (a)(1), IDIS Matrix Code: 14A-Rehab.</li> <li>2. Rental Rehabilitation Program, National Objective: 24 CFR 570.208(a)(3) LMH-Low/Mod Housing Benefit, Eligible Activity: 24 CFR 570.202 (a)(1), IDIS Matrix Code: 14A-Rehab.</li> <li>3. Housing Rehab Request for Proposal (ADA Modifications), National Objective: 24 CFR 570.208(a)(3) LMH-Low/Mod Housing Benefit,</li> </ol>
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		<p>Eligible Activity: 24 CFR 570.202 (a)(1), IDIS Matrix Code: 14A-Rehab.</p> <p>4. Hardship Assistance Program, National Objective: 24 CFR 570.208(a)(3) LMH-Low/Mod Housing Benefit, Eligible Activity: 24 CFR 570.202(a)(1). Matrix Code: 14A-RehabHardship Assistance Program (HAP).</p> <p>Neighborhood Preservation Division:</p> <p>1. Code Enforcement, National Objective: 24 CFR 570.208(a)(1) LMA-Low/Mod Area Benefit, Eligible Activity 24 CFR 570.201(c), Matrix Code: 15-Code Enforcement LMA Low/Mod Area Benefit. 2025-26 Funding</p>
	<b>Target Date</b>	6/30/2026

<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>Housing Department:</p> <ol style="list-style-type: none"> <li>1. CDBG Housing Development Operations, Project Delivery and Request for Proposal - Goal Outcome Indicator: Rental Units Constructed. Quantity: <b>413</b>. Unit of Measure: Household Housing Unit and Goal Outcome Indicator: Direct Financial Assistance to Homebuyers. Quantity: <b>8</b>. Unit of Measure: Households Assisted. 1 owner occupied rehab assisted w/HOME Funds.</li> </ol> <p>Neighborhood Services Revitalization Division:</p> <ol style="list-style-type: none"> <li>1. Infill Program (Staff and Request for Proposal) - Goal Outcome Indicator: Homeowner Housing Added. Quantity: TBD. Unit of Measure: Household Housing Unit. Quantity to be determined if funded.</li> <li>2. Down Payment Assistance- Goal Outcome Indicator: Direct Financial Assistance to Homebuyers. Quantity: TBD. Unit of Measure: Households Assisted. Quantity to be determined if funded.</li> <li>3. Housing Counseling - Goal Outcome Indicator: Direct Financial Assistance to Homebuyers. Quantity: 0. Unit of Measure: Households Assisted. Quantity to be determined if funded.</li> </ol> <p>Neighborhood Services Revitalization Division, Housing Rehabilitation Section:</p> <ol style="list-style-type: none"> <li>1. Owner Occupied Housing Rehab- Goal Outcome Indicator: Homeowner Housing Rehab. Quantity: <b>50</b>. Unit of Measure: Household Housing Unit</li> <li>2. Rental Rehab- Goal Outcome Indicator: Homeowner Housing Rehab. Quantity: TBD. Unit of Measure: Household Housing Unit. Quantity to be determined if funded.</li> <li>3. Housing Rehab Request for Proposal (ADA Modifications- Goal Outcome Indicator: Homeowner Housing Rehab. Quantity: <b>10</b>. Unit of Measure: Household Housing Unit</li> <li>4. Hardship Assistance- Goal Outcome Indicator: Homeowner Housing Rehab. Quantity: 15. Unit of Measure: Household Housing Unit</li> </ol> <p>Neighborhood Preservation Division:</p> <ol style="list-style-type: none"> <li>1. Code Enforcement - Goal Outcome Indicator: Housing Code Enforcement Quantity: 30 Unit of Measure: Household Housing Unit</li> </ol>
<p><b>Location Description</b></p>	<p>Citywide, eligible.</p>

<p><b>Planned Activities</b></p>	<p>Planned activities to preserve and develop affordable rental housing and homeowner housing for low- and moderate-income residents may include:</p> <p>Housing Department:</p> <ol style="list-style-type: none"> <li>1. Housing Department Development Operations funds the initiation and administration of many diverse housing programs, all of which increase the supply of affordable rental housing or homeownership opportunities for lower income households. These housing programs concentrate on providing assistance to households with incomes at or below 80% of area median income with HOME funded affordable housing development and Down Payment assistance programs.</li> </ol> <p>Neighborhood Services Revitalization Division:</p> <ol style="list-style-type: none"> <li>1. Infill Program (Staff and Request for Proposal) conveys previously slum and blighted and or strategically acquired properties to nonprofit agencies and/or for-profit developers through a competitive request for proposals (RFP) process for construction and disposition of single- family homes or multifamily projects. The construction may be funded through private financing and or a combination of federal and private funds.</li> <li>2. Down Payment Assistance program provides financial homeownership assistance to LMI households purchasing a home after completing housing counseling requirements.</li> <li>3. Housing Counseling Request for Proposal funds a subrecipient to provide comprehensive housing counseling services to assist homebuyers and homeowners meeting HUD's low-moderate criteria of up to 80 percent Area Median Income (AMI) with HOME funded affordable housing development and Down Payment assistance programs.</li> </ol> <p>Neighborhood Services Revitalization Division, Housing Rehabilitation Section:</p> <ol style="list-style-type: none"> <li>1. Owner Occupied Rehabilitation Program provides financial assistance (in the form of grants or loans) to eligible low- and moderate-income homeowners for emergency home repairs that address health or safety hazards. The program may also address non-emergency home repairs to stabilize critical home systems (electrical, mechanical, plumbing, roofing), to remediate lead hazards, to improve the homes energy efficiency, and to meet healthy homes standards.</li> </ol>
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		<p>2. Rental Rehabilitation Program provides flexible financing for the rehabilitation of single family/multifamily rental units intended to be occupied by low- and moderate-income tenants. Owner contribution/matching funds may be required.</p> <p>3. ADA Home Accessibility Modifications Program Rehab Request for Proposal will fund a subrecipient to perform repairs to improve the accessibility of homes of low- and moderate-income disabled and or elderly residents.</p> <p>4. Hardship Assistance Program (HAP) provides assistance (in the form of grants or loans) to low- and moderate-income eligible Phoenix homeowners to correct potential or existing exterior violations of the Neighborhood Preservation and Zoning ordinances, and or health and safety codes</p> <p>Neighborhood Preservation Division:</p> <p>1. Code Enforcement Program focus on addressing common blight violations included in the Neighborhood Preservation Ordinance (high and/or dry vegetation, accumulation of litter/debris, outdoor storage of personal property and inoperable vehicles, unsecured/vacant structures, fences in disrepair, graffiti and vehicles parked on non-dustproof surfaces).</p>
<b>3</b>	<b>Project Name</b>	CDBG Public Services
	<b>Target Area</b>	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	<b>Goals Supported</b>	2A Public Services for LMI & Special Need
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$71,699

<p><b>Description</b></p>	<p>The City will fund for public services to low- and moderate-income residents in Phoenix. No more than 15% of the CDBG annual allocation may be allocated towards public service activities.</p> <p>Housing Department:</p> <ol style="list-style-type: none"> <li>1. Family Self-Sufficiency Program - Housing Department, National Objective: 24 CFR 570.208(a)(2) LMC-Low/Mod Limited Clientele Benefit, Eligible Activity: 24 CFR 570.201(e), IDIS Matrix Code: 05Z-Other Public Services Not Listed in 03T and 05A-05Y. Funded with 2025-2026 CDBG funds.</li> <li>2. Aeroterra Program - Housing Department, National Objective: 24 CFR 570.208(a)(2) LMC-Low/Mod Limited Clientele Benefit, Eligible Activity: 24 CFR 570.201(e), IDIS Matrix Code: 05D-Youth Services.</li> <li>3. Phoenix Starfish Place - Housing Department, National Objective: 24 CFR 570.208(a)(2) LMC-Low/Mod Limited Clientele Benefit, Eligible Activity: 24 CFR 570.201(e), IDIS Matrix Code: 05Z-Other Public Services Not Listed in 03T and 05A-05Y. Funded with 2025-2026 CDBG funds.</li> </ol> <p>Neighborhood Engagement Division:</p> <ol style="list-style-type: none"> <li>1. Neighborhood Engagement Coordination (Neighborhood Specialist), National Objective: 24 CFR 570.208(a)(1) LMA-Low/Mod Area Benefit, Eligible Activity: 24 CFR 570.201(e), IDIS Matrix Code: 05Z-Other Public Services Not Listed in 03T and 05A05Y. Activity is funded with 2025-2026 CDBG fund.</li> </ol> <p>Neighborhood Revitalization Division, Neighborhood Enhancement Section</p> <ol style="list-style-type: none"> <li>1. Utilize CDBG current year and/or CDBG-CV funds for public and community services to Low/Mod Limited Clientele, including vulnerable populations with special needs. Activities, corresponding National Objectives and matrix codes, that support this project may include: Public Services Notice of Funding Opportunity and Homeless Services Support, National Objective: 24 CFR 570.208(a)(2) LMC-Low/Mod Limited Clientele Benefit. IDIS Matrix Code: 05A through 05Z.</li> </ol>
<p><b>Target Date</b></p>	<p>6/30/2026</p>

<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>Housing Department:</p> <ol style="list-style-type: none"> <li>1. Family Self-Sufficiency Program - Housing Department - Goal Outcome Indicator: Public service activities for Low/Moderate Income Housing Benefit. Quantity: 300. Unit of Measure: Households Assisted</li> <li>2. Aeroterra Program – Housing Department – Goal Outcome Indicator: Public service activities for Low/Moderate Income Housing Benefit. Quantity: 65-70. Unit of Measure: Households Assisted</li> <li>3. Phoenix Starfish Place - Housing Department - Goal Outcome Indicator: Public service activities for Low/Moderate Income Housing Benefit. Quantity: 15. Unit of Measure: Households Assisted</li> </ol> <p>Neighborhood Engagement Division:</p> <ol style="list-style-type: none"> <li>1. Neighborhood Engagement Coordination (Neighborhood Specialist) - Goal Outcome Indicator: Public service activities other than Low/Moderate Income Housing Benefit. Quantity: 500. Unit of Measure: Persons Assisted.</li> </ol> <p>Neighborhood Revitalization Division, Neighborhood Enhancement Section</p> <ol style="list-style-type: none"> <li>1. It is estimated that approximately 0 vulnerable individuals will benefit from public service activities funded in FY 25.</li> </ol>
<p><b>Location Description</b></p>	<p>Citywide, eligible.</p>



	<p><b>Planned Activities</b></p>	<p>Planned public service activities may include:</p> <p>Housing Department:</p> <ol style="list-style-type: none"> <li>1. The FSS Program, administered by the City Housing Department, provides direct case management through Housing Department staff to support families in Section 8, conventional, and scattered site housing. The program focuses on identifying and eliminating barriers to self-sufficiency, empowering families to achieve financial independence and long-term stability.</li> <li>2. The Aeroterra Program, administered by the City of Phoenix Housing Department, is a vital investment in the long-term stability of families transitioning from chronic homelessness. Targeted on-site counseling and case management for youth struggling to adjust to permanent housing significantly increase the likelihood of maintaining stable housing and improving family outcomes.</li> <li>3. Phoenix Starfish Place is administered by the City Housing Department and is a city owned fifteen-unit apartment complex where victims of sex and human trafficking receive supportive services, direct counseling, assistance developing life and parenting skills, assistance with their educational goals and with gaining meaningful employment. provide direct services in a residential setting to the victims of sex and human trafficking and their immediate families.</li> </ol> <p>Neighborhood Engagement Division:</p> <ol style="list-style-type: none"> <li>1. Neighborhood Engagement Coordination (Neighborhood Specialists) funds support various neighborhood engagement efforts in low- to moderate-income areas to foster successful coordination and valuable feedback on neighborhood revitalization projects.</li> </ol> <p>Neighborhood Revitalization Division, Neighborhood Enhancement Section</p> <ol style="list-style-type: none"> <li>1. Public Services Notice of Funding Opportunity and Homeless Services Support.</li> </ol>
<p><b>4</b></p>	<p><b>Project Name</b></p>	<p>CDBG Homeless Programs</p>
	<p><b>Target Area</b></p>	<p>Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods</p>

	<b>Goals Supported</b>	2A Public Services for LMI & Special Need
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$1,167,282

<p><b>Description</b></p>	<p>Utilize CDBG funds to assist individuals and families gain stable housing after experiencing homelessness or prevent a housing crisis. Activities, corresponding National Objectives, and matrix codes that support this project may include:</p> <p>Human Services Department:</p> <ol style="list-style-type: none"> <li>1. Landlord and Tenant Education Program (Staff) - Human Services Department, National Objective: 24 CFR 570.208(a)(2) LMC-Low/Mod Limited Clientele Benefit, Eligible Activity: 24 CFR 570.201(e), IDIS Matrix Code: OSK Tenant/Landlord Counseling. Activity is funded with 2025-26 CDBG fund.</li> <li>2. Tenant Emergency Assistance - Human Services Department, National Objective: 24 CFR 570.208(a)(2) LMC- Low/Mod Limited Clientele Benefit, Eligible Activity: 24 CFR 570.201(e), 24 CFR 570.207(b)(4) and 24 CFR 570.408(c)(2), IDIS Matrix Code: 05Q Subsistence Payments (emergency payments on behalf of individuals or families). Activity is funded with 2025-26 CDBG fund.</li> </ol> <p>Office of Homeless Solutions</p> <ol style="list-style-type: none"> <li>1. Emergency Shelter - Office of Homeless Solutions, National Objective: 24 CFR 570.208(a)(2) LMC-Low/Mod Limited Clientele Benefit, Eligible Activity: 24 CFR 570.201(e), IDIS Matrix Code: 03T-Homeless/AIDS Patients. Activity is funded with 2025-26 CDBG fund.</li> <li>2. Navigation and Wrap Around Services for Justice Involved Individuals Experiencing Homelessness - Office of Homeless Solutions, National Objective: 24 CFR 570.208(a)(2) LMC-Low/Mod Limited Clientele, Eligible Activity: 24 CFR 570.201(e), IDIS Benefit Matrix Code: 05Z-Other Public Services Not Listed in 03T and 05A-05Y. Activity is funded with 2025-26 CDBG fund.</li> <li>3. Rapid Rehousing and Housing Stabilization Support- Office of Homeless Solutions, National Objective: 24 CFR 570.208(a)(2) LMC-Low/Mod Limited Clientele Benefit, Eligible Activity: 24 CFR 570.201(e), IDIS Matrix Code: 05Z-Other Public Services Not Listed in 03T and 05A-05Y. Activity is funded with \$0 in 2025-26 CDBG funds, if funded, will be funded with prior year funds.</li> <li>4. Outreach and Engagement for Persons Experiencing Homelessness - Office of Homeless Solutions, National Objective: 24 CFR 570.208(a)(2) LMC-Low/Mod Limited Clientele Benefit, Eligible Activity: 24 CFR 570.201(e), IDIS Matrix Code: 05Z-Other Public</li> </ol>
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	Services Not Listed in 03T and 05A-05Y. Activity is funded with 2025-26 CDBG fund.
<b>Target Date</b>	6/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>Human Services Department:</p> <ol style="list-style-type: none"> <li>1. Landlord and Tenant Education Program (Staff) - Human Services Department - Outcome Goal Indicator: Public services activities for Low/Moderate Income Housing Benefit. Quantity: 3,500. Unit of Measure: Persons assisted.</li> <li>2. Tenant Emergency Assistance - Human Services Department - Goal Outcome Indicator: Public services activities for Low/Moderate Income Housing Benefit. Quantity: 10. Unit of Measure: Persons Assisted</li> </ol> <p>Office of Homeless Solutions</p> <ol style="list-style-type: none"> <li>1. Emergency Shelter – Office of Homeless Solutions - Goal Outcome Indicator: Homeless Person Overnight Shelter. Quantity: TBD. Unit of Measure: Persons Assisted. Quantity to be determined once the subrecipient is awarded a contract.</li> <li>2. Navigation and Wrap Around Services for Justice Involved Individuals Experiencing Homelessness - Office of Homeless Solutions - Goal Outcome Indicator: <b>Public service</b> activities for Low/Moderate Income Housing Benefit. Quantity: TBD. Unit of Measure: Households Assisted. Quantity to be determined once the subrecipient is awarded a contract.</li> <li>3. Rapid Rehousing and Housing Stabilization Support- Office of Homeless Solutions - Goal Outcome Indicator: <b>Public service</b> activities for Low/Moderate Income Housing Benefit. Quantity: TBD. Unit of Measure: Households Assisted. Quantity to be determined once the subrecipient is awarded a contract.</li> <li>4. Outreach and Engagement for Persons Experiencing Homelessness - Office of Homeless Solutions - Goal Outcome Indicator: <b>Public service</b> activities for Low/Moderate Income Housing Benefit. Quantity: TBD. Unit of Measure: Households Assisted. Quantity to be determined once the subrecipient is awarded a contract.</li> </ol>
<b>Location Description</b>	Citywide, eligible.

<p><b>Planned Activities</b></p>	<p>Utilize CDBG funds to assist individuals and families gain stable housing after experiencing homelessness or prevent a housing crisis with activities that may include:</p> <p>Human Services Department:</p> <ol style="list-style-type: none"> <li>1. Landlord and Tenant Education Program (Staff) administered by the Human Services Department, provides education and counseling to tenants and landlords via the telephone, e-mails and face to face sessions and also conducts regular educational sessions/workshops on the Arizona Residential Landlord and Tenant Act and the Arizona Mobile Home Act.</li> <li>2. Tenant Emergency Assistance administered by the Human Services Department, provides emergency one-time assistance to Phoenix tenants whose income is low- and moderate-income and are facing homelessness as a direct result of code enforcement for imminent hazards or other health and safety conditions.</li> </ol> <p>Office of Homeless Solutions</p> <ol style="list-style-type: none"> <li>1. Emergency Shelter – Office of Homeless Solutions will administer a request for proposal to identify a subrecipient, or subrecipients, for emergency shelter operations and services, for families identified by City Police, Fire and Office of Homeless Solutions Officials.</li> <li>2. Navigation and Wrap Around Services for Justice Involved Individuals Experiencing Homelessness - Office of Homeless Solutions, a request for proposal will identify a subrecipient, or subrecipients, to support persons experiencing homelessness who become involved in the criminal justice system, within the City of Phoenix.</li> <li>3. Rapid Rehousing and Housing Stabilization Support- Office of Homeless Solutions, a request for proposal will identify a subrecipient, or subrecipients, to support individuals moving from sheltered or unsheltered homelessness to permanent housing using a Housing First model.</li> <li>4. Outreach and Engagement for Persons Experiencing Homelessness - Office of Homeless Solutions, a request for proposal to identify a subrecipient, or subrecipients, to support outreach and engagement services for persons experiencing homelessness.</li> </ol>
<p><b>Project Name</b></p>	<p>CDBG Public Facilities &amp; Infrastructure</p>

<b>5</b>	<b>Target Area</b>	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	<b>Goals Supported</b>	3A Improve Public Facilities & Infrastructure
	<b>Needs Addressed</b>	Public Facilities & Infrastructure Investment
	<b>Funding</b>	CDBG: \$4,509,892 EN + \$11,709,428 prior year funds

<p><b>Description</b></p>	<p>Utilize CDBG current year, prior year, and/or Program Income, and/or CDBG-CV funds to foster the development of vibrant and thriving neighborhoods by investing in facilities, infrastructure and addressing blight. Activities, corresponding National Objectives and matrix codes, that support this project may include:</p> <p>Housing Department:</p> <ol style="list-style-type: none"> <li>1. CDBG Project Delivery, National Objective: 24 CFR 570.208(a)(1) LMA - Low/Mod Area Benefit, 24 CFR 570.208(a)(2) LMC - Low/Mod Limited Clientele Benefit, Eligible Activity: 24 CFR 570.201(c), Matrix Code: 03A Senior Centers, 03B Facilities for Persons w. Disabilities, 03C Homeless Facilitates (not operating costs), 03D Youth Centers, 03E Neighborhood Facilities, 03F Parks, Recreational Facilities, 03G Parking Facilities, 03H Solid Waste Disposal Improvements, 03I Flood Drainage Improvements, 03J Water/Sewer Improvements, 03K Street Improvements, 03L Sidewalks, 03M Child Care Centers, 03N Tree Planting, 03O Fire Stations/Equipment, 03P Health Facilities, 03Q Facilities for Abused and Neglected Children, 03R Asbestos Removal, 03S Facilities for AIDS Patients (not operating costs), 03Z-Other Public Improvements Not Listed in 03A-03S. This activity incorporates staff costs for project management and monitoring of cross cutting requirements.</li> <li>2. Neighborhood Enhancement and Infrastructure Program, National Objective: 24 CFR 570.208(a)(1) LMA-Low/Mod Area Benefit, 24 CFR 570.208(a)(2) LMC - Low/Mod Limited Clientele Benefit, Eligible Activity: Eligible Activity: 24 CFR 570.201(c), IDIS Matrix Code: Various 03A-03S and 03Z Other Public Improvements not listed in 03A-03S. 2024 Funding: \$0 will use prior year funds if funded.</li> </ol> <p>Neighborhood Preservation Division:</p> <ol style="list-style-type: none"> <li>1. Graffiti Removal, National Objective: 24 CFR 570.208(a)(1) LMA-Low/Mod Area Benefit, Eligible Activity: 24 CFR 570.201(c), Matrix Code: 03Z Other Public Improvements not listed in 03A-03S. 2025-26 Funding</li> </ol> <p>Neighborhood Services Revitalization Division:</p> <ol style="list-style-type: none"> <li>1. Strategic Acquisition (Affordable Housing Development, Shelter Support, &amp; other Public Facilities), National Objective: 24 CFR 570.208(a)(1) LMA-Low/Mod Area Benefit, Eligible Activity: 24 CFR 570.201(a), (c), (d), (i), IDIS Matrix Code: 01, 03C, 03Z, 04, 08,</li> </ol>
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		<p>supporting acquisition, clearance and demolition, relocation to support affordable housing development, shelter support and other Public Facilities.</p> <p>Neighborhood Revitalization Division, Neighborhood Enhancement Section</p> <ol style="list-style-type: none"> <li>1. CDBG Project Delivery, National Objective: 24 CFR 570.208(a)(1) LMA - Low/Mod Area Benefit, 24 CFR 570.208(a)(2) LMC - Low/Mod Limited Clientele Benefit, Eligible Activity: 24 CFR 570.201(c), Matrix Code: IDIS Matrix Code: 01, 02, 04, and 08, 03A through 03S and 03Z. This activity incorporates staff costs for project management and monitoring of cross-cutting requirements. Funding: \$0.00 will use prior year funds if needed.</li> <li>2. Neighborhood Enhancement and Infrastructure Program, National Objective: 24 CFR 570.208(a)(1) LMA-Low/Mod Area Benefit, 24 CFR 570.208(a)(2) LMC - Low/Mod Limited Clientele Benefit, IDIS Matrix Code: Various 03A through 03S and 03Z.</li> <li>3. Public Facilities Notice of Funding Opportunity, National Objective: 24 CFR 570.208(a)(1) LMA-Low/Mod Area Benefit, 24 CFR 570.208(a)(2) LMC - Low/Mod Limited Clientele, IDIS Matrix Code: Various 03A through 03S and 03Z.</li> <li>4. Strategic Acquisition and Disposition (Affordable Housing Development, Shelter Support, &amp; other Public Facilities), National Objective: 24 CFR 570.208(a)(1) LMA-Low/Mod Area Benefit, 24 CFR 570.208(a)(2) LMC - Low/Mod Limited Clientele Benefit, Eligible Activity: 24 CFR 570.201(a), (c), (d), (i), IDIS Matrix Code: 01, 02, 04, and 08, 03A through 03S and 03Z. Funding: \$0.00 will use prior year funds if funded.</li> </ol>
	<b>Target Date</b>	6/30/2026



<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>Housing Department:</p> <ol style="list-style-type: none"> <li>1. Project Delivery and Environmental Support - Goal Outcome Indicator: Public Facilities or Infrastructure other than Housing Benefit. Quantity: 200 Unit of Measure: Persons Assisted.</li> <li>2. <u>Neighborhood Enhancement and Infrastructure Program</u> - Goal Outcome Indicator: Public Facilities or Infrastructure other than Housing Benefit. Quantity: TBD Unit of Measure: Persons Assisted.</li> </ol> <p>Neighborhood Preservation Division:</p> <ol style="list-style-type: none"> <li>1. Graffiti Removal - Goal Outcome Indicator: Other Quantity: 30,000 Unit of Measure: Other (Households Assisted).</li> </ol> <p>Neighborhood Services Revitalization Division:</p> <ol style="list-style-type: none"> <li>1. Strategic Acquisition (Affordable Housing Development, Shelter Support, &amp; other Public Facilities) - Goal Outcome Indicator: Other. Quantity: 0. Unit of Measure: Properties acquired. Quantity to be determined if funded.</li> </ol> <p>Neighborhood Revitalization Division, Neighborhood Enhancement Section</p> <ol style="list-style-type: none"> <li>1. Project Delivery and Environmental Support - Goal Outcome Indicator: Public Facilities or Infrastructure other than Housing Benefit. Quantity: 0 Unit of Measure: Persons Assisted</li> <li>2. Neighborhood Enhancement and Infrastructure Program - Goal Outcome Indicator: Public Facility or Infrastructure other than Housing Benefit. Quantity: 1000 Unit of Measure: Persons Assisted</li> <li>3. Public Facilities Notice of Funding Opportunity - Goal Outcome Indicator: Public Facility or Infrastructure activity other than Housing Benefit. Quantity: 0. Unit of Measure: Number of Persons Assisted.</li> <li>4. Strategic Acquisition and Disposition (Affordable Housing Development, Shelter Support, &amp; other Public Facilities) - Goal Outcome Indicator: Other. Quantity: TBD. Unit of Measure: Properties acquired. Quantity to be determined if funded.</li> </ol>
<p><b>Location Description</b></p>	<p>Citywide, eligible.</p>

<p><b>Planned Activities</b></p>	<p>Utilize CDBG current year, prior year, and/or Program Income, and/or CDBG-CV funds to foster the development of vibrant and thriving neighborhoods by investing in facilities, infrastructure and addressing blight through activities that may include:</p> <p>Housing Department:</p> <ol style="list-style-type: none"> <li>1. Project Delivery and Environmental Support will ensure the implementation of CDBG-funded projects. Project Management staff will ensure CBDG projects are compliant with all federal and cross-cutting requirements. Beneficiaries for this program are derived from various Public Facility projects.</li> <li>2. Neighborhood Enhancement and Infrastructure Program will include funding projects through a combination of city or community-driven Needs Assessments, review of unsolicited proposals or emergency-based requests from non-profits, and issuance of Notices of Funding Opportunities (NOFO), Open Application Funding Opportunities (OAF0), and Request for Proposals (RFP) to fund the creation of new or improvements to existing public facilities that support a low-and-moderate income clientele or area and public infrastructure improvements in low-and-moderate income areas. Funds will be focused on city, community, and non-profit organizations demonstrating a need for the improvement, a low-and-moderate income clientele or area, a lack of funding, a manageable risk, and alignment with city departments, community-based organizations/associations, and areas that have improvement goals and strategies in place.</li> </ol> <p>Neighborhood Preservation Division:</p> <ol style="list-style-type: none"> <li>2. Graffiti Removal Program removes graffiti in all low- and moderate-income areas from rights-of-way and approved public facilities open to the public.</li> <li>3. Code Enforcement Program focus on addressing common blight violations included in the Neighborhood Preservation Ordinance (high and/or dry vegetation, accumulation of litter/debris, outdoor storage of personal property and inoperable vehicles, unsecured/vacant structures, fences in disrepair, graffiti and vehicles parked on non-dustproof surfaces).</li> <li>4. Demolition Program addresses vacant structures that pose a threat to the health, safety and welfare of residents and adjacent properties through education and enforcement of the Neighborhood Preservation Ordinance, including contractual</li> </ol>
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		<p>demolition of deteriorated, unsafe, and uninhabitable vacant structures.</p> <p>5. Abatement Coordination addresses open and unsecured, vacant structures that pose a threat to the health, safety and welfare of residents and adjacent properties through education and enforcement of the Neighborhood Preservation Ordinance, including contractual board up of deteriorated and unsafe vacant structures.</p> <p>Neighborhood Services Revitalization Division:</p> <p>1. Strategic Acquisition (Affordable Housing Development, Shelter Support, &amp; other Public Facilities) utilizes funds for the acquisition and related costs of strategic properties located in targeted areas for single family infill and/or neighborhood commercial infill redevelopment projects. Funds used are to support strategic acquisition activities and must align with current redevelopment efforts.</p> <p>Neighborhood Revitalization Division, Neighborhood Enhancement Section</p> <p>1. Project Delivery and Environmental Support will ensure the implementation of CDBG-funded projects. Project Management staff will ensure CBDG projects are compliant with all federal and cross-cutting requirements. Beneficiaries for this program are derived from various Public Facility projects.</p> <p>2. Neighborhood Enhancement and Infrastructure Program will include funding projects through a combination of city or community-driven Needs Assessments, review of unsolicited proposals or emergency-based requests from non-profits, and issuance of Notices of Funding Opportunities (NOFO), Open Application Funding Opportunities (OAFO), and Request for Proposals (RFP) to fund the creation of new or improvements to existing public facilities that support a low-and-moderate income clientele or area and public infrastructure improvements in low-and-moderate income areas. Funds will be focused on city, community, and non-profit organizations demonstrating a need for the improvement, a low-and-moderate income clientele or area, a lack of funding, a manageable risk, alignment with city departments, community-based organizations/associations, and areas that have improvement goals and strategies in place, or a combination of those factors.</p>
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<b>6</b>	<b>Project Name</b>	CDBG Economic Development
	<b>Target Area</b>	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	<b>Goals Supported</b>	4A Economic Development
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$403,557

<p><b>Description</b></p>	<p>Utilize CDBG funds to enhance the City's economic stability by investing in opportunities to develop and strengthen small businesses and micro-enterprises through activities that may include:</p> <p>Neighborhood Revitalization Division, Neighborhood Enhancement Section:</p> <ol style="list-style-type: none"> <li>1. Neighborhood Commercial Rehabilitation (Subrecipient, Operations and Projects), National Objective: 24 CFR 570.208(a)(1) LMA-Low/Mod Area Benefit, Eligible Activity: 24 CFR 570.202(a)(3), IDIS Matrix Code: Various, 14-E, 16B, 17A through 17D, 18A through 18C,19C and 19E. 2024 Funding: \$0</li> <li>2. Small Business and Microenterprise Support Programs (Subrecipient, Consultants and Operations), National Objective: 24 CFR 570.208(a)(1) LMA-Low/Mod Area Benefit, 24 CFR 570.208(a)(2) LMC-Low/Mod Clientele Benefit, 24 CFR 570.208(a)(4) LMJ-Low/Mod Job Creation or Retention Activities, Eligible Activity: 24 CFR 570.203(c), 24 CFR 570.201(o), IDIS Matrix Code: 18B and 18C. 2024 Funding: \$389,704</li> </ol>
<p><b>Target Date</b></p>	<p>6/30/2026</p>
<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>Neighborhood Revitalization Division, Neighborhood Enhancement Section:</p> <ol style="list-style-type: none"> <li>1. Goal Outcome Indicator: Businesses assisted. Quantity: 25. Unit of Measure: Businesses Assisted.</li> <li>2. Goal Outcome Indicator: Facade treatment/business building rehabilitation. Quantity: 2. Unit of Measure: Business. Quantity to be determined if funded.</li> </ol>
<p><b>Location Description</b></p>	<p>Citywide, eligible.</p>
<p><b>Planned Activities</b></p>	<p>Utilize CDBG funds to enhance the City's economic stability by investing in opportunities to develop and strengthen small businesses and micro-enterprises through activities that may include:</p> <p>Neighborhood Revitalization Division, Neighborhood Enhancement Section:</p> <ol style="list-style-type: none"> <li>1. Neighborhood Commercial Rehabilitation Programs (Subrecipient, Operations and Projects), including façade improvement for privately owned businesses serving low-income areas and persons.</li> <li>2. Small Business and Microenterprise Support Programs (Subrecipient, Consultants &amp; Operations), including management technical assistance.</li> </ol>

<b>7</b>	<b>Project Name</b>	CDBG Removal of Slum & Blight
	<b>Target Area</b>	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	<b>Goals Supported</b>	5A Removal of Slum & Blight
	<b>Needs Addressed</b>	Removal of Slum & Blight
	<b>Funding</b>	CDBG: \$2,700,000
	<b>Description</b>	<p>The City will fund the removal of slum and blight in low/mod areas in Phoenix. Demolition activities of aging and dilapidated structures will encourage revitalization efforts, and help improve the health and safety of these areas.</p> <p>Neighborhood Preservation Division:</p> <ol style="list-style-type: none"> <li>1. Demolition, National Objective: 24 CFR 570.208(b)(2) SBS-Slum/Blight Spot Benefit, Eligible Activity: 24 CFR 570.201(d), IDIS Matrix Code: 04-Clearance and Demolition. 2025-26 Funding</li> <li>2. Abatement Coordination, National Objective: 24 CFR 570.208(b)(2) SBS-Slum/Blight Spot Benefit, Eligible Activity: 24 CFR 570.202(a)(1), Matrix Code: 04-Clearance and Demolition. 2025-26 Funding</li> </ol>
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>Neighborhood Preservation Division:</p> <ol style="list-style-type: none"> <li>1. Demolition - Goal Outcome Indicator: Building Demolished Quantity: 4 Units of Measure: Buildings</li> <li>2. Abatement Coordination - Goal Outcome Indicator: Housing Code Enforcement Quantity: 40 Unit of Measure: Household Housing Unit</li> </ol>
	<b>Location Description</b>	Citywide, eligible.

	<b>Planned Activities</b>	<p>Planned activities include:</p> <p>Neighborhood Preservation Division:</p> <ol style="list-style-type: none"> <li>1. Demolition Program addresses vacant structures that pose a threat to the health, safety and welfare of residents and adjacent properties through education and enforcement of the Neighborhood Preservation Ordinance, including contractual demolition of deteriorated, unsafe, and uninhabitable vacant structures.</li> <li>2. Abatement Coordination addresses open and unsecured, vacant structures that pose a threat to the health, safety and welfare of residents and adjacent properties through education and enforcement of the Neighborhood Preservation Ordinance, including contractual board up of deteriorated and unsafe vacant structures.</li> </ol>
<b>8</b>	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	<b>Goals Supported</b>	8A Effective Program Administration
	<b>Needs Addressed</b>	Effective Program Administration
	<b>Funding</b>	HOME: \$513,728
	<b>Description</b>	Administration of the 2025 HOME Program. No more than 10% of the HOME annual allocation may be allocated towards admin costs.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A.
	<b>Location Description</b>	Citywide, eligible.
	<b>Planned Activities</b>	Administration of the 2025 HOME Program.
<b>9</b>	<b>Project Name</b>	HOME CHDO Set-Aside (15%)
	<b>Target Area</b>	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	<b>Goals Supported</b>	1A Develop & Preserve Affordable Housing

	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$770,591
	<b>Description</b>	The City will provide HOME resources to a local certified CHDO to develop affordable housing units for low- to moderate-income households in Phoenix. There is a 15% set-aside of the HOME grant for CHDO development activities.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Rental Housing constructed (CHDO): 161 Household Housing Unit
	<b>Location Description</b>	Citywide, eligible.
	<b>Planned Activities</b>	Planned activities include affordable housing development by a certified CHDO.
<b>10</b>	<b>Project Name</b>	HOME Projects
	<b>Target Area</b>	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	<b>Goals Supported</b>	1A Develop & Preserve Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$3,852,957
	<b>Description</b>	The City will fund affordable rental housing development, down payment assistance and housing rehab activities that will benefit low- to moderate-income households Phoenix.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Rental units constructed: 252 Household Housing Unit Direct Financial Assistance to Homebuyers: 8 Households Assisted Homeowner Housing Rehabilitated: 1 Household Housing Unit
	<b>Location Description</b>	Citywide, eligible.



	<b>Planned Activities</b>	Planned affordable housing activities may include acquisition and/or rehabilitation of multifamily projects; new construction of multifamily housing units; special needs multifamily rental housing; owner-occupied housing rehabilitation; homeownership assistance in the form of a direct subsidy to be used to assist homebuyers with down payment and/or closing cost; acquisition and/or rehabilitation of homebuyer properties; and new construction of homeowner housing.
<b>11</b>	<b>Project Name</b>	ESG25 Phoenix
	<b>Target Area</b>	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	<b>Goals Supported</b>	6A Homeless Housing & Services
	<b>Needs Addressed</b>	Housing & Services for the Homeless
	<b>Funding</b>	ESG: \$1,355,765 + \$350,000 prior year funds
	<b>Description</b>	The City will fund homeless prevention for individual and families at-risk of homelessness, rapid rehousing rental assistance activities, street outreach services and emergency and transitional shelter facilities.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted Homelessness Prevention: 100 Persons Assisted Homeless Person Overnight Shelter: 2940 Persons Assisted
	<b>Location Description</b>	Citywide, eligible.
	<b>Planned Activities</b>	Planned activities include: ESG Program Administration: \$101,682  Costs associated with administering the ESG program will be funded at 7.5% of the total grant. Emergency shelter and street outreach services may not exceed 60% of the total ESG annual allocation funding, and the balance of funds will be allocated towards homeless prevention and rapid rehousing activities (32.5%).
<b>12</b>	<b>Project Name</b>	2025-2028 City of Phoenix AZH25F001 (COP)
	<b>Target Area</b>	HOPWA EMSA
	<b>Goals Supported</b>	7A Housing & Supportive Services for People Living with HIV/AIDS
	<b>Needs Addressed</b>	Housing & Supportive Services for People Living with HIV/AIDS

	<b>Funding</b>	HOPWA: \$3,955,083
	<b>Description</b>	The City will fund Resource Identification for planning and collaboration; Permanent housing through the Tenant-Based Rental Assistance (TBRA) housing program; Short-Term Rent, Mortgage and Utility (STRMU) Assistance to assist with preventing homelessness; Permanent Housing Placement (PHP) funds to assist with move-in housing expenses and associated costs. The Housing Advocate assists eligible HIV/AIDS clients and their families with maintaining housing stability by helping resolve landlord/tenant issues and providing additional supportive services and referrals. The City will also provide funds for the administration and coordination of program management for the HOPWA program, not to exceed 3% of the total grant allocation.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Tenant-based Rental Assistance (TBRA) : 165 Households Permanent Housing Placement (PHP): 35 Households – Short-Term, Rent, Mortgage and Utility (STRMU) Assistance: 75 Households Housing Advocacy: 50 Households
	<b>Location Description</b>	Maricopa and Pinal Counties
	<b>Planned Activities</b>	Planned activities include:  Grantee Administration (not to exceed 3% of the total grant allocation)  Resource Identification  Tenant-Based Rental Assistance (TBRA)  Short-Term, Rent, Mortgage and Utility (STRMU) Assistance  Permanent Housing Placement (PHP)  Housing Advocacy
<b>13</b>	<b>Project Name</b>	2025-2028 Southwest Behavioral & Health Services AZH25F001 (SBH)
	<b>Target Area</b>	HOPWA EMSA
	<b>Goals Supported</b>	7A Housing & Supportive Services for People Living with HIV/AIDS
	<b>Needs Addressed</b>	Housing & Supportive Services for People Living with HIV/AIDS
	<b>Funding</b>	HOPWA: \$1,350,607

	<b>Description</b>	Southwest Behavioral & Health Services provides Transitional and Emergency Housing for individuals living with HIV/AIDS. Funding will be provided for leasing and operating for persons experiencing homelessness, at risk for homelessness or unstably housed. Both master-leased and agency owned units are utilized for the Transitional Housing program. Transitional Housing Supportive Services are also provided to housed clients. Employment Services are provided to assist persons with preparing for and securing employment.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Transitional Housing Leasing and Operating/Emergency Housing: 130 Households Transitional Housing Supportive Services: 130 households Employment Services: 75 households
	<b>Location Description</b>	Maricopa and Pinal Counties
	<b>Planned Activities</b>	Planned activities include: Transitional Leasing and Operating/Emergency Housing Transitional Housing Supportive Services Employment Services
<b>14</b>	<b>Project Name</b>	2025-2028 Area Agency on Aging AZH25F001 (AAA)
	<b>Target Area</b>	HOPWA EMSA
	<b>Goals Supported</b>	7A Housing & Supportive Services for People Living with HIV/AIDS
	<b>Needs Addressed</b>	Housing & Supportive Services for People Living with HIV/AIDS
	<b>Funding</b>	HOPWA: \$193,617
	<b>Description</b>	The Area Agency on Aging provides Housing Information Services, Housing Advocacy and Tenant-Based Rental Assistance (TBRA) Supportive Services. The Housing Information Services program assists people living with HIV/AIDS to match housing needs with appropriate housing providers in Maricopa and Pinal Counties. The Housing Advocate assists eligible HIV/AIDS clients and their families with maintaining housing stability by helping resolve landlord/tenant issues and providing additional supportive services and referrals. The Housing Case Managers provide ongoing supportive services to clients housed through the HOPWA TBRA program.
	<b>Target Date</b>	6/30/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Housing Information Services: 450 Households Tenant-Based Rental Assistance(TBRA) Supportive Services: 165 Households
	<b>Location Description</b>	Maricopa and Pinal Counties
	<b>Planned Activities</b>	Planned activities include: Housing Information Services Tenant-Based Rental Assistance (TBRA) Supportive Services

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Phoenix identified three target areas where funds will be directed. The first two target areas are the Edison-Eastlake and Marcos de Niza-Grant Park communities. The Edison-Eastlake Community is the target of a Choice Neighborhoods Implementation Grant and is also a Neighborhood Revitalization Strategy Area (NRSA). In 2024, the Housing Department was awarded a \$500,000 Choice Neighborhoods Planning Grant to begin a community planning effort with the residents of the Marcos de Niza public and affordable housing community (AMP 22, 374 units, a mix of 281 Public Housing and 93 Section 8 PBV). This will begin 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 for the effort along with Choice Neighborhoods funds and any other sources that are available at the time. The transformation plan will form the basis for future implementation efforts including an application for Choice Neighborhoods Implementation grant funding.

The third target area does not traditionally target a certain neighborhood in Phoenix, but expands the reach of programs and services to all low/mod income areas and also directly to eligible low- to moderate-income households in the City. Low/mod areas (LMA) are primarily residential and have at least 51 percent of residents who are considered low- and moderate-income persons as defined by HUD. The boundaries of these areas are defined at the block group tract level. The City also provides assistance to low- and moderate-income individuals and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. This assistance is provided citywide and is based on eligibility.

A description of the areas of low-income and minority concentration are located in the “Discussion”.

### Geographic Distribution

Target Area	Percentage of Funds
Edison-Eastlake Choice Neighborhoods	1
Marcos de Niza-Grant Park Choice Neighborhoods	1
Citywide Low/Mod Eligible	98
HOPWA EMSA	100

Table 14 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Funding is generally used throughout the City of Phoenix in low-income areas, however funding may be prioritized for specific targeted areas, such as deteriorated and deteriorating areas for Code Enforcement activities, or as leverage for other funding opportunities, such as the designated area in the Phoenix Choice Neighborhoods Grant, a Neighborhood Revitalization Strategy Areas (NSRA). Less than 1% of the

2025 CDBG allocation will be expended in each of the Edison-Eastlake and Marcos de Niza-Grant Park Choice Neighborhoods Target Areas.

### Citywide Low/Mod Eligible

For Citywide Low/Mod Eligible, the City of Phoenix does not allocate funding based solely on geographic areas. Most of the funding from the HUD Federal programs are available for use in any of the targeted low/mod income neighborhoods or citywide, depending on the specific activities. Direct services such as public services and affordable housing benefits are based on household income eligibility rather than area benefit. Improvements to public facilities and infrastructure have a low/moderate income benefit across a wider area, and the distribution of funds is based on need within eligible target areas. ESG funds may target those experiencing homelessness or at risk of homelessness citywide. HOPWA funding is available for use for individuals living with HIV/AIDS across the two-county HOPWA EMSA area, Maricopa and Pinal Counties. The City of Phoenix will continue to allocate HOPWA resources to serve client's meeting the program requirement of being at or below 80 percent of the Area Median Income who reside in the EMSA. The funding that will be allocated to each HOPWA program will be dependent on the demonstrated need, identified gaps in services and feedback from the community outreach.

In particular to CDBG, when planned activities are intended to serve individuals or households directly (LMC/LMH), beneficiaries must meet income qualifications, as well as residency requirements (residing within the City), in order to receive assistance from the program. In these instances, City staff and/or one of its partner agencies will complete an eligibility status review of the applicant before the activity is initiated.

The City has also identified infrastructure and public facility improvement activities. In which case, the planned activities will serve a low/mod community or neighborhood (LMA). These activities are said to have an "area-wide" benefit. Per HUD requirements, these areas must be within an eligible Low/Mod Block Group Tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are low-to moderate-income (or 51%). Public improvements which target special need groups such as the homeless, elderly or persons with a disability will be reported using the LMC designation.

To determine LMI tracts the City utilizes HUD's CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>.

## **Discussion**

### *Low-Income Households*

Households earning less than 80% of the area median income (AMI) are considered low-income. To be considered a tract with a concentration of low-income households, the tract's median household income is less than 80% of the area's median household income.

The City's AMI is \$77,041, and at 80% AMI, low income is estimated at \$61,633. Based on this criteria, the majority of tracts with a concentration of low-income households are scattered in and around the downtown areas of the City. There are also a few tracts with a concentration just north of Pima Freeway, and running north and south along Black Canyon Freeway.

*Minority Concentrations:*

For the purposes of this analysis, a concentration is any Census tract where the racial or ethnic minority group makes up 10% more than the Citywide average. Data was taken from the most recent 2019-2023 ACS. Minority groups that made up less than 1% were not included in this analysis.

Black and African American, non-Hispanic persons comprise of an estimated 7.4% of the population in Phoenix, and a tract with a concentration is 17.4% or more. The majority of tracts with a concentration of this minority group is located in the southwest part of Phoenix.

American Indian and Alaska Native, non-Hispanic persons are 1.4% of the population, and a tract with a concentration is 11.4% or more. There are four tracts with a concentration, with three located in the downtown area (04013110600, 04013113000 & 04013113900), and one located centrally in the City (04013103702) just south of East Thunderbird Rd and in between North 7th St. and North Cave Creek Rd.

Asian, non-Hispanic persons make up an estimated 3.8% of the population in Phoenix, and a tract with a concentration is 13.8% or more. The majority of tracts with a concentration of this minority group are located in scattered tracts in the northern part of the City.

Finally, persons that are ethnically Hispanic make up 41.8% of the City's total population. This would make a tract with a concentration 51.8% or more. The vast majority of tracts with a concentration of Hispanic persons is located in the southwest part of the City, from the downtown area to the western city limits.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The need for affordable housing in Phoenix for lower-income persons with a broad range of needs is well documented. The City is planning to utilize HOME funds for rental housing development activities to assist LMI households attain affordable housing and to avoid homelessness. Funds will also support homeowner opportunities such as rehabilitation and downpayment assistance. As per HOME grant regulations, the City has set aside 15% for CHDO development activities for eligible LMI households. CDBG funds will support owner-occupied housing rehabilitation activities.

The annual goals listed in the AP-20 specify the following goals and outcomes for affordable housing assistance for non-homeless populations. The terms for affordable housing are defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. This section only reports grant program activities under the CDBG and HOME programs.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	422
Special-Needs	0
Total	422

**Table 15 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	421
Rehab of Existing Units	1
Acquisition of Existing Units	0
Total	422

**Table 16 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Rental units constructed: 252 Household Housing Unit

Rental units rehabilitated: 15 Household Housing Unit (Housing Dept/HOME = 0)

Homeowner Housing Added (CHDO): 161 Rental Household Housing Units Constructed

Homeowner Housing Rehabilitated (CDBG & HOME): 76 Household Housing Unit (1 = HOME Housing Dept)

Direct Financial Assistance to Homebuyers (CDBG & HOME): 13 Households Assisted (8 = HOME/HOU Dept. )



Housing Dept Total = 422 (252 New rental const, 161 CHDO New rental const, 8 DPA, 1 Homeowner Occupied Housing Rehab)

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Unlike most areas in the country, Phoenix's Public Housing Authority (PHA) operates within the governmental structure of the City of Phoenix (CoP) and is known as its Housing Department (HOU). The majority of HOU's activities are similar to those of a traditional PHA. Currently, HOU administers 1023 traditional public housing units and 7,797 Housing Choice Vouchers (HCV). The Housing Department Director reports to an executive in the City Manager's Office who then reports to the City Manager. All Housing Department employees, including those who provide public housing services, are hired in accordance with the City's civil service rules and regulations.

Contracting and procurement by the HOU is also accomplished through the City's Administrative Rules. Any federal considerations are incorporated into the contracting and procurement processes. Services benefitting the Housing Department and its tenants that are funded by the City of Phoenix include various recreation programs through the Parks and Recreation and Library departments and case management services from the Human Services Department.

Any proposed development sites, which are selected in accordance with the relevant policies in the Consolidated Plan, must be approved by the City Council before they are purchased. The City's Five-Year and Annual Public Housing Authority (PHA) Plan is also approved by the City Council.

### **Actions planned during the next year to address the needs to public housing**

For the 25-26 FY, COP HOU will submit an allocation plan to HUD for the Capital Fund Program formula grant for \$3,500,000. Funding will support the Rental Assistance Demonstration (RAD) conversion at Maryvale Parkway Terrace. This is a HUD program that will convert Maryvale from public housing to a Section 8 Project-Based property. This is a more sustainable funding source that is long term and allows more flexible funding options when the property needs capital improvements in the future.

In 2018, HOU was awarded a \$30 million HUD CN Implementation Grant to revitalize the Edison-Eastlake Community (EEC) located east of downtown Phoenix. In 2023, HOU was awarded a \$10 million CN Supplemental Grant, and in 2024, 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. Through CN, HOU is charged with redeveloping public housing sites into new, energy-efficient mixed-income housing, revitalizing and improving conditions in the surrounding neighborhood, and providing supportive services to individuals, families and youth in the area. The grant involves a six-year comprehensive implementation process with residents, City departments, private partners and community stakeholders. Using the EEC's Transformation Plan, known as the community-driven One Vision Plan (OVP), to address Housing, People and Neighborhoods, Phoenix will leverage and finance development activities that will initiate neighborhood change. Housing: Redevelop the EEC's three aged and obsolete public housing developments that include 577 units, Sidney P. Osborn Homes (SPO), A.L.

Krohn Homes (ALK), and Frank Luke Homes (FLH) into 1,019 units of high quality, mixed-income living with modern amenities. Soluna is the first phase of the redevelopment: Soluna I, completed in Dec. 2021, includes 111 units while Soluna II, completed in April 2022, includes 66 units. Harmony at the Park (HATP) I includes 120 units opened in February 2023 while HATP II with 115 units was completed in December 2023. During Fiscal Year 2025-26, the following developments, as part of the third and fourth phases will be underway and/or completed: Construction of HATP III, a 90-unit residential community that commenced in October 2023 is anticipated to be completed in October 2025 while Horizon on Villa, a 109-unit community that will include the historic preservation of five historic buildings and repurposed into a Family Education Center, is slated to commence construction in summer 2025. The fourth phase includes the demolition and redevelopment of SPO into a 364-unit apartment community named "Girasol", to be developed in three phases. Construction of Girasol Phase One (115 units) commenced in February 2025 while construction on Phase II (109 units) is anticipated to begin in spring 2025. Girasol Phase III (140 units) is expected to commence in early 2026 and will include the redevelopment of an existing on-site park. All phases of the CN multi-family redevelopment projects will include Section 8 project-based vouchers, LIHTC Credits and market-rate units. All multi-family communities will incorporate public art to contribute to neighborhood beautification/revitalization. Lastly, construction is anticipated to begin in summer 2025 on the 44-unit mixed-income homeownership townhome community: 29 will be affordable, 15 market-rate.

In 2024, the Housing Department was awarded a \$500,000 Choice Neighborhoods Planning Grant to begin a community planning effort with the residents of the Marcos de Niza public and affordable housing community (AMP 22, 374 units, a mix of 281 Public Housing and 93 Section 8 PBV). This will begin 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 for the effort along with Choice Neighborhoods funds and any other sources that are available at the time. The transformation plan will form the basis for future implementation efforts including an application for Choice Neighborhoods Implementation grant funding.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The City is increasing homeownership activities with the Section 32 Program that will assist approximately 10 first time homebuyers through the purchase of their first home. The Housing Department has been approved to sell two hundred ninety-nine homes from the City of Phoenix public housing portfolio to low-income first-time homebuyers through the Section 32 Program. As part of this program, families must maintain the home as their permanent residence for ten years to receive a forgivable down payment assistance loan equal to a 20% discount off the home's appraised value. The Housing Department is planning to sell thirty-five (35) homes during FY 2025-2026. During the FY 2025-2026, the Housing Department anticipates selling ten (10) homes through the Section 32 Program and twenty-five (25)

homes through the Section 18 Program.

The City's Housing Department is dedicated to providing a variety of programs designed to empower residents of public and assisted housing with economic opportunities and avenues for developing social support. Current activities and initiatives include: The Family Self-Sufficiency (FSS) program offers long-term case management services to assist low-income households living in subsidized housing. Its goal is to help these households overcome barriers to self-sufficiency and achieve financial independence. FSS participants can access educational training, job training, job coaching, life skills training, and facilitated employment opportunities for up to seven years.

The Jobs Plus Program, known as iWORK (Improving Work Opportunities and Resident Knowledge), is affiliated with ARIZONA@WORK. The iWORK program focuses on job-driven strategies to enhance earnings and improve employment outcomes for residents of the Marcos de Niza Community. It provides work readiness training, employer connections, job placement services, educational advancement, technology skills training, and financial literacy education. These activities help improve homeownership prospects for public housing residents.

For a description of other programs the HOU provides for residents of publicly supported housing, see the "Discussion".

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The PHA is not designated as troubled.

**Discussion**

**The Housing Supportive Service (HSS) Program** is committed to programs that promote economic opportunity and social integration for residents of public/assisted housing. HSS's Housing Coalition of Service Providers (CSP) consists of over 100 social services, education, employment, health care, youth, and elderly care service providers to assist residents in becoming self-sufficient and enhance their quality of life. These centers offer technology enrichment resources for households who do not have personal access to a computer/internet such as open lab, tutoring, and employment assistance.

**The Family Self-Sufficiency (FSS) Program** has dedicated case management staff linking families to services that promote economic growth and financial independence. Of the total number of case closures in 2024, there was a successful graduation rate of 74%, with 54 participants graduating and 6 individuals purchasing homes. FSS participant income increased approximately 2.9 times from enrollment to graduation (\$844K to \$2.5M). Approximately \$633,325 in escrow funds was disbursed to successful graduates, a 59% increase from the prior year.

**The Permanent Supportive Housing (PSH) Youth Program** provides intervention and prevention services for the children in families living at Aeroterra's PSH units. This includes individual case management,

counseling and afterschool programming with homework assistance, Science, Technology, Engineering, Arts and Math (STEAM) activities, Kids Cafe meals and daily rotations to the HIVE technology center. The program serves approximately 65 to 70 youth to ensure youth remain successfully in school.

**Phoenix Starfish Place** converted to a Transitional Housing Model effective January 2024 to provide more comprehensive services to the participants. The program serves fifteen households of women who have been sexually trafficked, and their children. Two full-time case managers provide trauma informed case management and support services on-site to resident households.

**The Senior Service Coordination Program** provides Service Coordinators are located onsite at each Senior Housing facility to assist elderly and disabled residents in maintaining independent living. Coordinators work with local community resources to provide medical and behavioral health care; wellness and prevention services; meals/food boxes; counseling; transportation; nutrition; financial assistance; and housekeeping services. Services are available for up to 612 Senior Participants at the various locations.

**The iWORK (Improving Work Opportunities and Resident Knowledge) Center** offers sustainability services post-Jobs Plus grant, providing residents access to health, nutrition, education, youth programming, financial literacy, and employment opportunities. ARIZONA@WORK delivers employment services on-site weekly, while additional partnerships with local organizations offer personalized support to enhance quality of life, job readiness services, self-sufficiency, technology skills, and financial literacy. Marcos de Niza is a Choice Neighborhoods Planning Grant site, engaging residents in the process.

**The 2017/18 Choice Neighborhoods People** component delivers comprehensive case management and coordinated services to support families in the Edison Eastlake community. This initiative is dedicated to enhancing residents' quality of life by improving economic stability, employment opportunities, health outcomes, and educational success. Serving families, individuals and youth, over 557 families have been provided services.

**The ROSS Service Coordinator Program** offers on-site service coordination at Aeroterra and Henson Village Communities. These coordinators collaborate with the CSP to deliver case management and facilitate access to resources, including financial education, college readiness programs, post-secondary financial aid, digital literacy education, health and wellness initiatives, including food distributions, and programs aimed at enhancing education and self-sufficiency.

**The HIVE**, powered by IDIA - Institute for Digital Inclusion Acceleration, located at both Aeroterra and Community Training and Education Center (CTEC), is a pioneering institute dedicated to advancing digital inclusion and bridging the digital divide. Through innovative programs, research, and strategic partnerships, HIVE empowers underserved communities with access to technology, digital literacy, and economic opportunities. The institute focuses on accelerating digital adoption by fostering education, entrepreneurship, and workforce development in the digital economy. The Hive is outfitted with computers, 3D printers, interactive sensory tools, and Digital Navigators who provide onsite digital skills

training. The goal of the space is to help close the digital divide and ensure equal access to tech support and digital skill-building.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City of Phoenix is actively involved in local and regional planning efforts aimed at reducing and ultimately ending homelessness. This is achieved through collaborations and partnerships with both internal and external organizations from various sectors.

Internally, multiple City departments—including Housing, Human Services, Neighborhood Services, Police, Fire, Parks and Recreation, Libraries, and Courts—work together to coordinate services and maximize resources. On a regional level, the City participates in the Continuum of Care coordinated by the Maricopa Association of Governments and collaborates with numerous external organizations, including state and county governments, private and non-profit organizations, and the faith community, to create a collective impact. Services and support to combat homelessness are provided directly by City staff and through contracts with sub-recipient organizations.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City of Phoenix established the Office of Homeless Solutions (OHS) in 2022 to enhance and implement initiatives related to homelessness within the city. OHS operates under the City Manager’s Office and demonstrates the City’s commitment to increasing transparency and direct outreach to the community. OHS is the largest funder of street outreach in the region. The office includes 16 positions focused on community-facing activities, such as outreach caseworkers, PHX C.A.R.E.S. workers, and Homeless Liaisons. Additionally, OHS provides funding to partners for rapid rehousing, temporary emergency shelter, shelter operations, navigation services, and behavioral health support. OHS is dedicated to assisting individuals experiencing homelessness and is committed to ending homelessness through a comprehensive regional approach. This includes providing shelter and heat relief, outreach, supportive and behavioral health services, homelessness prevention, and housing solutions. The office has primarily focused on creating new indoor shelter beds through significant capital investments and offering heat relief during the hot summer months.

The City has restructured its services and outreach efforts to make them more effective and to reduce barriers that prevent people from accepting assistance, which is a major reason why individuals are now more willing to seek help. The City now offers shelters that allow pets, spaces where couples can stay together, and storage options so that individuals can keep their belongings when entering a shelter.

Additionally, City staff provides direct outreach and engagement services through an innovative partnership called Phoenix C.A.R.E.S. This initiative brings together the Human Services, Office of Homeless Solutions, Police, Neighborhood Services, Street Transportation, and Public Works departments to address the increasing number of homeless encampments throughout the city. This collaborative team,

in partnership with community-based crisis intervention and outreach providers, works together to eliminate homeless encampments and reconnect individuals to housing and services through a combination of support, enforcement, and abatement strategies.

Finally, the City collaborates with the Maricopa County Outreach Collaborative to develop and implement regional best practices for street outreach services. This partnership also coordinates outreach activities and initiatives across the region. Additionally, the City supports and takes part in Project Connect events organized by the Valley of the Sun United Way, which aim to connect or reconnect individuals experiencing homelessness with necessary services.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City is committed to supporting emergency shelter services for individuals and families through various contracts with non-profit providers. These include Central Arizona Shelter Services (for single adults), United Methodist Outreach Ministries (for single women and families), and Chicanos Por La Causa (for families). Funding for these services comes from Emergency Solutions Grant (ESG) and Community Development Block Grant (CDBG) funds. Additionally, the City is using General Funds and American Rescue Plan Act funds to support new shelter projects in the area. These projects will provide accommodations for seniors, single adults, and family units.

The City is committed to regional efforts aimed at reducing the duration of homelessness by adopting a Housing First approach, which is an initiative shared by the CoC. To accomplish this goal, the City is prioritizing resources for rapid rehousing interventions. These interventions are generally more flexible and efficient than traditional transitional housing models, which can be time-consuming and resource-intensive.

The Housing Department (HOU) was awarded 390 Emergency Housing Vouchers (EHVs) effective July 1, 2021. These vouchers are intended for 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 in need of rental assistance to prevent further homelessness or housing instability.

The HOU collaborates with the Maricopa Association of Governments (MAG) and the Coordinated Entry System to receive referred applicants and provide housing search and leasing assistance to eligible populations. EHVs operate similarly to the HOU's tenant-based voucher program, unless otherwise specified in the applicable Housing Choice Voucher (HCV) Administrative Plan. Additionally, the HOU has applied for an allocation of Stability Vouchers (SVs). If awarded, the HOU plans to administer these SVs to serve the homeless, those at risk of homelessness, individuals fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, as well as veterans and families that include a veteran family member meeting one of the aforementioned criteria. SVs will operate in the same manner as the HOU's tenant-based voucher program, except as specified in the HCV Administrative Plan.



**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City of Phoenix has been focused on increasing the number of available shelter beds in the region while also providing homelessness prevention services, street outreach, and rapid re-housing programs. Additionally, the city is emphasizing the impact of innovative collaborations and partnerships aimed at achieving regional results. By working with the Continuum of Care, the region is aligning contracted services for Emergency Shelter, Outreach, and Rapid Re-Housing through the ESG Collaborative. This alignment will enhance regional reporting and enable service providers to use consistent measurements, ensuring that they report the same outcomes regardless of the funding source. Ultimately, this will allow for the ability to "right size" interventions and ensure that resources are allocated where they are needed most.

The Maricopa County region has established a Coordinated Entry System aimed at prioritizing resources for the most vulnerable individuals and reducing the length of time spent in homelessness. This system includes five primary points of entry: 1. The Family Hub, dedicated to families with children. 2. The Welcome Center, serving single men and women. 3. Centralized Screening for victims of domestic violence. 4. An entry point for unaccompanied youth. 5. A specific entry point for US military veterans. The Continuum of Care (CoC) has adopted the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT) as its regional housing needs assessment tool. Individuals, families, and unaccompanied youth are prioritized for housing and services based on their acuity, chronicity, and length of time experiencing homelessness. Recently, the CoC introduced a pilot program to refine assessment and prioritization processes moving forward.

The City of Phoenix's Human Services and Housing Departments have collaborated to provide permanent supportive housing for 33 chronically homeless individuals and families, with a preference for veterans, at a new public housing site called Aeroterra. Previously known as Luke Krohn, Aeroterra is a unique, affordable master-planned housing development that accommodates individuals and families from mixed income levels, including seniors. The 33 chronically homeless individuals and families are identified and referred through the regional Coordinated Entry System established by the Maricopa Association of Governments Regional Continuum of Care. In addition to offering permanent supportive housing, Aeroterra provides on-site intensive case management services to ensure that these individuals and families receive the necessary support and resources to successfully transition from homelessness to stable and thriving homes.

The Human Services and Housing Departments will continue their partnership with the Veterans Administration (VA) in the coming year to support move-in assistance and rent/utility deposits for

Veterans receiving VASH vouchers. Through this partnership, the lease-up process has decreased to as little as 30-days from identification to housing.

The City has also increased affordable units by overcoming barriers that limited the City from certain acquisition opportunities through the creation of the Phoenix Residential Investment Development Effort (PRIDE) Board, a 501c3 nonprofit agency. PRIDE was created by the City to pursue development or acquisition opportunities to increase the supply of affordable housing for low- and moderate income families. As a non-profit entity, PRIDE is able to access various funding sources not directly available to the City or to acquire/construct single and multi-family housing.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The Human Services Department addresses emergency housing and service needs through a variety of programs and services. Three Phoenix Family Services Centers operate year-round, offering case management, navigation, and financial assistance to clients by utilizing a diverse range of funding resources. Through this direct service system, staff at the Family Services Centers help clients prevent eviction and foreclosure, as well as assist families in moving to more affordable or suitable living environments by covering move-in deposits and providing rental and utility assistance. Additionally, the department collaborates closely with organizations that offer behavioral health and detox services for individuals and families in crisis.

## **Discussion**

The focus of the 2025-26 year for the City of Phoenix is to increase the number of shelter beds available in the region, provide homelessness prevention, street outreach, and provide rapid re-housing programs. In addition, the City of Phoenix is the impact of innovative collaboration and partnerships focused on regional impact. Through work with the Continuum of Care, the region is aligning contracted services for Emergency Shelter, Outreach and Rapid Re-Housing through the ESG Collaborative. This alignment will improve regional reporting and will enable providers to utilize consistent measurements and report the same outcomes regardless of the funding source. This alignment will ultimately lead to the ability to “right size” interventions and ensure resources are utilized where they are needed most.

During fiscal year 2025-26, the Housing Department will implement the following:

By October 1, 2025, or HUD extension date, Housing Quality Standards (HQS) will be replaced with National Standards for the Physical Inspection of Real Estate (NSPIRE) for the housing choice and project-

based voucher programs.

The Housing Department HCV program will comply with all Housing Opportunity through Modernization Act (HOTMA) requirements pending HUD's anticipated compliance date during fiscal year 2025-2026. Currently, HUD does not have a secure systems software program ready and is also still working with the software vendors for HOTMA implementation.

Program highlights and success during fiscal year 2024-25 were as follows:

On January 1, 2025, the Housing Choice Voucher (HCV) program adopted Small Area Fair Market Rents (SAFMRs). SAFMRs are calculated at the zip code level rather than the larger metropolitan area level, which allows Housing Agencies to establish payment standards that better reflect the local market and help voucher holders access neighborhoods of their choice.

In September 2024, the Housing Department was recognized at the National Association of Housing and Redevelopment Officials (NAHRO) Annual Conference with an Award of Merit in Administrative Innovation for the successful opening of the 2023 Phoenix Housing Choice Voucher Program waitlist, which resulted in more than 43,000 pre-applications received. The City collaborated with internal/external partners to solicit input on critical documents and designed an innovative marketing plan to advertise the opening. The opening and all documents were publicized in eight languages online, television, radio, newspapers, all Phoenix libraries, and more, to create an accessible and just process for the community.

With the strong support of the Phoenix City Council, the Landlord Incentive Program delivered a one-time \$2,000 incentive payment to landlords who rented units to Housing Choice Voucher (HCV) participants. Backed by \$7.3 million in American Rescue Plan Act funding, the program successfully disbursed over 4,000 incentives to more than 1,400 landlords, bringing in over 800 new landlords to the HCV program by its conclusion in August 2024. The HCV program now engages over 2,300 active landlords, playing a vital role in meeting the escalating demand for affordable housing and ensuring that thousands of low-income Phoenix residents have access to essential housing assistance.

In August 2024, the Housing Department submitted a Registration of Interest for more Veterans Affairs Supportive Housing (VASH) vouchers in response to PIH Notice 2024-18. In December 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. 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. This performance significantly exceeds the national average of 75 percent among Public Housing.

**AP-70 HOPWA Goals– 91.220 (I)(3)**

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	75
Tenant-based rental assistance	165
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	35
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	130
Total	405

## AP-75 Barriers to affordable housing – 91.220(j)

### Introduction:

Public policies at the local, regional, and state levels have unintentionally created barriers to affordable housing development and residential investment in Phoenix, Arizona. The following highlights key areas where such policies have negatively impacted housing affordability:

- **Insufficient Funding and Incentives:** State-level policies in Arizona limit funding mechanisms for affordable housing initiatives. For example, while local governments are allowed to charge impact fees, these funds cannot legally be used for affordable housing purposes. This restriction, highlighted by the Morrison Institute, reduces the financial resources available for creating affordable housing, forcing Phoenix to rely on limited federal programs to fill the gap.
- **Community Opposition (NIMBYism):** Community resistance to affordable housing, known as NIMBYism, often delays or prevents developments in Phoenix. This resistance is frequently based on misconceptions that affordable housing will negatively impact property values or neighborhood character. Reports from *The State Press* indicate that this opposition influences local decision-making, creating additional challenges for securing approvals for affordable housing projects.
- **Preemption of Local Authority:** Arizona's state preemption laws prevent cities like Phoenix from implementing rent control or other housing policies to address affordability issues locally. As reported by *AZ Mirror*, this restriction limits Phoenix's ability to adopt tailored solutions to its housing affordability crisis, leaving the city reliant on state-led initiatives that may not adequately address local needs.
- **Gentrification and Displacement:** Urban revitalization efforts in Phoenix, while intended to promote economic growth, often lead to increased property values and the displacement of low-income residents. According to the *Phoenix New Times*, without proper safeguards such as rent protections or affordable housing requirements, these policies disproportionately harm vulnerable populations, exacerbating housing affordability challenges.

Addressing these challenges requires strategic policy reforms, such as revising zoning and funding mechanisms, enhancing local authority to implement housing solutions, and implementing safeguards against displacement. These actions are crucial to creating a more inclusive and balanced housing market in Phoenix.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City may undertake any of the following actions to help foster the removal of barriers for affordable housing production. Actions to implement the strategies may vary during this reporting year:

- Ongoing availability of down payment and closing costs assistance for 1st time homebuyers at or

below 80% area median income.

- Ensure housing needs of special needs populations are met by setting aside funding for specialized projects
- Competition for Low-income Housing Tax Credits (LIHTC) for the purpose of replacing aging public housing units with new, energy efficient units
- Acquisition of properties by the City through its non-profit organization, Phoenix Residential Investment Development Effort (PRIDE)
- Inclusion of a refinancing option using HOME funds for non-profit developers/owners of affordable housing who include major rehabilitation to the property
- Willingness to provide loan modifications for City loans when cash flow problems are not caused by poor financial or property management
- Provide HOME and CDBG funds for aging properties with rent restricted units which need major rehabilitation
- Participation in Choice Neighborhoods Program by which public housing units can be increased and replaced with updated units
- Utilize the RAD program to redevelop Public Housing units
- Identification of underutilized Public Land for housing redeveloped by non-profit and for-profit developers
- Project-based Section 8 Housing Choice Vouchers and public housing units
- Utilization of VASH Vouchers

The implementation of the nine policy initiatives included in the Housing Phoenix Plan will establish zoning incentives for affordable housing developers, create allowances for accessory dwelling units, increase resources (such as grants and loans for affordable housing developers), streamline processes, and continue to implement an education campaign to help communicate the importance of housing in our community.

Updating zoning regulations will make it easier and cheaper to build or preserve a variety of housing options while preserving the character of the neighborhood. The Accessory Dwelling Units (ADU) text amendment (TA) was approved by City Council on September 6, 2023, to help increase the overall supply of housing as well as offer an additional housing option within a neighborhood, and updates have been approved to address state statute changes. The Walkable Urban Code (WU) text amendment was approved by City Council on February 2, 2022, to create the opportunity for more flexible infill development and adaptive reuse without requiring the property owner to complete the rezoning process. Two out of the three Mobile Home text amendments proposed were approved by City Council on June 28, 2023, to aid in affordable housing choices. The first text amendment added definitions for the different mobile home models and revised the ordinance to outline offsite manufactured home developments while the second text amendment allows existing mobile home developments to expand the number of units through an administrative review. A multifamily parking text amendment was approved by Council on January 24, 2024, which decreased the minimum number of required parking spots per unit, to eliminate possible barriers to housing development. Additional text amendments are being evaluated to

help facilitate more housing options in the city such as the Affordable Housing Framework text amendment that was initiated by the Planning Commission.

Development of affordable housing requires additional subsidies to ensure long-term affordability. This can be achieved through grants, loans, and tax programs or can be achieved through a reduction of other costs associated with development or operating affordable housing such as pre-development design costs and permitting fees. There are continual efforts to discover alternative funding sources to help aid in the reduction of planning and permitting fees, along with plans to increase public support for and developer interest in affordable housing. In November 2024, the Housing Department was awarded a Technical Assistance Grant to assist in continuing a targeted education campaign to provide residents and developers with essential information on affordable housing in Phoenix. This will be an ongoing effort throughout 2025.

**Discussion:**

The Open Doors Down Payment Assistance (DPA) is a City-wide program targeting first-time homebuyers. Eligible families receive direct subsidy of down payment and/or closing costs assistance through a zero percent interest forgivable loan. The home must be used as their primary residence during the period of affordability. The Housing Department has contracted with HUD approved Housing Counseling Agencies (HCA) to administer the program and assist families through the close of escrow. Housing Department received approval from HUD to utilize a waiver on the Maximum Purchase Price for the DPA Program. The Housing Department is currently utilizing this waiver.

Soluna I, the first phase of the Edison-Eastlake Community redevelopment completed in Dec. 2021, includes 111 units and Soluna II with 66 units completed in April 2022. In Fiscal Year (FY) 2022-23, as part of the second phase, Harmony at the Park (HATP) I, located on the former Frank Luke Homes site, that includes 120 units opened in February 2023, and during FY 2023-24, HATP II with 115 units was completed in December 2023. Redevelopment of the former Sidney P. Osborn site, now known as Girasol, began in FY 2024-25 as Phase One (115 units) commenced in February 2025. During FYs 2024-2025 and 2025-26, the following developments, as part of the third and fourth phases will be underway: Construction of the third phase, HATP III, a 90-unit residential community, commenced in October 2023 and is anticipated to be completed in summer 2025 while demolition of the former A.I. Krohn (ALK) site was completed to make way for Horizon on Villa, a 109-unit mixed-income community. The fourth phase includes the demolition and redevelopment of the former Sidney P. Osborn site into a 364-unit apartment community, now known as Girasol, to be developed in three phases: Phase One construction of 115-units, is anticipated to commence in March 2025. Construction on Phase II, to include 109 units is anticipated to begin in spring 2025, and Phase III with 140 units is expected to commence in early 2026. All phases of the CN multi-family redevelopment projects will include Section 8 project-based vouchers, Low Income Housing Tax Credits and market-rate units. Lastly, construction of the 44-unit mixed-income homeownership townhome community (29 affordable and 15 market-rate) is anticipated to begin in summer 2025. Neighborhood: Planned improvements include new and expanded parks featuring shade and modern family-friendly amenities. Construction of the Edison Park Expansion and new Linear Park projects will

commence in summer 2025, while the redevelopment of Kana Park as part of the SPO/Girasol Phase Three housing community is expected to begin in early 2026. Other neighborhood improvements include open space; bike lanes, pedestrian safety upgrades; beautification; public art; Wi-Fi; and digital literacy. In addition, targeted demolition and rehabilitation of the former Crippled Children’s Hospital into the Edison Impact Hub (to be renamed “Thash Mahd”) is anticipated to begin in March 2025. Thash Mahd will house a behavioral and health clinic, community kitchen, workforce development center, digital literacy lab, office space, and classrooms/meeting rooms. People: Supportive services that are being offered include case management; relocation assistance; workforce/employment; healthy living and educational needs; youth services; and resident and community engagement. The Aeroterra Community Center, located within the EEC, was the first HUD-approved EnVision Center in Arizona, where public-private and nonprofit partners provide services designed to assist residents in achieving self-sufficiency.

For the 25-26 Fiscal Year, Aeroterra II and Aeroterra III will continue to pursue conversion through the RAD Program without any rehabilitation. This will convert the properties subsidy from Public Housing to Project-Based Section 8 which is a more sustainable long term funding source and provides more flexibility for future capital improvements.



## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

This section outlines how the City of Phoenix is addressing the needs of the community through additional actions not previously described in the Annual Action Plan. The actions and activities described here enhance the programmatic response to support those who are identified as underserved.

### **Actions planned to address obstacles to meeting underserved needs**

The City of Phoenix Housing Department is facing a great challenge in serving families at 0% to 50% of median income. The City's wait lists for all its assisted housing programs – public housing, senior housing, and the Housing Choice Voucher program – have many more families than can be served in a reasonable length of time. **Currently there are over 160,000** households on the Section 8 Housing Choice Voucher waitlist, In addition there are approximately 33,000 households on the public housing waitlist and the Housing Department's affordable/senior housing portfolio waitlist is seeing record numbers at around 8,000.

Another indication of the housing affordability problem is:

According to "State of Housing in Arizona" report out of the Morrison Institute in partnership with ASU "The median sales price of a home has increased by 57% from 2019 to 2023, to \$423,400. At the same time, high home values and lower interest rates during the pandemic allowed existing homeowners to refinance and lower their housing costs, which reduced the supply of houses for sale. That lack of supply, along with higher interest rates, put home-buying out of reach for many first-time homebuyers.

Arizona's population growth has outpaced the growth of all types of housing. Since 2010, the population has grown by 22% but housing units have increased by only 12%.

Arizona rents have increased by 71% from 2010 to 2022, the highest among comparison states. Minimum wage workers would need to work 86 hours per week or have more than 2 full-time jobs in order to afford a 2-bedroom home. In 2022, nearly half of all renters were cost-burdened, the highest percentage of cost burden since 2010.

As of 2022, it was estimated that Arizona had a deficit of 133,684 affordable and available rental units for extremely low-income households and a deficit of 183,072 affordable and available rental units for low income households.

The City's housing affordability issue is well documented and is highlighted in the Needs Assessment (NA) of the 2025-2029 Consolidated Plan. The NA identified that cost burden is the most significant housing problem in the City, defined as households paying at least 30% of their income towards housing costs. Approximately 26% of homeowners with a mortgage and 51% of renters are considered cost burdened.

The availability of affordable housing for very-low-income individuals on minimum wage or living on SSI payments is quickly diminishing. This unavailability of affordable housing at the very-low-income level can only exacerbate the problem of homelessness.

To enhance the delivery system and address any service gaps, the City will promote private participation through nonprofit organizations and seek additional funding sources. Furthermore, the City will continue to establish partnerships with other government agencies and municipalities that are confronting these regional challenges.

### **Actions planned to foster and maintain affordable housing**

The City utilizes HOME and CDBG funds for the acquisition, construction, and rehabilitation of affordable rental housing units. Each year, a public Call for Interest is issued to encourage the affordable housing development community to apply for funding. Additionally, the City collaborates with the Phoenix Industrial Development Authority, which offers tax-exempt bond funding, as well as the Arizona Department of Housing, which provides Low-Income Housing Tax Credits to help create affordable housing opportunities in Phoenix.

Affordable Housing program goals include: Preservation of Housing Department (HD) investments & continued affordability; improvement of distressed/foreclosed properties; creation and expansion of long-term affordability; investment in location-critical properties, such as those near employment and transportation centers as well as in areas lacking affordable rental units; leveraging federal funding with private equity and investment.

The HD administers a down payment assistance program for first-time homebuyers. Eligible families receive down payment assistance in the form of a zero-interest due on sale loan as long as the home remains the family's principal residence during the affordability period. The HD contracts with agencies to assist potential homeowners in obtaining a mortgage, and works with lenders and title agencies to help with closing. The City also funds homeownership programs that: construct new homes in neighborhoods undergoing revitalization; utilize mortgage financing to lower interest rates and increase overall community participation in developing homeownership opportunities.

Phoenix City Council unanimously approved the first-ever Housing Phoenix Plan (HPP). As the fastest growing city in the nation, this initiative works to address our many housing needs and recommends solution-oriented policies to create a better Phoenix. The HPP documents the findings of the city's Affordable Housing Initiative, which launched in 2019 with the goal of completing a housing needs assessment and establishing policy recommendations to address the city's current housing challenge.

Through extensive research and community outreach, the plan identifies the community's housing needs, documents the housing gap, compiles nationwide best practices and recommends the following 9 policy initiatives to reach the goal of creating a stronger and more vibrant Phoenix through increased housing

options:

1. Prioritize New Housing in Areas of Opportunity
2. Amend Current Zoning Ordinance to Facilitate More Housing Options (Affordable Housing Developer Incentives, Accessory Dwelling Unit Allowances, Expand Walkable Urban Code)
3. Redevelop City-Owned Land with Mixed Income Housing (City Council approved parcel list)
4. Enhance Public-Private Partnerships and Increase Public, Private, and Philanthropic Financing
5. Building Innovations and Cost Saving Practices (Assigned Review Teams with the Planning and Development Department, Affordable Housing Advocacy, Infrastructure Fund for Affordable Housing Developers, Continuing Ongoing Research into cost-saving practices)
6. Increase Affordable Housing Developer Representation (Boards, Commissions and Committees such as Planning Commission and Village Planning Committee)
7. Expand Efforts to Preserve Existing Housing Stock (Strategic Acquisitions, Community Land Trust, Expand Landlord Incentive Program, Expand Rental Rehabilitation Program).
8. Support Affordable Housing Legislation
9. Education Campaign

Phoenix has experienced consistent population growth which has outpaced the growth of the housing market. The City created this nine-point initiative plan to establish zoning incentives for affordable housing developers, create allowances for accessory dwelling units, increase resources, streamline processes, and establish an education campaign.

Another element of the Housing Phoenix Plan was a goal to create or preserve 50,000 homes by 2030, which the City reached at the end of 2024— five years ahead of its goal. For years, the City has prioritized increasing the supply of housing for all income levels and family sizes to create a stronger and more vibrant city. The initiatives helped to accelerate action to address the region’s housing needs and aimed at ensuring housing is affordable, equitable, and attainable. Of the more than 53,000 units created or preserved to date, more than 11,000 (20.7%) are considered affordable units, and about 12,800 (24.7%) are considered workforce units, resulting in nearly half of all new or preserved homes in the city geared toward households earning 120% or less of the area median income. Housing affordability is a complex issue impacting cities across the country, and influenced by many factors outside of cities’ control, including population growth, the pace of housing construction, mortgage rates, costs of labor and materials, supply chain, and the proliferation of investor-owned short-term rentals. Throughout 2025, the City will continue to track units and implement the nine initiatives included within the Plan. Progress reports will be provided quarterly at the following website: <https://www.phoenix.gov/housing/plan>.

### **Actions planned to reduce lead-based paint hazards**

The reduction of Lead-Based Paint (LBP) hazards remains a top priority in Phoenix. Housing rehabilitation programs funded by HUD assist homeowners and landlords in protecting children and their families from the dangers of lead-based paint and other health and safety hazards in the home. Initially, EPA-certified LBP inspectors conduct inspections and assessments to identify lead hazards in properties built before

January 1, 1978. If lead hazards are found, EPA-certified lead abatement contractors are brought in to perform remediation and abatement while residents are temporarily relocated until the unit passes the required clearance. Additionally, EPA-certified housing rehabilitation specialists prepare scopes of work and monitor all the work performed. Lead-safe housing units are listed on a publicly accessible rental registry website.

The City implements a two-tiered educational program in collaboration with its partners. This program is designed for parents of high-risk children and leaders in communities at elevated risk for lead poisoning. Additionally, it includes professional education for physicians, nurses, housing staff, teachers, landlords, and other key individuals. The goal is to reduce children's exposure to lead hazards by promoting interventions that parents can carry out and encouraging the safe maintenance of lead paint in older homes.

The City works together with County and State health service departments to provide education for parents and caregivers of children with elevated blood lead levels. For children identified with moderate to severe blood lead levels, a comprehensive environmental investigation is conducted. Additionally, data is shared with the City, including blood lead level results, sources of unusual lead exposure, and areas with high rates of lead poisoning. These collaborations aim to promote policies and programs that will reduce lead exposure and completely eliminate environmental lead hazards in Arizona.

### **Actions planned to reduce the number of poverty-level families**

The City of Phoenix Human Services Department's Volunteer Income Tax Assistance (VITA) Program is dedicated to helping low-to-moderate income households by providing free tax preparation services, including assistance with filing for the Earned Income Tax Credit (EITC). EITC is recognized as one of the largest and most effective anti-poverty programs in the nation. The tax refunds generated not only offer financial relief to recipients but also provide economic benefits to the entire community. Additionally, our volunteers offer financial education related to the income tax filing process, aiming to raise awareness and understanding of tax preparation.

The Human Services Department's Family Services Centers provide a variety of social services to low-income households facing crises. These services are offered through three centers located throughout the city. Each center assists Phoenix residents with urgent needs, including utility support, eviction prevention, rent or mortgage payments, and move-in costs. Additionally, caseworkers offer guidance in employment, budgeting, and social and life skills development through case management. These services help families and individuals identify and overcome current barriers, ultimately leading them toward self-sufficiency.

The City of Phoenix will provide Rapid Re-housing Services to those clients who meet the Category 1 definition of Homeless by targeting chronically homeless, VASH eligible Veterans, as well as other homeless individuals and families.

## **Actions planned to develop institutional structure**

The City of Phoenix works closely with its public nonprofit and private partners in order to develop institutional structure. The opportunities described below will be explored to further develop the institutional structure:

- Explore alternative funding sources to tackle priorities set out in the Consolidated Plan.
- Deliver focused technical assistance to encourage affordable housing for lower income persons in addition to special needs and homeless persons as well as priority community development needs.
- Continue to foster the participation of an increasing number of private and non-profit entities to deliver affordable and special needs housing. Increase and fortify partnerships with the development community to focus and innovatively attend to affordable housing needs and issues.
- Utilize public funds with other private, non-profit, foundation and other alternative sources to stimulate affordable housing, homeless and special needs housing production as well as neighborhood revitalization and stabilization.
- Work cooperatively on homeless and supportive housing issues through the 'continuum of care' process.
- Pursue local sources of financing for priority affordable and special needs housing production, neighborhood preservation and community development.

## **Actions planned to enhance coordination between public and private housing and social service agencies**

The City's Housing Department conducts regular public forums to receive input from private and nonprofit housing developers. A List-Serve has been established to communicate with the housing community any updates, regulatory changes, available funding for housing development and public meetings related to housing development or services. Housing Supportive Services (HSS) has established a **Housing Coalition of Service Providers**, which consists of education, employment, health care, youth, and elderly care service providers to help connect low-income residents to services and resources. This Coalition has grown to over 100 different programs and agencies. A subcommittee of this Coalition is the **Early Childhood Action Team (ECAT)** comprised of agencies serving children ages 0-5 and elementary school aged children. Quarterly meetings are held with each group's members.

The method for selecting HOPWA Project Sponsors is to conduct an open, competitive Request for Proposal (RFP) process. This includes providing full access to community-based nonprofit organizations, public agencies and minority owned businesses providing HIV/AIDS services. Prior to the issuance of a RFP, community outreach, meetings and communication through email occurs to ensure community organizations are aware of the upcoming RFP and to receive feedback on current services and/or gaps in services.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

This section provides program specific requirements for the CDBG, HOME, ESG and HOPWA programs.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(I)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Not Applicable.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City conducts homebuyer activities solely through its Open Doors Down Payment Assistance Program. This program provides direct subsidies to low-income households in the form of a forgivable loan used for down payments and closing costs. The City utilizes a recapture method for this program through a forgivable loan which offers a pro rata reduction of the loan balance during the period of affordability. As long as the borrower is able to own, occupy and use the property as their principal residence, the loan balance is partially forgiven over time until it is fully released at the end of the period of affordability. These requirements as well as the forgiveness schedule are stated in the down payment assistance loan documents and secured through a recorded deed of trust on the property as well as a recorded affordability covenant running with the land. Period of affordability is as follows:

1. 5-year period of affordability for loan amounts up to \$14,999
2. 10-year period of affordability for loan amounts of \$15,000 to \$40,000
3. 15-year period of affordability for loan amounts over \$40,000.

The following forgiveness schedule is used for this program:

4. Loans of \$14,999 or less - 25% of the loan is forgiven each year beginning on the second anniversary/year of the recording of the Deed of Trust
5. Loans \$15,000 to \$40,000 - 20% of the loan is forgiven annually beginning on the sixth anniversary/year of the recording of the Deed of Trust
6. Loan amounts over \$40,000 - 10% of the loan is forgiven annually beginning on the sixth anniversary/year of the recording of the Deed of Trust.

If, during the period of affordability, the borrower ceases to own, occupy and use the property as their principal residence, the City will recapture either all or a portion of the original loan amount. If the borrower voluntarily or involuntarily transfers their interest in the property (e.g., the property is sold or foreclosed upon), the City will recapture the loan amount less any forgiveness in accordance with the loan agreement. These funds will be recaptured from available net proceeds. Net proceeds are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs. If the borrower continues to own the property but ceases to occupy and use the property as

the borrower's principal residence (e.g., the property is rented or vacant), the borrower will pay an immediate recapture amount of the full original loan balance.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The HOME multifamily program ensures affordability by placing a land use restriction on the property/land that is recorded with the Maricopa County Recorder's Office. This restriction assists in securing the affordable HOME units for the required affordability period.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The Housing Department may consider a citywide refinancing program, as an investment strategy for acquisition and/or rehabilitation of affordable rental projects sponsored by nonprofit housing developers with a minimum HOME investment of \$1,000 per unit. All rehabilitated units must be located within Phoenix City Limits and meet the City of Phoenix Minimum Property Standards. Priority will be given to projects already supported by City funds. While refinancing may be an eligible activity in the preservation of affordable rental housing, it will not be eligible as the primary purpose of the Department's refinancing investment strategy. "Taking out" or "cashing out" by developer/borrower of capital equity will not be permitted under the Department's refinancing investment strategy.

Nonprofit housing developers may be eligible to refinance existing debt using Housing Department funds when rehabilitation of the project and refinancing is necessary to create or continue long-term affordability rental restrictions. Through an application process, projects must provide a management plan and 15-year proforma. City staff will review and underwrite the project to determine feasibility. Aspects such as property management, financial need, long term financial feasibility, market demand and level of rehabilitation will be reviewed to determine the project feasibility. Housing Department funds utilizing federal block grant funds such as HOME Investment Partnerships Program cannot be used to refinance FHA loans and/or multifamily mortgage loans made or insured by any federal program including the Community Development Block Grant Program (CDBG). Projects must be developed by a nonprofit agency and located jurisdiction wide (anywhere within the City of Phoenix). The new investment must create additional affordable units and/or be used to maintain current affordable units.

All projects are subject to long-term affordability restrictions which limit resident incomes and rents based on levels of area median income (AMI) established annually by the U.S. Department of Housing and Urban Development (HUD). All units receiving Department refinancing assistance must be reserved for households below 60% of AMI. An affordability restriction of at least 30 to 40 years will be required on all units assisted through the refinancing investment strategy. Specific project



requirements will determine period of affordability restriction.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A. The City's Housing Department does not plan to fund TBRA with HOME funds.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A. The City's Housing Department does not plan to fund TBRA with HOME funds.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

In accordance with 24 CFR 92.253(d)(3), an owner of rental housing assisted with HOME funds must comply with the affirmative marketing requirements established by the City of Phoenix, which is the participating jurisdiction (PJ) pursuant to 24 CFR 92.351(a). The owner of the rental housing project must adopt and follow written tenant selection policies and criteria, which include that it may give a preference to a particular segment of the population if permitted in its written agreement with the PJ such as persons with a disability or other special needs. However, at this time there is no limit to eligibility or preference given to any particular segment of the population with rental housing projects funded by the City's HOME program funds. HOME funds must however target low- to moderate-income households. The City does not discriminate and provides equal access to all eligible households.

**Emergency Solutions Grant (ESG)**  
**Reference 91.220(I)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

The City of Phoenix utilizes the Maricopa Regional Continuum of Care Community ESG Written Standards developed and approved through the Maricopa Regional CoC in the direct provision of ESG assistance. Likewise, the City contractually requires sub recipients to provide ESG assistance in alignment with applicable standards.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The CoC operates a Coordinated Entry (CE) system for all people experiencing homelessness. The Access Points use a common assessment tool to determine the housing intervention that is best suited for the client(s). The assessment tool is then utilized to determine if domestic violence is a factor and if so, the victim's immediate safety is subsequently assessed. Client(s) may then be referred to the DV Centralized Screening (CS) system, the parallel system for victims of domestic violence. Once safety is addressed, then the housing assessment tool is administered by CE and referrals are made based on the substantiated need. Client choice is also considered when making a referral as many housing options are presented and the client choice is paramount to the success of the intervention. Many DV providers were involved in the development of the CE system to ensure that survivor remains safe and connection to the DV system as well as the variety of housing options.

The Family Housing Hub serves as the main point of entry for families experiencing homelessness in Maricopa County. The Family Housing Hub coordinates shelter and housing referrals for families. The Welcome Center serves as the main access point wherein single adult individuals experiencing homelessness are engaged. In addition to these two main points of entry, there are over 40 mobile teams that act as access points as well as phone services. The CoC approved the VI-SPDAT and Family VI-SPDAT as the common assessment tool for coordinated entry. Staff at the Family Housing Hub and Welcome Center, as well as other trained partners, administer the VI-SPDAT to determine which intervention best meets the needs of the individual or family. The Coordinated Entry leads make the referral to the housing and/or service provider based on the needs identified. People are first assessed for safety and, as appropriate, triaged to other systems of care for crisis or domestic violence.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Current City of Phoenix ESG subrecipients were granted awarded through a Request for Qualifications (RFQ) process in FY 2025 to establish a Qualified Vendor List (QVL). Contracts are awarded based on program or project need and proposal response. Contracts are monitored annually for progress towards performance outcomes and compliance with federal, state, and local regulations. The City

works closely with subrecipients to provide training, technical assistance, and ongoing support as needed.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City of Phoenix Human Services Commission, which serves as the Human Services Department's governing board includes representation of person(s) who are homeless or formerly homeless and organizations which serve persons currently experiencing homelessness.

5. Describe performance standards for evaluating ESG.

Performance standards are included in the Maricopa Regional Continuum of Care Community Performance Measures approved by the Maricopa Regional CoC and required for all ESG assistance activities. Subrecipients provide monthly demographic reports and quarterly performance reports to track progress towards annual outcomes.

#### **HOPWA Selection of Project Sponsors**

Project Sponsors submitted proposals for a Request for Proposals (RFP) in March 2025. Project Sponsors were selected through this RFP process in which experience; qualifications; methodology; design and capacity were among criteria considered during the evaluation process. New housing and service contracts began on July 1, 2025. Prior to the issuance of the most recent RFP, community outreach occurred to all agencies providing HIV/AIDS services, including minority owned businesses, to ensure all were aware of the upcoming RFP.