

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do **not** need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p> PHA Name: City of Phoenix PHA Code: AZ001 PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 2026-2027 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 1,007 Number of Housing Choice Vouchers (HCVs) 7,740 Total Combined Units/Vouchers 8,747 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. </p>



City of Phoenix

AZ001 – 2026-2027 Annual Agency Plan – B.1

Statement of Housing Needs and Strategy for Addressing Housing Needs

Statement of Housing Needs:

See the 2025/2029 City of Phoenix Consolidated Plan at:

[ConPlan](#) (See Attachment A)

Strategy for Addressing Housing Needs:

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

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

Additionally, the Housing Department will:

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

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

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

Deconcentration Policy

Since July 2003, during the development of the Housing Department's Annual Plan each year, the Housing Department will calculate the average family incomes at all its developments and prepare an analysis, in accordance with HUD regulations and guidelines, which identifies whether any of the developments are outside of the established income range set by HUD. It is the Housing Department's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. If the annual deconcentration analysis reveals that there are developments that would be subject to deconcentration strategies, the Housing Department may skip families on the waiting list to reach other families with lower or higher incomes. This will be accomplished in a uniform and non-discriminating manner. The Housing Department will affirmatively further fair housing, utilize the Assessment Tool, and market its entire housing portfolio accordingly.

Public Housing Program

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

Refer to the [2025-2026 ACOP](#) for any HOTMA-related discretionary policies the PHA has decided to adopt.

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

Section 8 Housing Choice Voucher Program

Effective November 1, 2025, the Emergency Housing Voucher (EHV) Program was successfully transitioned into the HCV Program, in alignment with HUD guidance outlined in PIH Notice 2025-19. Based on this guidance, HUD approved the Housing Department's waiver request to automatically place all EHV families onto the HCV waiting list without requiring new applications. This proactive transition helped ensure continued assistance for EHV families.

HUD has delayed HOTMA implementation. The Housing Department will implement HOTMA at HUD's new implementation date. Currently, HUD does not have its software program ready and is also still working with the software vendors for HOTMA implementation. If there is a delay in software

updates, or if HUD offers a waiver, the Housing Department reserves the right to implement at the later date.

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

The Housing Department may permit the owner to maintain the waiting lists for specific owners or projects, subject to the applicable HUD regulations. The owner would be responsible for carrying out responsibilities including but not limited to processing changes in applicant information, removing an applicant's name from the waiting list, and opening and closing the waiting list. The waiting lists would be reviewed by the COPHD regularly to ensure the proper policies and procedures for waiting list management are being followed.

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

Financial Resources

See **Attachment B, Financial Resources July 1, 2026 – June 30, 2027**

Rent Determination

Public Housing

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

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

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

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

Section 8

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

Operations and Management

Violence Against Women (VAWA) Policy

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

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

Designated Housing for Elderly and/or Disabled Families

The two properties currently included in the 2024 approved designated plan are Maryvale Terrace Parkway (AMP 005), 104 units, and Matthew Henson (AMP 17), 100 units. This plan will expire on December 21, 2026. Please see the chart below for the summary of the approval.

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

Grievance Procedures

No revisions to Grievance Procedures.

Homeownership Programs

A total of 96 single-family homes were identified for sale under the Section 18 program. Phase I included 34 vacant units that required no resident relocation and were sold “as is” with minimal rehabilitation. Following HUD approval in August 2020, sales began in February 2021 and concluded in December 2021. Phase II involved up to 29 scattered site homes (AMP 08) and received HUD approval on August 23, 2022; sales commenced in March 2023 and were completed by September 2023. In both phases, unit prices were determined through independent appraisals and listed on the Arizona Regional Multiple Listing Service (MLS).

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

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

On April 3, 2025, the Housing Department received approval from the US Department of Housing and Urban Development (HUD) for Phase V the disposal of up to fifty-three (53) Scattered Sites AZ001000008 (AMP 08), under Section 18 of the US Housing Act. After approval was received in April 2025, the department began selling the units in May 2025. We anticipate Phase V to be completed in 2026. The price of each unit was established based on an independent appraisal and listed on the Arizona Regional Multiple Listing Service (MLS). The residents of the occupied Section 18 homes were relocated utilizing the Tenant Protection Vouchers (TPV) approved by HUD. In the fourth quarter of 2024, the Housing Department submitted Phase V, fifty-three (53) Scattered Sites AZ001000008 (AMP 08), under Section 18 of the US Housing Act. We are waiting for HUD approval for this application. The Housing Department may ask HUD to amend the Section 18 application approval regarding the Method of Disposition.

The Housing Department plans to submit at least one Section 18 application per year and may request properties to be added to the Section 32 program to allow residents to buy the home they reside in.

In 2025 we requested Section 32 designated units to be undesignated and applied for disposal through the Section 18 program due to units requiring excessive rehabilitation and/or would appraise beyond what affordable buyers may qualify.

We plan to request in the future Section 32 designated units to be designated Section 18 due to units requiring excessive rehabilitation and/or will appraise beyond what affordable buyers may qualify. Additionally, the Housing Department intends to request and utilize tenant protection vouchers for the existing residents in Scattered Sites.

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

A Request for Proposals was conducted for the Housing Department's Open Doors Homeownership Program utilizing HOME Investment Partnerships (HOME) Program funding, and two non-profit program administrators were selected.

The Housing Department is continuing to evaluate the feasibility of developing and implementing a Housing Choice Voucher (HCV) Homeownership Program by reviewing best practices, assessing community needs, and reviewing HUD guidelines.

Community Service and Self-Sufficiency Programs

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

To enhance service provision, the Housing Department collaborates with a diverse array of community partners with many agencies including but not limited to the ARIZONA@WORK; City of Phoenix Human Services Department Head Start, Community Services and Senior Services programs; the Youth and Education Office, Valle del Sol, Friendly House, and College Depot. This network is strengthened by the Housing Coalition of Service Providers (CSP), established in 2002, which includes over 100 partner organizations and continues to grow as new services and partnerships are developed. This past year, the program has partnered with the Municipal Court Community Justice Resource Center to provide access to online Orders of Protection at the Aeroterra and Emmett McLoughlin Community Centers, streamlining support for residents experiencing domestic violence. Additionally, in collaboration with the Family Advocacy Center, the program has delivered domestic violence training to all staff, reinforcing its commitment to trauma-informed care and resident safety. The program additionally works with Area Agency on Aging, Region One, for specifically designed services to support older adults (ages 50+) who are victims of late-life domestic violence.

- **The Emmett McLoughlin Community Training and Education Center (CTEC)** located in Henson Village: Serving families in Henson Village and Symphony and is open to the surrounding community. This center provides a multitude of services, including GED, ESL, parenting classes, budgeting, health-related programs and services, computer lab, Volunteer Income Tax Assistance, and youth services. The Center hosts a Community Action Team focused on safety. Members of the CAT include Phoenix Revitalization Corporation, City of Phoenix Housing, Neighborhood Services, Parks and Recreation, Library Departments, and the City of Phoenix Police Department. The site hosts multiple other programs, with the Housing Coalition of Service

Providers providing services on-site on a first-come, first serve basis. In 2024, CTEC partnered with the Institute for Digital Inclusion Acceleration (IDIA) to launch a HIVE, providing hands-on tech support and digital skills training to help bridge the digital divide. This program is open to participants of all ages and provides short workshops on robotics, coding, Holiday Digital Are iPad Basics and Beyond, and youth camps.

- **The Aeroterra Community Center** (ACC located within the Aeroterra Community: The **Aeroterra Community Center**, opened in 2017 and was designated a HUD EnVision Center through October 2022. The center provides an array of classes, including GED preparation, English Language Acquisition (ELA), parenting, budgeting, leadership, employment readiness, job search assistance, resume writing, and job fairs. Health, nutrition, and wellness workshops are also available. The ACC features a computer lab that was opened as a part of the Choice Neighborhoods Implementation grant. An afterschool program is provided Monday – Thursday that includes youth activities, STEM activities, homework assistance, tutoring and a nutritional snack. The site is no longer an Affiliate site. A ARIZONA@WORK Caseworker II provides services ½ day weekly to provide workforce services. In January 2026 the Permanent Supportive Human Services caseworkers will start providing workforce services.
- The **First Things First Aeroterra Family Resource Center**, located close to the Aeroterra Center, opened in January 2018 and is in the historic building on the Aeroterra Frank Luke Addition HOPE VI revitalization site. This site is currently run by the City of Phoenix Youth and Education Program and funded under the First Things First Program. It offers a range of classes and services designed for families with children aged 0-5. Some of these classes include, but are not limited to: Car Seat Safety, Family Storytime, Little Pottery, Playful Learning, ABC Music and Me, Kith and Kin, Learn, Play, and Grow, Baby Storytime, Home Safety Workshop, and School Readiness Workshop. The program also offers field trips for participants, a "Movie in the Park" event, and an Annual Back-to-School Event.
- The **iWORK (Improving Work Opportunities and Resident Knowledge) Center**: Located within the Marcos de Niza community, the iWORK Center is no longer an Affiliate Site for ARIZONA@WORK.r. Interested participants can be referred to ARIZONA@WORK to enroll in services. These services include access to training and educational opportunities, resume writing assistance, job readiness training, job application support, and hosting job fairs. The Housing caseworker at the site can provide some of these workforce services. While originally a Jobs Plus Grant site, the site now focuses on continued support for residents. A coalition of local neighborhood agencies collaborates with the center to deliver a diverse range of programs tailored to community needs. In Fall of 2024, the City of Phoenix was awarded a Choice Neighborhood (CN) Planning Grant for the Marcos de Niza. As part of this initiative, the iWORK Center conducted a large-scale needs assessment in late 2024 and early 2025 to engage residents and gather insights into their priorities and challenges. This feedback guides the CN planning process, ensuring the development of programs and resources that will reflect the community's vision and aspirations.

The Family Self Sufficiency (FSS) Program is available to all conventional, scattered sites, and Section 8 subsidized housing residents. FSS is an education and employment program designed to lead to financial independence. The City of Phoenix is part of the Valley FSS Program Coordinating Committee, which includes other Housing Authorities and agencies that provide TANF assistance, as well as

Workforce Investment Act agencies. Overall, the FSS program has been highly successful, with 54 residents graduating from the program in 2024. Of those who graduated, five (5) purchased homes. Cumulative household incomes for program graduates increased from \$853,000 to \$2,500,000 upon completion of the FSS program. The total escrows paid out to participants was just over \$630,000.

Memorandum of Understanding: Family Unification Program (FUP) Overview: The Housing Department and the Arizona Department of Child Safety (DCS) have maintained a Memorandum of Understanding (MOU) for the Family Unification Program (FUP) since July 26, 2009. This initiative allows eligible youth (18-21) aging out of foster care to extend housing assistance by enrolling in the FSS program and signing a Contract of Participation.

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

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

As of now, voucher utilization stands at 98%. Recent policies introduced by the Phoenix City Council have increased landlord participation, enhancing housing access for Section 8 recipients. In 2018, the Housing Department was awarded the Choice Neighborhood Grant. Housing Supportive Services (HSS) manages the People Component of this grant. Case management/service coordination is provided to all original Choice families and to new families who move into the new site. Health, education, and economic self-sufficiency outcomes are prioritized.

- **Health:** HSS partners with many health care providers, such as CVS, who provide an on-site state-of-the-art van that conducts biometric screening. Valle del Sol is a Federally Qualified Health Care Center that provides mental health services on-site, and the plan is to offer primary health care services on-site at the Edison Impact HUB, which is scheduled for revitalization in mid-2026. They will also be opening a dental clinic at the Family Resource Center, located in the historic units anticipated to open in 2027. The Phoenix Revitalization Corporation offers leadership classes and oversees the Resident Leadership Council. Multiple health partners provide services at this site, including the Phoenix Fire Department's Baby Shot Program, the Maricopa County Department of Public Health, and the Arizona State University College of Nursing and Health Innovation. Families can access food through the St. Mary's mobile pantry held at the Aeroterra Community Center and through FIBCO food distributions. During the monthly pantry, participants can receive vaccinations for flu and COVID-19.
- **Education:** The program has an Intergovernmental Agreement (IGA) with Phoenix Elementary School District, and HSS has placed two school-based mental health caseworkers at the two adjacent elementary schools. The IGA was updated in 2022 and will expire May 30, 2027. Through this, IGA testing results are carefully monitored for the youth living in the Edison Eastlake Choice Neighborhoods housing. The City of Phoenix Parks and Recreation Program

provides a summer program for youth living in the Edison/Eastlake community. Housing Supportive Services casework staff provide after-school programming that includes homework assistance, STEAM and STEM activities, arts and crafts, and life skills. In 2024-2025, a demonstration partnership with Fulfillment in Training was established, providing a youth program for youths aged 10–18, held 3 days a week from 4–9 pm. The program offered homework assistance, nutrition, sports and recreation, and life skills. The program ended in June 2025. Partnerships with Early Head Start, Head Start, and the First Things First Aeroterra Family Resource Center for children ages 0-5, providing the tools for children to enter kindergarten ready to learn. In later phases, two onsite Head Start classrooms will be built at the Family Education Center located in the historically preserved buildings. All youth who are seniors in high school are intensively case managed to encourage graduation from high school and enrollment in post-secondary education programs.

- **Economic Self-Sufficiency:** The program emphasizes economic self-sufficiency by leveraging key partnerships to deliver comprehensive resources and support. A partnership with ARIZONA@WORK provides a Workforce Caseworker available on-site weekly for half a day, who provides referrals to training programs and access to job readiness, resume writing, job fairs, and other employment services. A partnership with the Phoenix Library Startup Program offers training in both English and Spanish on how to open your own business. The program provides training and guidance on launching and managing one's own business, fostering entrepreneurial skills, and promoting economic independence. The program is held online at Burton Barr Library. The revitalization of the site further contributes to economic empowerment by creating Section 3 employment opportunities. These positions, which include roles in construction and front-office reception, enable participants to gain practical work experience and build sustainable careers. Together, these initiatives create a supportive framework for individuals to achieve lasting financial stability and personal growth.

Permanent Supportive Housing (PSH) Services: The Housing Department allocated 33 Project-based vouchers to homeless individuals and families meeting eligibility in partnership with the Human Services Department Family Services Center. These units are located in Aeroterra Phase III of the Frank Luke Addition HOPE VI revitalization. Families referred through the Phoenix Regional Coordinated Assessment Hubs receive comprehensive support, including case management, job training, and employment services to promote long-term stability and self-sufficiency. The City of Phoenix Human Services Department plays a pivotal role by delivering intensive case management to these families. The HSS program focuses on youth residing in PSH units, offering a range of services, including a highly effective afterschool program that supports their academic and personal development. The after-school program has established partnerships with community youth providers to bring their services and programs on-site. The Housing Department and the Human Services Department are in the process of updating a new Interdepartmental agreement for this site. Human Services Caseworkers placed at the site will now also provide employment services starting in 2025.

The Housing Department, in partnership with the Library Department's College Depot, previously implemented a ROSS for Education Grant to provide Education Navigators for youth ages 15–20 and their families at public housing sites. While the grant has ended, HSS continues to offer education navigation services—including FAFSA assistance, financial literacy, college readiness, and post-secondary support—using the framework established by the grant across all HSS-served sites.

Starfish Place: Starfish Place was established in 2017 as a result of the Mayor's Human Trafficking Task Force, offering supportive housing for 15 households of female survivors of sex trafficking and their children. This initiative was a collaborative effort between the City of Phoenix Housing Department, Human Services Department, and Arizona State University's Office of Sex Trafficking Intervention Research (STIR), with Dunlap and Magee serving as the property management company at the property. In 2023, recognizing the need for more intensive support, Starfish Place was restructured into a transitional housing program.

In 2026, upon successful completion of the two-year program, residents who meet the eligibility criteria will be provided with a Housing Choice Voucher to support independent living.

The program's first graduate is expected to transition out by January 2026. A Memorandum of Understanding between Arizona State University's Office of Sex Trafficking Intervention Research and Quadel was established to ensure that qualifying participants receive continued housing support through the Housing Choice Voucher program. Those who move with a voucher will also be encouraged to join the Family Self Sufficiency program for continued case management support and promoting financial independence and homeownership.

The PHXHousing Connect Program, Housing's digital initiative that pairs with ConnectHomeUSA, was established in May of 2020 and has continued to expand with more devices and services being offered to residents. The Housing Department participates in HUD's ConnectHomeUSA program to bridge the digital divide by providing internet connectivity, devices and connecting residents to training and resources.

In 2025 Housing applied for and was accepted as a ConnectHomeUSA Tier II community. This designation recognizes agencies that demonstrate strong impact, innovation, and the ability to scale digital inclusion efforts. As part of this new designation, the PHXHousing Connect Program has completed a baseline survey, collecting over 2,000 responses to better understand the connectivity, device and training needs of our community.

The Housing Department received American Rescue Plan Act (ARPA) funds to provide free Wi-Fi access to tenants at its Public Housing and Affordable Housing sites, serving up to 4,000 units. Wi-Fi implementation is ongoing, with most units expected to be online by calendar year 2025. The Edison-Eastlake Choice Neighborhoods Community will also receive free Wi-Fi services. Connectivity is scheduled to begin in January 2026. Community rooms at all sites are connected through a T-Mobile Wi-Fi router. This makes it easier to host on-site computer training classes for residents to attend. To date, over 3,600 devices have been distributed to Public Housing and Affordable Housing residents using a variety of funding sources and partnerships. Device distribution is ongoing as well as digital skills training, including providing access and training through the Digital Hives.

Expansion of Digital Hives: Aeroterra Community Center and Emmett McLoughlin Community Training and Education Center. In December 2023, the Housing Department celebrated the launch of its first Digital Hive at the Aeroterra Community Center, a state-of-the-art resource designed to support the Choice Neighborhoods initiative and the surrounding community. This innovative program provides residents with access to Digital Navigators, who offer personalized assistance with digital

technology needs, including troubleshooting, answering questions, and developing essential digital skills to thrive in a technology-driven world. To foster learning and creativity, the Aeroterra Digital Hive has hosted an array of workshops on topics such as Coding, Digital Art, iPad Basics and Beyond, and Robotics. These programs are designed to enhance technological literacy and encourage community members of all ages and experience levels to explore and expand their digital competencies. While the Aeroterra Hive is currently a temporary location, plans are in progress to transition it to a permanent home at the Edison Impact Hub in the Edison-Eastlake Community. This move will further cement the Hive's role as a sustainable, long-term resource for advancing digital equity and community empowerment.

Recognizing the value of this initiative, the Housing Department expanded its reach with the opening of a second Digital Hive at the Emmett McLoughlin Community Training and Education Center in Henson Village in April 2024. This larger Hive provides the same comprehensive range of services as the first location, ensuring even more residents have access to cutting-edge technology resources and skill-building opportunities.

Both Digital Hives are made possible through a collaboration with the Digital Equity Institute, now known as the Institute for Digital Inclusion Acceleration (IDIA), and funding from the American Rescue Plan Act (ARPA). These partnerships underscore the Housing Department's commitment to bridging the digital divide, fostering inclusion, and empowering communities through equitable access to technology.

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

Case management, service coordination, and supportive services are available to all public housing residents at HOPE VI developments—Henson Village, Symphony Apartments, and Aeroterra—as well as those living at sites supported by ROSS Family Service Coordinator grants.

- In 2018, a ROSS grant for the Aeroterra community was awarded to the Phoenix Resident Investment Development Effort (PRIDE) Board and implemented by the Housing Support Services (HSS) program. Renewed in June 2022, the grant focused on education, employment, and health services through partnerships with the Coalition of Service Providers (CSP). A subsequent renewal was awarded in June 2025 for an additional three years, expanding services to include digital inclusion, health and wellness, employment, financial literacy, and

support for elderly and disabled residents.

- Another ROSS grant was awarded to Friendly Housing in 2020 for Henson Village and Symphony Apartments (2021–2024). A renewal application submitted in December 2023 was awarded and implemented in June 2024, extending services through May 2027. HSS partners with Friendly House through a Contractual Agreement to provide space and oversight for this program.

Both sites collaborate with multiple CSP providers to promote self-sufficiency and improve residents' quality of life. Since the COVID-19 pandemic, all locations have offered vaccinations and immunizations—including COVID-19, flu, and others—through the University of Arizona Mobile Prevention Program, Maricopa County Department of Public Health, Valle del Sol, and additional healthcare partners.

HSS proudly partners with Arizona State University (ASU) and, as of 2024, Grand Canyon University (GCU) to provide field placement opportunities for bachelor's and master's level social work students. These internships provide hands-on experience in case management, group facilitation, community event planning, and supportive service tasks, all under the supervision of qualified HSS staff with social work degrees.

Through these partnerships, students earn academic credit while making meaningful contributions to HSS programs and the communities they serve. By integrating skilled interns into service delivery, HSS strengthens its impact and reaffirms its commitment to advancing social work, education, and professional development.

All residents of city-owned and city-managed senior/disabled complexes receive assistance from on-site service coordinators/case managers who coordinate recreational, educational, social services, and health activities, as well as information and referrals. Special activities are planned to enhance independent living. These sites have small computer labs with internet access available for residents' use. Seniors were provided with a technological device with internet connectivity.

Housing Supportive Services staff partners with ARIZONA@WORK and the Coalition of Service Providers to ensure that interested residents receive the necessary training to participate in Section 3 employment opportunities and other educational and training programs. The Choice Housing Caseworker III Workforce Development keeps a list of Section 3 interested participants. As Section 3 opportunities become available, the team seeks to provide qualified candidates for the job order. The Housing Department's Twitter account provides local area residents with up-to-date information about the Department. The Department adds information about potential employment opportunities, job fairs, community resources, and health and safety-related tips.

Safety and Crime Prevention

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

In 2022, the Housing Department received a \$1 million U.S. Department of Justice Byrne Criminal Justice Innovation Grant to support data-driven, comprehensive, and community-oriented strategies aimed at reducing crime in the Edison-Eastlake Choice Neighborhoods Community (EEC). Through a

broad cross-sector partnership team, including neighborhood residents, businesses, stakeholders, the Phoenix Police, and Arizona State University, the Housing Department is employing a wide range of crime prevention and intervention strategies to address EEC conditions, reduce crime, spur revitalization, and build community-police collaboration. The grant program will end in September 2026.

Phoenix Housing Department works with the Phoenix Police Department's Walking Beat officers to provide a high quality of customer service to its tenants living in all City of Phoenix owned housing communities to maintain a safe environment. Also, Housing properties have or are in the process of obtaining Crime Free Multi-Housing certification.

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

Pet Policy

No revision to the Pet Policy

Asset Management

No revision to Asset Management

Substantial Deviation

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

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

Significant Amendment/Modification

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

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

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

Exclusion of RAD-specific items:

- a. The decision to convert to either Project-Based Rental Assistance (PBRA) or Project-Based Voucher (PBV) assistance;
- b. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include the use of additional Capital Funds;
- c. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- d. Changes to the financing structure for each approved RAD conversion.

Exclusion of Choice Neighborhoods' specific items:

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

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- ☒ ☐ Choice Neighborhoods Grants.
- ☒ ☐ Modernization or Development.
- ☒ ☐ Demolition and/or Disposition.
- ☒ ☐ Designated Housing for Elderly and/or Disabled Families.
- ☒ ☐ Conversion of Public Housing to Tenant-Based Assistance.
- ☒ ☐ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- ☒ ☐ Homeownership Program under Section 32, 9 or 8(Y)
- ☐ ☒ Occupancy by Over-Income Families.
- ☐ ☒ Occupancy by Police Officers.
- ☐ ☒ Non-Smoking Policies.
- ☒ ☐ Project-Based Vouchers.
- ☐ ☒ Units with Approved Vacancies for Modernization.
- ☒ ☐ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

AZ001 – 2026-2027 Annual Agency Plan – B.2

Choice Neighborhoods

The Housing Department will explore opportunities to reposition the HOPE VI properties including Symphony and all phases of Mathew Henson.

The Housing Department will explore all opportunities for Faircloth to RAD.

In 2024, The Housing Department was awarded *an additional \$2.5 million in Supplemental Grant funds* to further support the development of replacement housing in conjunction with the EEC's Transformation Plan. These funds are being used for the redevelopment of the City's former A.L. Krohn Homes and Sidney P. Osborn public housing sites that will result in approximately 475 brand new units of mixed-income housing within the EEC. The Department continues its work to fully implement the strategies outlined in the Choice Neighborhoods Implementation Grant application, including a plan for the development of 1,019 mixed-income housing units (including 427 replacement public housing units) across the three target public housing sites as well as allocating 150 off-site Project-Based Vouchers in areas of opportunity to be utilized as replacement units: 75 PBV to be allocated to The Moreland project and 75 PBV to be allocated to the Central and Columbus project or another TBD project should this one not be feasible. Allocations of public housing funds, capital fund programs, HOME, CDBG, ARPA, Section 18 sales proceeds, general obligation bond funds, affordable housing funds, and other local funds may be utilized in the development. *The development may utilize Faircloth to RAD as a financing strategy.*

Demolition and disposition of the selected site(s) will occur in conjunction with plans for future LIHTC applications. *In 2024, the Housing Department submitted a disposition application and received HUD approval for the development of the Trellis at the Park (future name TBD) homeownership component.* An additional disposition application was submitted in 2025 for the remaining portion of the demolished areas of Frank Luke Homes for the new Linear Park. The Housing Department submitted disposition applications to HUD for the A.L. Krohn Homes (202 units, AZ1-8B) and Sidney P. Osborn Homes (145 units, AZ1-7B) site in 2025 for the Choice Neighborhoods Phase 3 and Phase 4 development and the expansion of Edison Park. *The Edison Park and Linear Park disposition applications were approved by HUD in 2025.* The demolition application for Sidney P. Osborn Homes (145 units, AZ1-7B) was submitted in 2023, and the disposition application *for Sidney P Osborn One (Girasol) was submitted and approved in 2024.* *The disposition applications for Sidney P Osborn II and Horizon on Villa were submitted and approved in 2025.* *The Sidney P Osborn III, disposition application is anticipated to be submitted in calendar year 2026.*

The redevelopment of the Choice Neighborhood Edison Eastlake sites and an off-site parcel in the neighborhood will occur in nine phases with an estimated timetable as follows:

Construction Phasing Plan	Total Number of Units in the Phase	Est. Construction Start	Est. Construction Completion
Phase 1A and 1B (off-site parcel, now known as Soluna)	177	April 2020	April 2022
Phase 2A and 2B (<i>now known as Harmony at the Park I and Harmony at the Park II</i>)	235	June 2021	December 2023
Phase 3A (<i>to be known as Harmony at the Park III</i>) and 3B (<i>to be known as Horizon on Villa</i>)	199	October 2023	<i>November 2027</i>
Phase 4A, 4B and 4C (<i>to be known as Girasol</i>)	364	<i>March 2025</i>	<i>June 2028</i>
Homeownership	44	<i>July 2026</i>	<i>July 2028</i>
TOTAL UNITS	1,019 (mix of replacement, affordable and market rent units)		

Harmony at the Park (HATP) is a 325-unit mixed-income community developed in three phases. HATP I (Phase 2A), a 9% LIHTC development containing 120 units, was completed in February 2023. HATP II (Phase 2B), a 4% LIHTC deal, includes 115 units and completed in December 2023. *HATP Three (Phase 2B) is a 9% LIHTC deal and includes 90 units. Construction was completed in November 2025.* Section 8 PBV units have been allocated to these two phases as replacement units. A TPV application was approved for Harmony at the Park I (Phase 2A) in calendar year 2022, a TPV application for Harmony at the Park II (Phase 2B) was submitted and approved in calendar year 2023 and a TPV application for Harmony at the Park III *was submitted and approved in 2025.* *TPV applications for Sidney P. Osborn Phase I, Sidney P. Osborn II, and Horizon on Villa will be submitted in late 2026 or early 2027.* The Housing Department will submit an application for Sydney P. Osborn III TPVs in 2027.

The Housing Department was awarded a 9% LIHTC allocation for Harmony at the Park III (CN Phase 3B) in June 2022 *and in 2024, was awarded a 4% LIHTC allocation for Horizon on Villa (CN Phase 3A).* *Harmony at the Park III is a 90-unit multi-family residential community with 1 - 3-bedroom units that are a mix of LIHTC, Section 8 PBV, and market rate units. Harmony at the Park III began construction in October 2023 and completed construction in November 2025.*

Horizon on Villa will be a 109-unit multifamily residential rental community with 1–5-bedroom units that are a mix of LIHTC, Section 8 PBV, and market rate units. *Financial closing occurred in December 2025 with construction starting in January 2026. Horizon on Villa is a 4% LIHTC Choice*

Neighborhoods transaction with a mix of funding sources including Arizona State LIHTC, HOME and ARPA funds.

In 2023, the Housing Department applied for, and was awarded, a 9% LIHTC allocation for a portion of the Sidney P. Osborn (SPO) site (CNI Phase 4A), Phase One, that will include 115 mixed-income multifamily residential rental units. SPO Phase One will include 1-3 bedrooms units that are a mix of LIHTC, Section 8 PBV, and market rate units. *Construction began in March 2025. In addition to SPO Phase I, a second financial closing was conducted for SPO Phase Two, which occurred on May 16, 2025, and construction immediately started after closing. SPO II will have a total of 109 mixed-income multifamily apartment units. SPO III will be the final phase on the former SPO public housing site, and closing and construction is anticipated for Spring 2026. The SPO community has now been renamed Girasol.*

As part of Phase 3A, the Housing Department is preserving a courtyard of five buildings from the former A.L. Krohn public housing site as part of its Historic Preservation Treatment Plan. These buildings will undergo significant rehabilitation and will serve as a resident community center for educational services and other neighborhood programming.

As part of the Choice Neighborhoods housing development program, the Housing Department's development partner, Trellis, a nonprofit organization that provides homeownership counseling, financial access, and neighborhood development, will construct 29 affordable and 15 market-value townhome style homeownership units built on the former Frank Luke Homes public housing site. These townhomes will be adjacent to the proposed Linear Park and will range from 2-4 bedrooms. Construction is projected to begin in *July 2026*.

As part of the Housing Department's ConnectHomeUSA initiative called PHX Housing Connect, we are *continuing* to implement free Wi-Fi access. The Department *is utilizing* American Rescue Plan Act funds for Wi-Fi access in the Edison-Eastlake Choice Neighborhoods Community, as well as 32 other RAD/public housing/Section 8 sites including Marcos de Niza, and senior sites. *Through our commitment as a ConnectHomeUSA Tier II community, the Housing department plans to hold a convening in 2026. The PHXHousing Connect Program will also begin basic computer training at 6 senior housing sites: McCarty on Monroe, Washington Manor, Maryvale Parkway Terrace, Sunnyslope Manor, Pine Towers and Fillmore Gardens. On completion of the training, residents will receive a free device.*

The Housing Department received a \$1 million U.S. Department of Justice Byrne Criminal Justice Innovation Grant to support data-driven, comprehensive, and community-oriented strategies to reduce crime in the Edison-Eastlake *Choice Neighborhoods* Community (EEC). Through a broad cross-sector partnership team, including neighborhood residents, businesses and stakeholders, Phoenix Police, and Arizona State University, the Housing Department *employs* a wide range of crime prevention and intervention strategies to address EEC conditions to reduce crime, spur revitalization, and build community-police collaboration. *In 2025, the Housing Department developed in action plan with extensive community engagement to plan for implementation. Implementation of a wide range of community oriented strategic plans to reduce crime will be implemented in 2026. The grant will be completed in September 2026.*

The Housing Department *initiated* a community planning effort with residents of the Marcos de Niza

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

Central and Columbus is a city-owned property suitable for residential development as part of the Housing Phoenix Plan initiative to redevelop city-owned property with affordable and mixed-income housing. The proposed development is located east of Central Avenue, between Weldon and Columbus Avenues (25-55 E. Weldon Avenue and 26-64 E. Columbus Avenue), and is a 3.2-acre site located within the Central Avenue light rail corridor. The Housing Department awarded Holualoa Capital Management, LLC, in December 2024, to develop the site into a new mixed-income multifamily housing project with a minimum of 250 units, half of which will be required to be affordable to households at 80% of the area median income or below. *The construction start date is planned to commence in 2027.* The Housing Department intends to allocate the 75 PBV units as an off-site component of the Choice Neighborhoods grant *and may allocate HOME or Section 32 proceeds for the project. This development may utilize faircloth to RAD.* If for any reason the 75 PBV Choice Neighborhoods off-site component is not utilized, this project will move to the Mixed Finance Development section below.

A co-developer was selected in calendar year 2025 through an RFP process to partner with the Housing Department for the redevelopment of Deck Park Vista, now called The Moreland. This affordable housing redevelopment project is located in the Downtown Core, in an area of opportunity. Because of its location and amenities in a high opportunity area, The Moreland is approved as an off-site component of the ChoiceNeighborhoods grant. It will utilize a minimum of 75 Section 8 Project-Based Vouchers on the property, with priority given to relocating Choice Neighborhoods residents. Financial closing on this 132-unit affordable housing community occurred in December 2025 with construction expected to start in January 2026. Completion is expected in January 2028. The Moreland Phase II project will also be considered in calendar years 2026-2027 for predevelopment, including allocation of potential PBVs, commitments of project financing, etc. The development may utilize Faircloth to RAD as a financing strategy.

The Housing Department may utilize Section 32 proceeds to facilitate affordable housing development in conjunction with Choice Neighborhoods or Housing Phoenix Plan redevelopment efforts.

Mixed Finance Modernization or Development

Helen Drake, located at 7600 N. 27th Avenue, is a City of Phoenix-owned site that was identified as a city-owned property suitable for residential development as part of the Housing Phoenix Plan initiative to redevelop the city-owned property with affordable and mixed-income housing. The proposed development, *Helen Drake Village*, is for an 80-unit senior (55+) affordable housing

community that will be constructed on approximately 1.8 acres to the rear of the Helen Drake Senior Center, which is located at 7600 N. 27th Avenue. New outdoor amenities and a reconfigured parking area are planned as part of the development and will ensure an integrated campus with the existing senior center operations. The Housing Department submitted a 4% LIHTC application in 2023 and financial closing was completed in December 2025. Construction is planned to commence in 2026. The Housing Department will allocate 40 project-based vouchers to this project along with \$3 million in HOME funds and \$2M in Section 32 proceeds.

Ambassador West is a city-owned property suitable for residential development as part of the Housing Phoenix Plan initiative to redevelop city-owned property with affordable and mixed-income housing. The proposed development is located on the west and east sides of 5th Avenue, south of Taylor Street (generally located at 345 North 5th Avenue), and is approximately 2.13-acre site located within downtown Phoenix. The Housing Department intends to issue a Request for Proposals in 2026. Responses will seek replacement of the existing 102 affordable units along with additional mixed-income units and a potential commercial component. Depending on project phasing, current residents may be relocated while the property is redeveloped. The development may utilize PBVs, Public Housing Operating Subsidy, Section 32 and/or HOME funds as a financing strategy.

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

Demolition and/or Disposition

The Housing Department submitted a disposition application in 2025 for the remaining portion of the demolished areas of Frank Luke Homes for the new Linear Park. The Housing Department submitted disposition applications to HUD for the A.L. Krohn Homes (202 units, AZ1-8B) and Sidney P. Osborn Homes (145 units, AZ1-7B) site in 2025 for the Choice Neighborhoods Phase 3 and Phase 4 development and the expansion of Edison Park. The Edison Park and Linear Park disposition applications were approved by HUD in 2025. The demolition application for Sidney P. Osborn Homes (145 units, AZ1-7B) was submitted in 2023, and the disposition application for Sidney P Osborn One (Girasol) was submitted and approved in 2024. The disposition applications for Sidney P Osborn II and Horizon on Villa were submitted and approved in 2025. The Sidney P Osborn III disposition application is anticipated to be submitted in calendar year 2026. The former Sidney P. Osborn public housing site demolition was completed in 2024.

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

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

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

On April 3, 2025, the Housing Department received approval from the US Department of Housing and Urban Development (HUD) for Phase V, the disposal of up to fifty-three (53) Scattered Sites AZ001000008 (AMP 08), under Section 18 of the US Housing Act. After approval was received in April 2025, the department began selling the units in May 2025. We anticipate that Phase V will be completed in 2026. The price of each unit was established based on an independent appraisal and listed on the Arizona Regional Multiple Listing Service (MLS). The residents of the occupied Section 18 homes were relocated utilizing the Tenant Protection Vouchers (TPV) approved by HUD.

The Housing Department plans to submit at least one Section 18 application per year and may request properties to be added to the Section 32 program to allow residents to buy the home they reside in. We were approved and plan to request future Section 32 designated units to be undesignated due to units requiring excessive rehabilitation and/or will appraise beyond what affordable buyers may qualify. These units will be part of the next Section 18 application submittal. Additionally, the Housing Department intends to request and utilize Tenant Protection Vouchers for future Section 18 applications for the existing residents in Scattered Sites.

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

The Housing Department is continuing to evaluate the feasibility of developing and implementing a Housing Choice Voucher (HCV) Homeownership Program by reviewing best practices, assessing community needs, and reviewing HUD guidelines. This program may be submitted to HUD for approval in 2026.

Designated Housing for Elderly and/or Disabled Families

In 2024, the PHA was required to submit a new designated plan to formally remove Pine Towers from the previous plan. No other changes were made. This plan was approved in December 2024 and will expire on December 21, 2026.

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

Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD or Project-Based Vouchers

The Housing Department applied for the Rental Assistance Demonstration (RAD) program in 2016 for its public housing portfolio. The Housing Department intends to continue with existing site preferences and/or designation plans of Senior and Senior/Disabled projects after RAD conversion, including Maryvale Parkway Terrace Apartments (AMP 5, 108 units).

The Housing Department applied for the RAD Conversion of Aeroterra II (AMP 25, 36 units) and Aeroterra III (AMP 26, 34 units) in calendar year 2024 and received an extension from HUD for RAD conversion. RAD conversion is now expected to take place in calendar year 2026. The Housing Department intends to apply for the RAD program during calendar years 2026-2027 for the following properties: Henson Villages Phases I - IV (AMP 16 – 19, 549 units); Maryvale Parkway Terrace (AMP 5, 108 units); and Summit Apartments (AMP 24, 50 units). These properties may apply through the Mixed Finance development process in conjunction with RAD conversion and LIHTC, Public Housing Capital Funds, and other financing. Properties may also include a 5% de minimus reduction in units through Section 18 disposition. Units may be backfilled with Project Based Vouchers. The department may also utilize RAD Section 18 (75%/25%) Blend provision. Due to the urgency of capital improvement needs at Maryvale Parkway Terrace, the property is currently being rehabilitated prior to conversion through RAD to Section 8 based assistance. Rehabilitation began in 2023 and was completed in 2025, utilizing Public Housing Capital Funds and CDBG.

The Housing Department applied for the RAD Conversion of Aeroterra II (AMP 25, 36 units) and Aeroterra III (AMP 26, 34 units) in calendar year 2024. *The Housing Department intends to apply for the RAD program during calendar years 2025-2026 for the following properties: Henson Villages Phases I – IV (AMP 16 – 19, 549 units); Maryvale Parkway Terrace (AMP 5, 108 units); and Summit Apartments (AMP 24, 50 units). These properties may apply through the Mixed Finance development process in conjunction with RAD conversion and LIHTC, Public Housing Capital Funds, and other financing. Properties may also include a 5% de minimus reduction in units through Section 18 disposition. Units may be backfilled with Project Based Vouchers. The*

department may also utilize RAD Section 18 (75%/25%) Blend provision. Due to the urgency of capital improvement needs at Maryvale Parkway Terrace, *is currently being rehabilitated* prior to conversion through RAD to Section 8 based assistance. Construction began in 2023. Other properties within the Portfolio Award may proceed with RAD conversion as feasible.

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

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

As part of the Housing Department's ConnectHomeUSA initiative called PHX Housing Connect, the department may utilize American Rescue Plan Act funds to pilot free unit and community Wi-Fi access in the RAD/public housing/Section 8 sites. The Housing Department is also working with the local electric company, Arizona Public Service (APS), to explore the installation of solar carports as part of their Solar Communities Program, where APS provides free solar-covered parking structures. This Program provides a discount on electricity to tenants and the property while supplying solar energy to the grid.

The Housing Department intends to analyze opportunities to implement the HUD Faircloth to RAD process utilizing established guidance. If feasible, the Housing Department may implement one or more projects using the Faircloth to RAD process, including Phase IV of Aeroterra/Frank Luke Addition, *The Moreland Phase 2*, and other projects as feasible.

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

Project-Based Vouchers

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

Current:

- Sunrise Vista, 4415 S 28th Street, Phoenix, AZ – 48 HCV
- Marcos de Niza, 305 W Pima Street, Phoenix, AZ 85003 – 93 HCV
- Encanto Pointe, 4175 N 9th Street, Phoenix, AZ 85014 – 44 HCV and 10 VASH
- Madison Pointe, 4150 N 9th Street, Phoenix, AZ 85014 – 8 VASH
- Collins Court, 10421 N 33rd Avenue, Phoenix, AZ 85051 – 10 VASH
- Parsons Village Phase I, 10825 N Cave Creek Road, Phoenix, AZ 85020 – 20 HCV

- Sunrise Circle, 2922 N 39th Street, Phoenix, AZ 85018 – 15 HCV
- Aeroterra Senior Village, 675 N. 16th Street, Phoenix, AZ 85006 – 60 RAD PBV
- Aeroterra Phase II, 1775 E. McKinley Street, Phoenix, AZ 85006 – 15 HCV – serving extremely low-income individuals and families
- Aeroterra Phase III, 1650 E. Villa Street, Phoenix, AZ 85006 – 33 HCV – serving chronically homeless individuals and families with a preference for veterans
- McCarty on Monroe, 1130 E. Monroe Street, Phoenix, AZ 85034 – 34 RAD PBV
- Encore on Northern Gardens, 2223 W Northern Avenue, Phoenix, AZ 85021 – 20 VASH and 10 HCV PBV
- Verde Villas, 5104 E Thomas Road, Phoenix, AZ 85018 – 10 HCV PBV
- Paradise Palms I Apartments, 304 W Southern Avenue, Phoenix, AZ – 24 VASH
- Paradise Palms II Apartments, 234 W Southern Avenue, Phoenix, AZ – 11 VASH
- Dunlap Pointe, 1427 E Dunlap Avenue, Phoenix, AZ – 32 VASH and 18 HCV PBV
- City Place Apartments, 802 N 30th Street, Phoenix, AZ 85006 – 35 HCV PBV
- Washington Manor, 1123 E Monroe Street, Phoenix AZ 85034 – 112 RAD PBV
- Monroe Gardens, 1441 E. Monroe Streets, Phoenix, AZ 85034 – 38 RAD PBV and 40 HCV PBV
- Soluna I, 950 N. 19th Street, Phoenix, AZ 85006, - 42 PBV
- Foothills Village, 920 W Alta Vista Road, Phoenix, AZ 85041 – 150 RAD PBV and 50 HCV PBV
- Soluna II, 950 N. 19th Street, Phoenix, AZ 85006, - 33 PBV
- Harmony at the Park I, 1950 E. Polk Street, Phoenix, AZ 85006 – 35 HCV PBV
- *Harmony at the Park II, 600 N. 20th Street, Phoenix, AZ 85006 – 74 PBV*
- Pine Towers Apartments, 2936 N 36th Street, Phoenix, AZ 85018 – 148 RAD PBV and 8 HCV PBV
- *Parsons Village II, 10825 N. Cave Creek Road, Phoenix, AZ 85023 – 10 HCV*
- *Rehoboth Place II, 2650 W. Hazelwood Street, Phoenix, AZ 85017 – 11 HCV*
- *Osborn Pointe, 3406 N. 3rd Street, Phoenix, AZ 85012 – 17 HCV*
- *Reserve at Thunderbird, 13404 N. 30th Avenue, Phoenix, AZ 85029 – 17 HCV*
- *Reserve at Thunderbird Phase II, 13404 N. 30th Avenue, Phoenix, AZ 85029 – 17 HCV*
- *Garfield II, 1510 E. Portland Street, Phoenix, AZ 85006 – 13 HCV*
- *Vista Village on Van Buren, 3541 E. Van Buren Street, Phoenix, AZ 85008 – 14 HCV*
- *Harmony at the Park III, 1919 E. Villa St., Phoenix, AZ 85006 – 26 PBV*

Projected:

- Choice Neighborhoods Horizon on Villa (Phase 3A), 1950 E. Villa St., Phoenix, AZ 85006 – 54 PBV
- *Choice Neighborhoods Phase 4, Sidney P. Osborn Phase One site – 35 PBV*
- *Choice Neighborhoods Phase 4, Sidney P. Osborn Phase Two site – 44 PBV*
- *Choice Neighborhoods Phase 4, Sidney P. Osborn Phase Three site – 84 PBV*
- The Moreland – 56 PBV and additional 75 PBV as Choice Neighborhoods replacement units – total of 131 PBV
- *Aeroterra II RAD Conversion – 36 RAD PBV*
- *Aeroterra III RAD Conversion – 34 RAD PBV*

- Maryvale Parkway Terrace, 4545 N Maryvale Parkway, Phoenix, AZ 85031 – 103 RAD PBV and 5 HCV PBV
- Helen Drake – 40 PBV
- Central & Columbus – 75 PBV Choice Neighborhoods offsite replacement units (or another TBD project should this one not be feasible)
- Helen Drake, 7606 N. 27th Avenue, Phoenix, AZ 85051 – 40 PBV
- Central & Columbus – 75 PBV Choice Neighborhoods offsite replacement units (or another TBD project should this one not be feasible)
- Glendale Apartments, 6819 N. 27th Avenue, Phoenix, AZ 85017 – 20 HCV
- Garfield III, 1111 N. 15th Street, Phoenix, AZ 85006 – 12 HCV
- Wild Rose Flats, 2929 N. 43rd Avenue, Phoenix, AZ 85031 – 22 HCV

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

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

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

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

The Housing Department *may* issue one or more RFPs for up to one hundred and fifty (150) Project-Based Vouchers during the *2026 or 2027 calendar years*.

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

The Housing Department intends to allocate 75 PBV units as part of its offsite component of the Edison-Eastlake Choice Neighborhoods Implementation Grant and an additional 56 PBV units for a total of 131 PBV units to the Deck Park Vista/The Moreland redevelopment project to serve as replacement public housing. *Allocation of PBV for Moreland Phase 2 will also be considered in calendar years 2026 and 2027.*

In 2025, the Housing Department *allocated* 40 project-based vouchers to the Helen Drake development as part of the Housing Phoenix Plan initiative to redevelop city-owned property with affordable and mixed income housing.

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

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

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

The Housing Department has worked collaboratively with the local VA and has significantly increased current utilization. 100 new VASH vouchers were added to the allocation, effective March 1, 2025, resulting in a new total allocation of 1,003.

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

Other

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

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

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

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

B.3

Progress Report.

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



City of Phoenix

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Goal: Promote quality affordable housing

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

The Department is actively increasing the Housing Choice Voucher (HCV) program by securing 100 new VASH vouchers in 2025, which will bring the total VASH allocation to over 1,000. Additionally, the Department is committing hundreds of Project-Based Vouchers (PBVs) across Choice Neighborhoods phases and city-owned redevelopment projects. Completed allocations include 35 PBVs at Harmony at the Park I, 74 PBVs at Harmony II, and 26 PBVs at Harmony III. Planned commitments include 54 PBVs at Horizon on Villa, 163 PBVs at the Girasol redevelopment, 40 PBVs at Helen Drake, and 131 PBVs at The Moreland. Additionally, the Department plans to issue RFPs for up to 150 new PBVs in 2026–2027.

The HCV program's allocation also increased through Tenant Protection Vouchers (TPVs) awarded for residents impacted by redevelopment and disposition activities. Frank Luke Homes, which is part of the Choice Neighborhoods initiative, is undergoing Section 18 disposal and received TPVs to ensure continued assistance for affected households. Additionally, Scattered Sites are being disposed of through Section 18, and TPVs have been issued to preserve affordability for residents during this transition. Additional growth is supported by TPVs tied to other Section 18 and Choice Neighborhoods activities, with applications already approved for Harmony phases and planned for Sidney P. Osborn and Horizon on Villa. The Department is leveraging HOTMA flexibilities to streamline PBV placement in PHA-owned units and applying RAD/Section 18 blend strategies, such as the 75%/25% provision, to maximize assisted unit conversions.

- **Work to include Project-Based Vouchers as part of the design and redevelopment of City-owned properties**

The Department works with non-profit partners and independent entities to administer PBVs, and its decision to continue increasing PBVs is consistent with the Plan's goals of promoting affordability, improving long-term viability, and strengthening communities outside the downtown corridor.

The Housing Department is actively placing Project-Based Vouchers (PBVs) into the design and redevelopment of city-owned properties. 40 PBVs have been allocated to Helen Drake Village as part of the Housing Phoenix Plan initiative, ensuring affordability for seniors. The Department also committed 131 PBVs at The Moreland.

- **Improve the quality and long-term viability of the Housing Department's public housing by considering and implementing alternative funding strategies such as Rental Assistance Demonstration (RAD), Choice Neighborhoods, project rehabilitation, Faircloth to RAD, or a combination of several strategies**

The Housing Department has already made progress toward improving the quality and long-term viability of its public housing portfolio. The Department successfully rehabilitated Maryvale Parkway Terrace, completing major capital improvements in 2025 using Public Housing Capital Funds and CDBG to address urgent needs prior to RAD conversion. RAD applications were submitted for Aeroterra II and III, which received HUD extensions and are preparing for conversion in 2026. Additionally, we are in the process of repositioning properties through Choice Neighborhoods redevelopment in Edison–Eastlake, where four phases of mixed-income housing have already been completed. The Department has also utilized Section 18 dispositions to generate Tenant Protection Vouchers, preserving affordability for residents impacted by redevelopment. In 2025, a Choice Neighborhoods planning grant was obtained for the redevelopment in Edison–Eastlake and Marcos de Niza.

- **Maintain Standard Performer status for public housing properties based on Public Housing Assessment System (PHAS)**

Public Housing has maintained Standard Performer Status.

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

The HCV Program was notified that it achieved High Performer status on September 10, 2025.

Goal: Strengthen communities

- **Continue to implement the Choice Neighborhoods grant program in the Edison–Eastlake Community (EEC), including the redevelopment of the East Asset Management Project (AMP), AZ001000003**

Aligned with the Transformation Plan's goals to deliver 1,019 new mixed-income units, the Housing Department has already made substantial progress in implementing the Choice Neighborhoods grant program in the Edison–Eastlake Community (EEC). Four phases of mixed-income housing have been completed to date: Soluna (177 units, 2022), Harmony at the Park I (120 units, 2023), Harmony at the Park II (115 units, 2023), and Harmony at the Park III (90 units, 2025), delivering a mix of RAD and market-rate units.

The Department is currently constructing Horizon on Villa (109 units, started January 2026) and Girasol (Sidney P. Osborn Phases I–II, 364 units total, with Phase III scheduled for Spring 2026), while preparing for the development of 44 townhome-style homeownership

units with Trellis in July 2026. Off-site commitments include 75 PBVs at The Moreland and 75 PBVs at Central & Columbus (or a TBD site if infeasible), ensuring replacement housing in high-opportunity areas. The Department preserved historic buildings at the former A.L. Krohn site for community use, expanded neighborhood investments through digital literacy, free Wi-Fi, and crime prevention programs.

- **As opportunities arise, purchase or acquire suitable units to add to the affordable housing portfolio**
- **Work with local developers to create mixed-income and affordable communities in high-opportunity areas of Phoenix**

The Housing Department is working with local developers to bring mixed-income and affordable housing to high-opportunity areas of Phoenix. In 2025, it selected a co-developer through an RFP process for The Moreland, a downtown redevelopment project that will deliver 132 affordable units. Of these, 75 PBVs will serve as Choice Neighborhoods replacement units, with an additional 56 PBVs for a total of 131 PBVs. Financial closing occurred in December 2025, construction begins in January 2026, and completion is expected in January 2028.

The Department awarded Holualoa Capital Management, LLC, in December 2024 to develop the Central & Columbus site, a city-owned property within the Central Avenue light rail corridor. This project will deliver at least 250 units, half of which will be affordable to households at 80% AMI or below, with 75 PBVs intended to be allocated as off-site Choice Neighborhoods replacement units. Construction is planned to commence in 2027.

In the 4th quarter of 2024, the Housing Department was awarded a Choice Neighborhoods Planning grant for the Marcos de Niza target public housing site (AMP 22, 374 units: a mix of 281 Public Housing and 93 Section 8 PBV). This initiated a community planning effort with residents of the Marcos de Niza housing community and the adjacent Grant Park neighborhood. This community planning initiative, which began in 2024, will focus on developing a community-driven Neighborhood Transformation Plan to guide the revitalization of Marcos de Niza and its surrounding neighborhoods. Local City of Phoenix funding will be utilized to support the effort, along with any other available funding sources at that time. The Housing Department intends to apply for a Choice Neighborhoods Implementation grant, should a NOFO be released in the calendar year 2027.

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

The Housing Department has expanded partnerships with agencies serving populations affected by the Violence Against Women Act (VAWA). In 2025, the program partnered with the Municipal Court Community Justice Resource Center to provide access to online

Orders of Protection at the Aeroterra and Emmett McLoughlin Community Centers, streamlining support for residents experiencing domestic violence. In collaboration with the Family Advocacy Center, the Department delivered domestic violence training to all staff. The Department also works with the Area Agency on Aging, Region One, through its DOVE Program to support older adults (aged 50+) who are victims of late-life domestic violence, and with Native Health, which has participated in outreach events at the iWORK Center to provide information on domestic violence services.

These partnerships are reinforced by the Envision Center model at Aeroterra, Emmett McLoughlin, and iWORK, which provides integrated services in economic empowerment, education, health, and leadership. Collectively, these centers delivered thousands of caseworker appointments, resident workshops, food and health services, and youth programming, ensuring survivors and vulnerable residents have access to comprehensive support.

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

Through the PHX Housing Connect initiative, seniors at six housing sites receive free digital literacy training and devices, thereby expanding access to online resources and telehealth services. The Department also partners with the Area Agency on Aging, Region One, through its DOVE Program to support older adults experiencing late-life domestic violence. These efforts are strengthened by the HSS Senior Service Coordination Program, which collaborates with Community Bridges to provide targeted mental health support, engages Arizona State University Social Work interns to deliver case management, heart health education, and tailored exercise programs, and works with the City of Phoenix Neighborhood Services to establish Block Watch programs that empower residents to foster safer, more connected communities.

- **Support digital access initiatives in public and affordable housing communities by focusing on connectivity, devices, and training**

In 2025, the Department was accepted as a ConnectHomeUSA Tier II community, a designation that recognizes its strong impact, innovation, and ability to scale digital inclusion efforts. As part of this designation, the PHX Housing Connect Program completed a baseline survey with over 2,000 resident responses to better understand connectivity, device, and training needs.

The Department received American Rescue Plan Act (ARPA) funds to provide free Wi-Fi access at its Public Housing and Affordable Housing sites, serving up to 4,000 units, with most units online in 2025. Free Wi-Fi will also be provided in the Edison–Eastlake Choice Neighborhoods Community beginning January 2026, and community rooms at all sites are connected through T-Mobile routers to support onsite computer training. To date, more than 3,600 devices have been distributed to residents, with ongoing digital skills training delivered through two Housing Department Digital Hives.

Goal: Increase homeownership opportunities

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

Phase IV, which included 11 homes, was completed in April 2025. HUD also approved Phase V for the disposal of up to 53 Scattered Sites homes under Section 18, and sales began in May 2025 with completion anticipated in 2026. As of December 2025, seven homes in Phase V had been sold to existing residents of Scattered Sites. The remaining residents were relocated using Tenant Protection Vouchers. The Department continues to rehabilitate designated Section 32 homes.

- **Provide affordable homeownership opportunities through the Choice Neighborhoods program in the Edison-Eastlake Community (EEC) and Marcos de Niza-Grant Park if identified by the community as a priority during the planning process**

As part of the EEC transformation, the Department secured HUD approval for the homeownership component, Trellis at the Park, which will deliver 44 townhome-style units (29 affordable and 15 market-rate) on the former Frank Luke Homes site adjacent to the planned Linear Park. Construction is scheduled to begin in July 2026 and is expected to conclude in July 2028, with Trellis offering homeownership counseling and financial support to help buyers. This effort is part of the broader Choice Neighborhoods redevelopment plan.

For Marcos de Niza–Grant Park, the Department initiated a community-driven planning process in 2024 and was awarded a Choice Neighborhoods Planning Grant to guide revitalization priorities. In this process, we will explore a homeownership component.

- **Sell Scattered Sites homes via the Section 18 program**

In 2024, HUD approved Phase IV for the disposal of 11 Scattered Sites homes, and sales were completed in April 2025. In April 2025, HUD approved Phase V for the disposal of up to 53 additional homes, and sales began in May 2025 with completion anticipated in 2026. All residents residing in these scattered sites homes were given the opportunity to purchase their home through the Section 32 program. The remaining residents of occupied homes are being or will be relocated using Tenant Protection Vouchers (TPVs) approved by HUD.

- **Utilize HOME funds for a down payment assistance program**

The Housing Department has made progress in utilizing HOME Investment Partnerships (HOME) Program funds to expand affordable homeownership opportunities through its Open Doors Homeownership Program. This City-wide initiative targets first-time homebuyers and is administered by two nonprofit partners. Since the new contracts began, the program has successfully served 14 first-time homebuyers, helping them overcome barriers to purchasing a home. Approximately eight additional Phoenix households are expected to be served

through June 30, 2026. Over the program's life, more than 50 new homeownership opportunities have been created for Phoenix residents. By leveraging HOME funds for down payment assistance, the Department continues to make homeownership attainable for low-income families and strengthen pathways to long-term housing stability.

- **Continue to look for opportunities to increase the number of community land trust properties within the City of Phoenix**

As of September 2025, 11 of the 25 homes designated for this initiative have been purchased through the ARPA-funded CLT program. Of these, nine homes have been rehabilitated and resold to income-eligible buyers, ensuring that families can access affordable homeownership opportunities. The Department continues to rehabilitate remaining CLT properties and prepare them for sale, while actively seeking additional opportunities to increase the number of CLT homes citywide.

- **Explore and implement the Housing Choice Voucher (HCV) Homeownership Program**

The Housing Department is continuing to evaluate the feasibility of developing and implementing a HCV Homeownership Program by reviewing best practices, assessing community needs, and reviewing HUD guidelines.

- **Increase enrollments and successful completions in the Family Self Sufficiency program to support FSS families in homeownership**

Since 2020, 32 FSS participants have become homeowners, demonstrating the program's effectiveness in promoting economic independence and long-term housing stability. To strengthen program capacity, HUD awarded an additional caseworker position, enabling the Department to provide more comprehensive services and increase enrollments. The program's success rate has steadily improved over the past two years: 54% in 2023 and an impressive 81% in 2024.

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

- **Continue to identify project-based vouchers to create housing for special needs populations such as veterans, homeless persons, and other special needs populations**

As of 2025, the Department continues to maintain 33 PBV units at Aeroterra Phase III, designated for chronically homeless individuals and families in partnership with the Human Services Department. Additionally, the Department executed Agreements to enter Housing Assistance Payments (AHAP) contracts for four projects serving the elderly and families eligible for supportive services: Glendale Apartments (20 PBVs), Garfield III (12 PBVs), Wild Rose Flats (22 PBVs), and Helen Drake Village (40 PBVs).

The Department also collaborated with the local VA to increase the utilization of VASH vouchers, adding 100 new vouchers in March 2025, which brought the total allocation to 1,003 vouchers.

- **Continue to prioritize Section 8 Housing Choice Vouchers for homeless persons and other special needs populations and partner with agencies who provide referrals and casework for voucher holders**

The Housing Department continues to prioritize special populations by maintaining relationships with partners, such as the Human Services Department (HSD), for individuals and families referred to designated units for the chronically homeless. HSD provides a pivotal role by delivering intensive case management to these families, and the Housing Supportive Services program focuses on youth residing in PSH units, offering a range of services, including a highly effective after-school program that supports their academic and personal development.

The Housing Department executed a Memorandum of Understanding to partner with Arizona State University's Watts College Office of Sex Trafficking Intervention Research to accept referrals for families who have been victims of sex trafficking after successfully completing their Starfish Place Transitional Housing program

- **Utilize HOME-ARP and HOME funds to serve and support housing for homeless persons and other special needs populations**

The City continues to utilize HOME and HOME-ARP funds to expand affordable housing and address homelessness. These funds remain a community priority and were featured in the City's Call for Interest, which sought proposals for acquisition, rehabilitation, or new construction of affordable rental housing.

Through gap financing and strategic partnerships, HOME Program funding supported major developments, including Harmony at the Park I & II (235 units) and Harmony at the Park III (90 units), all of which were completed and occupied by FY24–25. Additional HOME-supported projects, such as Helen Drake Village (80 senior units) and The Moreland (132 mixed-income units), are scheduled to begin construction in 2026.

In total, HOME investments contributed to the completion of more than 893 affordable units, with approximately 468 units currently under construction, including Horizon on Villa (109 units) and Sidney P. Osborn/Girasol (364 units). Another 312 units are in pre-development, such as the Trellis homeownership component (44 townhomes) and future Choice Neighborhood phases.

HOME-ARP funds also support critical homelessness initiatives. For example, the UMOM HOME-ARP project added 20 non-congregate shelter units, increasing shelter capacity by 10% and enabling services for an estimated 64 families annually. Two permanent supportive housing projects and one additional non-congregate shelter project are in pre-

development, with construction expected to start in 2026. HOME-ARP funded supportive services will assist homeless persons transitioning into housing in 2026.

- **Utilize HOPWA program to promote and support housing and supportive services**

HOPWA provides a comprehensive range of assistance, including tenant-based rental assistance (TBRA), transitional housing, short-term rent, mortgage, and utility assistance, TBRA supportive services, housing information services, and employment services. In fiscal year 2024–2025, the program served 1,063 unduplicated households, providing access to stable housing and supportive services that enhance health outcomes and promote housing stability. These efforts align with the City’s commitment to addressing housing needs for special populations and integrating supportive services that foster long-term success.

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

Through its Housing Supportive Services (HSS) team, the Department worked closely with the City of Phoenix Fire Department Community Assistance Program to refer individuals needing emergency assistance and partnered with the Human Services Department’s Eviction Prevention Program to assist residents at risk of eviction. Additionally, HSS collaborated with the Office of Homeless Solutions to support unsheltered individuals who visit housing centers, loiter near properties, or establish encampments at housing locations.

HSS also oversees the Starfish Place Program, a 15-unit complex for women with children who are victims of sex trafficking. The site converted to a transitional housing model in 2024, with case management provided by Community Bridges and group sessions conducted in partnership with Arizona State University’s Office of Sex Trafficking Intervention Research. After two years, successful graduates will receive a Housing Choice Voucher if they qualify, with the first expected to be awarded by January 2026. Graduates will also be encouraged to enroll in the Family Self-Sufficiency Program to support long-term stability and homeownership goals.