

Annual PHA Plan (Standard PHAs and Troubled PHAs)	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	PHA Name: City of Phoenix PHA Code: AZ001 PHA Type: ☒ Standard PHA ☐ 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 <u>1,007</u> Number of Housing Choice Vouchers (HCVs) <u>7,740</u> Total Combined Units/Vouchers <u>8,747</u> PHA Plan Submission Type: ☒ Annual Submission ☐ 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. The proposed 2026-2027 Annual Agency Plan is available at the following locations: • www.phoenix.gov/housing • 251 W. Washington Street, 4th Floor, Phoenix, AZ 85003 • 830 E. Jefferson, Phoenix, AZ 85034 • 802 N. 22nd Place, Phoenix, AZ 85006 • 205 E. Ruth Ave., Phoenix, AZ 85020 • 4545 N. Maryvale Parkway, Phoenix, AZ 85031

	☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)					
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
					PH	HCV
	Lead PHA:					
B.	Plan Elements					
B.1	Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA? Y N ☒ ☐ Statement of Housing Needs and Strategy for Addressing Housing Needs. ☒ ☐ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☒ ☐ Financial Resources. ☒ ☐ Rent Determination. ☒ ☐ Operation and Management. ☐ ☒ Grievance Procedures. ☒ ☐ Homeownership Programs. ☒ ☐ Community Service and Self-Sufficiency Programs. ☒ ☐ Safety and Crime Prevention. ☐ ☒ Pet Policy. ☒ ☐ Asset Management. ☐ ☒ Substantial Deviation. ☐ ☒ Significant Amendment/Modification. (b) If the PHA answered yes for any element, describe the revisions for each revised element(s):					



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 (HCV) 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 income at all its developments and prepare an analysis, in accordance with the U.S. Department of Urban Development (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 [Public Notices, Reports and Brochures | City of Phoenix](#) 2026-2027 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 Housing Department will not reduce the payment standard used to calculate the family's subsidy 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. If implemented, the Housing Department will regularly review the waiting lists to ensure that the proper policies and procedures for waiting list management are being followed.

If it is determined that any closed waiting list has insufficient 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 ACOP has been updated to reflect the current requirements and can be accessed online at [Public Notices, Reports and Brochures | City of Phoenix](#). The ACOP has been updated in our files and placed on the website, effective July 1, 2026.

Section 8

Section 8 Administrative Plan has been revised to reflect HOTMA. The Housing Department will implement the remaining HOTMA requirements on HUD's new implementation date. The Housing Department 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 are 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. The Housing Department plans to submit an extension in 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 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 MLS.

On May 24, 2024, the Housing Department received approval from the US Department of 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 MLS.

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

On April 3, 2025, the Housing Department received HUD approval for Phase V, the disposal of up to fifty-three (53) Scattered Sites AZ001000008 (AMP 08), under Section 18 of the US Housing Act. 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 MLS. The residents of the occupied Section 18 homes were relocated using Tenant Protection Vouchers (TPV) approved by HUD.

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

The Housing Department’s Open Doors Homeownership Program provides downpayment and closing cost assistance to first-time homebuyers utilizing HOME Investment Partnerships

(HOME) Program funding, through a partnership with two non-profit program administrators. This program provides up to 10% assistance toward the home purchase price.

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.

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, 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.

- **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 CSP 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.
- **Aeroterra Community Center (ACC)** located within the Aeroterra HOPE VI Community: Opened in 2017 and was designated a HUD EnVision Center through October 2022. The ACC 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. It also 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. Although no longer an Affiliate site, an 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.

- **First Things First Aeroterra Family Resource Center**, located within the Aeroterra HOPE VI Community: 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.
- **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. 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.
- **Choice Neighborhoods Community Centers**: Currently under construction, there are two future community centers in the Edison Eastlake Community (EEC) Neighborhoods. The Housing Department preserved a historic building in the Edison-Eastlake neighborhood with the adaptive reuse project called the Thash Mahd Community Center (formerly known as Edison Impact Hub). This center will provide a behavioral health and medical clinic, a community commercial kitchen for food entrepreneurs, and a digital access center known as Digital Hive for community use. Second, as part of Horizon on Villa (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 to be called the One Vision Center. These buildings will undergo significant rehabilitation and will serve as a resident community center for health and educational services including a dental clinic, Head Start and teen tech space and other neighborhood programming. In addition, the Department expanded neighborhood investments through park and open space improvements, digital

literacy, free Wi-Fi, and crime prevention programs.

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 47 residents graduating from the program in fiscal year 2024. Of those who graduated, five (5) purchased homes. Cumulative household incomes for program graduates increased from \$765,233 to \$2,017,072 upon completion of the FSS program. The total escrows paid out to participants were just over \$602,455.

Memorandum of Understanding (MOU): Family Unification Program (FUP) Overview: The Housing Department and the Arizona Department of Child Safety (DCS) have maintained a MOU for the 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. 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.

- **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 EEC Neighborhoods housing. The City of Phoenix Parks and Recreation Program provides a summer program for youth living in the EEC. HSS 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 PBVs 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 and offers a range of services, including a highly effective after-school 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 and Human Services

Departments are in the process of updating an 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, the 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. In 2023, recognizing the need for more intensive support, Starfish Place was restructured into a transitional housing program. Upon successful completion of the two-year program, residents who meet the eligibility criteria will be provided with an HCV to support independent living.

The program's first graduate is expected to transition out in the first quarter of 2026. A MOU 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 HCV program. Those who move with a voucher will also be encouraged to join the FSS for continued case management support and to promote financial independence and homeownership.

PHXHousing Connect Program: PHXHousing Connect, 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 all units expected to be online by calendar year 2026. The EEC Neighborhoods Community will also receive free Wi-Fi services. 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 to 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 Thash Mahd Community Center in the EEC. This move will further cement Digital 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 CTEC 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.

Supportive Services: 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 CTEC, 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 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 HSS. Renewed in June 2022, the grant focused on education, employment, and health services through partnerships with the 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.

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.

HSS staff partners with ARIZONA@WORK and the CSP 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 EEC 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.

Pet Policy

No revision to the Pet Policy

Asset Management

The Housing Department may change its third-party property management company for any asset-managed property, including those that have project-based vouchers or public housing units. The board resolution for this annual agency plan approves this change without further notification or consideration.

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 HCV 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.

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Choice Neighborhoods

Edison-Eastlake Community

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 Edison-Eastlake Community's (EEC) Transformation Plan. These funds are being used for the redevelopment of the City's former A.L. Krohn Homes public housing site that will result in approximately 109 brand new units of mixed-income housing (Horizon on Villa).

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 (PBV) 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 to be determined project should this one not be feasible. Allocations of public housing funds, Capital Fund Program (CFP), HOME, CDBG, ARPA, Section 18 sales proceeds, general obligation bond funds, affordable housing funds, and other local funds may be utilized in the Choice Neighborhoods developments.

The redevelopment of the Choice Neighborhoods 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 (now known as Harmony at the Park I and Harmony at the Park II)	235	June 2021	December 2023
Phase 3A (to be known as Horizon on Villa) and 3B (now known as Harmony at the Park III)	199	October 2023	November 2027
Phase 4A, 4B and 4C (to be known as Girasol)	364	March 2025	June 2028
Homeownership	44	July 2026	July 2028
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% Low Income Housing Tax Credit (LIHTC) development containing 120 units, was completed in February 2023. HATP II (Phase 2B), a 4% LIHTC deal, includes 115 units and was completed in December 2023. HATP III (Phase 3B) is a 9% LIHTC deal that includes 90

multi-family residential units with 1 - 3 bedrooms that are a mix of LIHTC, Section 8 PBV, and market rate. HATP III began construction in October 2023 and was completed in November 2025.

Section 8 PBV units have been allocated to the three phases of HATP as replacement units. A Tenant Protection Voucher (TPV) application was approved for HATP I (Phase 2A) in calendar year 2022, a TPV application for HATP II (Phase 2B) was submitted and approved in calendar year 2023 and a TPV application for HATP III was submitted and approved in 2025. TPV applications for Girasol Phase I, Girasol Phase II, and Horizon on Villa will be submitted in late 2026 or early 2027. The Housing Department will submit an application for Girasol Phase III TPVs in 2027.

Horizon on Villa will be a 109-unit multifamily residential rental community with 1–5 bedrooms that are a mix of LIHTC, Section 8 PBV, and market-rate units. Financial closing occurred in December 2025, and construction began immediately after. Horizon on Villa is a 4% LIHTC Choice Neighborhoods transaction with a mix of funding sources, including federal and 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, now renamed Girasol (Phase One or 4A), which will include 115 mixed-income multifamily residential rental units. Girasol will include 1-3-bedroom units, a mix of LIHTC, Section 8 PBV, and market-rate units. Construction began in March 2025. In addition to Girasol, a second financial closing for SPO Phase Two was held on May 16, 2025, and construction began immediately after the closing. SPO Phase Two will have a total of 109 mixed-income multifamily apartment units. SPO Phase Three will be the final phase on the former SPO public housing site and financial closing, and the beginning of construction is anticipated for calendar year 2026.

As part of Horizon on Villa (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 to be renamed the One Vision Center. These buildings will undergo significant rehabilitation and will serve as a resident community center for health and educational services and other neighborhood programming. The Department also preserved a historic building in the Edison-Eastlake neighborhood with the adaptive reuse project called the Thash Mahd Community Center (formerly known as Edison Impact Hub). This center will provide a behavioral health and medical clinic, a community commercial kitchen for food entrepreneurs, and a digital access center known as Digital Hive for community use. In addition, the Department expanded neighborhood investments through park and open-space improvements, digital literacy initiatives, free Wi-Fi, and crime-prevention programs.

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 using American Rescue Plan Act funds to expand Wi-Fi access in the Edison-Eastlake Choice Neighborhoods Community, as well as in 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 PHX Housing 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 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, reduce crime, spur revitalization, and build community-police collaboration. In 2025, the Housing Department developed an action plan for implementation, with extensive community engagement. A wide range of community-oriented strategies to reduce crime will be implemented in 2026. The grant will be completed in September 2026.

A co-developer was selected in calendar year 2025 through a Request for Proposal (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 in the Downtown Core. Because of its location and amenities in a high-opportunity area, The Moreland is approved as an off-site component of the EEC grant. It will utilize a minimum of 75 Section 8 PBVs on the property, with priority given to relocating Choice Neighborhoods residents to serve as replacement units. Financial closing on this 132-unit affordable housing community occurred in December 2025, with construction starting immediately after closing. 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 Phase II development may utilize Faircloth to RAD as a financing strategy.

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 for 2027. The Housing Department intends to allocate 75 PBV units as an off-site component of the EEC Neighborhoods grant to serve as replacement units and may allocate HOME or Section 32 proceeds for the project. This development may utilize Faircloth to RAD. If, for any reason, the 75 Choice Neighborhoods off-site component PBVs are not utilized, this project will move to the Mixed Finance Development section below.

Marcos de Niza-Grant Park

In 2024, the Housing Department was awarded a Choice Neighborhoods Planning grant for the Marcos de Niza target public housing site. The Housing Department initiated a community planning effort with residents of Marcos de Niza (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 focuses on completing a community-driven Neighborhood Transformation Plan to guide the revitalization of Marcos de Niza and the

surrounding neighborhood. In addition, the Housing Department intends to apply for a Choice Neighborhoods Implementation grant if a Notice of Funding Opportunity (NOFO) is released in calendar year 2027 for the Marcos de Niza target public housing site.

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

Other

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

The Housing Department may implement predevelopment and/or development activities for the final phase of the Frank Luke Addition HOPE VI grant at Aeroterra.

The Housing Department may utilize Section 32 proceeds to facilitate acquisition/rehabilitation projects to create transitional housing and/or affordable housing opportunities.

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 \$2 million 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 an RFP in 2026. Responses will seek to replace 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, Faircloth to RAD, Section 32 and/or HOME funds as a financing strategy.

The Housing Department may utilize RAD and/or PBVs 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

Choice Neighborhoods: 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. The Housing Department submitted disposition applications to HUD for the A.L. Krohn Homes (202 units, AZ1-8B) site in 2024-2025 for the Choice Neighborhoods Phase 3A Horizon on Villa development and the expansion of Edison Park. The Housing Department submitted a disposition application in 2025 for the remaining portions of the Frank Luke Homes demolition area for the new Linear 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. Demolition of the former Sidney P. Osborn public housing site was completed in 2024. Demolition and disposition of the selected site(s) occur in conjunction with plans for future LIHTC applications.

RAD: 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 the final phase of Aeroterra/Frank Luke Addition, and other projects as feasible.

Section 18/32: 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 HUD approval for Phase V, the disposal of up to fifty-three (53) Scattered Sites AZ001000008 (AMP 08), under Section 18 of the US Housing Act. 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 MLS. The residents of the occupied Section 18 homes were relocated using TPVs approved by HUD.

The Housing Department plans to submit at least one Section 18 application per year and may request that properties be added to the Section 32 program to allow residents to buy the home they reside in. We plan to request that the Section 32 designated units be undesignated due to units requiring excessive rehabilitation and/or an estimated appraised value beyond what affordable buyers may qualify for. These units will be part of the next Section 18 application

submittal. Additionally, the Housing Department intends to request and utilize TPVs for future Section 18 applications.

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

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. The Housing Department plans to submit an extension in 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

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 for both AMPs is now expected to take place in calendar year 2026. We are also considering a Faircloth-to-RAD conversion for the last phase of Aeroterra, which is still to be built. 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 PBVs. The department may also utilize the RAD Section 18 (75%/25%) Blend provision. Due to the urgency of capital improvement needs at Maryvale Parkway Terrace, the property was rehabilitated prior to RAD conversion. Rehabilitation began in 2023 and was completed in 2025, utilizing Public Housing Capital Funds and CDBG. 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 PBVs, disposing of five (5) units through Section 18, and replacing the disposed units with City of Phoenix Section 8 Project-Based Vouchers. 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 the final phase of Aeroterra/Frank Luke Addition, The Moreland Phase II, and other projects as feasible.

The Housing Department may utilize RAD and/or PBVs 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 Affordable Housing portfolio may apply, as feasible, including utilizing the Faircloth to RAD program.

Project-Based Vouchers

The following are current and projected sites with PBVs, Veteran's Affairs Supportive Housing (VASH), and HCV.

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
- HATP I, 1950 E. Polk Street, Phoenix, AZ 85006 – 35 HCV PBV
- HATP 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
- HATP 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/Girasol Phase One site – 35 PBV
- Choice Neighborhoods Phase 4, Sidney P. Osborn/Girasol Phase Two site – 44 PBV
- Choice Neighborhoods Phase 4, Sidney P. Osborn/Girasol Phase Three site – 84 PBV
- The Moreland Phase I – 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)
- 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 PBV units (35 PBVs allocated to HATP I and 74 PBVs allocated to HATP II) to serve as replacement public housing as part of its EEC 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 HATP III, and 54 PBVs are intended to be allocated to Horizon on Villa) to serve as replacement public housing as part of its EEC Neighborhoods Implementation Grant third-phase housing project.

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

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

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

The Housing Department may allocate PBVs 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 EEC Neighborhoods Implementation Grant and an additional 56 PBV units for a total of 131 PBV units to the Deck Park Vista/The Moreland Phase I redevelopment project to serve as replacement public housing. Allocation of PBVs for Moreland Phase II will also be considered in calendar years 2026 and 2027.

In 2025, the Housing Department allocated 40 PBVs 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 Neighborhoods project developments, the department will apply for TPVs. 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 will apply for TPVs.

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 US Department of Veterans' Affairs (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 unit's renovation or the project, until the certification of project completion is reached. Units at all RAD development sites may be placed in a modernization status as needed to complete any renovations before RAD conversion.

Other

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 providing 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

AZ001 – 2026-2027 Annual Agency Plan – B.3

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 Veterans Affairs Supportive Housing (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 (HATP) I, 74 PBVs at HATP II, and 26 PBVs at HATP III. Planned commitments include 54 PBVs at Horizon on Villa, 163 PBVs at the Girasol redevelopment (three phases), 40 PBVs at Helen Drake, and 131 PBVs at The Moreland Phase I. 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, now called Harmony at the Park, which is part of the Edison-Eastlake Choice Neighborhoods initiative, 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 HATP phases and planned for Sidney P. Osborn (now called Girasol) and A.L. Krohn Homes (now called 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 Housing Department is actively placing Project-Based Vouchers (PBVs) into the design and redevelopment of city-owned properties. Forty 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 Phase I.

- **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 five phases of mixed-income housing have already been completed for a total of 502 units. Another 465 units are currently under construction. The Department has also utilized Section 18 dispositions to generate Tenant Protection Vouchers, preserving affordability for residents impacted by redevelopment.

In 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 initiative will focus on developing a community-driven Neighborhood Transformation Plan to guide the revitalization of the Marcos de Niza site and its surrounding neighborhoods. Local City of Phoenix funding will be utilized to support the effort, along with any other available funding sources. The Housing Department intends to apply for a Choice Neighborhoods Implementation grant, should a NOFO be released in the calendar year 2027.

- **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). Five phases of mixed-income housing have been completed to date: Soluna I and II (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 Project-Based Voucher, Low Income Housing Tax Credit (LIHTC) and market-rate units.

The Department is currently constructing Horizon on Villa (109 units, started December 2025) and Girasol (formerly known as Sidney P. Osborn) Phases I-III, 364 units total, with Phase III scheduled to start construction in calendar year 2026. The Department is also preparing for the development of 44 townhome-style homeownership units with Trellis in July 2026. Off-site commitments include 75 PBVs at The Moreland Phase I 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 and the adaptive reuse project, Thash Mahd Community Center, for community use, and expanded neighborhood investments through park and open space improvements, 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 Phase I, a downtown redevelopment project that will deliver 132 affordable units. Of these, 75 PBVs will serve as Choice Neighborhoods off-site replacement units, with an additional 56 PBVs for a total of 131 PBVs. Financial closing and construction start occurred in December 2025, and completion is expected in January 2028. A second phase of Moreland is currently in the planning stage with approx. 105 additional affordable and workforce units are anticipated to start construction in 2027.

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.

- **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 PHXHousing Connect program, the Housing Department's digital inclusion 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 PHXHousing 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 in-unit Wi-Fi access at its Public Housing and Affordable Housing sites, serving up to 4,000 units, with all units online by 2026. Free Wi-Fi will also be provided in the Edison–Eastlake Choice Neighborhoods Community, 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 Digital Hives located at Housing Department community centers and other training programs.

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.

- **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 through the Choice Neighborhoods program, the Department is planning a homeownership component that will deliver 44 townhome-style units (29 affordable and 15 market-rate) on the former Frank Luke Homes public housing site adjacent to the planned Linear Park. Construction is scheduled to begin in July 2026 and is expected to conclude in July 2028, with non-profit partners offering homeownership counseling and financial support to help buyers. This effort is part of the broader Choice Neighborhoods redevelopment plan.

The Department initiated a community-driven planning process in 2024 through a Choice Neighborhoods Planning Grant for the Marcos de Niza and Grant Park neighborhoods. 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 2022, 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, through its community land trust administrator, 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 various City RFPs, 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 (120 units) and Harmony at the Park III (90 units), all of which were completed and occupied by calendar year 2025. Additional HOME-

supported projects, such as Horizon on Villa (109 mixed-income units), Helen Drake Village (80 senior units) and The Moreland (132 affordable units), began construction in late 2025.

In total, HOME investments contributed to the completion of more than 893 affordable units, with approximately 468 units currently under construction. Another 312 units are in pre-development including HOME-ARP projects.

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.