

# HOUSE IT GOING?

The Latest Phoenix Housing Department News

## FALL 2022

### Housing's Mission:

PROVIDING QUALITY  
AFFORDABLE HOUSING  
AND A PATHWAY TO  
SELF-SUFFICIENCY

City of Phoenix Housing Department programs provide public housing, Section 8 housing vouchers, affordable rental apartments and single-family homes to more than 35,000 area residents. This includes partnering with non-profit and for-profit community organizations on the preservation and development of affordable housing units.

Our partnerships have led to sustainable and affordable rental housing and homeownership opportunities. The enthusiasm and dedication of our Housing Department staff and Executive team make it all possible. Our goal is to provide Phoenix residents with quality housing options.



[www.phoenix.gov/housing](http://www.phoenix.gov/housing)

[@phxhousing](https://twitter.com/phxhousing)



## SOLUNA RESHAPES AND REVITALIZES EDISON-EASTLAKE COMMUNITY

On October 28, the Housing Department celebrated the grand opening of Soluna Apartments, the first Edison-Eastlake Choice Neighborhoods housing development project in the community. Mayor Gallego and Councilman Garcia were in attendance to provide remarks during the formal program. Representatives from the U.S. Department of Housing and Urban Development, Arizona Department of Housing, Gorman & Company, Phoenix Revitalization Corporation and a Soluna resident and former youth leader also spoke during the program. The grand opening coincided with Getting Arizonans Involved in Neighborhoods (G.A.I.N.), a family-friendly event that highlighted improvements made to Edison Park and brought the community together to promote neighborhood awareness, safety, and unity. Over 500 neighborhood residents and stakeholders attended the event and enjoyed food, fun activities, and entertainment. Vendors distributed information and resources to attendees.

[Learn more about  
Soluna Apartments](#)



# LANDLORD OUTREACH

On October 19, approximately 60 attendees participated in the Housing Department's Landlord Open House which provided targeted outreach to Phoenix property owners about the benefits of the Section 8 Housing Choice Voucher (HCV) Program. Participants had the opportunity to speak directly with staff, understand the process of being a participating landlord in the HCV program, and learn more about the \$2,000 Landlord Incentive Program. The Open House received media coverage leading up and during the event from both English and Spanish local broadcast stations, further expanding the event's reach.

Interested landlords can view program flyers and learn more:

- Visit - [www.phoenix.gov/housing](http://www.phoenix.gov/housing)
- Email - [section8landlord@phoenix.gov](mailto:section8landlord@phoenix.gov)
- Call - 602-534-1974

# HOUSING PHOENIX PLAN



**TOTAL UNITS\***

Affordable ..... 1,310 created | 2,549 preserved  
 Workforce ..... 3,581 created  
 Market ..... 17,717 created

**25,157**  
 Total To Date

The Housing Department is excited to announce a major milestone in the Housing Phoenix Plan's goal of creating or preserving 50,000 units by 2030 - 50% of the goal has been achieved to date!

The latest quarterly report shows the progress achieved during the period July 2022 - September 2022. The report provides a dashboard of completion, target dates and status comments for each initiative.

View the Housing Phoenix Plan Quarterly Report at [www.phoenix.gov/housing](http://www.phoenix.gov/housing)



In September, Housing Department was recognized at the National Association of Housing and Redevelopment Officials (NAHRO) Annual Conference with an Award of Merit in Administrative Innovation for the Landlord Incentive Program.



On August 19, Soluna Apartments was awarded a Housing Hero Award from the Arizona Department of Housing during its 2022 Arizona Housing Forum in the Exemplary Multi-Family Project category. This award recognizes an outstanding multifamily rental project in urban or rural Arizona that serves low to moderate income individuals, families or seniors.



## PHOENIX NAMED ALL-AMERICA CITY



### Phoenix

1989 ★ 2022 ★ 2009  
1950 ★ 1958 ★ 1980

The National Civic League and the Campaign for Grade-Level Reading named the City of Phoenix as a winner of the 2022 All-America City Award (AAC). This year's theme was, "Housing as a Platform to Promote Early School Success and Equitable Learning Recovery."

The City's commitment to improving digital equity and collaborating with Phoenix residents in underinvested areas and public housing communities landed the City a winning spot. Phoenix was one of 20 finalist cities across the nation and is one of 10 communities to be recognized this year.

The City of Phoenix is one of the most honored cities in the Country, winning the All-America City designation six times: 1950, 1958, 1980, 1989, 2009 and 2022.

## EXTRAORDINARY ACCOMPLISHMENT

### Housing Department Increases Occupancy Rates



Housing's Property Management division increased Public Housing occupancy from 78% to over 98% in nine months by creating a nine-step strategy that U.S. Department of Housing and Urban Development (HUD) approved. The team conducted multiple recruitments and extensive outreach to house low-income seniors in senior housing sites. The team recruited over 4,000 applicants in addition to the waitlist by sending applications. The applications received were reviewed for housing and placed in a unit if they met the criteria.

Housing Department also increased occupancy in the Affordable Housing Portfolio. The Asset Management Division achieved 97% physical occupancy and 99% leased occupancy at the end of October 2022. The team accomplished this through enhanced efforts to monitor property occupancy by instituting weekly occupancy meetings with property management companies to review occupancy data, identify occupancy issues and develop a plan to improve occupancies.



### Homeowner Assistance Fund (HAF)

Keeping Arizona families in their homes

The Homeowner Assistance Fund (HAF) is a federally-funded foreclosure-prevention program that provides assistance for low-income Arizona homeowners experiencing financial hardship due to COVID-19. If you are in danger of losing your home, the HAF program can prevent that from happening.

#### What does HAF pay for?

- ✔ Mortgage payments
- ✔ Utility payments
- ✔ Internet services
- ✔ Property insurance and taxes
- ✔ HOA fees

BEHIND ON ANY OF THESE PAYMENTS?

HAF PAYS SERVICER DIRECTLY TO BRING YOU CURRENT

#### Who is Eligible?

Homeowners who meet all the following criteria are eligible:

- ✔ Income equal to or less than 150% of Area Median Income (AMI)
  - Based on family size and location (application will confirm income eligibility)
- ✔ If you experienced financial hardship due to COVID-19 after January 21, 2020 such as:
  - Job loss
  - Increased costs due to healthcare
  - Reduction in income
  - The need to care for a family member
- ✔ If you are applying for your primary residence that is located in Arizona

INCOME AT OR BELOW 150% OF AMI



FINANCIAL HARDSHIP DUE TO COVID 19

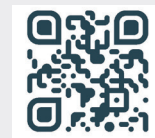


PRIMARY RESIDENCE

#### How to apply for HAF

To see if you qualify:

- Call 1-833-931-3600
- Visit [haf.azhousing.gov](http://haf.azhousing.gov)
- or Scan the QR code below





# StartUpPHX

## Business Starts Here

### 2022 December Programs

#### ABCs of Starting a Business

**Saturday, December 3rd 1:30pm to 4:30pm. In Person at StartUpPHX, Burton Barr**

This in-person program is an introduction to starting and organizing a small business. Topics include understanding corporate structures, business planning, and marketing along with an overview of various financial documents and what they mean to your business.

*Registration is required. Capacity is limited.*

#### Business Basics Tax Workshop

**Wednesday, December 7th 5:00pm to 6:30pm. Online Only via Web Ex**

This course covers transaction privilege tax basics for businesses. The topics include: Licensing and Reporting, Location Based Reporting, Tax Rates, Exemption Certificates, Exemptions and Deduction Codes, Added Tax versus Tax Factoring and Calculating and Reporting Tax.

*Registration is required.*

#### Doing Business in Phoenix: Building Permits and the Development Process

**Wednesday, December 14th 6:00pm to 7:00pm. Online Only via WebEx**

This presentation will explore what the Plan Review Division in the Planning and Development Department is responsible for and give an overview of the development process for new or remodeled commercial buildings. Other items that will be touched upon include what type of work requires plan review and permit, the various types of plan review submittals required for a new development, unique plan review processing options and other significant insights into the development process.

*Registration is required.*

To register for a program or for more information about StartUpPHX visit [phoenixpubliclibrary.org/startupphx](http://phoenixpubliclibrary.org/startupphx) or call 602-262-4636 (for TTY dial 7-1-1).

**StartUpPHX**

Burton Barr Central Library, Second Floor  
1221 N. Central Ave.



**PhoenixPublicLibrary**



## Contact the Housing Department

### MAIN OFFICE

251 W Washington St., Phoenix, AZ 85003  
602-262-6794

### SECTION 8 HCV

830 E Jefferson St., Phoenix, AZ 85034  
602-534-1974

### FAMILY SELF-SUFFICIENCY (FSS)

810 S 7th Avenue #16, Phoenix, AZ 85007  
602-495-0781

### HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

251 W Washington St., Phoenix, AZ 85003  
602-262-6794

### Our Customer Service Commitment

Customer service is important to us. Our goal is to always serve our customers in a courteous and professional manner. Participants of our programs who have not received exceptional customer service may complete a form to let us know. Download the Grievance/Complaint Form

The City of Phoenix Housing Department does not discriminate on the basis of race, color, national origin, religion, sex, disability or familial status in admission or access to its programs. If you need to request a reasonable accommodation or free language translation services, please call 602-262-6794.

For TTY or other such accommodations please use 7-1-1 Friendly.

