

October 3, 2023

AFFORDABLE HOUSING DEVELOPMENT COMMUNITY FORUM

MEETING PROTOCOL



**Please stay muted to
avoid background
noise**



**Enter all questions in the
chat. They will be
addressed at the end
during our Q & A**

AFFORDABLE HOUSING DIVISION UPDATES



HOUSING
Phoenix



HOUSING
Phoenix

Goal:
**CREATE OR PRESERVE
50,000 HOMES BY 2030**

1. **Prioritize New Housing in Areas of Opportunity**
2. **Amend Current Zoning Ordinance**
3. **Redevelop City-Owned Land**
4. **Enhance Public-Private Partnerships and Increase Funding**
5. **Building Innovations and Cost Saving Practices**
6. **Increase Affordable Housing Developer Representation**
7. **Expand Efforts to Preserve Existing Housing Stock**
8. **Support Affordable Housing Legislation**
9. **Education Campaign**

Housing Phoenix Plan



	% Complete	Target Date	Status Comments
INITIATIVE 1: Prioritize New Housing In Areas Of Opportunity	85%	June 30, 2021	GIS mapping and analysis underway
INITIATIVE 2: Amend Current Zoning Ordinance To Facilitate More Housing Options			
A: Affordable Housing Incentives	75%	Dec 31, 2021	Affordable housing framework TA was initiated by Planning Commission
B: Update Zoning Ordinance to Expand Housing Options	75%	Dec 31, 2021	2 of 3 mobile home TAs were approved during this quarter Accessory dwelling units TA in public hearing process Strategic density TA was initiated by Planning Commission
C: Expand The Walkable Urban Code	100%	March 31, 2021	The WU Code text amendment (Z-TA-3-19) was approved by City Council on 2/2/22
INITIATIVE 3: Redevelop City-Owned Land With Mixed-Income Housing	100%	Dec 31, 2020	Council approved set aside plan RFP for co-locating senior affordable housing with the existing Helen Drake Senior Center awarded by Council on 6/14/23
INITIATIVE 4: Enhance Public-Private Partnerships and Increase Financing	100%	Dec 31, 2020	Ongoing partnerships and Home Matters Arizona and AZ Housing Fund

31,360

Created or Preserved Units

Affordable | 2,070 created & 3,665 preserved

Workforce | 6,745 created

Market Rate | 18,880 created

FUTURE CITY-OWNED LAND OPPORTUNITIES

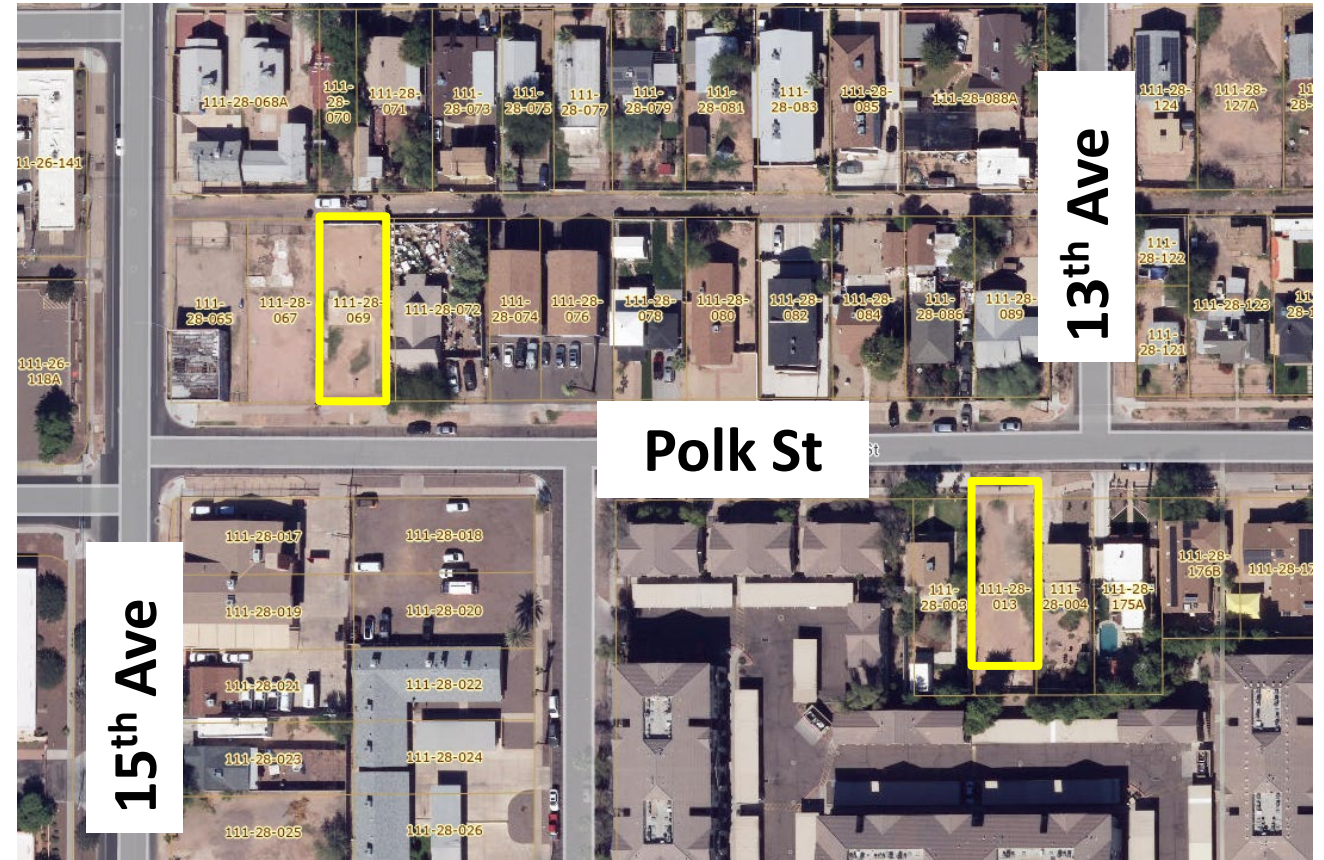


15th Avenue & Polk Street

- 2 APNs (~6,000 sf each)
- Vacant Land
- Owned by the **Neighborhood Services Department**

Zoning

- R-5 HP – 1305 W Polk St
- C-2 HP – 1410 W Polk St



32 E. Columbus Avenue

- 300 ft. east of Central Ave. north of Osborn Rd.
- Approximately 3.2 acre site
- Vacant Land
- Already rezoned to WU Code
- Owned by the **Housing Department**



27th Ave. & Glendale Ave.

- NEC of 26th Dr. & Glendale Ave.
- 0.59 acre site across 2 APNs
- Vacant Land
- C-2 & R1-6 Zoning
- Owned by the **Housing Department**



19th and Dunlap Avenues

Park-and-Ride & Village Shopping Ctr

- Southwest corner 19th and Dunlap Avenues
- Approximately 6 acre site
- Current Use: Shopping Center and end of line Park & Ride for Light Rail. Will be supplanted by new Thelda Williams Transit Center at Metro Pkwy
- Owned by the **Public Transit Department**



PBV RFP



- Release RFP November 2023
- Issue up to 250 HUD PBVs
- Will publish on City's website and sent via department's Housing Developer Updates listserv

HOME ARP

Non-Congregate Shelter and Rental Housing NOFO

- \$10 Million Available
- Nonprofits serving **HOME ARP Populations**
- One application for either type of development
 - \$2 million cap on rental projects
 - No cap on shelter projects
- Opens October 2023
- Applications will be reviewed every 4 months until funding exhausted
- First review of applications late January 2024





2023-2024 CALL FOR INTEREST

ACTIVITIES PROJECT TYPE:

- Acquisition with new construction and/or rehabilitation
- New construction
- Rehabilitation



COMMUNITY PRIORITIES

CHDO

Homeless Population

Special Needs Population:

- Frail/Elderly
- Disabled
- Victims of Domestic Violence
- Victims of Human Trafficking
- Residents of Public Housing
- Persons Recovering from Substance Abuse
- 40% AMI

Reserve at Thunderbird



PROGRAM UNDERWRITING GUIDELINES & FUNDING

No Changes to Housing Department HOME underwriting guidelines for CFI 2023-2024

Funding Availability

- Total Funds \$7 Million (approximate)
- CHDO Set Aside \$1 Million (approximate)
- \$2 Million max award

Newsom Village

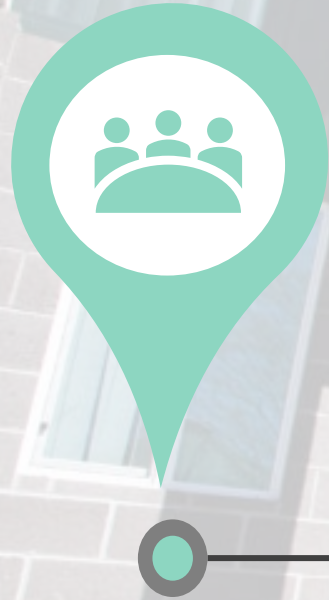


APPLICATION & PROGRAM REMINDERS

- Application Submission (Digital)
- Material Change Request
- Supportive Services
- City signature routing process is 2 weeks

Trellis at Mission

2023-2024 CFI TIMELINE



NOV 20, 2023
CFI Release



DEC 6, 2023
Pre-Submittal



FEB 5, 2024
APPLICATIONS DUE



MAR 27, 2024
AWARDS

***All dates are subject to change.**

COMPLIANCE TEAM

- Truly Sielaff – Manager
- Shannon Montilla - Environmental
- Alex Rivera - Davis Bacon
- Jason Hernandez - Portfolio Compliance & Monitoring
- Rachel Puchi - Support



RENT REQUEST PROCESS

- Website Updates coming soon
- A listserv notification will be sent
- Reminder- Section 8 utility allowance



DAVIS BACON

- Final rule – Effective October 23, 2023
- Restitution
- Recordkeeping
- Fringe Benefits

An aerial photograph of a city at sunset. The sky is a mix of blue and orange, with scattered clouds. The city below is densely packed with buildings and roads, extending to the horizon. In the foreground, there is a rocky, hilly landscape with sparse vegetation. A white rectangular box is centered over the city, containing the text 'Q & A' in a bold, black, sans-serif font.

Q & A