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| <b>5-Year PHA Plan<br/>(for All PHAs)</b> | <b>U.S. Department of Housing and Urban Development<br/>Office of Public and Indian Housing</b> | <b>OMB No. 2577-0226<br/>DRAFT</b> |
|---|---|------------------------------------|

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

|           |                         |
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| <b>A.</b> | <b>PHA Information.</b> |
|-----------|-------------------------|

| A.1                | <p><b>PHA Name:</b> <u>City of Phoenix Housing Department</u> <b>PHA Code:</b> <u>AZ001</u></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/01/2025</u><br/> <b>The Five-Year Period of the Plan (i.e. 2019-2023):</b> <u>2025 - 2030</u><br/> <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> 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><b>The proposed 2025-2030 Five-Year Plan and required elements, together with the Annual Agency Plan is available at the following locations:</b></p> <ul style="list-style-type: none"> <li>• <a href="http://www.phoenix.gov/housing">www.phoenix.gov/housing</a></li> <li>• 251 W. Washington Street, 4<sup>th</sup> Floor, Phoenix, AZ 85003</li> <li>• 830 E. Jefferson, Phoenix, AZ 85034</li> <li>• 802 N. 22<sup>nd</sup> Place, Phoenix, AZ 85006</li> <li>• 205 E. Ruth Ave., Phoenix, AZ 85020</li> <li>• 4545 N. Maryvale Parkway, Phoenix, AZ 85031</li> </ul> <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"> <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:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>N/A</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></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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| 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>B.</b>  | <b>Plan Elements.</b> Required for <u>all</u> PHAs completing this form.   |  |  |  |  |  |
| <b>B.1</b> | <p><b>Mission.</b> 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.</p> <p>The City of Phoenix Housing Department strengthens our Phoenix community by providing quality affordable housing and a pathway to self-sufficiency.</p> |  |  |  |  |  |

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.

**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 Project-Based Vouchers as part of the design and redevelopment of City-owned properties;
- Improve the quality and long-term viability of the Housing Department's public housing by considering and implementing alternative funding strategies such as, Rental Assistance Demonstration (RAD), project rehabilitation, Faircloth to RAD, or a combination of several strategies;
- Maintain Standard Performer status for public housing properties based on Public Housing Assessment System (PHAS);
- Continue to earn High Performer status for the Housing Choice Voucher program based on Section Eight Management Assessment Program (SEMAP).

**Goal: Strengthen Communities.**

- Continue to implement the Choice Neighborhoods grant program in the Edison-Eastlake Community (EEC), including the redevelopment of the East Asset Management Project (AMP), AZ001000003;
- Create neighborhood transformation plan for the Marcos de Niza-Grant Park area through the Choice Neighborhoods Planning grant program. Look for opportunities to implement the resulting plan including applying for the Choice Neighborhoods Implementation grant and utilization of the Low Income Housing Tax Credit program;
- As opportunities arise, purchase or acquire suitable units to add to the affordable housing portfolio;
- Work with local developers to create mixed income and affordable communities in high opportunity areas of Phoenix;
- Increase the number of partnerships with agencies who serve populations affected by the Violence Against Women Act;
- Continue Envision Center model to increase services to improve participant employability, health and education.
- Coordinate partner efforts to increase independence for the elderly and persons with disabilities.
- Support digital equity initiatives in public and affordable housing communities by focusing on connectivity, devices and training.

**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;
- Provide affordable homeownership opportunities through the Choice Neighborhoods program in the Edison-Eastlake Community (EEC) and Marcos de Niza-Grant Park if identified by the community as a priority during the planning process;
- Sell Scattered Sites homes via the Section 18 program;
- Utilize HOME funds for a down payment assistance program;

- Continue to look for opportunities to increase the number of community land trust properties within the City of Phoenix;
- Explore and implement Housing Choice Voucher (HCV) Homeownership Program;
- Increase enrollments and successful completions in the Family Self Sufficiency program to support FSS families in homeownership.

**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, homeless persons, and other special needs populations;
- Continue to prioritize Section 8 Housing Choice Vouchers for homeless persons and other special needs populations and partner with agencies who provide referrals and casework for voucher holders;
- Utilize HOME-ARP and HOME funds to serve and support housing for homeless persons and other special needs populations.
- Utilize HOPWA program to promote and support housing and housing services.
- Increase partnerships with agencies who serve homeless and other special needs populations.

B.3

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

**Goal: Promote quality affordable housing**

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

The Housing Department has worked collaboratively with the local VA and has significantly increased current utilization, ending calendar year 2024 with approximately 93% of the 903 VASH vouchers leased, the highest utilization rate since the program's inception. As a result of the strong partnership, the Housing Department submitted a Registration of Interest on August 29, 2024, for more VASH vouchers in response to PIH Notice 2024-18. On Dec. 20, 2024, HUD notified Phoenix of its eligibility for more VASH vouchers and offered 100 vouchers, of which Phoenix accepted all 100. Phoenix is awaiting the official award letter and Consolidated Annual Contributions Contract Amendment for the new allocation

- **Work to include Project-Based Vouchers as part of the design and redevelopment of City-owned properties;**
- **Improve the quality and long-term viability of the Housing Department's public housing by considering and implementing alternative funding strategies such as, Rental Assistance Demonstration (RAD), project rehabilitation, Faircloth to RAD, or a combination of several strategies;**
- **Maintain Standard Performer status for public housing properties based on Public Housing Assessment System (PHAS);**
- **Continue to earn High Performer status for the Housing Choice Voucher program based on Section Eight Management Assessment Program (SEMAP).**

**Goal: Strengthen communities.**

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

The Housing Department was awarded a Choice Neighborhoods Planning and Action grant in 2016 to create a comprehensive neighborhood transformation plan for the Edison-Eastlake Community (EEC) surrounding its East AMP, AZ001000003, that included 577 aged and obsolete public housing units. 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 the Edison-Eastlake Choice Neighborhoods Community. The Housing Department and its partners gathered input and facilitated an extensive resident and community stakeholder planning process to create the EEC Transformation Plan, the One Vision Plan, that was submitted to HUD on June 28, 2018. The Planning and Action Grant is fully expended and pending close-out.

The Housing Department was awarded a \$30 million Choice Neighborhoods Implementation Grant for the EEC in application was submitted in November 2017, and the Department was

awarded \$30 million in July 2018. In April 2023, the Housing Department was awarded a FY2022 \$10 million Choice Neighborhoods Supplemental Grant, and in 2024, applied for and was awarded an additional \$2.5 million in Supplemental Grant funds to further support the development of replacement housing in conjunction with the EEC's Transformation Plan for the Edison-Eastlake Community. These funds are being used for the redevelopment of the City's former A.L. Krohn Homes and Sidney P. Osborn public housing sites that will result in approximately 475 brand new units of mixed-income housing within the EEC. The Department continues its work to fully implement the strategies outlined in the Choice Neighborhoods Implementation Grant application, including a plan for the development of 1,019 mixed-income housing units (including 427 replacement public housing units) across the three target public housing sites as well as allocating 150 off-site Project-Based Vouchers in areas of opportunity to be utilized as replacement units: 75 PBV to be allocated to The Moreland project and 75 PBV to be allocated to the Central and Columbus project or another TBD project should this one not be feasible. Applications for Tenant Protection Vouchers (TPV) for 577 units were also submitted with the Implementation Grant application in 2017. Allocations of Public Housing funds, Capital Fund Program, HOME, CDBG, ARPA, Section 18 Sales Proceeds, General Obligation Bond funds, 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 are no longer part of the RAD Program and instead are subject to the Section 24 demolition/disposition process as part of the Edison-Eastlake Choice Neighborhoods revitalization program. The Housing Department submitted a Section 24 demolition application to HUD in calendar year 2020 for Frank Luke Homes (230 units, AZ1-2) and A.L. Krohn Homes (202 units, AZ1-8B). Demolition of Frank Luke Homes was completed in March 2021; AL Krohn Homes was demolished in August 2023. The Housing Department submitted and received HUD approval for disposition applications for the replacement of Frank Luke Homes named Harmony at the Park One, Harmony at the Park Two in calendar year 2021, and Harmony at the Park Three in 2023. In 2024, the Housing Department submitted a disposition application and received HUD approval for the development of the Trellis at the Park (future name TBD) homeownership component. An additional disposition application will be submitted in late calendar year 2024 or early 2025 for the remaining portions of the demolished areas of Frank Luke Homes including for the new Linear Park. The Housing Department will submit one or more disposition applications to HUD for the A.L. Krohn Homes (202 units, AZ1-8B) and Sidney P. Osborn Homes (145 units, AZ1-7B) site in late calendar year 2024 or early 2025 for the CNI Phase 3 and Phase 4 development and the expansion of Edison Park. Construction of the parks projects is anticipated to commence in spring 2025. The demolition application for Sidney P. Osborn Homes (145 units, AZ1-7B) was submitted in 2023. Demolition of the former Sidney P. Osborn public housing site was completed in 2024. The disposition application for Sidney P Osborn One (CNI Phase 4A) was submitted and approved in calendar year 2024. Disposition applications for Sidney P Osborn Two (CNI Phase 4B) and Three (CNI Phase 4C) will be submitted in late 2024 or 2025. 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 |
|---|------------------------------------|-------------------------|-------------------|
| Phase 1A and 1B (off- site parcel, Soluna)                                    | 177                                |                         |                   |
| Phase 2A and 2B (Harmony at the Park One and Harmony at the Park Two)         | 235                                | Jun-21                  | Dec-23            |
| Phase 3A (Harmony at the Park Three) and 3B (to be known as Horizon on Villa) | 199                                | Oct-23                  | Nov-26            |
| Phase 4A, 4B and 4C (Girasol)   | 364                                | Dec-24                  | Jun-27            |
| Homeownership   | 44                                 | Apr-25                  | Apr-27            |
| TOTAL UNITS*  | 1,019                              |                         |                   |

\*Mix of replacement, affordable units

The Housing Department allocated 42 Section 8 Project-Based Voucher (PBV) at Soluna I and 33 Section 8 PBV units at Soluna II to serve as replacement public housing as part of its Edison-Eastlake Choice Neighborhoods Implementation Grant (Phases 1A and 1B as stated above) which is, located at 950 N. 19th St. Soluna I is a new construction, 111-unit multifamily rental community with 1-5 bedroom units while Soluna II, also new multifamily rental construction, contains 66 1-2 bedroom units. Both Soluna developments contain a mix of LIHTC, Section 8 PBV and market rents. Construction began in the first quarter of 2020 and was completed in April 2022.

Replacement TPVs have been approved in conjunction with Soluna I and II, and all or a portion of the TPV units received may be project-based. Harmony at the Park (HATP) is a planned 325-unit mixed-income community to be developed in three phases. HATP One (Phase 2A), a 9% LIHTC development containing 120 units, was completed in February 2023. HATP Two (Phase 2B), a 4% LIHTC deal, includes 115 units and was completed in December 2023. Section 8 PBV units have been allocated to these two phases as replacement units. A TPV application was approved for Harmony at the Park One (Phase 2A) in calendar year 2022 and a TPV application for Harmony at the Park Two (Phase 2B) was submitted and approved in calendar year 2023. TPV applications to be submitted for Harmony at the Park Three and Sidney P. Osborn Phase One in calendar year 2025. The Housing Department was awarded a 9% LIHTC allocation for Harmony at the Park Three (CN Phase 3B) in June 2022 and in 2024, was awarded a 4% LIHTC allocation for Horizon on Villa (CN Phase 3A). Horizon on Villa will be a 109-unit multifamily residential rental community with 1-5 bedroom units that are a mix of LIHTC, Section 8 PBV, and market rate units. In 2023, the Housing Department applied for, and was awarded, a 9% LIHTC allocation for a portion of the Sidney P. Osborn (SPO) site (CNI Phase 4A), Phase One, that will include 115 mixed-income multifamily residential rental units. SPO Phase One will include 1-3 bedroom units that are a mix of LIHTC, Section 8 PBV, and market rate units. Construction is anticipated to commence in December 2024. In 2024, the Housing Department applied for, and was awarded a 9% LIHTC allocation for a second portion of the Sidney P. Osborn site (CNI Phase 4B), Phase Two, that will include 109 mixed-income multifamily residential units. SPO Phase Two will include 1 – 3 bedroom units that are a mix of LIHTC, Section 8 PBV, and market rate units. Construction is expected to begin in February 2025. In 2025, the Housing Department intends to apply for an allocation of 4% LIHTCs for the third portion of the Sidney P. Osborn site (CNI Phase 4C), Phase Three, that will include 140 mixed-income multifamily residential units. SPO Phase Three will include 1 – 3 bedroom units that are a mix of LIHTC, Section 8 PBV, and market rate units.

Construction is anticipated to begin in October 2025. TPV applications will be submitted for these phases.

As part of Phase 3A, the Housing Department is preserving a courtyard of five buildings from the former A.L. Krohn public housing site as part of its Historic Preservation Treatment Plan. These buildings will undergo significant rehabilitation and will serve as a resident community center for educational services and other neighborhood programming. The Housing Department is also developing a plan to provide free Wi-Fi access throughout its community centers and in residential units.

As part of the Choice Neighborhoods housing development program, the Housing Department's development partner, Trellis, a nonprofit organization that provides homeownership counseling, financial access and neighborhood development, will construct 29 affordable and 15 market value townhome style homeownership units built on the former Frank Luke Homes public housing site. These for-sale townhome residences will be adjacent to the proposed new Linear Park and will range from 2-4 bedrooms. Construction is projected to begin in summer spring 2025.

- **Create neighborhood transformation plan for the Marcos de Niza-Grant Park area through the Choice Neighborhoods Planning grant program. Look for opportunities to implement the resulting plan including applying for the Choice Neighborhoods Implementation grant and utilization of the Low Income Housing Tax Credit program;**

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

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

The Moreland, an affordable housing redevelopment project is located in the Downtown Core, in an area of opportunity. Because of its location and amenities in a high opportunity area, The Moreland is approved as an off-site component of the Choice Neighborhoods grant and will utilize a minimum of 75 Section 8 Project-Based Vouchers the property with priority given to relocating Choice Neighborhoods residents. The City will publish a new RFP in late 2024 or early 2025, seeking a co-developer to complete the development. Construction is expected to begin in calendar year 2025. The development may utilize Faircloth to RAD as a financing strategy.

Central and Columbus is a city-owned property suitable for residential development as part of the Housing Phoenix Plan initiative to redevelop city-owned property with affordable and mixed income housing. The proposed development located east of Central Avenue, between Weldon and Columbus avenues (25-55 E. Weldon Avenue and 26-64 E. Columbus Avenue), is a 3.2-acre



site located within the Central Avenue light rail corridor. The Housing Department awarded Holualoa Capital Management, LLC on 12/18/24 to develop the site into a new mixed-use, mixed-income multifamily housing project of a minimum of 250 units, half of which will be required to be affordable to households at 80% of the area median income and below. The construction start date will be determined after the RFP award in 2025. The Housing Department intends to allocate the 75 PBV units as an off-site component of the Choice Neighborhoods grant.

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

The HSS program has established key partnerships to address the needs of individuals and families impacted by domestic violence and human trafficking. Collaborations include the Community Assistance Program Crisis Response, the City of Phoenix Family Advocacy Center, and the Arizona Coalition Against Domestic Violence. HSS also partners with Terros and La Frontera, which provide counseling services for domestic violence victims. Shelter services for women in immediate need are offered through organizations such as Sojourner, Chicanos por la Causa's DeColores Program, and Chrysalis. Additionally, case management staff receive specialized training on domestic violence services and assist housing residents who require relocation under the protection of VAWA.

The Housing Department continues its collaboration with Arizona State University's (ASU) Sex Trafficking Intervention and Research Program, the City of Phoenix Human Services Department, and Community Bridges to support housing for women survivors of human trafficking with minor children. In 2024, a 15-unit transitional living site was opened to serve these survivors, providing intensive case management, workforce development support, and a safe, stable environment for up to two years. These efforts highlight the program's commitment to holistic, trauma-informed care and fostering resilience among survivors.

HSS also collaborates with AmeriCorps and AmeriCorps VISTA by hosting an Arizona State University master's-level social work intern as part of the Survivor Link Initiative. This initiative places domestic violence advocates statewide, strengthening support networks. The intern, committed to community service, focuses on promoting healthy relationships, domestic violence education, identification, and trauma-informed interventions.

HSS collaborates with community partners, including Dr. Dominique Roe-Sepowitz, Director of Sex Trafficking Intervention and Research at Arizona State University, to advance education and awareness on the critical issue of sex trafficking. This partnership supports targeted training and outreach efforts designed to equip key stakeholders with the knowledge and tools needed to identify, prevent, and respond to sex trafficking within the community. Educational activities include workshops and seminars tailored for local law enforcement, program caseworkers, and community members. These initiatives aim to deepen understanding of the complexities of trafficking, promote a trauma-informed approach, and strengthen collaborative efforts to support survivors. By providing these resources, the partnership helps create a safer, more informed community while empowering professionals to intervene effectively and compassionately.

- **Continue Envision Center model to increase services to improve participant employability, health**

The Aeroterra Community Center concluded its HUD EnVision Center designation but remains committed to its four pillars: Economic Empowerment, Educational Advancement, Health and Wellness, and Character and Leadership. As an affiliate ARIZONA@WORK site and a hub for over 100 partners through the Housing Coalition of Service Providers, the center offers a broad range of resources to the Edison Eastlake Community, including Aeroterra and the new Choice apartments—Soluna I and II, and Harmon I and II. These resources include employment and education assistance, helping participants enroll in training programs and secure employment with a living wage. The center also provides health and wellness services, such as a monthly pantry, immunizations, on-site mental health services, and biometric screenings. Leadership and character development programs are central, offering leadership training and facilitating a Resident Leadership Council. The center consistently forges new partnerships and introduces innovative programs, ensuring it remains a vital resource for the community's growth and well-being.

Key agencies involved include ARIZONA@WORK Phoenix, Valle del Sol, Gateway Community College, College Depot, Phoenix Revitalization Corporation, Arizona Facts of Life, Early Head Start and Head Start, Friendly House, St. Mary's Food Bank, Maricopa County Department of Mental Health, University of Arizona Mobile Health Unit, and the library's StartUp Phoenix program. Services encompass employment preparation, job search assistance, resume support, job training, GED and ELLA classes, health and nutrition programs, community leadership opportunities, youth leadership initiatives, mobile pantry services, budgeting classes, and entrepreneurial programming. Once the Choice expansion is completed between 2025 and 2026, a full campus of resources will be built at the Edison/Eastlake HUB and the revitalized historic units. Additional programming will include a Primary Health, Behavioral Health Care, and Dental Clinic through Valle del Sol; a Community Kitchen operated by Local First; two Head Start classrooms; a gym operated by Fulfillment in Training; and mobile banking through PNC Bank.

In addition to these extensive programs, the center operates a smaller satellite facility nearby, known as "The First Things First Aeroterra Family Resource Center," which caters to families with children ages 0 to 5 years old.

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

The HSS program maintains a partnership with the Area Agency on Aging, which provides a range of services for the elderly, including Essential Care boxes, a 24-hour senior HELP line, the Elder Resource Guide, Adult Protective Services Care Coordination, Senior Adult Independent Living services, and other resources.

Other HSS partnerships include, but are not limited to, St. Mary's Food Bank in collaboration with the Commodity Supplement Food Program (CSFP), Tanner Community Development Corporation, and Plus One Ministry. Gregory's Fresh Market offers food services for senior and disabled residents, while Arizona State University's College of Nursing and Health Innovation provides nursing clinics at senior housing sites. Advance Communities delivers Diabetes Health Education, and Dress for Success's Generations Combined program offers socialization support for seniors at designated sites. The University of Arizona College of Public Health and CVS Project Health provide mobile prevention units staffed with nurses to conduct health screenings, offer education, and administer vaccinations at all senior housing sites. Additional

vaccinations are provided by the Maricopa County Public Health Department and the Phoenix Fire Department.

Tablets with two years of Wi-Fi service were distributed to all senior heads of households at senior housing sites, with the Wi-Fi service extended for an additional two years. Education and training on tablet use were provided. These tablets have given homebound seniors and those with limited mobility or no transportation access to telehealth appointments, online banking, bill payment, family connections, email, and other services.

Case management positions were upgraded to Caseworker II roles to provide more comprehensive one-on-one engagement with residents. As a result, case managers are now assisting with more intensive issues, including mental health instability. Partnerships with programs that provide these services are being maintained, including Terros, Mercy Care's Assertive Community Treatment (ACT) program, the City of Phoenix Fire Department's Community Assistance Program, Embark Behavioral Health, Camelback Recovery, and La Frontera Impact. Regular meetings with Adult Protective Services enable Housing Supportive Services to provide more comprehensive assessments and treatment options for senior residents at risk of eviction.

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

**Goal: Increase homeownership opportunities.**

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

The City of Phoenix's Section 32 Homeownership Program offers eligible low-income families the opportunity to achieve homeownership by purchasing homes from the city's portfolio of scattered-site properties. These properties, previously part of public housing, are renovated and sold at affordable prices to qualified buyers, ensuring they meet HUD guidelines. The program provides a pathway to economic stability and community investment while enabling families to build equity and improve their quality of life. By converting public housing units into owner-occupied homes, the program also fosters neighborhood revitalization and reduces long-term dependence on public assistance. From July 1, 2024 to December 31, 2024, five scattered sites properties were sold via the Section 32 program.

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

As part of the Edison-Eastlake Choice Neighborhoods housing development program, the Housing Department is working with Trellis, a nonprofit development organization to construct 29 affordable and 15 market rate townhome style homeownership units to be built on the former Frank Luke Homes public housing site. These for-sale townhome residences will be adjacent to the proposed Linear Park and will range from 2-4 bedrooms. Construction is projected to begin in spring 2025.

- **Sell Scattered Sites homes via the Section 18 program;**
- **Utilize HOME funds for a down payment assistance program;**

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

In June 2022, Phoenix City Council approved the City’s ARPA Strategic Plan which included an allocation for a community land trust (CLT). In June 2023, a local community development corporation was awarded \$5 million in ARPA funds as a grant to serve as a CLT administrator. Through this grant, the CLT administrator will acquire, rehabilitate and sell a minimum of 25 homes to low-income, first time homebuyers while retaining the underlying land in a trust to ensure long-term affordability.

- **Explore and implement Housing Choice Voucher (HCV) Homeownership Program.**
- **Increase enrollments and successful completions in the Family Self Sufficiency program to support FSS families in homeownership.**

**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, homeless persons, and other special needs populations;**
- **Continue to prioritize Section 8 Housing Choice Vouchers for homeless persons and other special needs populations and partner with agencies who provide referrals and casework for voucher holders;**
- **Utilize HOME-ARP and HOME funds to serve and support housing for homeless persons and other special needs populations.**

In February of 2023 HUD approved the City HOME ARP Allocation plan for \$21 million in HOME ARP funds dedicated to creating housing, shelter for the HOME ARP Qualified Population which include homeless households as well as those experiencing domestic violence. As part of this the City has awarded \$2 million to UMOM to expand its Family Emergency Shelter by 20 units. This project was completed and came online in November 2024. An additional award of \$6 million was made to Salvation Army to expand their Family Services Shelter by 33%. This project is expected to be completed in late 2025. The City has also dedicated \$2.5 million of this allocation towards supportive services for those experiencing homelessness

- **Utilize HOPWA program to promote and support housing and housing services.**
- **Increase partnerships with agencies who serve homeless and other special needs populations.**

**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 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.

**C. Other Document and/or Certification Requirements.**

|                   |  |
|-------------------|--|
| <p><b>C.1</b></p> | <p><b>Significant Amendment or Modification.</b> 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 total annual Public Housing program budget or total annual Section 8 Housing Choice Voucher program budget.</p> <p>Exclusion of RAD-specific items:</p> <ul style="list-style-type: none"> <li>a. The decision to convert to either Project Based Rental Assistance (PBRA) or Project Based Voucher (PBV) assistance;</li> <li>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;</li> <li>c. Changes to the construction and rehabilitation plan for each approved RAD conversion; and</li> <li>d. Changes to the financing structure for each approved RAD conversion.</li> </ul> <p>Exclusion of Choice Neighborhoods specific items:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b. Changes to the construction and rehabilitation plan for each phase of redevelopment; and</li> <li>c. Changes to the financing structure for each phase of redevelopment.</li> </ul> |
| <p><b>C.2</b></p> | <p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y   N<br/> <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>C.3</b></p> | <p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>  |

|            |   |
|------------|---|
| <b>C.4</b> | <b>Required Submission for HUD FO Review.</b><br><br>(a) Did the public challenge any elements of the Plan?<br><br>Y N<br><input type="checkbox"/> <input type="checkbox"/><br><br>(b) If yes, include Challenged Elements. |
| <b>D.</b>  | <b>Affirmatively Furthering Fair Housing (AFFH).</b>  |

**D.1**

**Affirmatively Furthering Fair Housing.** (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

**Fair Housing Goal:**

**Describe fair housing strategies and actions to achieve the goal**

Although not yet required to submit an Assessment of Fair Housing, the City of Phoenix is fulfilling the requirements of 24CFR 903.7(o)(3) by regularly examining our programs and addressing all identified programmatic and/or systemic impediments to fair housing.

**Fair Housing Goal:**

**Describe fair housing strategies and actions to achieve the goal**

**Fair Housing Goal:**

**Describe fair housing strategies and actions to achieve the goal**

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

A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)



- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **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. Plan Elements.**

- 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\(b\)\(1\)](#))
- 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\(a\)\(3\)](#)).

**C. Other Document and/or Certification Requirements.**

- C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32, REV 2.

**C.2 Resident Advisory Board (RAB) comments.**

- (a) Did the public or RAB have 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\(b\)](#), [24 CFR § 903.19](#))

**C.3 Certification by State or Local Officials.**

[Form HUD-50077-SL](#), Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.

**C.4 Required Submission for HUD FO Review.**

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

**D. Affirmatively Furthering Fair Housing.**

**(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)**

**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ ... PHA Plans (including any plans incorporated therein) .... Strategies and actions must affirmatively further fair housing ....” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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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 1.64 hours per year per response or 8.2 hours per response every five years, 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.