

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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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, and informs 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- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																		
A.1	<p>PHA Name: <u>City of Phoenix Housing Department</u> PHA Code: <u>AZ001</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/2020</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. 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. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The proposed 2020-2021 Five-Year Plan and required elements, together with the Annual Agency Plan is available at the following locations:</p> <ul style="list-style-type: none"> • www.phoenix.gov/housing • 251 W. Washington Street, 4th Floor, Phoenix, AZ 85003 • 830 E. Jefferson, Phoenix, AZ 85034 • 1940 ½ E Villa St., Phoenix, AZ 85006 • 2936 N. 36th Street, Phoenix, AZ 85018 • 802 N. 22nd Place, Phoenix, AZ 85006 • 205 E. Ruth Ave., Phoenix, AZ 85020 • 4545 N. Maryvale Parkway, Phoenix, AZ 85031 <p>Additional information may be obtained regarding any policies or plans by calling (602)262-6794.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="203 1717 1463 1906"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA: N/A</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					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: N/A					
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B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.1	Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. The City of Phoenix Housing Department strengthens our Phoenix community by providing quality affordable housing and a pathway to self-sufficiency.

B.2

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

2020/2025 Plan

Goal: Promote quality affordable housing

- ***Apply for all financially feasible opportunities to increase the overall size of the Housing Choice Voucher Program;***
- ***Continue working to include Housing Choice Vouchers as part of the design and redevelopment of City-owned properties;***
- ***Improve the quality and long-term viability of the Housing Department's current public housing properties by considering and implementing alternative funding strategies such as an optional conversion to Housing Choice Vouchers, Low-Income Housing Tax Credit, Rental Assistance Demonstration, project rehabilitation, or a combination of several strategies;***

The Housing Department was awarded a \$20 million HOPE VI grant in 2011 to revitalize its Aeroterra Frank Luke Addition (FLA) public housing community. In addition to the HOPE VI grant, Low Income Housing Tax Credits (LIHTC) were used to fund Phases I-III of the redevelopment. Phase I consists of 60 public housing units, serving seniors and persons with disabilities, and was complete and occupied in December 2012. Phases II and III are a mix of 1 to 5 bedrooms, and a combination of public housing, LIHTC, Section 8 project-based vouchers, and market rate units. Phase II was completed and 100% occupied in October 2016; Phase III was completed in December 2016 and 100% occupied in May 2017. Phase 4 of the Aeroterra FLA HOPE VI project was the Summit Apartments, the off-site component of the grant. Fifty (50) public housing units were placed at this property, which also has other affordable and market rate units. A major rehabilitation was funded at Summit using Neighborhood Stabilization Program (NSP) and HOPE VI funds. A final Phase V of the Aeroterra Frank Luke HOPE VI grant is pending and likely to be completed in the next 3-5 years.

The Housing Department was awarded the Choice Neighborhoods Planning and Action grant in 2016 to create a comprehensive neighborhood transformation plan for the area surrounding its East AMP, AZ001000003. The Housing Department issued a Request for Proposals and selected developer Gorman & Company, a national affordable housing developer with experience in many of HUD's programs. Sidney P. Osborn Homes (145 units, AZ1-7B), A.L. Krohn Homes (202 units, AZ1-8B), and Frank Luke Homes (230 units, AZ1-2) are the target public housing sites for Choice Neighborhoods. The Housing Department and its partners gathered input and facilitated an extensive resident and community stakeholder planning process to create the transformation plan, which was submitted to HUD on June 28, 2018.

A Choice Neighborhoods Implementation Grant application was submitted in November 2017, and the Department was awarded the Grant on July 6, 2018. The Department will proceed to fully implement its strategies as outlined in the application, including a plan for the development of mixed-income housing units (including 427 replacement public housing units) on all three target public housing sites as well as an off-site parcel, and the inclusion of 150 Project-Based Vouchers to be utilized as replacement units. Applications for Tenant Protection Vouchers (TPV) for 577 units were also submitted with the Implementation Grant application. Allocations of Public Housing funds, Capital Fund Program, HOME, CDBG, Section 32 Sales Proceeds, Affordable Housing funds and other local funds may be utilized in the development. Demolition and disposition of the selected site(s) will occur in conjunction with plans for future LIHTC applications. The Choice Neighborhoods target properties in AMP 3 (Frank Luke Homes, A.L. Krohn Homes, and Sidney P. Osborn for 577 units) will no longer be part of the RAD Program, and will instead be subject to the Section 24 demolition/disposition process as part of the Edison-Eastlake

Community Choice Neighborhoods revitalization program. The Housing Department intends to submit a Section 24 demolition/disposition application to HUD in calendar year 2020 for Frank Luke Homes (230 units, AZ1-2) and A.L. Krohn Homes (202 units, AZ1-8B); the demolition/disposition application for Sidney P Osborn Homes (145 units, AZ1-7B) is anticipated to be submitted in fiscal year 2021/2022. The redevelopment of these sites and an off-site parcel in the neighborhood will occur in eight or nine phases with an estimated timetable as follows:

Construction Phasing Plan	Total Number of Units in the Phase	Est. Construction Start	Est. Construction Completion
Phase 1A and 1B (off-site parcel, now known as Soluna)	177	February 2020	July 2021
Phase 2A and 2B	235	January 2021	July 2022
Phase 3A and 3B	170	January 2022	July 2023
Phase 4A and 4B	390	January 2023	July 2024
Homeownership	39	January 2022	November 2024
TOTAL UNITS	1,011 (mix of replacement, affordable and market rent units)		

The Housing Department intends to allocate 42 Section 8 Project-Based Voucher (PBV) units to serve as replacement public housing as part of its Edison-Eastlake Choice Neighborhoods Implementation Grant first phase housing project, Soluna I, located at Roosevelt and 18th Streets. The Housing Department intends to allocate an additional 33 Section 8 PBV units to serve as replacement public housing for the Soluna II project on the same site as Soluna I (Phases 1A and 1B as stated above). Soluna I is a new construction, 111-unit multifamily rental community with 1-5 bedroom units that are a mix of LIHTC, Section 8 PBV and market rents. Soluna II is a new construction, 66-unit multifamily rental community with 1-2 bedroom units that are a mix of LIHTC, Section 8 PBV and market rents. Construction began in the first quarter of 2020. Applications for replacement TPVs will be submitted in conjunction with Soluna I and II, and all or a portion of the TPV units received may be project-based. A 9% LIHTC application was submitted for Phase 2A in April 2020 to the Arizona Department of Housing. A 4% LIHTC application will be submitted for Phase 2B in calendar year 2020. Section 8 PBV units will be allocated to these two phases as replacement units. TPV applications will be submitted for these phases.

The Housing Department plans to issue a Request for Proposals (RFP) for a developer partner to a mixed-income community that includes affordable housing on the vacant property located in the vicinity of Columbus Street and Central Avenue. The affordable housing in this mixed-income community will be an off-site component of the Choice Neighborhoods grant in a high opportunity area and will utilize a minimum of seventy-five (75) Section 8 Project-Based Vouchers with priority given to relocating Choice Neighborhoods residents.

The Housing Department applied for the Rental Assistance Demonstration (RAD) program in 2016 for its public housing portfolio, including: Foothills Village Apartments (AMP 4, 200 units), Maryvale Parkway Terrace Apartments (AMP 5, 108 units), the East AMP properties (AMP 3, 615 units), Scattered Sites (AMP 8, 253 units), Pine Tower Apartments (AMP 7, 156 units), Washington Manor Apartments (AMP 6, 112 units), Summit Apartments (AMP 24, 50 units), McCarty on Monroe (AMP 21, 34 units), and Aeroterra Senior Village (AMP 23, 60 units). All the listed AMPs were included in a RAD Portfolio application with AMPs 3, 4 and 8 in Part I, and all remaining AMPs in Part II. RAD CHAPs were received for AMP 3, 4, and 8 in calendar year 2017 with a Portfolio Award approved in October 2017. RAD CHAPs were received for McCarty on Monroe (AMP 21) on August 22, 2018, Washington Manor (AMP 6) on October 5, 2018 and Aeroterra Senior (AMP 23) on October 11, 2019. These properties (except AMP 21 and AMP 23) will apply

through the Mixed Finance development process in conjunction with its RAD conversion and LIHTC and other financing. 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), Pine Tower Apartments (AMP 7, 156 units), McCarty on Monroe (AMP 21, 34 units), and Aeroterra Senior Village (AMP 23, 60 units).

A.L. Krohn East within AMP 3 (Monroe Gardens), was awarded LIHTC financing on June 29, 2018 and RAD closing was October 1, 2019. The housing department held the groundbreaking ceremony for Monroe Gardens on December 19, 2019. Foothills Village Apartments (AMP 4) was awarded LIHTC financing September 10, 2018, with Mixed Finance Development and/or RAD financial closing to be completed in fiscal year 2019-2020. A co-developer for A.L. Krohn East and Foothills Village, Gorman & Company, was selected through a Request for Proposals process in 2017. The remaining properties in AMP 3 Frank Luke Homes (230 units, AZ1-2), A.L. Krohn Homes (202 units, AZ1-8B), and Sidney P. Osborn(145 units, AZ1-7B) will no longer be part of the RAD Program, and will instead be subject to the Section 24 demolition/disposition process as part of the Edison-Eastlake Community Choice Neighborhoods revitalization program.

The Housing Department requested US Department of Housing and Urban Development (HUD) approval to dispose of up to 25% or up to fifty (50) Foothills Village (AMP 4, AZ001000004) units, under Section 18 of the US Housing Act of 1937, due to Comprehensive Rehabilitation and Replacement through Rental Assistance Demonstration (RAD) and received approval in May 2019. The Foothills Village RAD Financing Plan will utilize a RAD/Section 18 blend, converting 75% or one hundred-fifty (150) units to RAD Project-Based Vouchers, disposing of fifty (50) units through Section 18, and replacing the disposed units with City of Phoenix Section 8 Project-Based Vouchers. The application contained the required elements, including but not limited to, resident relocation plans which include RAD and Section 18 requirements including a planned application for Tenant Protection Vouchers, consultation with the Resident Advisory Board (RAB), and environmental reviews. Approval of the Assisted Housing Governing Board for all phases was received on February 6, 2019. Final closing and RAD conversion will take place in the first quarter of 2020.

RAD conversions projected to be completed in calendar year 2020 without significant rehabilitation or relocation, utilizing existing reserve funds and/or Capital Funds: McCarty on Monroe (AMP 21, 34 units), and Aeroterra Senior Village (AMP 23, 60 units). The RAD conversion for Washington Manor Apartments (AMP 6, 112 units), was completed on October 16, 2019.

Other properties within the Portfolio Award may proceed with RAD conversion as feasible. Project-Based Vouchers may be utilized in conjunction with RAD converted units at A.L. Krohn East (Monroe Gardens), Foothills Village (AMP 4) and other sites as necessary. (Attachment C)

The Housing Department intends to apply for the RAD program during calendar years 2020/21 for the following properties: Marcos de Niza (AMP 22, 374 units); Henson Villages Phases I - IV (AMP 16 – 19, 549 units); Pine Tower Apartments (AMP 7, 156 units); Maryvale Parkway Terrace (AMP 5, 108 units); and Summit Apartments (AMP 24, 50 units).

- ***Maintain all public housing properties at Public Housing Assessment System (PHAS) Standard Performer status; and***
- ***Continue to earn High Performer status for the Housing Choice Voucher program based on Section Eight Management Assessment Program (SEMAP).***

Goal: Strengthen communities.

- ***Implement the Choice Neighborhoods grant program in the Edison-Eastlake Community (EEC), with the redevelopment of the East Asset Management Project (AMP), AZ001000003;***

The Housing Department was awarded the Choice Neighborhoods Planning and Action grant in 2016 to create a comprehensive neighborhood transformation plan for the area surrounding its East AMP, AZ001000003. The Housing Department issued a Request for Proposals and selected developer Gorman & Company, a national affordable housing developer with experience in many of HUD’s programs. Sidney P. Osborn Homes (145 units, AZ1-7B), A.L. Krohn Homes (202 units, AZ1-8B), and Frank Luke Homes (230 units, AZ1-2) are the target public housing sites for Choice Neighborhoods. The Housing Department and its partners gathered input and facilitated an extensive resident and community stakeholder planning process to create the transformation plan, which was submitted to HUD on June 28, 2018.

A Choice Neighborhoods Implementation Grant application was submitted in November 2017, and the Department was awarded the Grant on July 6, 2018. The Department will proceed to fully implement its strategies as outlined in the application, including a plan for the development of mixed-income housing units (including 427 replacement public housing units) on all three target public housing sites as well as an off-site parcel, and the inclusion of 150 Project-Based Vouchers to be utilized as replacement units. Applications for Tenant Protection Vouchers (TPV) for 577 units were also submitted with the Implementation Grant application. Allocations of Public Housing funds, Capital Fund Program, HOME, CDBG, Section 32 Sales Proceeds, Affordable Housing funds and other local funds may be utilized in the development. Demolition and disposition of the selected site(s) will occur in conjunction with plans for future LIHTC applications. The Choice Neighborhoods target properties in AMP 3 (Frank Luke Homes, A.L. Krohn Homes, and Sidney P. Osborn for 577 units) will no longer be part of the RAD Program, and will instead be subject to the Section 24 demolition/disposition process as part of the Edison-Eastlake Community Choice Neighborhoods revitalization program. The Housing Department intends to submit a Section 24 demolition/disposition application to HUD in calendar year 2020 for Frank Luke Homes (230 units, AZ1-2) and A.L. Krohn Homes (202 units, AZ1-8B); the demolition/disposition application for Sidney P Osborn Homes (145 units, AZ1-7B) is anticipated to be submitted in fiscal year 2021/2022. The redevelopment of these sites and an off-site parcel in the neighborhood will occur in eight or nine phases with an estimated timetable as follows:

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Soluna II project on the same site as Soluna I (Phases 1A and 1B as stated above). Soluna I is a new construction, 111-unit multifamily rental community with 1-5 bedroom units that are a mix of LIHTC, Section 8 PBV and market rents. Soluna II is a new construction, 66-unit multifamily rental community with 1-2 bedroom units that are a mix of LIHTC, Section 8 PBV and market rents. Construction began in the first quarter of 2020. Applications for replacement TPVs will be submitted in conjunction with Soluna I and II, and all or a portion of the TPV units received may be project-based. A 9% LIHTC application was submitted for Phase 2A in April 2020 to the Arizona Department of Housing. A 4% LIHTC application will be submitted for Phase 2B in calendar year 2020. Section 8 PBV units will be allocated to these two phases as replacement units. TPV applications will be submitted for these phases.

The Housing Department plans to issue a Request for Proposals (RFP) for a developer partner to a mixed-income community that includes affordable housing on the vacant property located in the vicinity of Columbus Street and Central Avenue. The affordable housing in this mixed-income community will be an off-site component of the Choice Neighborhoods grant in a high opportunity area and will utilize a minimum of seventy-five Section 8 Project-Based Vouchers with priority given to relocating Choice Neighborhoods residents.

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

The Housing Department plans to issue a Request for Proposals (RFP) for a developer partner to a mixed-income community that includes affordable housing on the vacant property located in the vicinity of Columbus Street and Central Avenue. The affordable housing in this mixed-income community will be an off-site component of the Choice Neighborhoods grant in a high opportunity area and will utilize a minimum of seventy-five Section 8 Project-Based Vouchers with priority given to relocating Choice Neighborhoods residents.

- ***Increase the number of partnerships with agencies who serve populations affected by the Violence Against Women Act;***
- ***Fully implement Envision Center to increase services to improve participant employability, health and education; and***
- ***Coordinate partner efforts to increase independence for the elderly and persons with disabilities.***

Goal: Increase homeownership opportunities.

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

On August 1, 2016, the Housing Department received approval from the Special Applications Center of the U.S. Department of Housing and Urban Development, application DDA0001328, to add 199 single-family homes to the existing Section 32 Homeownership Program. All other conditions of the original approval dated June 28, 2006, and subsequent amendments remain as approved. Since the approval of the amendment on August 1, 2016, the department has sold one hundred twenty-four (124) single-family homes, with eleven (11) sold to existing residents. Since inception, the department has sold one hundred seventy-seven (177) homes, with thirty-eight (38) sold to existing residents.

- ***Provide affordable homeownership opportunities through the Choice Neighborhoods program in the Edison-Eastlake Community (EEC) and through other programs;***
- ***Sell 130 Scattered Sites homes via a Section 18 plan and program;***

The Housing Department submitted an application to request US Department of Housing and Urban Development (HUD) approval to dispose of forty (40) vacant Scattered Sites AZ001000008 (AMP 08), under Section 18 of the US Housing Act during the first quarter of 2020, due to the distance between units, the lack of uniformity of systems and the unsustainability to operate and maintain the units as public housing. Additional applications will be submitted in phases of up to fifty (50) units, for a total of 130 units. The department anticipates submitting at least one application each fiscal year for the next four fiscal years.

The Section 18 Plan has similar primary residence restrictions to those of the Section 32 Plan for a percentage of units included in the Plan, with exceptions, including but not limited to: units which require excessive rehabilitation, units which appraise beyond what affordable buyers may qualify for and units which fail to sell after established time periods and price reductions. AMP 08 currently has 253 single-family homes with 123 of those identified for sale through the Section 32 Program.

The initial phase containing the forty (40) identified vacant units does not require resident relocation and will be sold in “as is” condition with minimal rehabilitation. The price of each unit will be established based upon an independent appraisal and listed on the Arizona Regional Multiple Listing Service. The department does not have an eligible resident organization, resident management corporation or non-profit organization acting on behalf of the residents and anticipates the total time for disposition to be ten (10) months from the date of Plan approval.

The application contained the required elements including but not limited to, consultation with the Resident Advisory Board (RAB), and environmental reviews, in accordance with PIH 2017-04. The Assisted Housing Governing Board (AHGB) approved the sale of units pursuant to a HUD approved plan for disposition on December 4, 2019.

- ***Utilize HOME funds for a down payment assistance and housing counseling program;***
- ***Ensure that all homeownership training classes offer education about avoiding predatory lending practices; and***
- ***Ensure all Section 32 applicants have received an 8-hour HUD approved housing counseling course.***

Goal: Ensure equal opportunity in housing.

- ***Provide Fair Housing information to all assisted housing applicants and potential homeowners;***
- ***Ensure that all public housing properties rehabilitated or reconstructed meet Section 504 and ADA requirements; and***
- ***Implement universal design concepts and visit-ability standards when building or significantly renovating new public housing complexes.***

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

- ***Continue to project-base vouchers to create housing for special needs populations such as Veterans Affairs Supportive Housing (VASH) Mainstream;***

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| | <ul style="list-style-type: none">• <i>Continue to set aside 275 Section 8 Housing Choice Vouchers for chronically homeless individuals prioritized for permanent supportive housing through the regional coordinated entry system;</i>• <i>Develop and implement a “Moving On” strategy to assist households living in permanent supportive housing with securing other housing solutions; and</i>• <i>Increase partnerships with agencies who serve homeless and other special needs populations.</i> |
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B.3

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

2015/2020 Plan

Goal: Promote decent affordable housing

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

The Housing Department applied for and received an additional 68 VASH vouchers from the Department of Veteran's Affairs bringing the total allocation to 863. The vouchers were effective July 2015.

The Housing Department applied for and received an additional 40 VASH vouchers from the Department of Veteran's Affairs bringing the total allocation to 903. The vouchers were effective July 2016.

The department applied for and received eighty-nine (89) mainstream Housing Choice Vouchers and eighty-nine (89) Family Unification Program (FUP) Vouchers in September and November 2018, respectively.

- ***Study the potential of including public housing as a part of the design and development of the Columbus property.***

The Housing Department plans to issue a Request for Proposals (RFP) for a developer partner to construct a mixed-income community that includes affordable housing on the vacant property located in the vicinity of Columbus Street and Central Avenue. The affordable housing in this mixed-income community will be an off-site component of the Choice Neighborhoods grant and will utilize a minimum of seventy-five (75) Section 8 Project-Based Vouchers with priority given to relocating Choice Neighborhoods residents.

- ***Improve the quality and long-term viability of the Housing Department's current public housing properties by considering alternative funding strategies such as an optional conversion to Housing Choice Vouchers, Low-Income Housing Tax Credit, Rental Assistance Demonstration, Choice Neighborhood Initiative, Move to Work, project rehabilitation, or a combination of several strategies.***

The Housing Department contracted with a third-party property management company for day-to-day operations and oversight of Foothills Village (AMP 4) in FY 2015. The contracted property manager is responsible for financial management, to keep and maintain records, and to provide supervision, management, care, and operation of the property.

The Housing Department was awarded a \$20 million HOPE VI grant in 2011 to revitalize its Aeroterra Frank Luke Addition (FLA) public housing community. In addition to the HOPE VI grant, Low Income Housing Tax Credits (LIHTC) were used to fund Phases I-III of the redevelopment. Phase I consists of 60 public housing units, serving seniors and persons with disabilities, and was complete and occupied in December 2012. Phases II and III are a mix of 1 to 5 bedrooms, and a combination of public housing, LIHTC, Section 8 project-based vouchers, and market rate units. Phase II was completed and 100% occupied in October 2016; Phase III was completed in December 2016 and 100% occupied in May 2017. Phase 4 of the Aeroterra FLA HOPE VI project was the Summit Apartments, the off-site component of the grant. Fifty (50) public housing units were placed at this property, which also has other affordable and market rate units. A major rehabilitation was funded at Summit using Neighborhood Stabilization Program (NSP) and HOPE VI funds. A final Phase V of the Aeroterra Frank Luke HOPE VI grant is pending and likely to be completed in the next 3-5 years.

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I and II, and all or a portion of the TPV units received may be project-based. A 9% LIHTC application was submitted for Phase 2A in April 2020 to the Arizona Department of Housing. A 4% LIHTC application will be submitted for Phase 2B in calendar year 2020. Section 8 PBV units will be allocated to these two phases as replacement units. TPV applications will be submitted for these phases.

The Housing Department plans to issue a Request for Proposals (RFP) for a developer partner to construct a mixed-income community that includes affordable housing on the vacant property located in the vicinity of Columbus Street and Central Avenue. The affordable housing in this mixed-income community will be an off-site component of the Choice Neighborhoods grant and will utilize a minimum of seventy-five (75) Section 8 Project-Based Vouchers with priority given to relocating Choice Neighborhoods residents.

The Housing Department applied for the Rental Assistance Demonstration (RAD) program in 2016 for its public housing portfolio, including: Foothills Village Apartments (AMP 4, 200 units), Maryvale Parkway Terrace Apartments (AMP 5, 108 units), the East AMP properties (AMP 3, 615 units), Scattered Sites (AMP 8, 253 units), Pine Tower Apartments (AMP 7, 156 units), Washington Manor Apartments (AMP 6, 112 units), Summit Apartments (AMP 24, 50 units), McCarty on Monroe (AMP 21, 34 units), and Aeroterra Senior Village (AMP 23, 60 units). All the listed AMPs were included in a RAD Portfolio application with AMPs 3, 4 and 8 in Part I, and all remaining AMPs in Part II. RAD CHAPs were received for AMP 3, 4, and 8 in calendar year 2017 with a Portfolio Award approved in October 2017. RAD CHAPs were received for McCarty on Monroe (AMP 21) on August 22, 2018, Washington Manor (AMP 6) on October 5, 2018 and Aeroterra Senior (AMP 23) on October 11, 2019. These properties (except AMP 21 and AMP 23) will apply through the Mixed Finance development process in conjunction with its RAD conversion and LIHTC and other financing. The department will not be converting Scattered Sites (AMP 8) through RAD. 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), Pine Tower Apartments (AMP 7, 156 units), McCarty on Monroe (AMP 21, 34 units), and Aeroterra Senior Village (AMP 23, 60 units).

A.L. Krohn East within AMP 3 (Monroe Gardens), was awarded LIHTC financing on June 29, 2018 and RAD closing was October 1, 2019. The housing department held the ground breaking ceremony for Monroe Gardens on December 19, 2019. Foothills Village Apartments (AMP 4) was awarded LIHTC financing September 10, 2018, with Mixed Finance Development and/or RAD financial closing to be completed in the first quarter of 2020. A co-developer for A.L. Krohn East and Foothills Village, Gorman & Company, was selected through a Request for Proposals process in 2017. The remaining properties in AMP 3 Frank Luke Homes (230 units, AZ1-2), A.L. Krohn Homes (202 units, AZ1-8B), and Sidney P. Osborn(145 units, AZ1-7B) will no longer be part of the RAD Program, and will instead be subject to the Section 24 demolition/disposition process as part of the Edison-Eastlake Community Choice Neighborhoods revitalization program.

The Housing Department requested US Department of Housing and Urban Development (HUD) approval to dispose of up to 25% or up to fifty (50) Foothills Village (AMP 4, AZ001000004) units, under Section 18 of the US Housing Act of 1937, due to Comprehensive Rehabilitation and Replacement through Rental Assistance Demonstration (RAD) and received approval in May 2019. The Foothills Village RAD Financing Plan will utilize a RAD/Section 18 blend, converting 75% or one hundred-fifty (150) units to RAD Project-Based Vouchers, disposing of fifty (50) units through Section 18, and replacing the disposed units with City of Phoenix Section 8 Project-Based Vouchers. The application contained the required elements, including but not limited to, resident relocation plans which include RAD and Section 18 requirements including a planned application for Tenant Protection Vouchers, consultation with the Resident Advisory Board (RAB), and environmental reviews. Approval of the Assisted Housing Governing Board for all

phases was received on February 6, 2019. Final closing and RAD conversion will take place in the first quarter of 2020.

RAD conversions projected to be completed in calendar year 2020 without significant rehabilitation or relocation, utilizing existing reserve funds and/or Capital Funds: McCarty on Monroe (AMP 21, 34 units), and Aeroterra Senior Village (AMP 23, 60 units). The RAD conversion for Washington Manor Apartments (AMP 6, 112 units), was completed on October 16, 2019.

Other properties within the Portfolio Award may proceed with RAD conversion as feasible. Project-Based Vouchers may be utilized in conjunction with RAD converted units at A.L. Krohn East (Monroe Gardens), Foothills Village (AMP 4) and other sites as necessary. (Attachment C)

The Housing Department intends to apply for the RAD program during calendar years 2020/21 for the following properties: Marcos de Niza (AMP 22, 374 units); Henson Villages Phases I - IV (AMP 16 – 19, 549 units); Pine Tower Apartments (AMP 7, 156 units); Maryvale Parkway Terrace (AMP 5, 108 units); and Summit Apartments (AMP 24, 50 units).

Other LIHTC development projects included:

- McCarty on Monroe (AMP 20) – New construction of 69 units utilizing LIHTC and local funding at the former McCarty Apartments public housing community. This project was completed in 2009, providing 34 public housing and 35 LIHTC affordable units for seniors.
- Marcos de Niza (AMP 22) – A major rehabilitation/upgrade project was completed in 2013 utilizing LIHTC, a competitive CFP ARRA grant, and other federal, state and local resources. This project provided upgraded systems and unit interiors to the residents of the community. The property was converted to HVAC and all electrical systems at the property were replaced. The project also included many energy efficiency components and an Energy Performance Contract.

The Housing Department has over 2,700 Affordable Housing units which serve Phoenix area residents at or below 60% AMI. The Department is able to offer rental rates that generally fall below the average market rents in the Phoenix area and serve more families than can be served through public housing or Section 8. This allows more affordable housing options for the residents of Phoenix. Affordable housing units were added, and rehabilitation project took place through Neighborhood Stabilization Program funds, General Obligation bonds, and other funding opportunities.

- ***Strive to return all public housing properties to Public Housing Assessment System (PHAS) "High Performer" status***

One of the primary reasons that the Housing Department was not designated a High Performer was because of lower than required occupancy in the Scattered Sites Program (AMP 8). The Department requested and received approval to sell an additional one hundred ninety-nine (199) homes on August 1, 2016. While the Section 32 Program provides an important benefit to our community, homes in rehabilitation and awaiting buyers are counted as vacant in the HUD assessment system. Accordingly, the occupancy score in the AMP 8 is artificially lower than it would be if these homes were not being made available for first time homeownership. Management minimized the number of homes in this category, while continuing to provide an adequate selection for the community; under this plan, no fewer than eighteen (18) will be listed as vacant for the duration of the program, and so occupancy cannot be expected to exceed 94% in AMP 8, even with every available unit occupied. Additionally, the Department requested US Department of Housing and Urban Development (HUD) approval to dispose of forty (40) vacant units in the first quarter of 2020, under Section 18 of the US Housing Act.

With the RAD conversion of Foothills Village, units were held vacant in preparation of large-scale rehabilitation. The units are counted as vacant in the HUD assessment system until conversion is complete and accordingly, the occupancy score in AMP 4 decreased.

In conjunction with RAD for A.L. Krohn East (AZ1-8A2, Monroe Gardens), units were held vacant in preparation of demolition and relocation; relocation was complete in June 2019, and demolition was complete in October 2019. With the impending Choice Neighborhoods Implementation Grant redevelopment plan for the remaining units in AMP 3, units are being held vacant in preparation of demolition and relocation of Frank Luke Homes (AZ1-2), with relocation anticipated to be complete by August 2020. The units are counted as vacant in the HUD assessment system until conversion is complete and accordingly, the occupancy score in AMP 3 decreased.

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

The Section 8 Program was notified that it achieved:

- High Performer status in September 2015;
- High Performer status in September 2016;
- High Performer status in September 2017;
- Standard Performer status in September 2018; and
- High Performer status in September 2019.

Goal: Strengthen communities

- ***Explore potential for HOPE VI grants or successive similar programs each year with emphasis on the East Asset Management Project (AMP), AZ001000003***

The Housing Department was awarded a \$20 million HOPE VI grant in 2011 to revitalize its Aeroterra Frank Luke Addition (FLA) public housing community. In addition to the HOPE VI grant, Low Income Housing Tax Credits (LIHTC) were used to fund Phases I-III of the redevelopment. Phase I consists of 60 public housing units, serving seniors and persons with disabilities, and was complete and occupied in December 2012. Phases II and III are a mix of 1 to 5 bedrooms, and a combination of public housing, LIHTC, Section 8 project-based vouchers, and market rate units. Phase II was completed and 100% occupied in October 2016; Phase III was completed in December 2016 and 100% occupied in May 2017. Phase 4 of the Aeroterra FLA HOPE VI project was the Summit Apartments, the off-site component of the grant. Fifty (50) public housing units were placed at this property, which also has other affordable and market rate units. A major rehabilitation was funded at Summit using Neighborhood Stabilization Program (NSP) and HOPE VI funds. A final Phase V of the Aeroterra Frank Luke HOPE VI grant is pending and likely to be completed in the next 3-5 years.

The Housing Department was awarded the Choice Neighborhoods Planning and Action grant in 2016 to create a comprehensive neighborhood transformation plan for the area surrounding its East AMP, AZ001000003. The Housing Department issued a Request for Proposals and selected developer Gorman & Company, a national affordable housing developer with experience in many of HUD’s programs. Sidney P. Osborn Homes (145 units, AZ1-7B), A.L. Krohn Homes (202 units, AZ1-8B), and Frank Luke Homes (230 units, AZ1-2) are the target public housing sites for Choice Neighborhoods. The Housing Department and its partners gathered input and facilitated an extensive resident and community stakeholder planning process to create the transformation plan, which was submitted to HUD on June 28, 2018.

A Choice Neighborhoods Implementation Grant application was submitted in November 2017, and the Department was awarded the Grant on July 6, 2018. The Department will proceed to fully implement its

strategies as outlined in the application, including a plan for the development of mixed-income housing units (including 427 replacement public housing units) on all three target public housing sites as well as an off-site parcel, and the inclusion of 150 Project-Based Vouchers to be utilized as replacement units. Applications for Tenant Protection Vouchers (TPV) for 577 units were also submitted with the Implementation Grant application. Allocations of Public Housing funds, Capital Fund Program, HOME, CDBG, Section 32 Sales Proceeds, Affordable Housing funds and other local funds may be utilized in the development. Demolition and disposition of the selected site(s) will occur in conjunction with plans for future LIHTC applications. The Choice Neighborhoods target properties in AMP 3 (Frank Luke Homes, A.L. Krohn Homes, and Sidney P. Osborn for 577 units) will no longer be part of the RAD Program, and will instead be subject to the Section 24 demolition/disposition process as part of the Edison-Eastlake Community Choice Neighborhoods revitalization program. The Housing Department intends to submit a Section 24 demolition/disposition application to HUD in calendar year 2020 for Frank Luke Homes (230 units, AZ1-2) and A.L. Krohn Homes (202 units, AZ1-8B); the demolition/disposition application for Sidney P Osborn Homes (145 units, AZ1-7B) is anticipated to be submitted in fiscal year 2021/2022. The redevelopment of these sites and an off-site parcel in the neighborhood will occur in eight or nine phases with an estimated timetable as follows:

Construction Phasing Plan	Total Number of Units in the Phase	Est. Construction Start	Est. Construction Completion
Phase 1A and 1B (off-site parcel, now known as Soluna)	177	February 2020	July 2021
Phase 2A and 2B	235	January 2021	July 2022
Phase 3A and 3B	170	January 2022	July 2023
Phase 4A and 4B	390	January 2023	July 2024
Homeownership	39	January 2022	November 2024
TOTAL UNITS	1,011 (mix of replacement, affordable and market rent units)		

The Housing Department intends to allocate 42 Section 8 Project-Based Voucher (PBV) units to serve as replacement public housing as part of its Edison-Eastlake Choice Neighborhoods Implementation Grant first phase housing project, Soluna I, located at Roosevelt and 18th Streets. The Housing Department intends to allocate an additional 33 Section 8 PBV units to serve as replacement public housing for the Soluna II project on the same site as Soluna I (Phases 1A and 1B as stated above). Soluna I is a new construction, 111-unit multifamily rental community with 1-5 bedroom units that are a mix of LIHTC, Section 8 PBV and market rents. Soluna II is a new construction, 66-unit multifamily rental community with 1-2 bedroom units that are a mix of LIHTC, Section 8 PBV and market rents. Construction began in the first quarter of 2020. Applications for replacement TPVs will be submitted in conjunction with Soluna I and II, and all or a portion of the TPV units received may be project-based. A 9% LIHTC application was submitted for Phase 2A in April 2020 to the Arizona Department of Housing. A 4% LIHTC application will be submitted for Phase 2B in calendar year 2020. Section 8 PBV units will be allocated to these two phases as replacement units. TPV applications will be submitted for these phases.

The Housing Department plans to issue a Request for Proposals (RFP) for a developer partner to construct a mixed-income community that includes affordable housing on the vacant property located in the vicinity of Columbus Street and Central Avenue. The affordable housing in this mixed-income community will be an off-site component of the Choice Neighborhoods grant and will utilize a minimum of seventy-five (75) Section 8 Project-Based Vouchers with priority given to relocating Choice Neighborhoods residents.

- ***As opportunities arise, purchase or acquire suitable units to add to the affordable housing portfolio***

In December 2009, PCCR Park Lee, LLC, whose managing manager is an instrumentality of the City of Phoenix Housing Department, acquired the 523-unit Park Lee apartment community. A major rehabilitation was completed using Neighborhood Stabilization Program (NSP) funds. A majority of the units serve families at 60% AMI or below. The remaining units serve families up to 120% AMI.

Additionally, the Housing Department acquired the Summit and Pine Crest apartment communities, utilizing limited liability companies whose managing members are instrumentalities of the City of Phoenix Housing Department. Summit was acquired in 2010 and Pine Crest was acquired in 2011. Both properties underwent extensive rehabilitation utilizing NSP funds. All units at Pine Crest are LIHTC and serve residents at 60% AMI. Fifty public housing units were placed at Summit, which also has other affordable and market rate units.

The Housing Department acquired the former Bridge Family Campus, constructed with HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) funds, and renamed the property Phoenix Starfish Place, which serves victims of human trafficking in 2017. The acquisition of the property ensures that the HOME and CDBG funds invested will continue to provide long-term affordability and allow the City to serve a vulnerable population.

- ***Construct or acquire facility to serve and house 50 chronically homeless individuals using a variety of funding sources to ensure sustainability***

The Housing Department procured and selected a non-profit developer to construct the Encanto Pointe community utilizing the "Housing First" model for 54 chronically homeless individuals. The project was completed in 2012 and fully leased in 2013. The Housing Department allocated a City General Obligation Bond loan to assist in the construction, together with ten (10) project-based HUD-VASH and forty-four (44) project-based Section 8 Housing Choice Vouchers.

Phase III of the Aeroterra Frank Luke Addition HOPE VI revitalization included thirty-three (33) Section 8 project-based units for chronically homeless individuals and families, with a preference for veterans.

- ***Investigate the viability of project-basing Veterans Affairs Supportive Housing (VASH) vouchers for homeless veterans with families***

The department issued a Request for Proposals (RFP) for up to one hundred (100) project-based VASH vouchers in November 2017 and thirty were awarded. The department issued a RFP in 2019 and eighty were awarded. As a result, there are one hundred forty-three (143) project-based VASH Vouchers for homeless veterans and veterans with families.

An additional RFP for a minimum of twenty-five project-based VASH vouchers to be awarded was issued in the fourth quarter of calendar year 2019.

- ***Consider the possibility of project-basing Family Unification Program vouchers***

The Housing Department has determined this to be not viable.

- ***Develop mixed income communities outside the downtown Phoenix core***

In December 2009, PCCR Park Lee, LLC, whose managing manager is an instrumentality of the City of Phoenix Housing Department, acquired the 523-unit Park Lee apartment community. A major rehabilitation was conducted using Neighborhood Stabilization Program (NSP) funds. A majority of the units serve families at 60% AMI or below. The remaining units serve families up to 120% AMI.

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The Housing Department was awarded the Choice Neighborhoods Planning and Action grant in 2016 to create a comprehensive neighborhood transformation plan for the area surrounding its East AMP, AZ001000003. The Housing Department issued a Request for Proposals and selected developer Gorman & Company, a national affordable housing developer with experience in many of HUD's programs. Sidney P. Osborn Homes (145 units, AZ1-7B), A.L. Krohn Homes (202 units, AZ1-8B), and Frank Luke Homes (230 units, AZ1-2) are the target public housing sites for Choice Neighborhoods. The Housing Department and its partners gathered input and facilitated an extensive resident and community stakeholder planning process to create the transformation plan, which was submitted to HUD on June 28, 2018.

A Choice Neighborhoods Implementation Grant application was submitted in November 2017, and the Department was awarded the Grant on July 6, 2018. The Department will proceed to fully implement its strategies as outlined in the application, including a plan for the development of mixed-income housing units (including 427 replacement public housing units) on all three target public housing sites as well as an off-site parcel, and the inclusion of 150 Project-Based Vouchers to be utilized as replacement units. Applications for Tenant Protection Vouchers (TPV) for 577 units were also submitted with the Implementation Grant application. Allocations of Public Housing funds, Capital Fund Program, HOME, CDBG, Section 32 Sales Proceeds, Affordable Housing funds and other local funds may be utilized in the development. Demolition and disposition of the selected site(s) will occur in conjunction with plans for future LIHTC applications. The Choice Neighborhoods target properties in AMP 3 (Frank Luke Homes, A.L. Krohn Homes, and Sidney P. Osborn for 577 units) will no longer be part of the RAD Program, and will instead be subject to the Section 24 demolition/disposition process as part of the Edison-Eastlake Community Choice Neighborhoods revitalization program. The Housing Department intends to submit a Section 24 demolition/disposition application to HUD in calendar year 2020 for Frank Luke Homes (230 units, AZ1-2) and A.L. Krohn Homes (202 units, AZ1-8B); the demolition/disposition application for Sidney P Osborn Homes (145 units, AZ1-7B) is anticipated to be submitted in fiscal year 2021/2022. The redevelopment of these sites and an off-site parcel in the neighborhood will occur in eight or nine phases with an estimated timetable as follows:

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Each of these properties are, or in the case of AMP 3 will be, mixed-income communities outside the downtown Phoenix core.

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

The Housing Department continues a strong partnership with the City of Phoenix Family Advocacy Center which helps families receive the assistance necessary to address any type of familial violence. The Housing Department also has a continuing relationship with most of the domestic violence shelters in the Valley. During 2015, the Housing Supportive Services Program partnered with a Community Coordinated Response Team that was facilitated by Family Tree Health Care and South Phoenix Healthy Start. A new partner is the Area Agency on Aging DOVES program for late-life victims of domestic violence. The Department plans to renew its relationship with the Arizona Coalition Against Domestic Violence to gain further resources.

The Housing Department has most recently partnered with Fact of Life which provides the Wyman's Teen Outreach Program (TOP) that focuses on teaching teens about healthy relationships. The City of Phoenix Prosecutor's Office is scheduled to conduct a three-part series on the Cycle of Domestic Violence. This curriculum as three (3) tracks: Adult Track Domestic Violence 101; Adult Track – In Her Shoes; and Healthy Relationships. A teen track is also available.

• ***Work with partners to increase services to improve participant employability***

Case management and other services are offered to all public housing residents impacted by HOPE VI developments. At the Emmett McLoughlin Community Training and Education Center, a variety of classes are offered by partners. These classes include GED, ESL, parenting workshops, leadership classes, financial education, and health and wellness classes.

The HOPE VI Community and Supportive Services Program opened an office at the Summit Apartments in 2014. Those offices and community area were renovated in 2016, creating a computer lab, resident meeting space, and case management offices and includes a computer lab for job search, resume writing and other employment skills. Case management staff is typically available there two days a week (and as needed) to provide the public housing residents with assessment and referral, service coordination, and other programming leading to self-sufficiency. Community and nonprofit partners have been involved in the following activities this year: Workforce Wednesdays, Block Watch, Safety Social, Getting Arizona Involved in Neighborhoods, Job Search, and resume assistance. A formal Block Watch was started in 2015, which received a grant of \$10,000 in 2016.

A former satellite ARIZONA@WORK (formerly Phoenix Workforce Connection) One Stop Career Center located within Henson Village, which is hosted by Housing Department staff, is an access point due to changes in the WIOA. This center allows for residents to actively update resumes, look for jobs, and attend job fairs. The site has seen an increase in participation over the past few years. An access point ARIZONA@WORK One Stop Career Center for the Aeroterra HOPE VI site, opened in January 2019 and has a Workforce Development Specialist (WDS) located at the site. The Workforce Development Specialist enrolls individuals in WIOA programs and assists in coordinating Section 3 jobs for housing development projects.

The Housing Department was awarded a ROSS (Resident Opportunities and Self-Sufficiency) for Education Grant. The Department partnered with the Library Department's College Depot to deploy Education Navigators to provide youth between the ages of 15 – 20 and their families individualized assistance at public housing sites. The Navigators provide support with Free Application for Federal Student Aid completion, financial literacy and college readiness, post-secondary program applications, and post-acceptance assistance.

The Housing Department worked with multiple community partners to refer youth ages 16 - 24 to work opportunities, the Summer Youth Work Employment Program. Participants worked 200 hours over the summer months at minimum wage and were provided classes in work readiness. The Emmett McLoughlin Community Training and Education Center was a partner work site for the Summer Youth Work Program through ARIZONA@WORK Phoenix. The Aeroterra Community Center also hosted youth participants funded through non-profit WIOA service providers.

The Housing Department was awarded a four-year Jobs Plus grant in September 2016 to develop locally-based, job driven approaches to increase earnings and advance employment outcomes through work readiness, employer linkages, job placement and counseling, educational advancement, technology skills and financial literacy for residents of the Marcos de Niza public housing site. iWORK, (Improving Work Opportunities and Resident Knowledge), the name for the local program, addresses poverty among public housing residents by incentivizing and enabling employment through income disregards for working families and a set of services designed to support employment. This site in an affiliate ARIZONA@WORK One Stop Center and a Workforce Specialist is located at the site.

All City of Phoenix public housing Neighborhood Network Centers have included a component that includes resume writing, work search and small job fairs.

The department received an Envision Center award for the Aeroterra HOPE VI Community Center in October 2019 which will provide participants and the surrounding community with support in economic empowerment, educational advancement, health and wellness, and character and leadership. Additionally, as a result of the Choice Neighborhood Grant, a Workforce Specialist has been placed at the site and the site is in the final process of being approved as an ARIZONA@WORK Phoenix Affiliate Center.

A partnership with Habitat for Humanity established in September 2019 has provided a Basic Construction Training Program at the Emmett McLoughlin Community Training and Education Center. Residents who attend and complete this class will be able to apply as a Section 3 participant in the RAD and Choice Neighborhood revitalization.

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

The Housing Department applied for and was awarded eighty-nine (89) additional mainstream vouchers in November 2018 to assist non-elderly disabled persons who are homeless, at risk of homelessness, institutionalized or at risk of institutionalization. The department has partnered with Ability 360, the Area Agency on Aging, Arizona Health Care Cost Containment System (AHCCCS), Maricopa Integrated Health Services and the Maricopa Regional Continuum of Care to work collaboratively to allow participants to reside and receive services in the neighborhoods of Phoenix and elsewhere through portability. The services offered are voluntary and not a requirement for participation.

In an effort to address Food Desert concerns, the Housing Department has established a partnership with Gregory's Fresh Market, which enables senior and disabled housing residents to purchase fresh fruits and vegetables on site at a reduced price.

The Housing Department has established partnerships with several organizations to assist senior and disabled residents with medical and social service-related issues, including:

- CVS and Scottsdale Pharmacy for on-site Flu and Pneumonia Shot clinics;
- Comprehensive Palliative Care provided by Hospice which provides medical resources for those with chronic illnesses;
- Hospice of the Valley provides educational presentations on health-related topics and medical resources for those with chronic illnesses;
- Arizona State University School of Nursing provides health assessments, educational classes and flu shot clinics at all five senior/disabled sites and two HOPE VI sites;
- University of Arizona Nutrition Assistance;
- Maricopa County Health Department provides chronic disease management, biometrics, blood pressure clinics, exercise clinics, nutrition workshops and health care committees;
- Arizona Attorney General provides presentations on fraud, senior abuse and living wills;
- Area Agency on Aging provides information and presentations on fraud, hoarding, domestic violence and Medicare;
- Northern Arizona University provided the Senior Companion Program;
- American Lung Association provided a train the trainer course to identified staff to initiate a Freedom from Smoking class, offered to those who wish to stop smoking;
- Valle del Sol is a Federally Qualified Health Care Center;
- The City of Phoenix Police and Fire Departments and the Family Advocacy Center present information at the annual GAIN events;
- Art All Around Us sponsored by the Phoenix Art Museum provides residents with art education; and
- RightCare provides senior and disabled residents with CPR certification and plans to provide other related training opportunities.

The Housing Department established a partnership with Safelink Services, which provides free cellular phones to qualified elderly and disabled residents, and the Telephone Assistance Program, which provides a discount on home land lines.

The Housing Department Community and Supportive Services Program partners with over 60 area agencies and partners to provide comprehensive services to both disabled and elderly residents living at HOPE VI sites. One of these partners is the Arizona State University School of Social Work. Social work interns placed at Senior Living at Henson Village provide case management twice weekly and have coordinated ongoing art and exercise classes. In 2016, the program expanded to include interns at Pine Tower Apartments and Fillmore Gardens Apartments, where available.

In September 2019, the department partnered with Vitalyst Foundation to assess elderly and disabled residents for hearing loss. Through the partnership, some residents will receive hearing aids if needed.

Section 8 staff is working to increase resources to existing residents and participants of the Housing Department programs. They are also developing criteria for potential partners to assist with future applications for non-elderly disabled vouchers.

Goal: Increase homeownership opportunities

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

On August 1, 2016, the Housing Department received approval from the Special Applications Center of the U.S. Department of Housing and Urban Development, application DDA0001328, to add 199 single-family homes to the existing Section 32 Homeownership Program. All other conditions of the original approval dated June 28, 2006, and subsequent amendments remain as approved. Since the approval of the amendment on August 1, 2016, the department has sold one hundred twenty-four (124) single-family homes, with eleven (11) sold to existing residents. Since inception, the department has sold one hundred seventy-seven (177) homes, with thirty-eight (38) sold to existing residents.

- ***Develop Affordable Single-Family Homes***

The department awarded a contract with Habitat for Humanity to develop affordable single-family homes for purchase by home buyers at or below 80% AMI on thirty (30) vacant lots originally purchased with federal funds as part of the Matthew Henson HOPE VI revitalization. Construction on the first phase of homes began in the fourth quarter of 2019 and is expected to continue for the next two to three years.

- ***Sell 50 Scattered Sites homes via a Section 18 plan and program***

HUD's Special Applications Center (SAC) approved conversion of the Housing Department's Section 18 application to a Section 32 amendment, DDA0005665 on November 2, 2015.

The Housing Department submitted an application to request US Department of Housing and Urban Development (HUD) approval to dispose of forty (40) vacant Scattered Sites AZ001000008 (AMP 08), under Section 18 of the US Housing Act during the first quarter of 2020, due to the distance between units, the lack of uniformity of systems and the unsustainability to operate and maintain the units as public housing. Additional applications will be submitted in phases of up to fifty (50) units, for a total of 130 units. The department anticipates submitting at least one application each fiscal year for the next four fiscal years.

The Section 18 Plan has similar primary residence restrictions to those of the Section 32 Plan for a percentage of units included in the Plan, with exceptions, including but not limited to: units which

require excessive rehabilitation, units which appraise beyond what affordable buyers may qualify for and units which fail to sell after established time periods and price reductions. AMP 08 currently has 253 single-family homes with 123 of those identified for sale through the Section 32 Program.

The initial phase containing the forty (40) identified vacant units does not require resident relocation and will be sold in "as is" condition with minimal rehabilitation. The price of each unit will be established based upon an independent appraisal and listed on the Arizona Regional Multiple Listing Service. The department does not have an eligible resident organization, resident management corporation or non-profit organization acting on behalf of the residents and anticipates the total time for disposition to be ten (10) months from the date of Plan approval.

The application contained the required elements including but not limited to, consultation with the Resident Advisory Board (RAB), and environmental reviews, in accordance with PIH 2017-04. The Assisted Housing Governing Board (AHGB) approved the sale of units pursuant to a HUD approved plan for disposition on December 4, 2019.

- ***Coordinate the availability of down payment assistance between the various homeownership programs offered by the City of Phoenix Housing Department***

The Housing Department administered a down payment and closing cost assistance program for low- and moderate-income first-time homebuyers funded with HOME Investment Partnerships Program funds. This program, called the Open Doors Initiative, launched in September 2010. Eligible families received up to \$15,000 in the form of a zero-percent interest loan and must use the home as their primary residence. Assistance was based on need and provided to households earning at or below eighty percent (80%) of the Area Median Income. The most recent five-year contract ended in August 2018 and served eighty-nine (89) households to successfully become homeowners. The department will issue a new RFP, with the award for three years commencing on or about July 1, 2020, with the option to renew or extend the agreement(s) for two additional periods of up to one (1) year each.

Since program inception, the NSP funded Homebuyer Assistance Program has provided homeownership assistance to 190 low-to-middle income households in Phoenix. This program ended in 2012. The HOPE VI funded Matthew Henson and Krohn West Homeownership Programs also provided down payment and closing cost assistance to low income, first-time homebuyers within the city of Phoenix. These programs, which ended in 2014, allowed another 65 households to become new homeowners. This funding could also be used in conjunction with NSP funded or HOME funded DPA programs.

- ***Ensure that all homeownership training classes offer education about avoiding predatory lending practices***

All Section 32 Homeownership applicants attend 8 hours of HUD approved financial counseling, which includes how to avoid predatory lending.

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

All Section 32 Homeownership applicants attend 8 hours of HUD approved financial counseling.

Goal: Ensure equal opportunity in housing

- ***Consider site-based waiting lists for all public housing properties***

Each AMP has a site-based waiting list.

- ***Offer information about Fair Housing to all assisted housing applicants and potential homeowners***

The Section 8 program provides Fair Housing information as part of the packet of information received by the potential program participant and conducts training with current and potential landlord partners.

The Public Housing Program provides Fair Housing information as part of the application process.

The Section 32 Homeownership program provides Fair Housing information as part of the packet of information provided during the application phase.

The Housing Department adopted a revised Language Access Plan for limited English proficiency persons.

The Housing Department provides fair housing information to all residents, HCV holders and all parties who sign up for the Department's email distribution list semi-annually.

The Housing Department is committed to affirmatively furthering fair housing and marketing its entire housing portfolio accordingly.

- ***Ensure that all public housing properties rehabilitated or reconstructed meet Section 504 and ADA requirements***

The Housing Department meets and sometimes exceeds Section 504 and ADA requirements in its public housing new construction, substantial rehabilitation and CFP renovation projects. The properties include: McCarty on Monroe, Symphony (HOPE VI), Aeroterra (HOPE VI Phase I-IV), Marcos de Niza, Foothills Village Apartments, Pine Tower Apartments, Washington Manor and Sunnyslope Manor. In addition, our new construction sites McCarty on Monroe and Aeroterra Senior Village were designed to include enhanced accessibility features focusing on the needs of our aged population that improved mobility for the entire site. All the units at these two properties are visit-able and can be easily adapted into a completely accessible apartment with minor changes.

The Housing Department completed an ADA renovation at Foothills Village Apartments (AMP 4) in July 2016. The renovation included demolition and reconstruction of twelve (12) units, with each meeting Uniform Federal Accessibility Standards and are barrier free accessible. An additional sixteen (16) units were remodeled to be visit-able and readily convertible to ADA standards, if necessary. As a result of the renovation, the property exceeds the ADA requirements.

The Housing Department completed rehabilitation of ninety-two studio apartments at Pine Towers (AMP 7); Phase I was completed in January 2017 and Phase II was complete in September 2019. The projects included complete demolition and rehabilitation of all apartments including changing floor plans, installing new water supply lines and waste lines, upgrading electrical and safety systems, upgrading appliances, creating walk-in closets and built-in desks. Six (6) apartments were converted to qualify as ADA units meeting all 2010 ADA Standards for Accessible Design. Additionally, the community center including the kitchen, as well as the newly added laundry facility were constructed to meet ADA standards and all renovations were modified to meet Fair Housing Accessibility Guidelines.

- ***Consider universal design concepts and visit-ability standards when building or significantly renovating new public housing complexes***

The Housing Department utilized universal design concepts and visit-ability standards in its public housing construction projects at McCarty on Monroe, Symphony (HOPE VI), Aeroterra (HOPE VI Phase I-IV), Foothills Village Apartments and Marcos de Niza. These included features that can be accessed, understood and used to the greatest extent possible by all people. Some examples are smooth, ground level entrances without stairs, surfaces textures that require low force to traverse like carpet tiles and vinyl flooring, wide interior doors, lever handles on doors, bright and appropriate lighting, clear lines of

sight and signs with contrasting color. Visit-ability concepts were also incorporated into the Marcos de Niza and Foothills Village ADA public housing rehabilitation projects by improving the common areas and apartments.

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B.4

Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

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 and cannot be discriminated against on the basis of any protected characteristics including race, color, religion, sex, disability, familial status, national or ethnic origin, or age and available to otherwise eligible individuals or families without regard to actual or perceived sexual orientation, gender identity or marital status.

The Department implemented the standard forms provided in the final rule published in the federal register November 16, 2016, as follows:

Appendix A: Notice of Occupancy Rights Under the Violence Against Women Act;

Appendix B: Model Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault or Stalking. The Department updated the Emergency Transfer Plan to include all regulatory requirements;

Appendix C: Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking and Alternate Documentation; and

Appendix D: Emergency Transfer Request for Certain Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking.

The Housing Department provides the Notice of Occupancy Rights Under the Violence Against Women Act and the Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking to each applicant and resident household including at the time the applicant is denied assistance or admission; at the time of admission; and with any notification of eviction or termination of assistance.

The Housing Department does not determine ineligibility or terminate tenancy, assistance or occupancy rights based on criminal activity directly relating to domestic violence, dating violence, sexual assault, or stalking that is engaged in by a member of a resident's household or any guest or other person under the resident's control if the resident or an affiliated individual of the resident is the victim or threatened victim of the domestic violence, dating violence, sexual assault, or stalking.

A resident who is a victim of domestic violence, dating violence, sexual assault or stalking is eligible for an emergency transfer if the Resident expressly requests the transfer; the Resident reasonably believes that there is a threat of imminent harm from further violence if the resident remains in the current unit; in the case of sexual assault, the assault occurred on in the unit during the ninety (90) calendar day period preceding the request of the transfer. Residents who are not in good standing may still request an emergency transfer if they meet the eligibility requirements.

All information provided to the Housing Department, including the Resident's status as a victim, is confidential.

<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Any collective change to the 5-Year Plan which impacts and prevents implementation of the planned or actual use of federal funds for identified activities and would prohibit or redirect the Housing Department’s strategic goals of increasing the availability of safe and affordable housing while promoting self-sufficiency and asset development of families and individuals.</p> <p>Any single or collective change in the planned or actual use of federal funds as identified in the 5-Year Plan that exceeds 25% of the Housing Department’s annual program budget for Section 8 Housing Choice Voucher or Public Housing activities.</p> <p>Exclusion of RAD-specific items:</p> <ul style="list-style-type: none"> 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 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. <p>Exclusion of Choice Neighborhoods specific items:</p> <ul style="list-style-type: none"> a. Changes to the Capital Fund Budget produced as a result of each phase of redevelopment, regardless of whether the proposed conversion will include use of additional Capital Funds; b. Changes to the construction and rehabilitation plan for each phase of redevelopment; and c. Changes to the financing structure for each phase of redevelopment.
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

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

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.17\(a\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.
