

City of Phoenix

*Meeting Location:
City Council Chambers
200 W. Jefferson St.
Phoenix, Arizona 85003*



City of Phoenix

Agenda

Wednesday, June 18, 2025

2:30 PM

phoenix.gov

City Council Formal Meeting

*****REVISED June 17, 2025*****

Item Requested to be Withdrawn: 116;

Item Revised: 149

If viewing this packet electronically in PDF, open and use bookmarks to navigate easily from one item to another.

OPTIONS TO ACCESS THIS MEETING

Virtual Request to speak at a meeting:

- Register online by visiting the City Council Meetings page on phoenix.gov at least 2 hours prior to the start of this meeting. Then, click on this link at the time of the meeting and join the Webex to speak:

<https://phoenixcitycouncil.webex.com/phoenixcitycouncil/onstage/g.php?MTID=e29bc8e15f5294f41b9b1fe6db323e992>

- Register via telephone at 602-262-6001 at least 2 hours prior to the start of this meeting, noting the item number. Then, use the Call-in phone number and Meeting ID listed below at the time of the meeting to call-in and speak.

In-Person Requests to speak at a meeting:

- Register in person at a kiosk located at the City Council Chambers, 200 W. Jefferson St., Phoenix, Arizona, 85003. Arrive 1 hour prior to the start of this meeting. Depending on seating availability, residents will attend and speak from the Upper Chambers, Lower Chambers or City Hall location.
- Individuals should arrive early, 1 hour prior to the start of the meeting to submit an in-person request to speak before the item is called. After the item is called, requests to speak for that item will not be accepted.

At the time of the meeting:

- Watch the meeting live streamed on phoenix.gov or Phoenix Channel 11 on Cox Cable, or using the Webex link provided above.
- Call-in to listen to the meeting. Dial 602-666-0783 and Enter Meeting ID 2552 014 2542# (for English) or 2551 876 1939# (for Spanish). Press # again when prompted for attendee ID.

- Watch the meeting in-person from the Upper Chambers, Lower Chambers or City Hall depending on seating availability.
- Members of the public may attend this meeting in person. Physical access to the meeting location will be available starting 1 hour prior to the meeting.

Para nuestros residentes de habla hispana:

- Para registrarse para hablar en español, llame al 602-262-6001 al menos 2 horas antes del inicio de esta reunión e indique el número del tema. El día de la reunión, llame al 602-666-0783 e ingrese el número de identificación de la reunión 2551 876 1939#. El intérprete le indicará cuando sea su turno de hablar.
- Para solamente escuchar la reunión en español, llame a este mismo número el día de la reunión (602-666-0783; ingrese el número de identificación de la reunión 2551 876 1939#). Se proporciona interpretación simultánea para nuestros residentes durante todas las reuniones.
- Para asistir a la reunión en persona, vaya a las Cámaras del Concejo Municipal de Phoenix ubicadas en 200 W. Jefferson Street, Phoenix, AZ 85003. Llegue 1 hora antes del comienzo de la reunión. Si desea hablar, regístrese electrónicamente en uno de los quioscos, antes de que comience el tema. Una vez que se comience a discutir el tema, no se aceptarán nuevas solicitudes para hablar. Dependiendo de cuantos asientos haya disponibles, usted podría ser sentado en la parte superior de las cámaras, en el piso de abajo de las cámaras, o en el edificio municipal.
- Miembros del público pueden asistir a esta reunión en persona. El acceso físico al lugar de la reunión estará disponible comenzando una hora antes de la reunión.

CALL TO ORDER AND ROLL CALL

MINUTES OF MEETINGS

- 1 **For Approval or Correction, the Minutes of the Formal Meeting on March 5, 2025**

Page 23

BOARDS AND COMMISSIONS

- 2 **Mayor and Council Appointments to Boards and Commissions** Page 24

Attachments

[Attachment A - Boards and Commissions Appointments.pdf](#)

LIQUOR LICENSES, BINGO, AND OFF-TRACK BETTING LICENSE APPLICATIONS

- 3 **Liquor License - Tabla Indian Restaurant - District 1** Page 27

Attachments

[Attachment A - Tabla Indian Restaurant - Data.pdf](#)

[Attachment B - Tabla Indian Restaurant - Map.pdf](#)

- 4 **Liquor License - Humble Market (Series 7) - District 2** Page 31

Attachments

[Attachment A - Humble Market - Data.pdf](#)

[Attachment B - Humble Market - Map.pdf](#)

- 5 **Liquor License - Humble Market (Series 12) - District 2** Page 35

Attachments

[Attachment A - Humble Market - Data.pdf](#)

[Attachment B - Humble Market - Map.pdf](#)

- 6 **Liquor License - Raithu Bazaar - District 2** Page 39

Attachments

[Attachment A - Raithu Bazaar - Data.pdf](#)

[Attachment B - Raithu Bazaar - Map.pdf](#)

- 7 **Liquor License - Yod Thai Eatery - District 2** Page 44

Attachments

[Attachment A - Yod Thai Eatery - Data.pdf](#)

[Attachment B - Yod Thai Eatery - Map.pdf](#)

- 8 **Liquor License - Over Easy - District 3** Page 48

- 9 **Liquor License - The Joy Bus - District 3** Page 50
- Attachments*
- [Attachment A - The Joy Bus - Data.pdf](#)
- [Attachment B - The Joy Bus - Map.pdf](#)
- 10 **Liquor License - Liquor Cave & Convenience - District 3** Page 55
- Attachments*
- [Attachment A - Liquor Cave & Convenience - Data.pdf](#)
- [Attachment B - Liquor Cave & Convenience - Map.pdf](#)
- 11 **Liquor License - Special Event - Phoenix Pride Incorporated - District 4** Page 60
- 12 **Liquor License - Special Event - WayneFest - District 4** Page 61
- 13 **Liquor License - AZ Pizza Co Downtown - District 4** Page 62
- Attachments*
- [Attachment A - AZ Pizza Co Downtown - Data.pdf](#)
- [Attachment B - AZ Pizza Co Downtown - Map.pdf](#)
- 14 **Liquor License - Pescaderia y Carniceria La Vaca Muu - District 4** Page 68
- Attachments*
- [Attachment A - Pescaderia y Carniceria La Vaca Muu - Data.pdf](#)
- [Attachment B - Pescaderia y Carniceria La Vaca Muu - Map.pdf](#)
- 15 **Liquor License - Rohans Supermarket - District 4** Page 73
- Attachments*
- [Attachment A - Rohans Supermarket - Data.pdf](#)
- [Attachment B - Rohans Supermarket - Map.pdf](#)
- 16 **Liquor License - Tortas El Guero - District 4** Page 78
- Attachments*
- [Attachment A - Tortas El Guero - Data.pdf](#)
- [Attachment B - Tortas El Guero - Map.pdf](#)

- 17 **Liquor License - Eye Candy's - District 5** Page 83
Attachments
[Attachment A - Eye Candy's - Data.pdf](#)
[Attachment B - Eye Candy's - Map.pdf](#)
- 18 **Liquor License - Shake Shack #1421 - District 5** Page 89
Attachments
[Attachment A - Shake Shack #1421 - Data.pdf](#)
[Attachment B - Shake Shack #1421 - Map.pdf](#)
- 19 **Liquor License - Lydia's Kitchen - District 6** Page 93
Attachments
[Attachment A - Lydia's Kitchen - Data.pdf](#)
[Attachment B - Lydia's Kitchen - Map.pdf](#)
- 20 **Liquor License - Minnow - District 6** Page 98
Attachments
[Attachment A - Minnow - Data.pdf](#)
[Attachment B - Minnow - Map.pdf](#)
- 21 **Liquor License - Easy Access Wholesale LLC - District 7** Page 104
- 22 **Liquor License - Humble Bistro - District 7** Page 106
Attachments
[Attachment A - Humble Bistro - Data.pdf](#)
[Attachment B - Humble Bistro - Map.pdf](#)
- 23 **Liquor License - Obon Sushi + Bar + Ramen - District 7** Page 111
Attachments
[Attachment A - Obon Sushi + Bar + Ramen - Data.pdf](#)
[Attachment B - Obon Sushi + Bar + Ramen - Map.pdf](#)
- 24 **Liquor License - Stadium - District 7** Page 116
Attachments
[Attachment A - Stadium - Data.pdf](#)
[Attachment B - Stadium - Map.pdf](#)

- 25 **Liquor License - San Tan Brewing Co. - District 8** Page 121
- 26 **Liquor License - Shake Shack - District 8** Page 123
- 27 **Liquor License - Culinary Gangster - District 8** Page 125

Attachments[Attachment A - Culinary Gangster - Data.pdf](#)[Attachment B - Culinary Gangster - Map.pdf](#)

- 28 **Liquor License - Turquoise Wine Bar Roosevelt (Series 7) - District 8** Page 130

Attachments[Attachment A - Turquoise Wine Bar Roosevelt - Data.pdf](#)[Attachment B - Turquoise Wine Bar Roosevelt - Map.pdf](#)

- 29 **Liquor License - Turquoise Wine Bar Roosevelt (Series 10/S) - District 8** Page 135

Attachments[Attachment A - Turquoise Wine Bar Roosevelt - Data.pdf](#)[Attachment B - Turquoise Wine Bar Roosevelt - Map.pdf](#)

- 30 **Off-Track Pari-Mutuel Wagering Permit - Bull Shooters - District 1** Page 140

Attachments[Attachment A - Bull Shooters - Data.pdf](#)[Attachment B - Bull Shooters - Map.pdf](#)**PAYMENT ORDINANCE (Ordinance S-52043) (Items 31-45)**

- 31 **Starwood Hotels & Resorts Management Company LLC dba Sheraton Phoenix Downtown** Page 144
- 32 **Pitney Bowes Global Financial Services, LLC** Page 145
- 33 **Timothy F. Hendershott dba Tartan Associates** Page 146
- 34 **AHS Rescue, LLC dba AHS Rescue & Arizona Hiking Shack; American Diving Supply, LLC; Paragon Dive Group, LLC; and Saguaro Diving LLC** Page 147

35	CEET Industries, Inc. dba Trident Calibration Labs	Page 148
36	National Maintenance Group LLC dba Sentinel Maintenance	Page 149
37	Southwest Industrial Rigging	Page 150
38	Clariti Cloud Inc.	Page 151
39	Malvern Panalytical, Inc.	Page 152
40	City of Glendale	Page 153
41	City of Glendale	Page 154
42	United States Postal Service - Annual Payment Authority	Page 155
43	Various Vendors - Annual Utility Charges	Page 156
44	City Treasurer - Annual Payment Authority	Page 157
45	Settlement of Claim(s) Clugston v. City of Phoenix	Page 158

ADMINISTRATION

46	Public Hearing on Proposed Property Tax Levy, Truth in Taxation and Adoption of the Final 2025-26 Annual Budget - Citywide	Page 159
----	---	----------

Attachments

[Attachment A - CCR 1 2025-26 State Forms TNT.pdf](#)

47	Convening of Special Meeting of the City Council - Citywide	Page 178
----	--	----------

48	Adoption of the Final 2025-26 Operating Funds Budget (Ordinance S-52048) - Citywide	Page 179
----	--	----------

Attachments

[Attachment A - 2025-26 Final Operating Funds Budget.pdf](#)

[Attachment 1 - 2025-26 Final Operating Funds Appropriations.pdf](#)

- 49 **Adoption of the Final 2025-26 Capital Funds Budget (Ordinance S-52074) - Citywide** Page 188
- Attachments*
- [Attachment A - 2025-26 Final Capital Budget Ordinance.pdf](#)
- [Attachment 1 - 2025-26 Final Capital Funds Appropriation.pdf](#)
- 50 **Adoption of the Final 2025-26 Reappropriated Funds Budget (Ordinance S-52049) - Citywide** Page 193
- Attachments*
- [Attachment A - 2025-26 Final Reappropriation Budget.pdf](#)
- [Attachment 1 - 2025-26 Final Reappropriated Funds Appropriations.pdf](#)
- 51 **Amend Ordinance S-50949 Adopting the 2024-25 Annual Budget for Operating Funds (Ordinance S-52046) - Citywide** Page 202
- Attachments*
- [Attachment A - Amend 2024-25 Ord S-50949 Op Reallocations.pdf](#)
- 52 **Amend Ordinance S-50985 Adopting the 2024-25 Capital Funds Budget (Ordinance S-52087) - Citywide** Page 207
- Attachments*
- [Attachment A - 2024-25 Capital Funds Reallocation Ordinance.pdf](#)
- 53 **Amend Ordinance S-50950 Adopting the 2024-25 Final Reappropriation Budget (Ordinance S-52047) - Citywide** Page 212
- Attachments*
- [Attachment A - Amend 2024-25 Ord S-50950 Reapprop Reallocation.pdf](#)
- 54 **Payment Ordinance for Summer Recess (Ordinance S-52067) - Citywide** Page 215
- 55 **Elections Tabulation System Services - Maricopa County Contract 152562 - Amendment (Ordinance S-52044) - Citywide** Page 216
- 56 **Acceptance of an Easement for Vehicular Non-Access Purposes (Ordinance S-52093) - District 2** Page 218

- | | | |
|----|--|----------|
| 57 | Acceptance and Dedication of Easements and a Deed for Public Utility, Sidewalk, Roadway Purposes and Multi Use Trail (Ordinance S-52078) - Districts 1, 5 and 8 | Page 219 |
| 58 | SAP Programming Support Services - Amendment (Ordinance S-52054) - Citywide | Page 221 |
| 59 | MRO Supplies - Industrial, Plumbing, Electrical and HVAC Contract - COOP-25-0042 - Request for Award (Ordinance S-52055) - Citywide | Page 223 |
| 60 | Electrical Safety Training Contract - RFQu 25-0504 - Request for Award (Ordinance S-52121) - Citywide | Page 225 |
| 61 | Heavy Equipment Rentals Contract - COOP 25-0608 - Request for Award (Ordinance S-52058) - Citywide | Page 227 |
| 62 | MRO Supplies - Industrial, Building, Plumbing, Electrical and HVAC Materials - COOP 23-037 - Amendment (Ordinance S-52075) - Citywide | Page 229 |
| 63 | Wireless Communication Services, Accessories and Equipment Contract - COOP 25-0655 - Request for Award (Ordinance S-52094) - Citywide | Page 230 |
| 64 | Investment Consulting Services Contract - RFP PS-25-0542 - Request for Award (Ordinance S-52096) - Citywide | Page 232 |
| 65 | Purchase of Property and Casualty Insurance Policies for the City of Phoenix (Ordinance S-52068) - Citywide | Page 234 |
| 66 | Auditing Consulting Services Contract - COOP 24-0072 - Request for Award and Amendment (Ordinance S-52077) - Citywide | Page 236 |

- 67 **Authorization to Adopt Proposed Update to City of Phoenix Employee Retirement System Pension Funding Policy (Ordinance S-52097) - Citywide** Page 238

Attachments

[Attachment A - 38-863.01 - Pension Funding Policies; Employers - June 2025.pdf](#)
[Attachment B - COPERS Funding Policy - June 2025.pdf](#)
[Attachment C - COPERS Total Unfunded Pension Liability - June 2025.pdf](#)
[Attachment D - COPERS Total Pension Costs by Payment Source - June 2025.pdf](#)
[Attachment E - COPERS Historical Total Funding Percentage - June 2025.pdf](#)
[Attachment F - COPERS Actuarial Support.pdf](#)
[Attachment G - COPERS Total Unfunded Pension Liability - June 2025.pdf](#)

- 68 **Authorization to Adopt Proposed Update to Public Safety Personnel Retirement System Pension Funding Policy (Ordinance S-52098) - Citywide** Page 249

Attachments

[Attachment A - 38-863.01 - Pension Funding Policies; Employers - June 2025.pdf](#)
[Attachment B - PSPRS Funding Policy - June 2025.pdf](#)
[Attachment C - PSPRS Total Unfunded Pension Liability - June 2025.pdf](#)
[Attachment D - PSPRS Total Pension Costs by Payment Source - June 2025.pdf](#)
[Attachment E - PSPRS Historical Total Funding Percentage - June 2025.pdf](#)
[Attachment F - Police Actuarial Support.pdf](#)
[Attachment F - Fire Actuarial Support.pdf](#)
[Attachment G - PSPRS Total Unfunded Pension Liability - June 2025.pdf](#)

- 69 **Ordinance Granting an Exception to Phoenix City Code 42-18 for Municipal Banking Service Agreements - City Contract 135573 (Ordinance S-52122) - Citywide** Page 266

- 70 **Professional Development and Training Services Contract - RFQu 25-0572 - Request for Award (Ordinance S-52130) - Citywide** Page 267

Attachments

[Attachment A - RFQu 25-0572.pdf](#)

- 71 **Intergovernmental Agreement between Maricopa County and City Prosecutor's Office for Use of Maricopa County Phone Services (Ordinance S-52073) - Citywide** Page 271

- 72 **Request Authority to Enter into IGA with AHCCCS to Use Pediatric Health Care Initiative Funds to Finance AHCCCS Payments to Phoenix Children's Hospital (Ordinance S-52076) - Citywide** Page 272
- Attachments*
[Attachment A - Draft FFY 26 PSI IGA City of Phoenix in Support of PCH.pdf](#)
- 73 **Authorization to Amend Contract with Spencer Fane LLP (Ordinance S-52108) - Citywide** Page 284
- 74 **Ak-Chin Indian Community 2025 Gaming Grants (Ordinance S-52100) - Citywide** Page 285
- 75 **Contract Amendment for Investment Consulting Services for 401(A)/457 Plans and Post Employment Health Plans (PEHP) - Hyas Group (Ordinance S-52109) - Citywide** Page 289

COMMUNITY SERVICES

- 76 **(CONTINUED FROM JUNE 4, 2025) - Authorization to Amend Contract 160325 with Human Services Campus, Inc. dba Keys to Change to Increase Authority and Extend Term (Ordinance S-52022) - District 7** Page 291
- Attachments*
[Item 59 - Continuance Memo.pdf](#)
- 77 **Intergovernmental Agreement with Arizona State University for the Canopy for Kids Grant Program (Ordinance S-52116) - Citywide** Page 294
- 78 **Maryvale Parkway Terrace - Site Work Items - Contract RFQ FY25-086-16 (DRW) - Request for Award (Ordinance S-52070) - District 5** Page 296
- 79 **Commercial and Residential Heating, Ventilation, Air Conditioning, and Evaporative Cooler Contract - RFP-FY25-086-13 - Request for Award (Ordinance S-52085) - Citywide** Page 298

- | | | |
|----|---|----------|
| 80 | Landscaping Services - Commercial Contract - RFP-
FY-25-086-12 - Request for Award (Ordinance S-52103) -
Citywide | Page 300 |
| 81 | Amend Ordinance S-50808 for the Wild Rose Flats
Affordable Housing Project (Ordinance S-52104) -
District 4 | Page 302 |
| 82 | Award of Co-Development Partner for The Moreland
Affordable Housing Development Project (Ordinance
S-52107) - District 8 | Page 304 |
| 83 | Amend Ordinance S-49833 for the Helen Drake Senior
Center Affordable Housing Site Redevelopment Project
(Ordinance S-52118) - District 5 | Page 307 |
| 84 | Amend Federal HOME Program Contract 132009 with
Madison Pointe Apartments LP (Ordinance S-52110) -
District 4 | Page 309 |
| 85 | Authorization to Apply for, Accept and Implement a U.S.
Department of Housing and Urban Development
Resident Opportunities and Self Sufficiency Family Self
Sufficiency Service Coordinator Grant (Ordinance
S-52120) - Citywide | Page 311 |
| 86 | Authorization to Enter into Contract with U.S. Vets -
Phoenix LLC and Accept Funding (Ordinance S-52132)
- District 1 | Page 313 |
| 87 | Arts, Education, and Recreation Supplies and
Equipment Qualified Vendor List (Ordinance S-52091) -
Citywide | Page 315 |
| 88 | Qualified Vendor List for Head Start Birth to Five
Classroom Observation Services (Ordinance S-52092) -
Districts 1, 3, 4, 5, 7 & 8 | Page 317 |

- 89 **Authorization to Amend the Arizona Community Action Association dba Wildfire Ordinance S-51878 to Increase Pay Authority (Ordinance S-52112) - Citywide** Page 320
- 90 **OrangeBoy, Inc. Savannah Web-based Customer Engagement Services Platform - EXC 23-009 - Amendment (Ordinance S-52052) - Citywide** Page 322
- 91 **Amendment to Consolidated Plan's Citizen Participation Plan - Citywide** Page 324
- Attachments*
 [Attachment A - Draft Citizen Participation Plan Amendment_05.12.25.pdf](#)
- 92 **Annual Review and Updates to the Neighborhood Services Department's Code Enforcement Policy - Citywide** Page 339
- Attachments*
 [Attachment A - Code Enforcement Policy_approved_06.12.2024.pdf](#)
 [Attachment B - Code Enforcement Policy_Amended_Formal_06.18.2025.pdf](#)
- 93 **2025-26 Community Development Block Grant Neighborhood Enhancement and Infrastructure Programs (Ordinance S-52060) - Citywide** Page 359
- 94 **2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan - Submission to HUD (Ordinance S-52051) - Citywide** Page 361
- Attachments*
 [Attachment A - Phoenix 25-29 ConPlan Public Comment Draft.pdf](#)
- 95 **2025-26 Neighborhood Services Department Housing Rehabilitation Programs (Ordinance S-52061) - Citywide** Page 640
- 96 **Keep Phoenix Beautiful Fiscal Agent Agreement for Neighborhood Grants (Ordinance S-52133) - Citywide** Page 643
- 97 **Lead, Asbestos, and Radon Testing and Mitigation Services - NSD-RFQu-25-002 - Amendment (Ordinance S-52131) - Citywide** Page 645

- | | | |
|---|---|----------|
| 98 | 1305 and 1410 W. Polk Street - Authorization for Sale and Development (Ordinance S-52106) - District 7 | Page 646 |
| 99 | Mailing Services with Electronic Transfer - Professional Services Agreement 161139 - Amendment (Ordinance S-52129) - Citywide | Page 649 |
| 100 | Grant of Access Easement and Authorization to License a Portion of City-Owned Property to the Arizona Jewish Historical Society at 1221 N. Central Avenue (Ordinance S-52095) - District 7 | Page 650 |
| 101 | Artist Contracts for Phoenix Sky Harbor International Airport Terminal 3 Modernization Public Art Project (Ordinance S-52126) - District 8 | Page 652 |
| 102 | Fiscal Year 2025-30 Public Art Plan (Ordinance S-52123) - Citywide | Page 654 |
| <i>Attachments</i>
Attachment A - City of Phoenix FY25-30 Public Art Plan.pdf
Attachment B - City of Phoenix FY25-30 Public Art Plan budget.pdf | | |
| 103 | Purchase of a Stump Grinder (Ordinance S-52086) - Citywide | Page 690 |
| 104 | Grant of a Public Utility Easement on City-Owned Property Located at 10201 S. Central Avenue for South Mountain Activity Center Renovations (Ordinance S-52083) - District 8 | Page 691 |
| 105 | Acquisition of Real Property from Arizona State Land Department for Phoenix Sonoran Desert Preserve Located North 39th Avenue and West Hackamore Drive (Ordinance S-52053) - District 1 | Page 694 |
| 106 | Swimming Pool Maintenance Supplies, Accessories, and Repair Parts Contract - PKS-IFB-25-0740 - Request for Award (Ordinance S-52117) - Citywide | Page 696 |

ECONOMIC DEVELOPMENT

- 107 **Issuance of Multifamily Housing Revenue Construction/Permanent Note (Wild Rose Flats Project), Series 2025 (Resolution 22314) - District 4** Page 698

Attachments

[Attachment A - City Council Resolution - Wild Rose Flats v4 5.23.2025.pdf](#)

- 108 **Issuance of Multifamily Housing Revenue Bonds (Broadway Farms at Hurley Station, Phase I Project) and Multifamily Housing Revenue Note (Broadway Farms at Hurley Station, Phase I Project) (Resolution 22315) - District 7** Page 705

Attachments

[Attachment A - City Council Approval Resolution Broadway Farms v4 5.23.2025.pdf](#)

- 109 **Security Services Contract - RFA PCC 26-0011 - Request for Award (Ordinance S-52119) - Districts 7 & 8** Page 712

PUBLIC SAFETY

- 110 *****REQUEST TO CONTINUE (SEE ATTACHED MEMO)*** (CONTINUED FROM JUNE 4, 2025) - NVLS (LEARN) Database Subscription Services - RFA 18-011 - Amendment (Ordinance S-52035) - Citywide** Page 715

Attachments

[Item 110 - Continuance Memo.pdf](#)

- 111 **Emergency Medical Services (EMS) Training Textbooks Contract - IFB-25-0602 - Request for Award (Ordinance S-52101) - Citywide** Page 718

- 112 **Proficiency Tests Contract - RFA 25-0474 - Request for Award (Ordinance S-52057) - Citywide** Page 720

- 113 **Police Records Management System (RMS) - Requirements Contract - ITR 22-052 - Amendment (Ordinance S-52056) - Citywide** Page 722

- 114 **inPURSUIT Records Management System Professional and Support - Amendment (Ordinance S-52050) - Citywide** Page 724
- 115 **Retroactive Authorization to Apply for and Accept the FY26 Full-Service Forensic Crime Laboratory Grant (Ordinance S-52102) - Citywide** Page 725
- *116 *****REQUEST TO WITHDRAW (SEE ATTACHED MEMO)***** Page 726
Approval to Enter into Agreements with Various Local Law Enforcement Agencies for the Use of the Phoenix Police Department's Records Management System (Ordinance S-52082) - Citywide
- Attachments*
[Item 116 - Withdrawal Memo.pdf](#)
- 117 **Law Enforcement Mental Health and Wellness Act Implementation Grant (Ordinance S-52111) - Citywide** Page 729

TRANSPORTATION AND INFRASTRUCTURE

- 118 *****REQUEST TO CONTINUE (SEE ATTACHED MEMO)***** Page 731
(CONTINUED FROM JUNE 4, 2025) - Photo Enforcement Cameras - COOP 25-0615 - Request for Award (Ordinance S-51964) - Citywide
- Attachments*
[Item 118 - Continuance Memo.pdf](#)
[Item 103 - Continuance Memo.pdf](#)
- 119 **Voluntary Acquisition of Real Property Located at 211 S. 28th Street for Phoenix Sky Harbor International Airport (Ordinance S-52084) - District 8** Page 735
- 120 **Video Surveillance System Licensing, Maintenance and Repair Services Contract - IFB 25-0536 - Request for Award (Ordinance S-52063) - Citywide** Page 737

- | | | |
|----------------------------------|--|----------|
| 121 | Baggage Handling Systems - Operations, Maintenance, Repair, and Controls System Design, Programming, and Integration Services Contract - AVN RFP 24-0156 - Request for Award (Ordinance S-52080) - District 8 | Page 739 |
|
 | | |
| 122 | ABB Variable Frequency Drives Hardware Replacement, Maintenance, and Repair Services Contract - RFA 25-0763 - Request for Award (Ordinance S-52081) - Citywide | Page 741 |
|
 | | |
| 123 | Amend Food and Beverage Concession Lease with Kind Hospitality, Inc. (Ordinance S-52115) - District 1 | Page 743 |
|
 | | |
| 124 | Authorization to Amend License Agreement 141668 with Cellco Partnership (Ordinance S-52065) - District 7 | Page 745 |
|
 | | |
| 125 | Miscellaneous Building Repairs - IFB 26-FMD-007 - Request for Award (Ordinance S-52062) - Citywide | Page 747 |
|
 | | |
| 126 | Heavy Equipment Rental Non-Operated - COOP 25-0482 - Request for Award (Ordinance S-52069) - Citywide | Page 749 |
|
 | | |
| 127 | Automated Vehicle Location Services Contract - RFA-2324-WAD-531 - Amendment (Ordinance S-52072) - Citywide | Page 751 |
|
 | | |
| 128 | Public Works Fleet Services Rate Study (Ordinance S-52088) - Citywide | Page 752 |
|
 | | |
| 129 | Valley Youth Theatre - Architectural Services - AR00000026 (General Obligation Bond) (Ordinance S-52059) - District 7 | Page 753 |
|
 | | |
| <i>Attachments</i> | | |
| Attachment A.pdf | | |
|
 | | |
| 130 | Intergovernmental Agreements with Maricopa County for the Connected Vehicle Acceleration Zone Project (Ordinance S-52045) - Citywide | Page 757 |

- | | | |
|-----|--|----------|
| 131 | Traffic Signal Head and LED Indications Contract - IFB 25-0529 - Request for Award (Ordinance S-52064) - Citywide | Page 759 |
| 132 | Parking Pay-by-Phone Agreement - RFP 63-0028 - Amendment (Ordinance S-52066) - Districts 7 & 8 | Page 761 |
| 133 | Agreement with Arizona Department of Transportation (ADOT) for the State Route 303 (SR 303) between 51st Avenue and Interstate 17 (I-17) (Ordinance S-52089) - Districts 1 & 2 | Page 763 |
| 134 | Authorization to Apply for and Accept Transportation Funding for Arterial Widening Program and Arterial Rehabilitation and Reconstruction Program Grants Through Maricopa Association of Governments for Fiscal Years 2025 through 2028 (Ordinance S-52113) - Districts 2, 3, 7 & 8 | Page 765 |
| 135 | Apply for U.S. Department of Transportation Safe Streets and Roads for All Grant Opportunity for Federal Fiscal Year 2024-25 - Federal Bipartisan Infrastructure Law Funding (Ordinance S-52114) - Districts 1, 3, 4 & 7 | Page 767 |
| 136 | Network Infrastructure Services License Agreement with Zoom Tech Arizona Limited (Ordinance S-52124) - Citywide | Page 770 |
| 137 | Network Infrastructure Services License Agreement with PRIME Fiber (Ordinance S-52125) - Citywide | Page 771 |
| 138 | Network Infrastructure Services License Agreement with BAM Broadband OPCO, LLC (Ordinance S-52127) - Citywide | Page 772 |
| 139 | Network Infrastructure Services License Agreement with Flying Bull Internet, LLC d/b/a NOVOS Fiber (Ordinance S-52128) - Citywide | Page 773 |

- | | | |
|-----|--|----------|
| 140 | Statewide Analytical and Other Equipment Maintenance
Managed Services Contract - COOP-25-0618
(Ordinance S-52071) - Citywide | Page 774 |
| 141 | Modular Storage and Dosing Systems for Ferrous
Chloride - Maintenance and Supply - Amendment
(Ordinance S-52079) - Citywide | Page 775 |
| 142 | Arizona Department of Environmental Quality Operator
Certification Program Training Services Contract -
RFP-2425-WST-703 - Request for Award (Ordinance
S-52090) - Citywide | Page 777 |
| 143 | Agilent Laboratory Instruments and Equipment
Contract - RFA-25-0756 - Request for Award (Ordinance
S-52099) - Citywide | Page 779 |
| 144 | Risk Management Program Services Contract -
RFP-2425-WES-677 - Request for Award (Ordinance
S-52105) - Citywide | Page 781 |
| 145 | Odor Abatement Services for Sanitary Sewer Systems -
RFA-1718-WWC-35 - Amendment (Ordinance S-52134) -
Citywide | Page 783 |

PLANNING AND ZONING MATTERS

- | | | |
|-----|---|----------|
| 146 | Abandonment of Right-of-Way - ABND 220053 -
Northeast Corner of 9th Street and Greenway Parkway
(Resolution 22313) - District 3 | Page 785 |
| 147 | Abandonment of Easements - ABND 250009 - 5983 N.
Elsie Avenue (Resolution 22312) - District 6 | Page 786 |
| 148 | Public Hearing - Biennial Certified Audit of Land Use
Assumptions, Infrastructure Improvement Plan and
Development Fees - Citywide | Page 787 |

Attachments

[Attachment A - Phoenix - Final Impact Fee Audit - May 28 2025.pdf](#)

*149 *****ITEM REVISED (SEE ATTACHED MEMO)*** Public Hearing - Amend City Code - Ordinance Adoption - Adoption of the 2024 Phoenix Building Construction Code with Amendments (Ordinance G-7397) - Citywide** Page 937

Attachments

[Item 149 - Revised Memo.pdf](#)

[Attachment A - Summary.pdf](#)

[Attachment B - Draft Ordinance and Amendments.pdf](#)

150 **Public Hearing - Amend City Code - Ordinance Adoption - Multi-Family Conversion Text Amendment - Z-TA-3-25-Y (Ordinance G-7395) - Citywide** Page 1358

Attachments

[Attachment A - Draft Ordinance - Z-TA-3-25-Y.pdf](#)

[Attachment B - Staff Report - Z-TA-3-25-Y.pdf](#)

[Attachment C - PC Summary - Z-TA-3-25-Y.pdf](#)

151 *****REQUEST TO CONTINUE (SEE ATTACHED MEMO)*** Public Hearing and Resolution Adoption - General Plan Amendment GPA-2-25-Y - Data Centers (Resolution 22316) - Citywide** Page 1371

Attachments

[Attachment A - Item 151 Continuance Memo.pdf](#)

[Attachment B - Staff Report - GPA-2-25-Y.pdf](#)

[Attachment C - VPC Summaries - GPA-2-25-Y.pdf](#)

[Attachment D - PC Memo - GPA-2-25-Y.pdf](#)

[Attachment E - PC Summary - GPA-2-25-Y.pdf](#)

[Attachment F - Correspondence.pdf](#)

152 ***REQUEST TO CONTINUE (SEE ATTACHED MEMO)***

Page 1471

**Public Hearing - Amend City Code - Ordinance
Adoption - Data Centers - Z-TA-2-25-Y (Ordinance
G-7396) - Citywide**

Attachments[Attachment A - Item 152 Continuance Memo.pdf](#)[Attachment B - Staff Report - Z-TA-2-25-Y.pdf](#)[Attachment C - VPC Summaries - Z-TA-2-25-Y.pdf](#)[Attachment D - PC Memo - Z-TA-2-25-Y.pdf](#)[Attachment E - PC Summary - Z-TA-2-25-Y.pdf](#)[Attachment F - Correspondence.pdf](#)**REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS**153 **Consideration of Citizen Petition by Estela Varela
Related to Community Safety - Citywide**

Page 1588

Attachments[Attachment A - Petition Submitted by Estela Varela.pdf](#)**000 CITIZEN COMMENTS****ADJOURN**



For Approval or Correction, the Minutes of the Formal Meeting on March 5, 2025

Summary

This item transmits the minutes of the Formal Meeting of March 5, 2025, for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington Street, 15th Floor.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.



City of Phoenix

City Council Formal Meeting

Report

Agenda Date: 6/18/2025, Item No. 2

Mayor and Council Appointments to Boards and Commissions

Summary

This item transmits recommendations from the Mayor and Council for appointment or reappointment to City Boards and Commissions.

Responsible Department

This item is submitted by the Mayor's Office.

ATTACHMENT A



City of Phoenix

To: City Council
From: Mayor Kate Gallego

Date: June 18, 2025

Subject: BOARDS AND COMMISSIONS – APPOINTEES

The purpose of this memo is to provide recommendations for appointments to the following Boards and Commissions:

Audit Committee

I recommend the following for appointment:

Betty Guardado

Councilwoman Betty Guardado replaces Councilman Jim Waring for a term to expire July 1, 2027.

Fast-Track Cities Ad Hoc Committee

Councilwoman Laura Pastor and Councilwoman Debra Stark recommend the following for appointment:

Howard Grossman

Dr. Grossman is the Medical Director at Spectrum Medical Care and a resident of District 4.

Judicial Selection Advisory Board

I recommend the following for appointment:

Angela Paton

Judge Paton serves on the Court of Appeals, Division One. She replaces Judge David Weinzwieg as the representative of the Court of Appeals for a term to expire November 19, 2025.

Maryvale Village Planning Committee

Councilwoman Betty Guardado recommends the following for appointment:

Lorena Gutierrez

Ms. Gutierrez is a retiree and a resident of District 5. She fills a vacancy for a term to expire June 18, 2027.

Mayor's Human Trafficking Task Force

Councilman Jim Waring recommends the following for appointment:

Kevin Engholdt

Mr. Engholdt is a professor at Arizona State University and a resident of District 2.

Phoenix Deferred Compensation Board/Post Employment Healthcare Plan Board

I recommend the following for appointment:

John Teefy

Mr. Teefy is a retiree and a resident of District 6. He fills a vacancy for a term to expire June 18, 2028.



Liquor License - Tabla Indian Restaurant - District 1

Request for a liquor license. Arizona State License Application 346661.

Summary

Applicant

Juanita Esparza, Agent

License Type

Series 12 - Restaurant

Location

2501 W. Happy Valley Road, Ste. H-105

Zoning Classification: C-2 DVAO

Council District: 1

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is July 1, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"The owners of Tabla Indian Restaurant are committed to upholding the highest standards for 'business practices & employees'. Mr. Krishnanjan Alaparathi will be the main operator of the establishment. Has been trained in the techniques of legal responsibility. Mr. Alaparathi has taken Title IV Basic & Mgmt Liq Law training course. He will oversee employees & provide a safe enviroment for all patrons."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Mr. Alaparti & Mr. Pulla Roa of Tabla Indian Restaurant will provide the service of mainly specialty cultural beers, wine, and an occasion spirit in a family restaurant environment upon the request of the general public and patrons over the age of 21 years. In addition will responsibly adhere to all state, city & federal tax laws & maintain a strict adherence to the security requirements."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Tabla Indian Restaurant - Data

Attachment B - Table Indian Restaurant - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: TABLA INDIAN RESTAURANT

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	1	0
Beer and Wine Bar	7	3	1
Liquor Store	9	4	2
Beer and Wine Store	10	4	3
Hotel	11	2	0
Restaurant	12	20	19

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	59.07	181.21
Violent Crimes	12.31	3.23	8.28

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

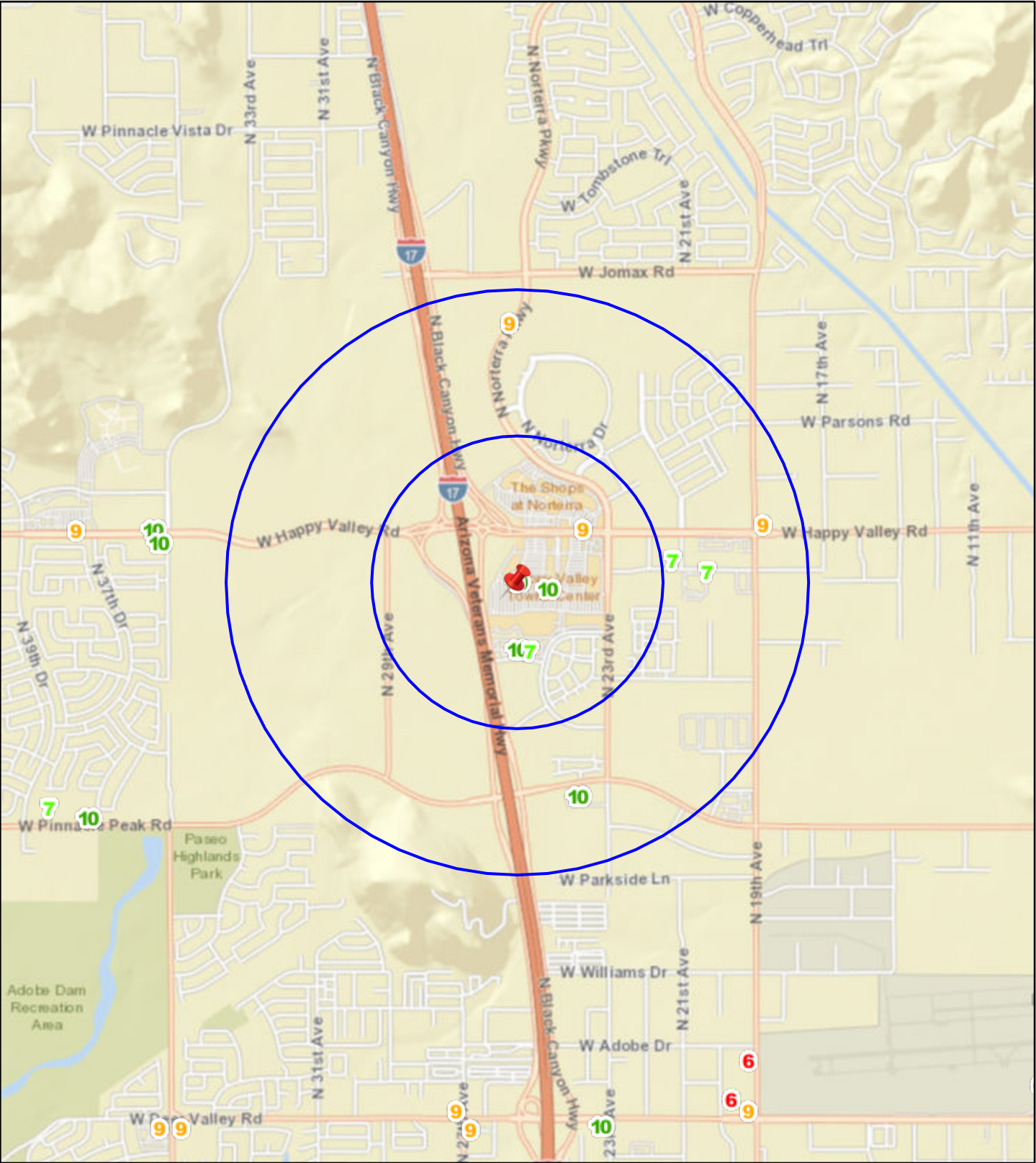
Description	Average	1/2 Mile Average
Parcels w/Violations	39	0
Total Violations	67	0

Census 2020 Data 1/2 Mile Radius

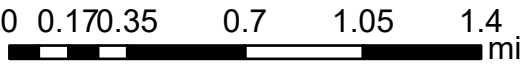
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6119001	1987	449	11	33
6123012	3501	661	276	286
Average	1601	393	60	177

Liquor License Map: TABLA INDIAN RESTAURANT

2501 W HAPPY VALLEY RD



Date: 6/5/2025





Liquor License - Humble Market (Series 7) - District 2

Request for a liquor license. Arizona State License Application 345813.

Summary

Applicant

Andrea Lewkowitz, Agent

License Type

Series 7 - Beer and Wine Bar

Location

5450 E. High Street, Ste. 117
Zoning Classification: C-2 DRSP
Council District: 2

This request is for an ownership and location transfer of a liquor license for a bar. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit for a bar. This business is currently being remodeled with plans to open in August 2025.

The 60-day limit for processing this application is June 24, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Applicant is committed to upholding the highest standards for business and maintaining compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"From the owners of Humble Bistro, Humble Market will feature high-quality, fresh menu dishes complemented by an impressive selection of unique beers and wines. Applicant would like to offer beer and wine to-go to guests 21 and over."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Humble Market - Data

Attachment B - Humble Market - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: HUMBLE MARKET

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	12	4
Beer and Wine Bar	7	4	3
Liquor Store	9	3	0
Beer and Wine Store	10	5	1
Hotel	11	1	0
Restaurant	12	29	10

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	49.2	35.98
Violent Crimes	12.31	3.13	2.97

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

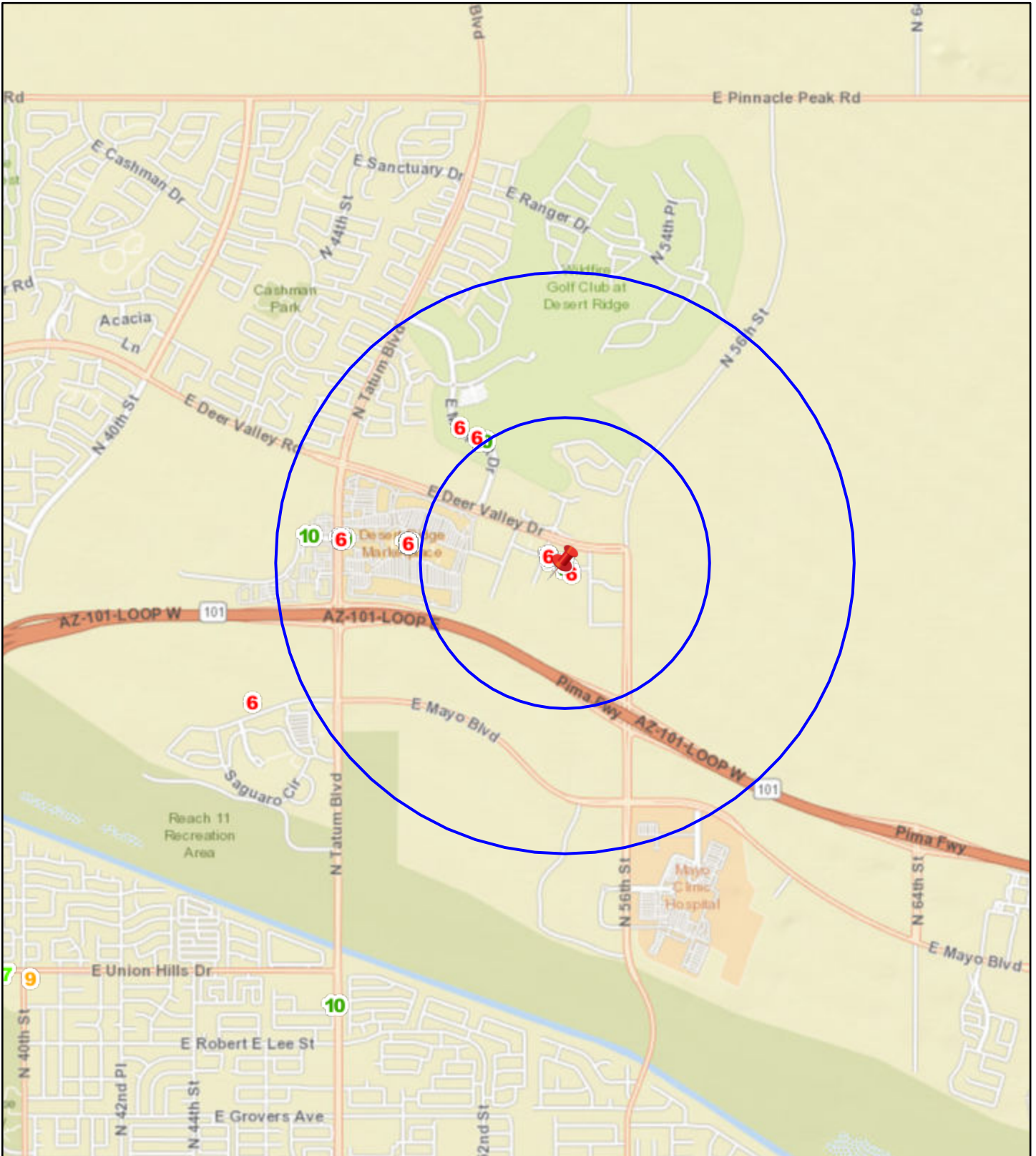
Description	Average	1/2 Mile Average
Parcels w/Violations	40	0
Total Violations	67	0

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6152011	656	0	41	20
6152012	6102	515	722	1020
6152022	84	50	30	0
6152023	3418	1016	778	112
Average	1601	393	60	177

Liquor License Map: HUMBLE MARKET

5450 E HIGH ST



Date: 5/29/2025



0 0.170.35 0.7 1.05 1.4 mi

City Clerk Department



Liquor License - Humble Market (Series 12) - District 2

Request for a liquor license. Arizona State License Application 345813.

Summary

Applicant

Andrea Lewkowitz, Agent

License Type

Series 12 - Restaurant

Location

5450 E. High Street, Ste. 117

Zoning Classification: C-2 DRSP

Council District: 2

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This business is currently being remodeled with plans to open in August 2025.

The 60-day limit for processing this application is June 24, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the

applicant in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Applicant is committed to upholding the highest standards for business and maintaining compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"From the owners of Humble Bistro, Humble Market will feature high-quality, fresh menu dishes - such as steak, fish, tacos, burgers, and salads in a casual family-friendly atmosphere. Applicant would like to offer guests 21 and over the opportunity to order alcohol with the meals served."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Humble Market - Data

Attachment B - Humble Market - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: HUMBLE MARKET

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	12	4
Beer and Wine Bar	7	4	3
Liquor Store	9	3	0
Beer and Wine Store	10	5	1
Hotel	11	1	0
Restaurant	12	29	10

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	49.2	35.98
Violent Crimes	12.31	3.13	2.97

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

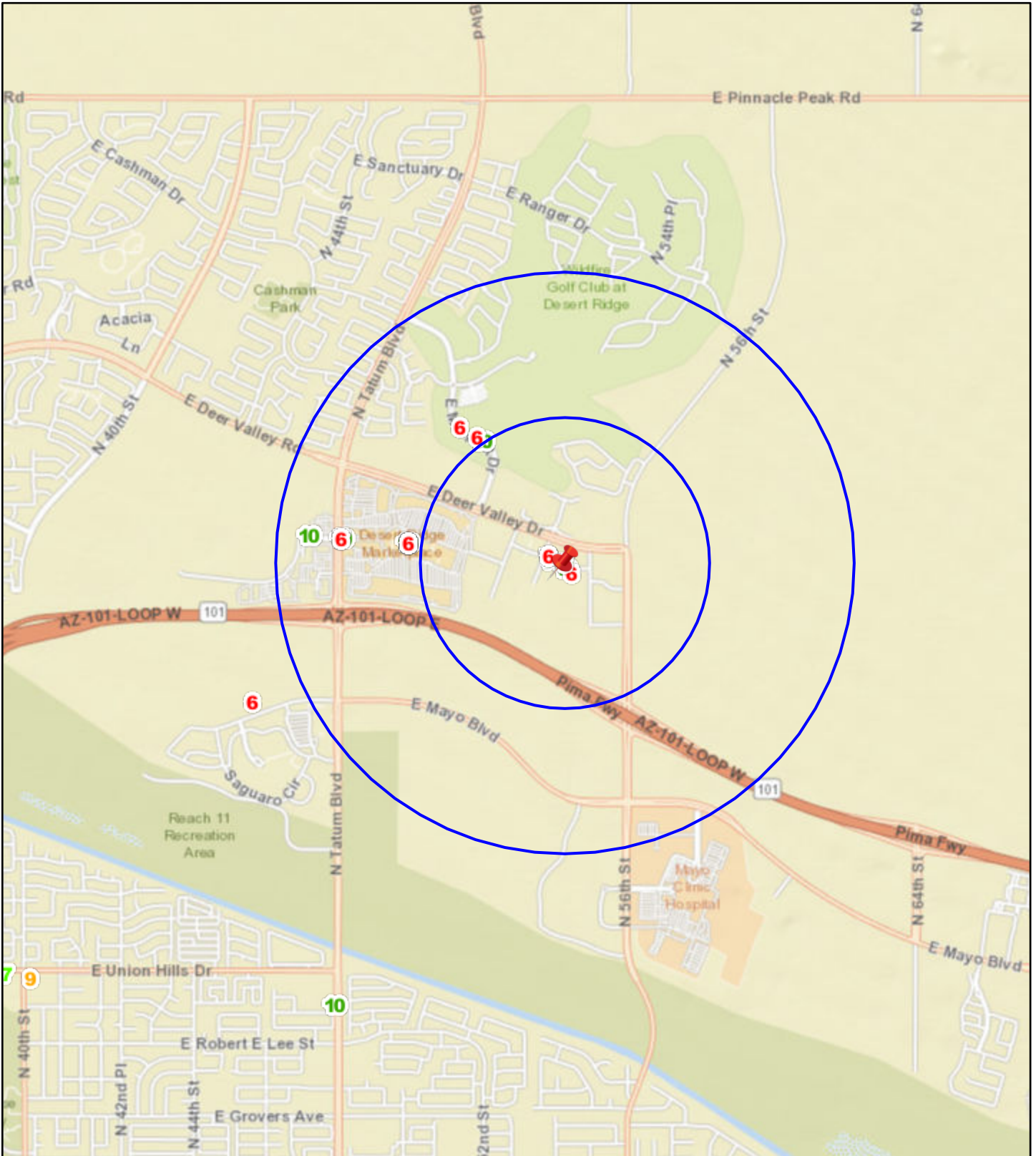
Description	Average	1/2 Mile Average
Parcels w/Violations	40	0
Total Violations	67	0

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6152011	656	0	41	20
6152012	6102	515	722	1020
6152022	84	50	30	0
6152023	3418	1016	778	112
Average	1601	393	60	177

Liquor License Map: HUMBLE MARKET

5450 E HIGH ST



Date: 5/29/2025



0 0.170.35 0.7 1.05 1.4 mi

City Clerk Department



Liquor License - Raithu Bazaar - District 2

Request for a liquor license. Arizona State License Application 337931.

Summary

Applicant

Roopesh Kantala, Agent

License Type

Series 10 - Beer and Wine Store

Location

3130 E. Union Hills Drive, Ste. 101 & 102

Zoning Classification: C-2

Council District: 2

This request is for a new liquor license for a grocery store. This location was previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow package liquor sales.

The 60-day limit for processing this application is June 23, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I am a responsible individual, have experience running and managing retail stores I try to keep my work environment safe and keep customer safety in mind. I have higher education and managed retail space before."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"Some recreation when drink responsibly and in safe environment is acceptable. Will be offering unique international collection to try and enjoy responsibly."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Raithu Bazaar - Data

Attachment B - Raithu Bazaar - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: RAITHU BAZAAR

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	1
Beer and Wine Bar	7	1	1
Liquor Store	9	3	1
Beer and Wine Store	10	3	1
Restaurant	12	2	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	54.32	43.31
Violent Crimes	12.31	7.88	6.36

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

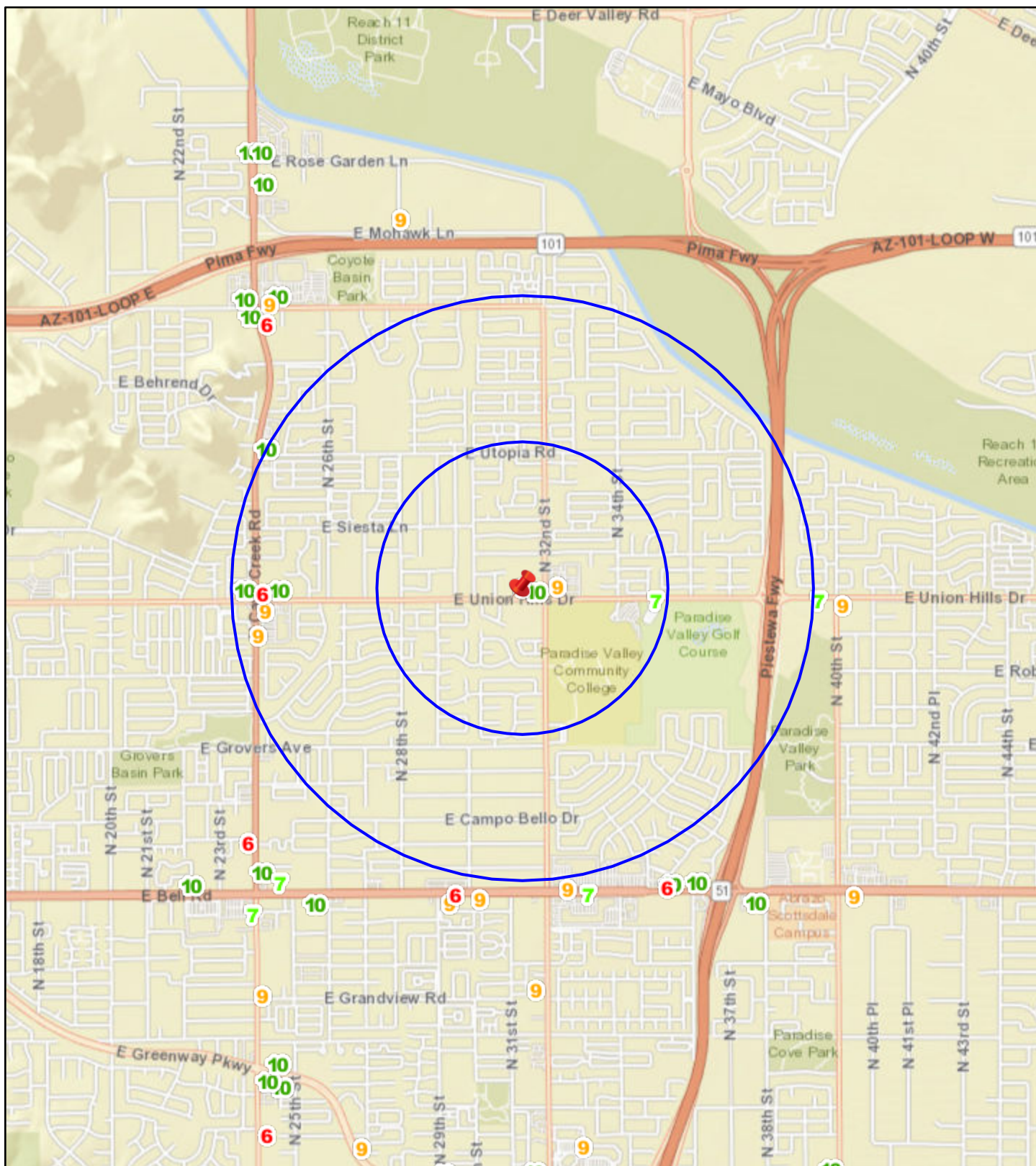
Description	Average	1/2 Mile Average
Parcels w/Violations	40	37
Total Violations	68	53

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6170021	1230	377	11	30
6170022	1479	466	53	337
6170024	932	327	25	118
6171002	1032	344	7	12
6172001	1588	499	14	9
6172002	1051	371	20	14
6195001	1237	357	18	69
6195002	2117	605	14	19
6196021	1901	596	29	269
Average	1601	393	60	177

Liquor License Map: RAITHU BAZAAR

3130 E UNION HILLS DR



Date: 4/28/2025



City Clerk Department



Liquor License - Yod Thai Eatery - District 2

Request for a liquor license. Arizona State License Application 346345.

Summary

Applicant

Tiffany Tavee, Agent

License Type

Series 12 - Restaurant

Location

13802 N. Scottsdale Road, Ste. 130

Zoning Classification: PSC

Council District: 2

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow the sale alcoholic beverages, outdoor dining, and outdoor alcoholic beverage consumption.

The 60-day limit for processing this application is June 24, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"We understand the laws and regulations governing alcohol sales. We have previous experience in the restaurant industry has given us the skills to manage and operate a licensed establishment responsibly."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Yod Thai Eatery will create a welcoming environment for the community to eat and drink with their family and friends. We will also be able to create more job opportunities from the issuance of the liquor license and additional business into the city and community."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Yod Thai Eatery - Data

Attachment B - Yod Thai Eatery - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: YOD THAI EATERY

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	1
Beer and Wine Bar	7	1	0
Beer and Wine Store	10	4	3
Restaurant	12	22	7

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	16.18	24.73
Violent Crimes	12.31	1.08	1.59

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

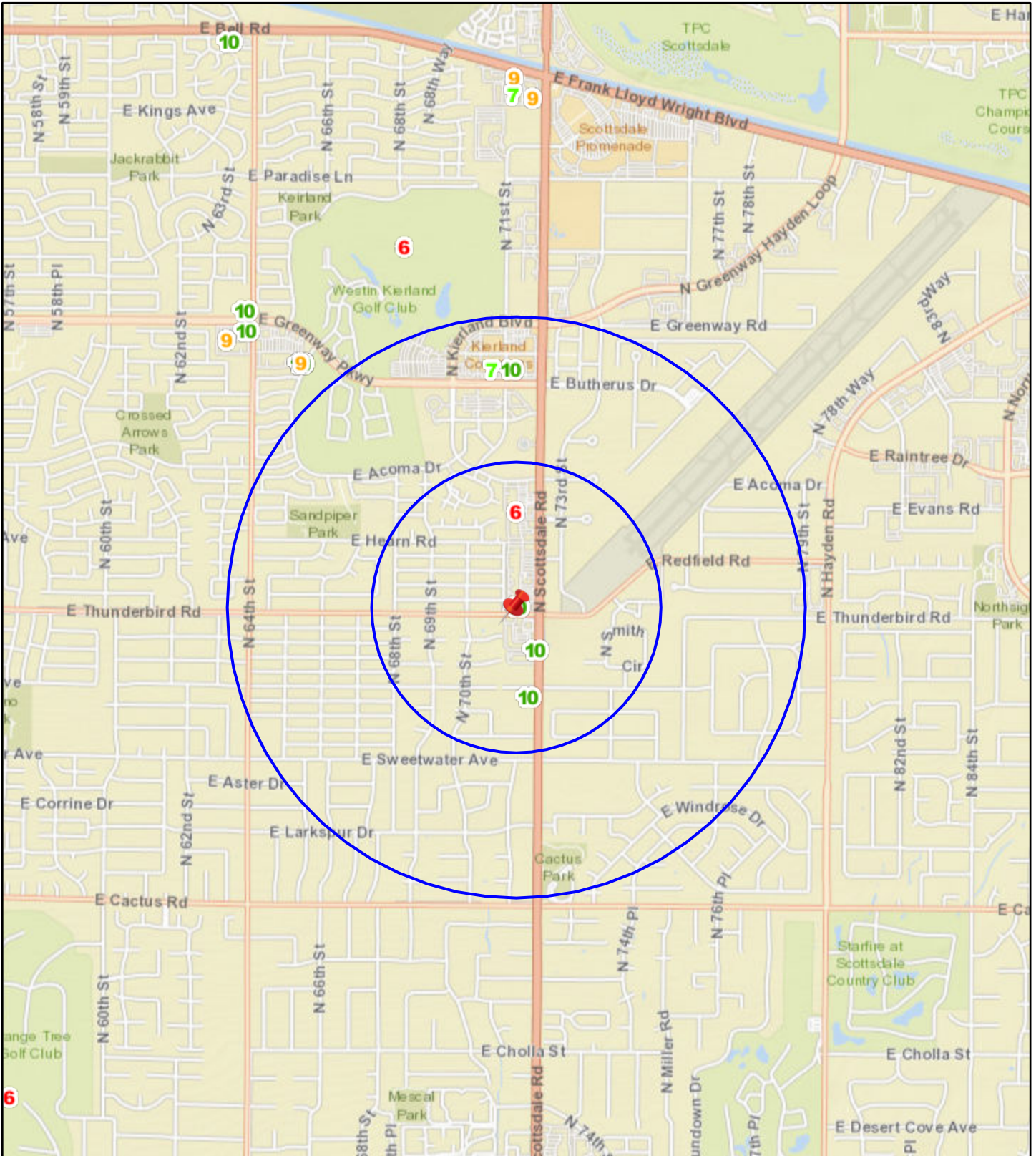
Description	Average	1/2 Mile Average
Parcels w/Violations	40	15
Total Violations	67	21

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1032071	1242	389	51	23
1032072	973	325	34	69
1032201	765	385	46	26
1032202	979	336	176	45
2168161	2299	576	378	112
Average	1601	393	60	177

Liquor License Map: YOD THAI EATERY

13802 N SCOTTSDALE RD



Date: 5/29/2025



0 0.1 0.35 0.7 1.05 1.4 mi



Liquor License - Over Easy - District 3

Request for a liquor license. Arizona State License Application 346583.

Summary

Applicant

Jeffrey Miller, Agent

License Type

Series 12 - Restaurant

Location

10637 N. Tatum Boulevard, Ste. 101A

Zoning Classification: C-1, C-2

Council District: 3

This request is for an acquisition of control of an existing liquor license for a restaurant. This location is currently licensed for liquor sales.

The 60-day limit for processing this application is June 23, 2025.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the

applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
“We have operated several Over Easy's and now get the opportunity to own. We will continue to run a smooth operating establishment. We require our staff to be Title 4 liquor trained.”

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.



Liquor License - The Joy Bus - District 3

Request for a liquor license. Arizona State License Application 339246.

Summary

Applicant

Jennifer Desaye, Agent

License Type

Series 12 - Restaurant

Location

10401 N. 32nd Street, Ste. C/D

Zoning Classification: C-2

Council District: 3

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow outdoor dining and outdoor alcohol consumption.

The 60-day limit for processing this application is June 20, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have proven from my past history of holding a license to be a responsible business owner."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"The Joy Bus provides a valuable service to our community and the sales of liquor help fund our programs."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - The Joy Bus - Data

Attachment B - The Joy Bus - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: THE JOY BUS

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	1
Beer and Wine Bar	7	1	1
Liquor Store	9	3	3
Beer and Wine Store	10	4	4
Restaurant	12	8	8

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	35.96	59.02
Violent Crimes	12.31	3.79	7.43

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

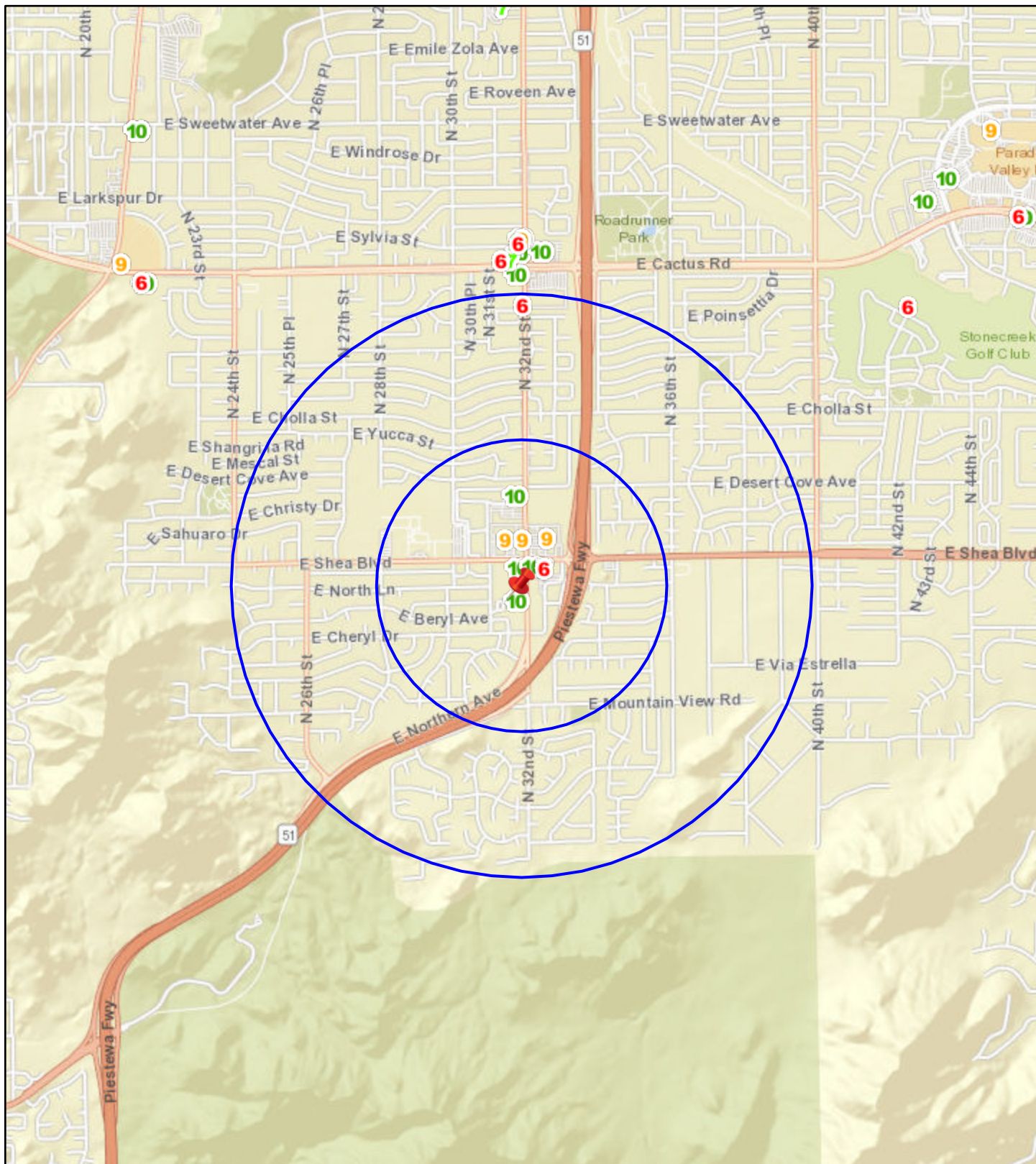
Description	Average	1/2 Mile Average
Parcels w/Violations	40	37
Total Violations	68	56

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1048011	2374	833	36	79
1048021	1512	482	37	156
1048023	1441	638	39	71
1048025	546	20	23	32
1049003	666	268	21	61
1049004	1403	396	14	34
1051011	944	349	12	15
1051013	1374	542	30	38
Average	1601	393	60	177

Liquor License Map: THE JOY BUS

10401 N 32ND ST



Date: 4/24/2025

City Clerk Department



Liquor License - Liquor Cave & Convenience - District 3

Request for a liquor license. Arizona State License Application 346651.

Summary

Applicant

Paramjit Singh, Agent

License Type

Series 9 - Liquor Store

Location

10612 N. Cave Creek Road

Zoning Classification: C-2

Council District: 3

This request is for an ownership and location transfer of a liquor license for a liquor store. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is June 27, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the

applicant in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because: "I have been in retail liquor store business for over 20 years and spent everyday on-site and familiar with the rules and regulations of the liquor depat. I have incredible experience as a manager, owner of multiple liquor beer and wine stores. Who manages crews as small as six and as large as twelve. I have extensive knowledge of liquor industry to utilize the liquor license."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: "Residential and commercial population of the community and its likelihood is increasing in the neighborhood. Moreover, by observing the nature of the business and market around that area suggests that beer, wine and liquor store will do great at this location and will be very appealing to customers."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Liquor Cave & Convenience - Data

Attachment B - Liquor Cave & Convenience - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: LIQUOR CAVE & CONVENIENCE

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	1
Liquor Store	9	3	1
Beer and Wine Store	10	1	0
Restaurant	12	3	1
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	65.23	86.3
Violent Crimes	12.31	12.6	17.3

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

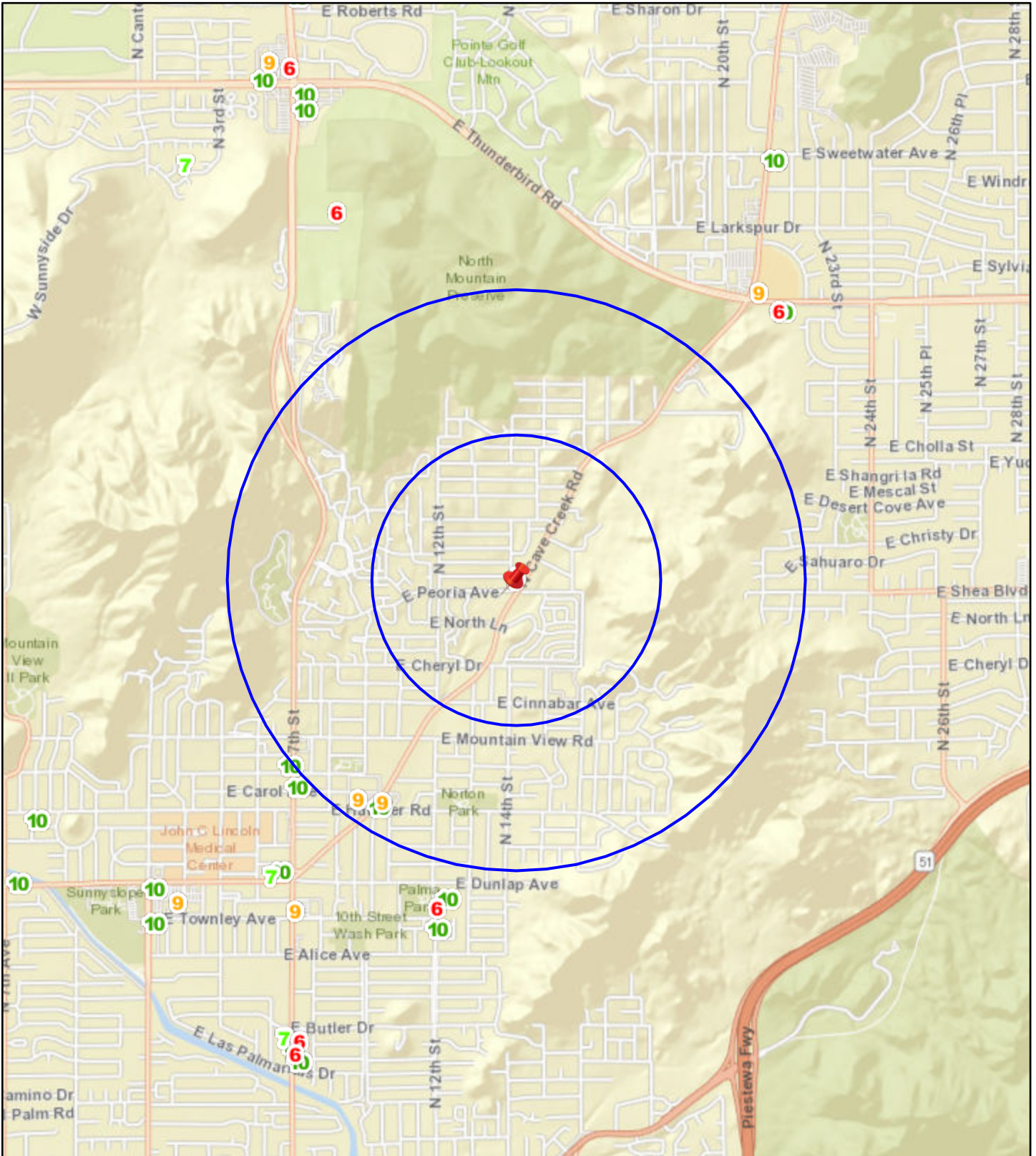
Description	Average	1/2 Mile Average
Parcels w/Violations	40	62
Total Violations	67	112

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1037021	822	213	42	157
1037022	1194	426	77	40
1037023	1541	224	69	93
1047012	972	374	84	103
1047013	610	316	124	151
1047021	780	85	27	150
1047024	455	259	33	60
1048012	1609	438	32	208
Average	1601	393	60	177

Liquor License Map: LIQUOR CAVE & CONVENIENCE

10612 N CAVE CREEK RD



Date: 5/5/2025

0 0.170.35 0.7 1.05 1.4 mi



Liquor License - Special Event - Phoenix Pride Incorporated - District 4

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Michael Fornelli

Location

300 E. Indian School Road

Council District: 4

Function

Festival

Date(s) - Time(s) / Expected Attendance

October 18, 2025 - 11:30 a.m. to 11:30 p.m. / 15,000

October 19, 2025 - 11:30 a.m. to 11:30 p.m. / 10,000

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.



Liquor License - Special Event - WayneFest - District 4

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Michael Anderson

Location

1717 N. 12th Street
Council District: 4

Function

Art and Music Festival

Date(s) - Time(s) / Expected Attendance

November 8, 2025 - Noon to 4 p.m. / 700 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.



Liquor License - AZ Pizza Co Downtown - District 4

Request for a liquor license. Arizona State License Application 339293.

Summary

Applicant

Brandi Mostofo, Agent

License Type

Series 12 - Restaurant

Location

3800 N. Central Avenue, Ste. P6

Zoning Classification: C-3 TOD-1

Council District: 4

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is June 20, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations

on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

AZ Pizza Co. Peoria (Series 12)
16955 N. 75th Avenue, Ste.115, Peoria
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Arizona Pizza Company (Series 12)
15530 W. Roosevelt Street, Ste. D104, Goodyear
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I had one at my other pizza location for almost 5 years."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"We are a casual pizza restaurant that wants to offer customers beer & wine while enjoying good pizza. This will not be a crazy busy rowdy establishment. We will not disturb the surrounding area only enhance it with our great food."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - AZ Pizza Co Downtown - Data
Attachment B - AZ Pizza Co Downtown - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: AZ PIZZA CO DOWNTOWN

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	13	2
Beer and Wine Bar	7	3	1
Liquor Store	9	6	1
Beer and Wine Store	10	13	3
Hotel	11	2	1
Restaurant	12	42	4

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	215.36	336.09
Violent Crimes	12.31	38.56	53.5

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

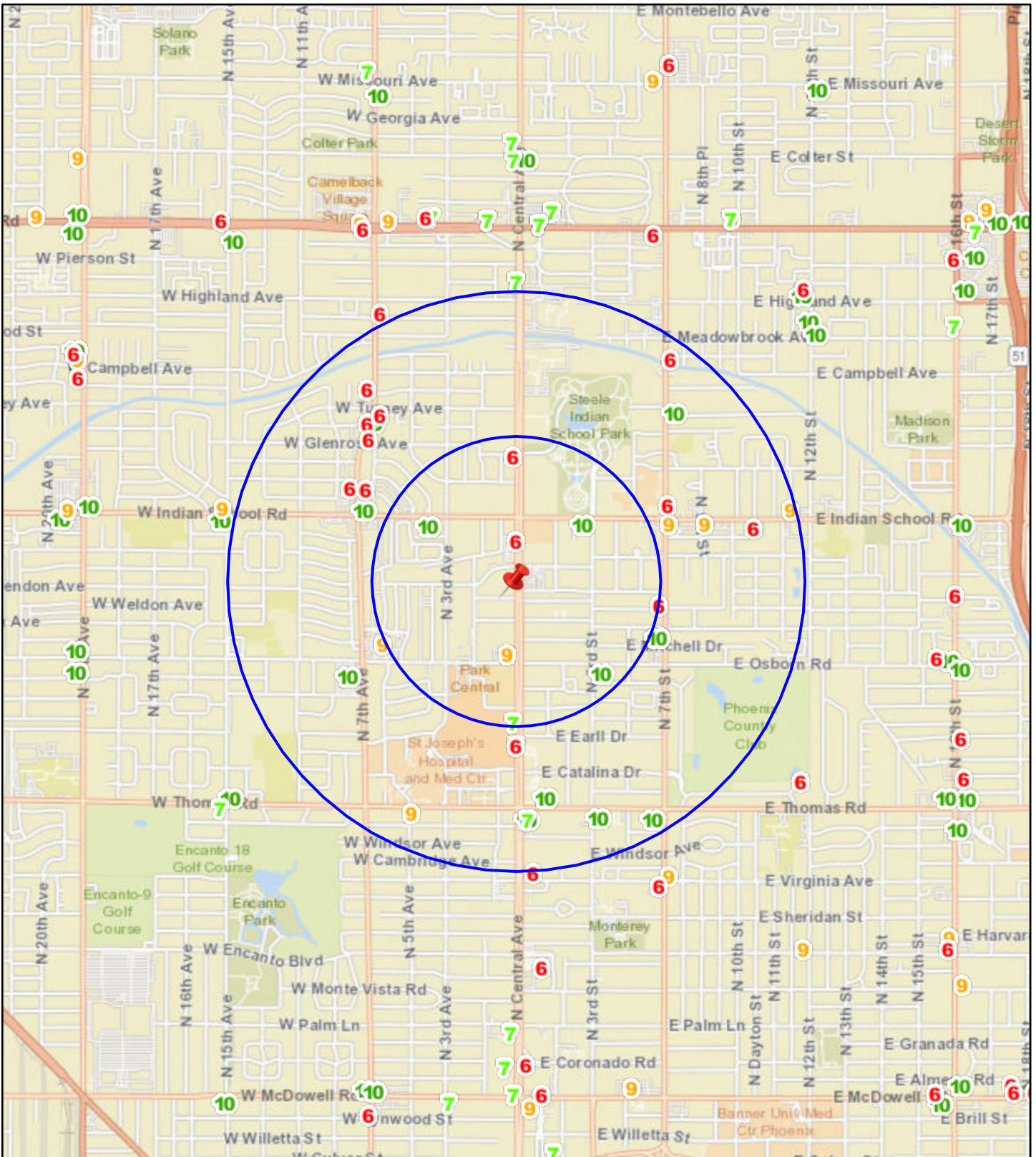
Description	Average	1/2 Mile Average
Parcels w/Violations	40	66
Total Violations	67	113

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1105011	1135	187	125	191
1105012	2159	81	138	448
1105013	486	47	63	125
1105021	1745	119	126	482
1105022	2166	436	185	339
1171001	1768	158	74	235
1171002	1261	250	104	101
Average	1601	393	60	177

Liquor License Map: AZ PIZZA CO DOWNTOWN

3800 N CENTRAL AVE



Date: 5/29/2025

0 0.170.35 0.7 1.05 1.4 mi



Liquor License - Pescaderia y Carniceria La Vaca Muu - District 4

Request for a liquor license. Arizona State License Application 339510.

Summary

Applicant

Margarita Herrera, Agent

License Type

Series 10 - Beer and Wine Store

Location

2750 W. Indian School Road

Zoning Classification: C-1

Council District: 4

This request is for a new liquor license for a specialty market. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application was June 14, 2025. However, the applicant submitted a written request for more time.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have been working in the food industry for over 20 years District Manager and I know how important it is to follow the rules. I am a responsible person with clean background."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"We are planning to open a meat shop, offering food and groceries to go including drinks safe, clean and convenient neighborhood store."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Pescaderia y Carniceria La Vaca Muu - Data

Attachment B - Pescaderia y Carniceria La Vaca Muu - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: PESCADERIA Y CARNICERIA LA VACA MUU

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	2	1
Bar	6	3	0
Liquor Store	9	3	1
Beer and Wine Store	10	15	6
Restaurant	12	3	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	227.7	292.14
Violent Crimes	12.31	84.31	128.02

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

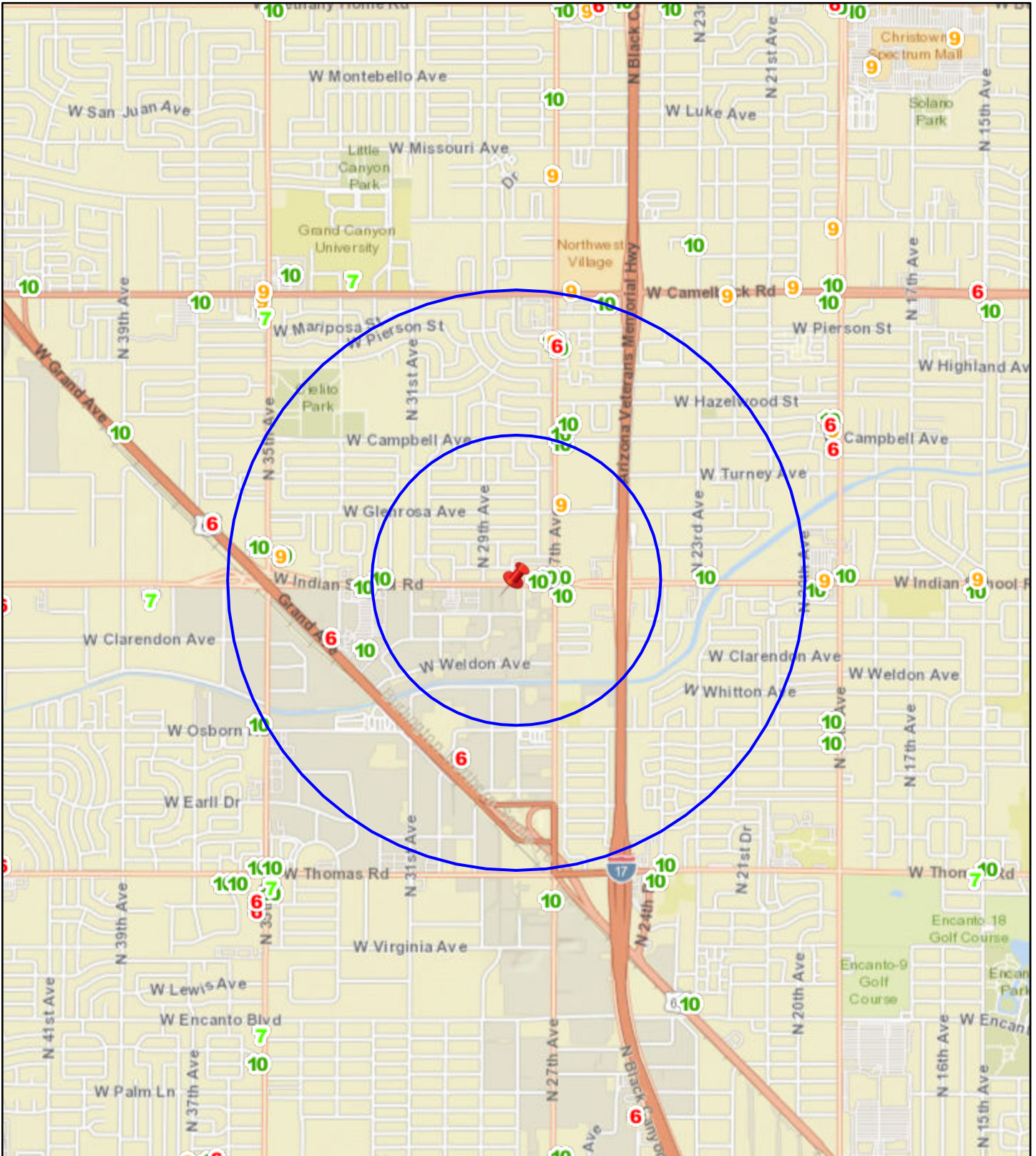
Description	Average	1/2 Mile Average
Parcels w/Violations	40	92
Total Violations	67	147

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1090012	3304	0	235	959
1090033	1038	8	61	152
1090034	1053	30	24	453
1091012	1585	278	17	108
1091022	3960	742	30	904
1091023	1136	190	72	301
1169001	2763	372	39	622
1170002	3121	431	53	676
Average	1601	393	60	177

Liquor License Map: PESCADERIA Y CARNICERIA LA VACA MUU

2750 W INDIAN SCHOOL RD



Date: 6/10/2025



0 0.170.35 0.7 1.05 1.4 mi



Liquor License - Rohans Supermarket - District 4

Request for a liquor license. Arizona State License Application 336571.

Summary

Applicant

Jaswinder Singh, Agent

License Type

Series 9 & 9S - Liquor Store with Sampling Privileges

Location

2902 N. 16th Street

Zoning Classification: C-2

Council District: 4

This request is for a new liquor license for a liquor store. This location is currently licensed for liquor sales with a Series 10 - Beer and Wine Store, liquor license.

The 60-day limit for processing this application is June 21, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have several years of owning and operating stores. These include beer and wine license."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"We are focused on the community, we serve the community they will serve us. We are here to add to the community not take away."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Rohans Supermarket - Data

Attachment B - Rohans Supermarket - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: ROHANS SUPERMARKET

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	6	3
Liquor Store	9	4	1
Beer and Wine Store	10	11	5
Restaurant	12	5	3

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	131.26	177.49
Violent Crimes	12.31	27.38	46.81

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

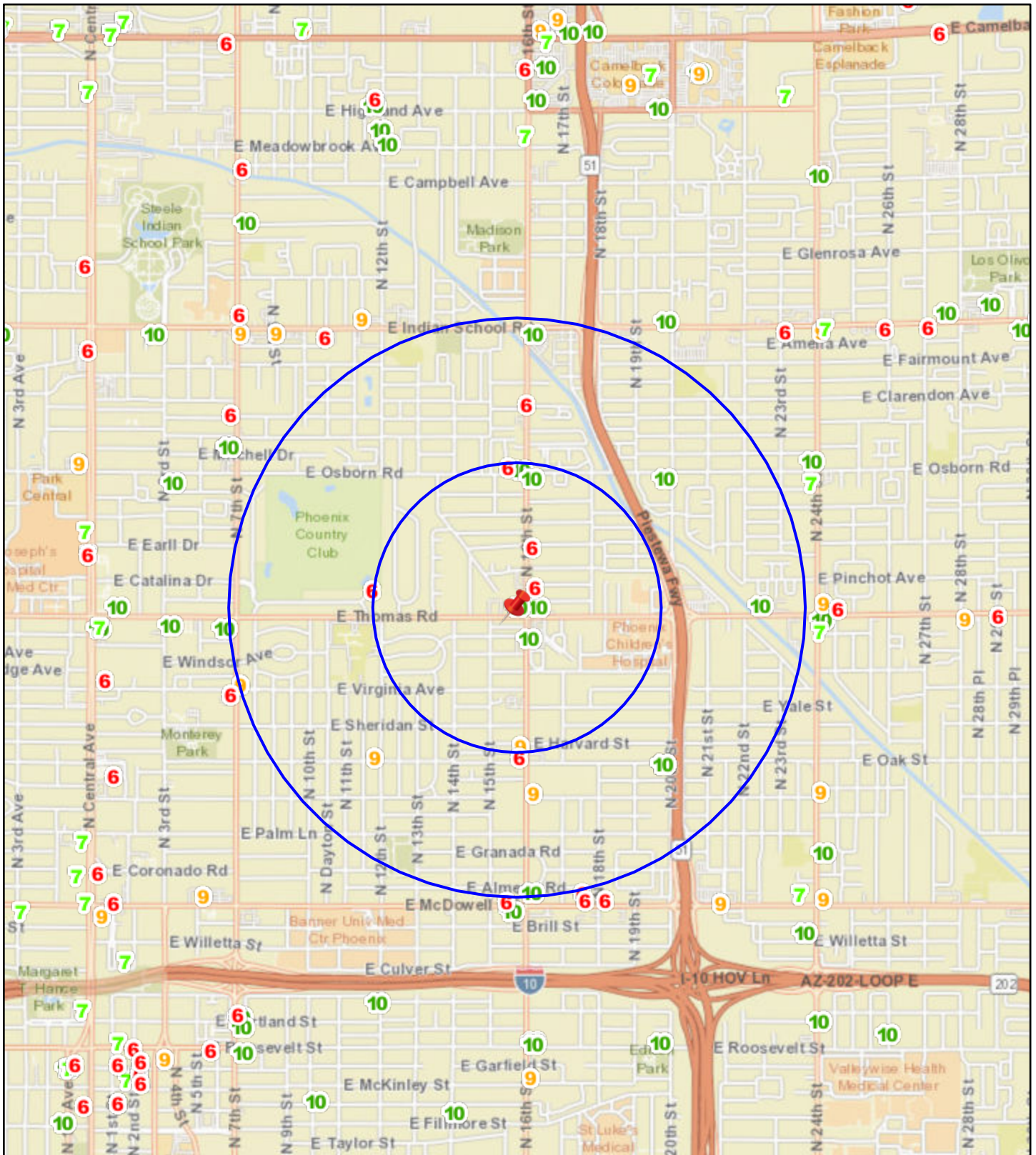
Description	Average	1/2 Mile Average
Parcels w/Violations	40	71
Total Violations	67	115

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1106002	2321	470	72	72
1106004	1350	265	59	196
1107011	1037	46	62	247
1107012	1274	194	61	154
1116021	374	0	46	98
1116023	1740	67	23	197
1117001	1240	396	65	217
1117004	1426	315	66	49
Average	1601	393	60	177

Liquor License Map: ROHANS SUPERMARKET

2902 N 16TH ST



Date: 5/29/2025



0 0.170.35 0.7 1.05 1.4 mi

City Clerk Department



Liquor License - Tortas El Guero - District 4

Request for a liquor license. Arizona State License Application 341499.

Summary

Applicant

Lidia Lom, Agent

License Type

Series 12 - Restaurant

Location

2518 N. 16th Street

Zoning Classification: C-2 CNSPD

Council District: 4

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is June 20, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have been a business owner for over 40 years. I have been serving this community for the last 20 years . we have the experience and the desire to continue showing the community that we are care and appreciate it. I have once already sold liquor through my butchers shop that we sold."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"The community of restaurants on 16th Street is growing and we would like to offer patrons all the products and services others are already offering. We know that if we are able to do so we have a better chance to remain in business for another 20 years."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Tortas El Guero - Data

Attachment B - Tortas El Guero - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: TORTAS EL GUERO

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Bar	6	10	2
Liquor Store	9	5	2
Beer and Wine Store	10	11	3
Restaurant	12	17	4
Craft Distiller	18	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	140.28	166.02
Violent Crimes	12.31	32.51	39.38

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

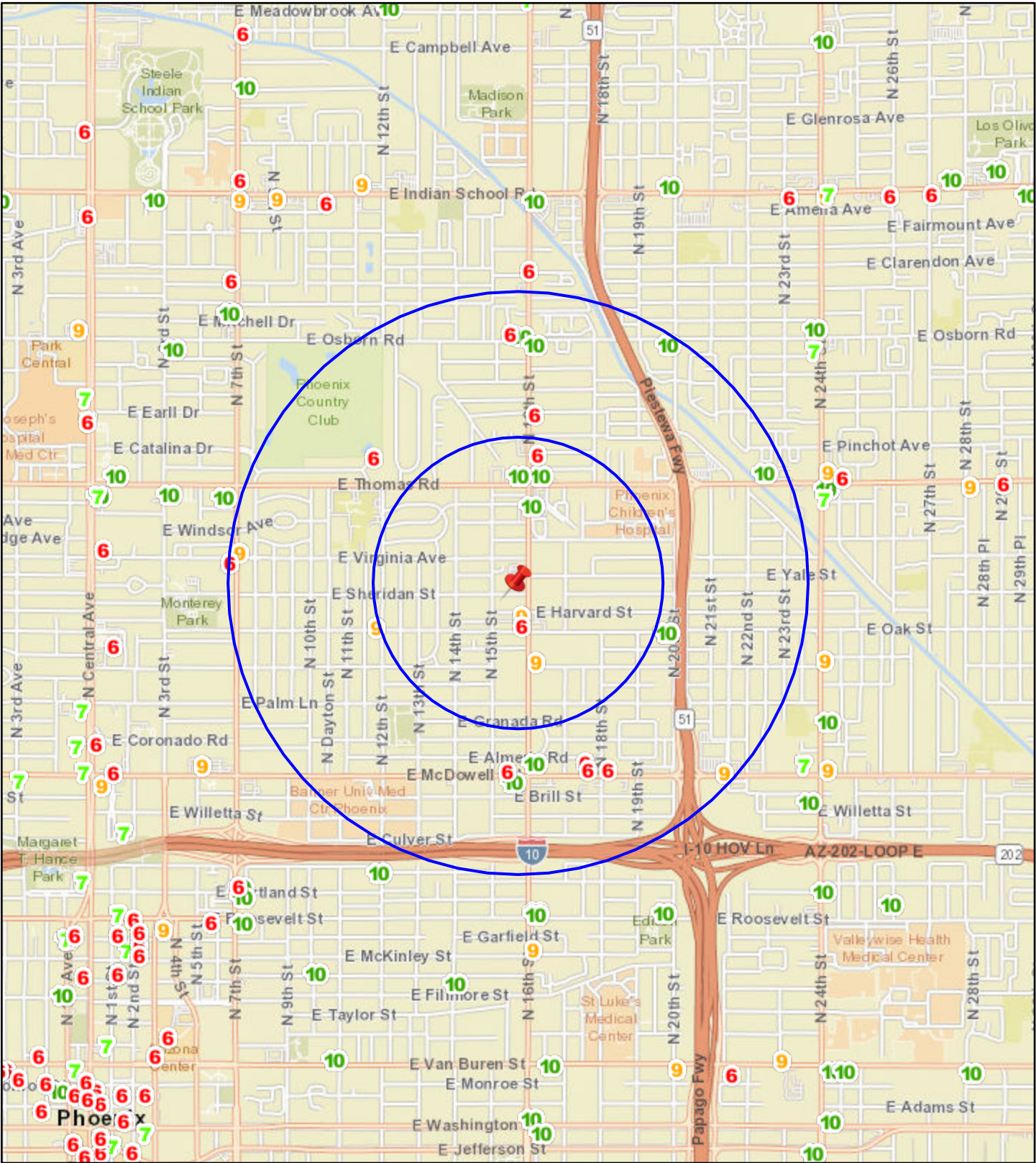
Description	Average	1/2 Mile Average
Parcels w/Violations	40	97
Total Violations	67	160

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1106004	1350	265	59	196
1107012	1274	194	61	154
1116021	374	0	46	98
1116022	2191	365	78	589
1116023	1740	67	23	197
1117001	1240	396	65	217
1117002	1143	416	44	64
1117003	951	300	94	62
1117004	1426	315	66	49
Average	1601	393	60	177

Liquor License Map: TORTAS EL GUERO

2518 N 16TH ST



Date: 5/28/2025

0 0.170.35 0.7 1.05 1.4 mi





Liquor License - Eye Candy's - District 5

Request for a liquor license. Arizona State License Application 345707.

Summary

Applicant

Jovan Travis, Agent

License Type

Series 7 - Beer and Wine Bar

Location

3790 Grand Avenue

Zoning Classification: C-3

Council District: 5

This request is for a new liquor license for a topless bar. This location was previously licensed for liquor sales and does not have an interim permit. This location currently has an active Adult Cabaret license without liquor sales, issued by the City of Phoenix.

The 60-day limit for processing this application is June 22, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

One valid letter supporting the issuance of this license has been received and is on file in the Office of the City Clerk. The letter is from the Alhambra Neighborhood Association. They have entered into a good neighbor agreement with the applicant and believe the applicant is willing to help make the neighborhood a good place to live.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have ownership and operate several businesses and have done so for many years. I have operated this location as an adult entertainment venue without incident for eight months. I have taken Title IV Basic and Management training and am confident I have the experience and knowledge to comply with Title IV liquor law and City of Phoenix requirements."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"I have spoke face to face with many of the leaders within our community concerning the matter and have taken active steps to address all concerns including heightened security tactics and increased community support efforts. A successful rapport has been established between our company and the neighborhood association which we will continue."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Eye Candy's - Data

Attachment B - Eye Candy's - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: EYE CANDY'S

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	2	0
Bar	6	5	1
Beer and Wine Bar	7	3	1
Liquor Store	9	4	1
Beer and Wine Store	10	13	3
Restaurant	12	9	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	207.85	156.15
Violent Crimes	12.31	58.04	54.45

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

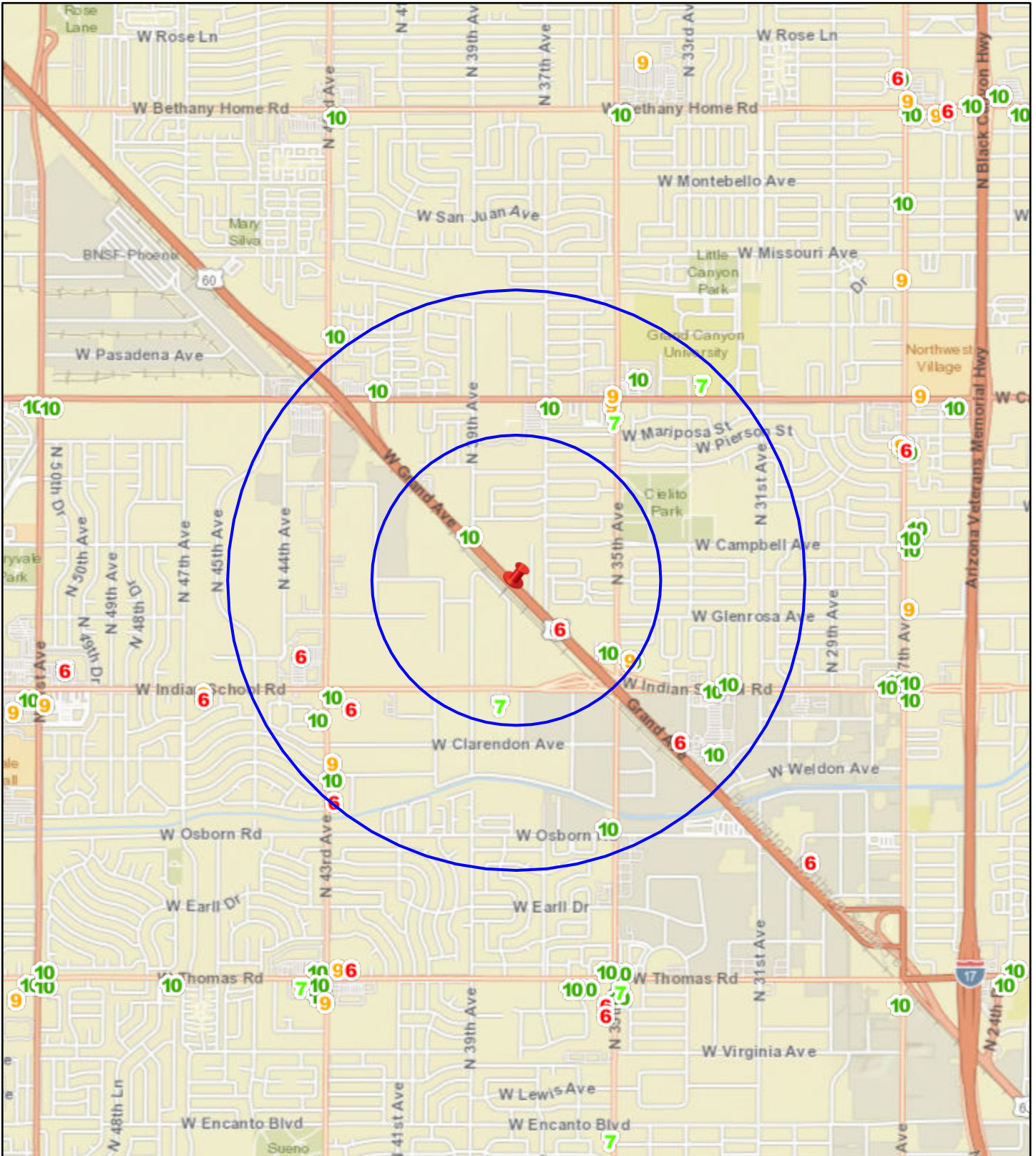
Description	Average	1/2 Mile Average
Parcels w/Violations	40	52
Total Violations	67	90

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1091011	2041	415	18	518
1091021	1914	98	62	906
1092001	0	0	1	0
1092002	1281	176	52	131
1092003	2212	134	68	106
1092004	1218	159	51	448
1101001	1160	59	58	533
Average	1601	393	60	177

Liquor License Map: EYE CANDY'S

3790 GRAND AVE



Date: 5/2/2025

0 0.170.35 0.7 1.05 1.4 mi

City Clerk Department



Liquor License - Shake Shack #1421 - District 5

Request for a liquor license. Arizona State License Application 345663.

Summary

Applicant

Andrea Lewkowitz, Agent

License Type

Series 12 - Restaurant

Location

9778 W. McDowell Road

Zoning Classification: PUD

Council District: 5

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is June 24, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Applicant is committed to upholding the highest standards to maintain compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Shake Shack offers a wide variety of customized delicious burgers, hot dogs, frozen custard, shakes and more in a modern-day neighborhood restaurant. Applicant would like to offer alcoholic beverages as an incident to the delicious meals served."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Shake Shack #1421 - Data

Attachment B - Shake Shack #1421 - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: SHAKE SHACK #1421

Liquor License

Description	Series	1 Mile	1/2 Mile
Beer and Wine Bar	7	1	1
Beer and Wine Store	10	2	1
Hotel	11	1	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	27.73	17.72
Violent Crimes	12.31	4.61	3.5

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

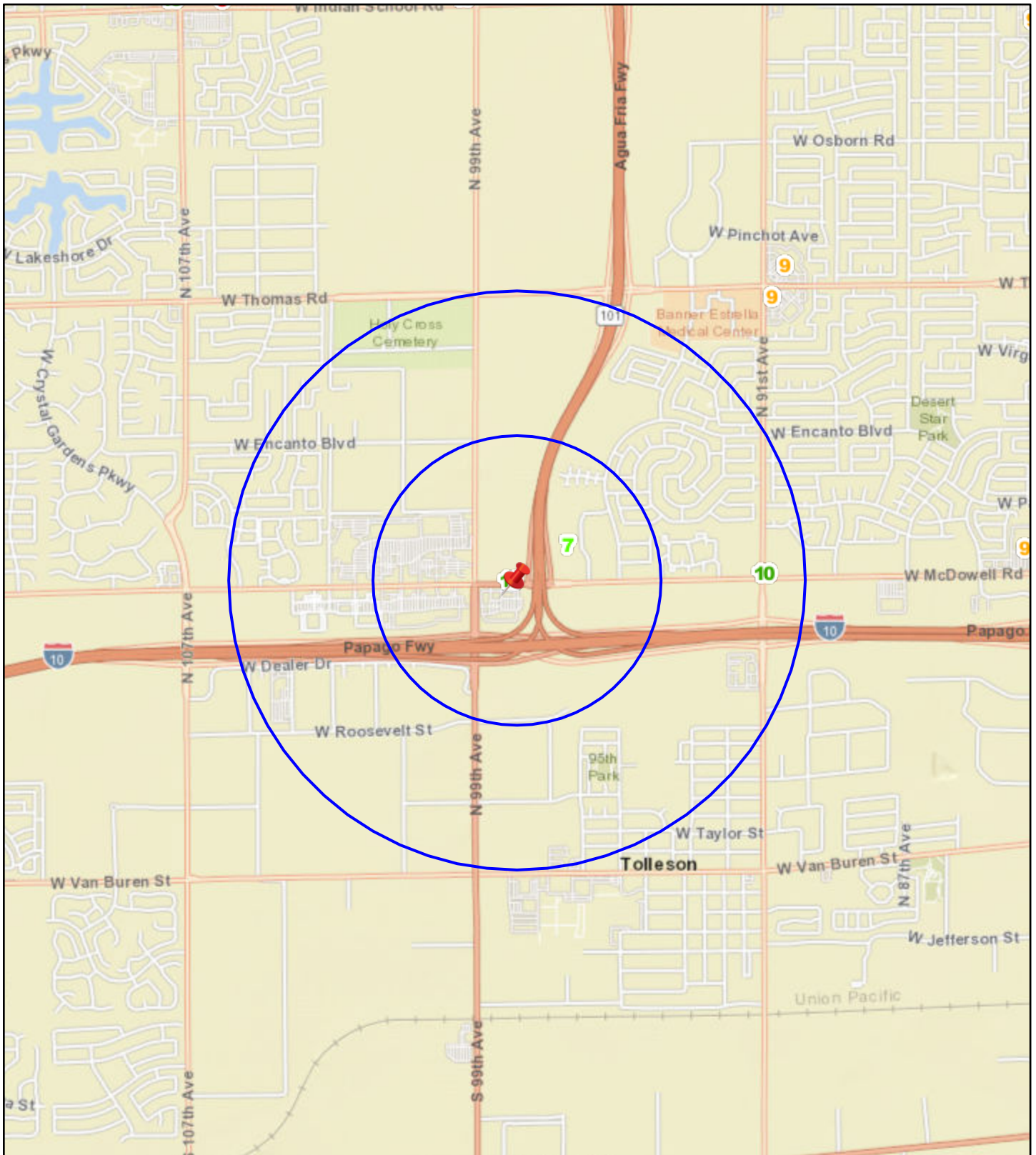
Description	Average	1/2 Mile Average
Parcels w/Violations	40	5
Total Violations	68	7

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
0820171	1887	192	18	229
0820172	0	0	0	0
0820173	3988	321	14	398
0820242	3240	398	110	469
0820271	2208	260	99	274
0830002	2263	325	59	979
Average	1601	393	60	177

Liquor License Map: SHAKE SHACK #1421

9778 W MCDOWELL RD



Date: 4/29/2025

0 0.170.35 0.7 1.05 1.4 mi



Liquor License - Lydia's Kitchen - District 6

Request for a liquor license. Arizona State License Application 329945.

Summary

Applicant

Kevin Cieszkowski, Agent

License Type

Series 12 - Restaurant

Location

1215 E. Missouri Avenue, Ste. 10

Zoning Classification: C-1

Council District: 6

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is June 20, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Of previous experience in the food and beverage industry as well as our clean track record of compliance with state, city and county rules."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"It will allow the community to engage with others in the neighborhood in a beautiful public setting at The Frederick on Missouri retail center."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Lydia's Kitchen - Data

Attachment B - Lydia's Kitchen - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: LYDIA'S KITCHEN

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Wholesaler	4	2	0
Bar	6	7	0
Beer and Wine Bar	7	7	0
Liquor Store	9	6	0
Beer and Wine Store	10	12	1
Restaurant	12	47	2

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	182.21	106.47
Violent Crimes	12.31	20.99	11.99

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

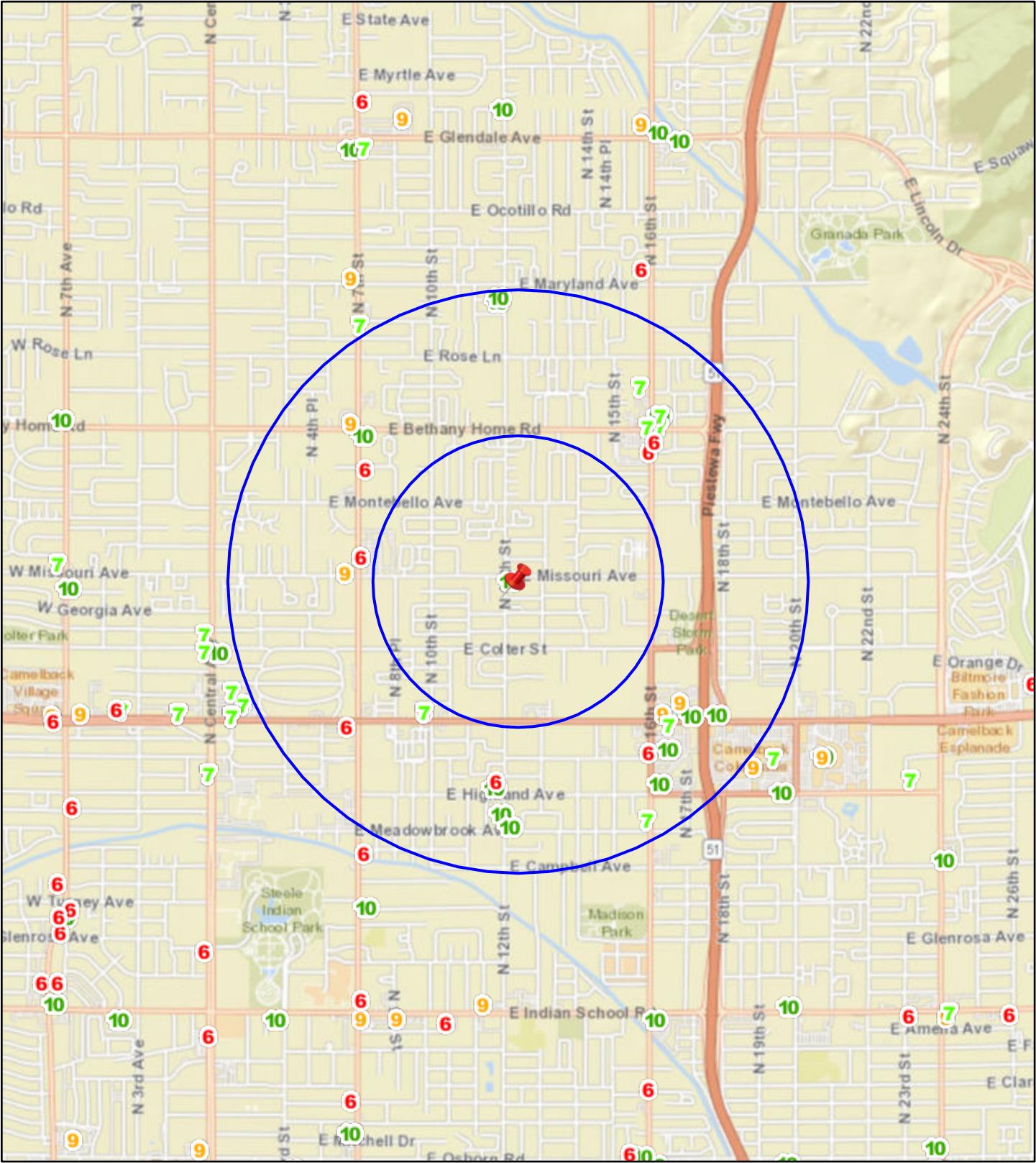
Description	Average	1/2 Mile Average
Parcels w/Violations	40	72
Total Violations	68	110

Census 2020 Data 1/2 Mile Radius

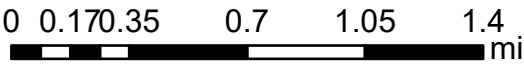
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1076011	925	208	31	52
1076012	1255	262	47	84
1076013	997	362	76	88
1076021	1302	519	41	25
1076022	1529	218	57	118
1077003	985	194	120	42
1077005	171	42	15	0
1086021	2044	274	123	80
1086024	1033	260	68	191
Average	1601	393	60	177

Liquor License Map: LYDIA'S KITCHEN

1215 E MISSOURI AVE



Date: 4/22/2025





Liquor License - Minnow - District 6

Request for a liquor license. Arizona State License Application 343776.

Summary

Applicant

Jeffrey Miller, Agent

License Type

Series 12 - Restaurant

Location

4501 N. 32nd Street

Zoning Classification: C-1

Council District: 6

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is June 29, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations

on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Gladly (Series 12)
2201 E. Camelback Road, Ste. 106A, Phoenix
Calls for police service: 17
Liquor license violations: None

Citizen Public House (Series 12)
7111 E. 5th Avenue, Ste. E, Scottsdale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Beginner's Luck (Series 12)
7240 E. Main Street, Ste. C-100, Scottsdale (Series 12)
Calls for police service: N/A - not in Phoenix
Liquor License violations: None

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"All employees will be Title 4 trained, ID's of all customers who order alcohol will be checked. Liquor license and applicable warning signs will be posted. Entrance and exits will display signage to ensure records and a liquor manual containing information required by the Department of Liquor."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Minnow aims to create a space where both newcomers and regulars can come together and enjoy great food and drink in a welcoming atmosphere."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Minnow - Data

Attachment B - Minnow - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: MINNOW

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	10	2
Beer and Wine Bar	7	3	0
Liquor Store	9	2	0
Beer and Wine Store	10	8	2
Hotel	11	1	0
Restaurant	12	41	3

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	109.76	52.86
Violent Crimes	12.31	12.47	4.14

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

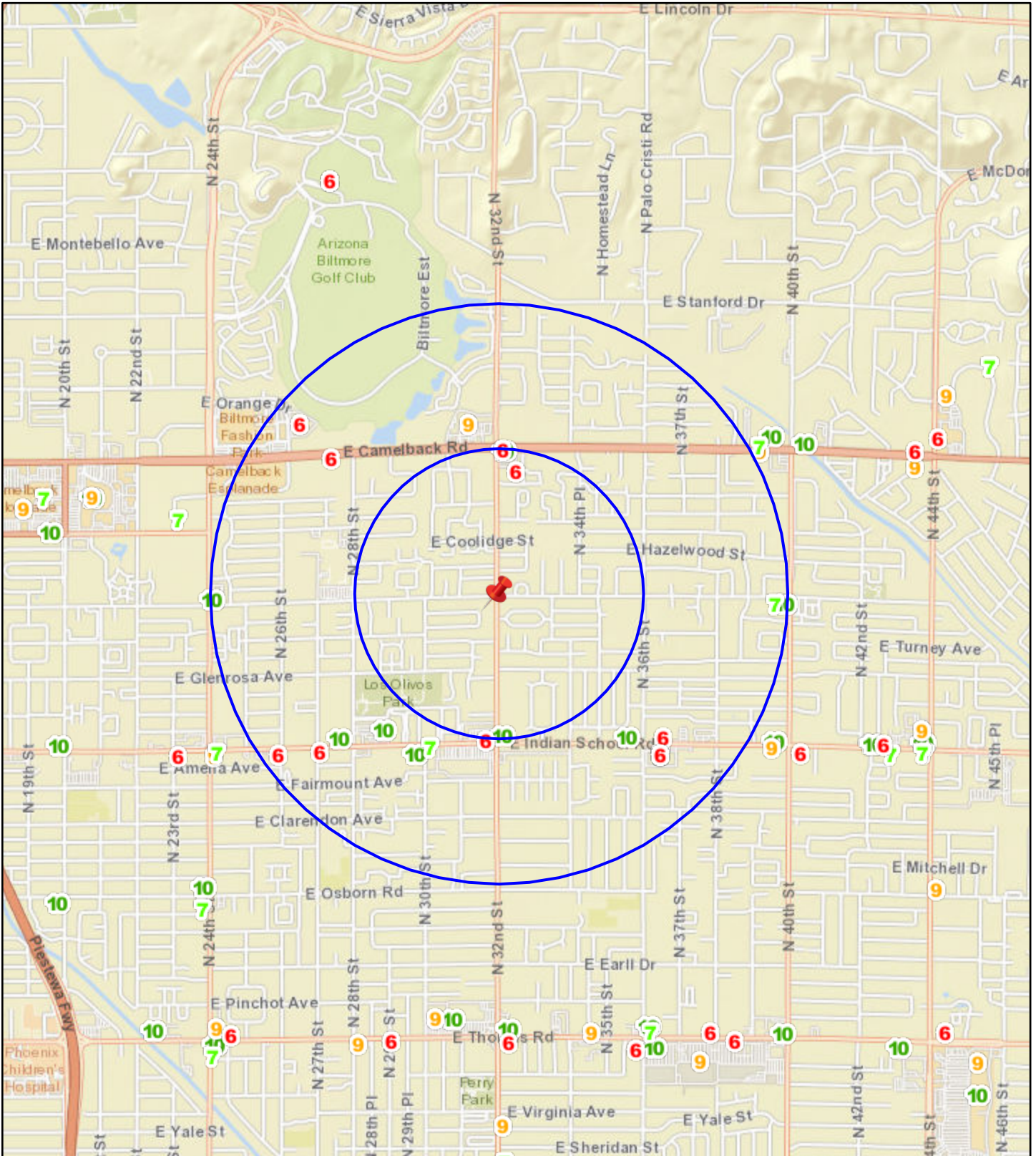
Description	Average	1/2 Mile Average
Parcels w/Violations	40	42
Total Violations	67	63

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1083012	1555	525	75	108
1083021	1269	360	68	58
1084001	369	67	141	0
1084002	1348	427	93	67
1084004	1540	380	246	135
Average	1601	393	60	177

Liquor License Map: MINNOW

4501 N 32ND ST



Date: 6/4/2025



0 0.170.35 0.7 1.05 1.4 mi



Liquor License - Easy Access Wholesale LLC - District 7

Request for a liquor license. Arizona State License Application 345677.

Summary

Applicant

Bretton Barber, Agent

License Type

Series 4 - Wholesaler

Location

2440 W. Lincoln Street, Ste. 160

Zoning Classification: A-2 CCSIO

Council District: 7

This request is for a new liquor license for a wholesaler. This location was not previously licensed for liquor sales and does not have an interim permit. This business has plans to open in July 2025.

The 60-day limit for processing this application is June 30, 2025.

Pursuant to A.R.S. 4-203, consideration may be given only to the applicant's personal qualifications.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling,

grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
“I have been an attorney and owner of law firm in Phoenix for over 12 years and I am familiar with the unique legal and regulatory requirements that a business must comply with to be able to successfully operate a business that holds a liquor license.”

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.



Liquor License - Humble Bistro - District 7

Request for a liquor license. Arizona State License Application 343525.

Summary

Applicant

Andrea Lewkowitz, Agent

License Type

Series 12 - Restaurant

Location

222 E. Jefferson Street

Zoning Classification: DTC Business Core

Council District: 7

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This business is currently being remodeled with plans to open in September 2025.

The 60-day limit for processing this application is June 24, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the

applicant in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Applicant is committed to upholding the highest standards for business and maintaining compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Opening its 2nd location in Phoenix, Humble Bistro is a neighborhood restaurant featuring pizza, pasta, burgers, sandwiches, salads, and soup in a family-friendly environment. Applicant would like to continue to offer guests 21 and over the opportunity to order alcoholic beverages as an incident to the meals they enjoy."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Humble Bistro - Data

Attachment B - Humble Bistro - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: HUMBLE BISTRO

Liquor License

Description	Series	1 Mile	1/2 Mile
Producer	1	1	1
Microbrewery	3	4	0
Wholesaler	4	1	1
Government	5	5	4
Bar	6	48	28
Beer and Wine Bar	7	9	5
Liquor Store	9	5	2
Beer and Wine Store	10	14	1
Hotel	11	7	7
Restaurant	12	104	49
Club	14	3	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	231.52	278.55
Violent Crimes	12.31	60.5	58.91

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

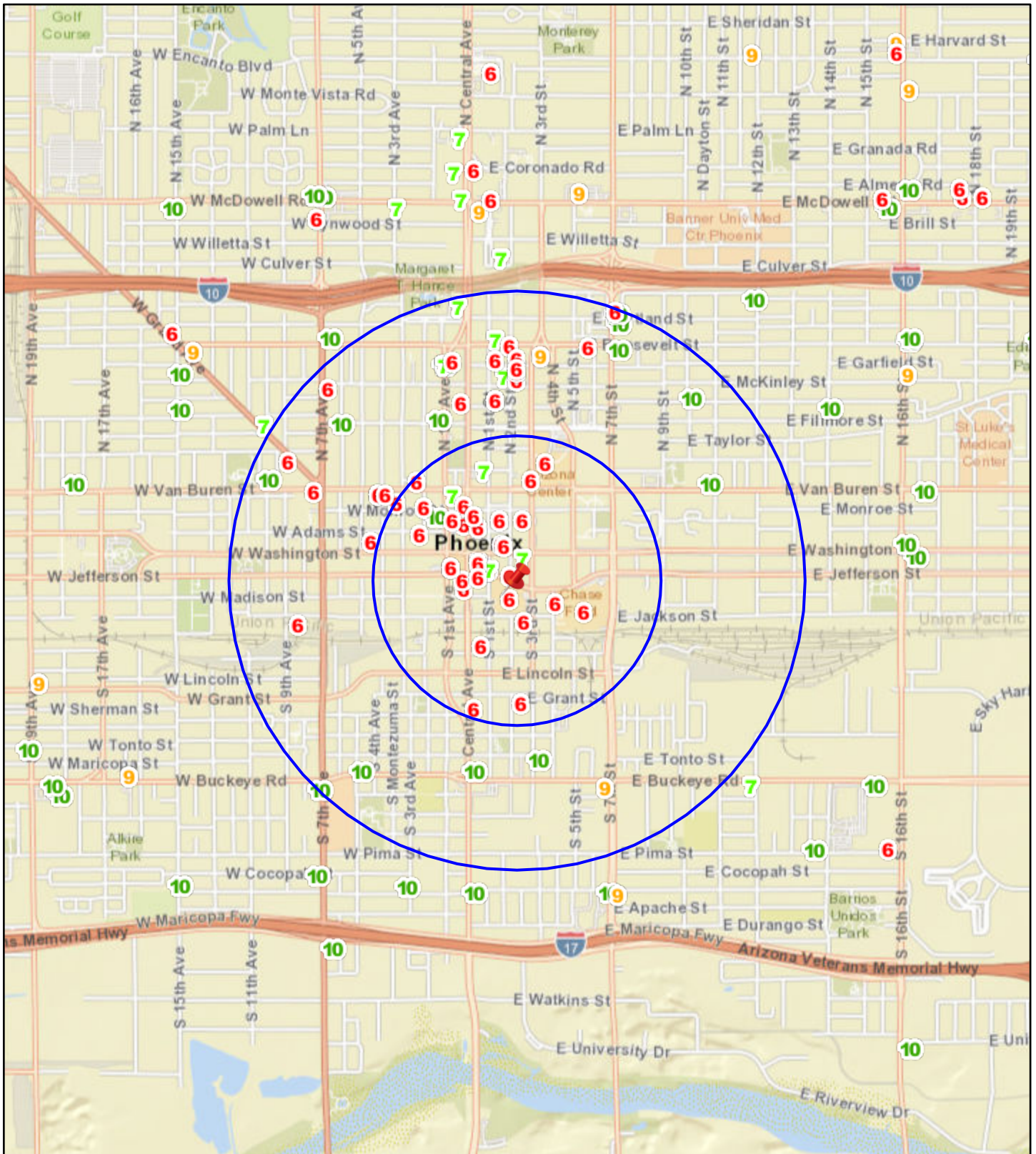
Description	Average	1/2 Mile Average
Parcels w/Violations	40	16
Total Violations	67	23

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1131003	2654	2	355	297
1132022	1347	118	99	594
1140002	0	0	18	0
1140003	1025	304	49	114
1140004	394	12	24	88
1141001	2605	227	111	276
1142001	938	210	81	167
Average	1601	393	60	177

Liquor License Map: HUMBLE BISTRO

222 E JEFFERSON ST



Date: 5/5/2025



0 0.170.35 0.7 1.05 1.4 mi

City Clerk Department



Liquor License - Obon Sushi + Bar + Ramen - District 7

Request for a liquor license. Arizona State License Application 336362.

Summary

Applicant

Kevin Kramber, Agent

License Type

Series 12 - Restaurant

Location

2 E. Jefferson Street, Ste. 22-108

Zoning Classification: DTC - Business Core

Council District: 7

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is June 28, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:

"1) I am current Agent on over 230+ liquor licenses statewide 2) The day-to-day Manager will have State approved Title IV liquor training 3) Controlling Persons in the Licensee entity have ownership in 5 current liquor license establishments 4) No liquor license at other Controlling Persons has had any Title IV violations."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"The primary purpose of our business is that of a full service Asian cuisine restaurant. We would like to be able to offer our patrons that are of legal drinking age the opportunity to purchase adult beverages as an accompaniment to their meals to add to the overall experience and enjoyment at our restaurant and stay."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Obon Sushi + Bar + Ramen - Data

Attachment B - Obon Sushi + Bar + Ramen - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: OBON SUSHI + BAR + RAMEN

Liquor License

Description	Series	1 Mile	1/2 Mile
Producer	1	1	1
Microbrewery	3	4	1
Wholesaler	4	1	0
Government	5	6	4
Bar	6	47	32
Beer and Wine Bar	7	10	5
Liquor Store	9	5	2
Beer and Wine Store	10	14	1
Hotel	11	7	6
Restaurant	12	105	49
Club	14	3	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	247.47	293.52
Violent Crimes	12.31	70.62	66.98

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

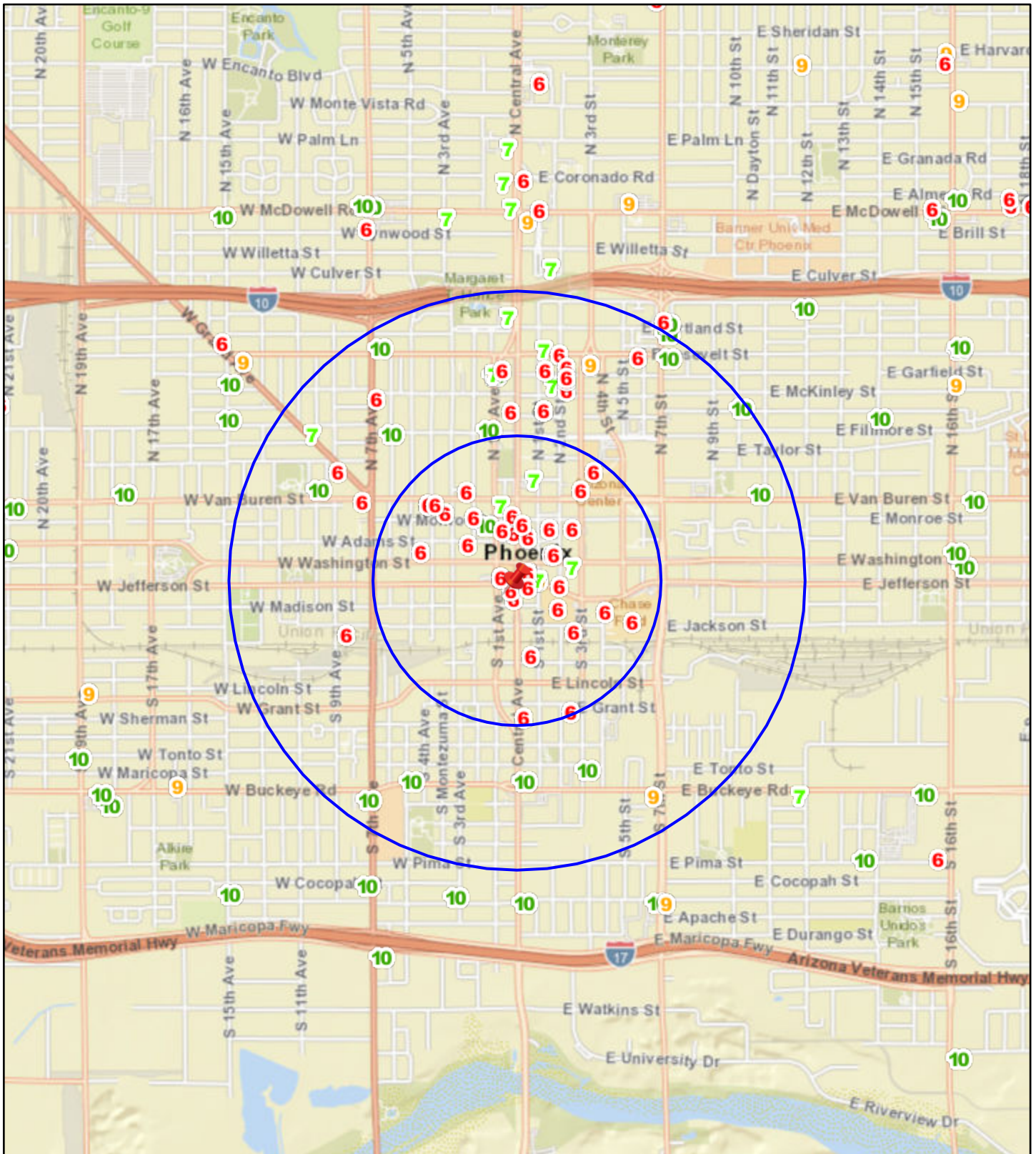
Description	Average	1/2 Mile Average
Parcels w/Violations	40	15
Total Violations	67	26

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1131001	1929	146	155	743
1131002	2026	50	492	845
1131003	2654	2	355	297
1141001	2605	227	111	276
1142001	938	210	81	167
Average	1601	393	60	177

Liquor License Map: OBON SUSHI + BAR + RAMEN

2 E JEFFERSON ST



Date: 5/5/2025



0 0.170.35 0.7 1.05 1.4 mi



Report

Agenda Date: 6/18/2025, Item No. 24

Liquor License - Stadium - District 7

Request for a liquor license. Arizona State License Application 341362.

Summary

Applicant

Que Quinn, Agent

License Type

Series 12 - Restaurant

Location

50 W. Jefferson Street, Ste. 280

Zoning Classification: DTC - Business Core

Council District: 7

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application was May 31, 2025. However, the applicant submitted a written request for more time.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the

State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Valley Craft (Series 7 and Series 10S)
15671 W. Roosevelt Street, Ste. 102, Goodyear
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"We prioritize responsibility and compliance with all regulations. Our commitment to ethical practices and staff training ensures a safe environment for all."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"It allows for a safe and regulated environment where community members can socialize responsibly. The license supports local business and contributes to economic growth benefiting the entire community."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix code and Ordinances.

Attachments

Attachment A - Stadium - Data
Attachment B - Stadium - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: STADIUM

Liquor License

Description	Series	1 Mile	1/2 Mile
Producer	1	1	1
Microbrewery	3	5	1
Wholesaler	4	1	0
Government	5	6	4
Bar	6	48	31
Beer and Wine Bar	7	10	5
Liquor Store	9	5	2
Beer and Wine Store	10	13	2
Hotel	11	7	6
Restaurant	12	105	48
Club	14	3	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	249.76	291.4
Violent Crimes	12.31	71.92	68.15

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

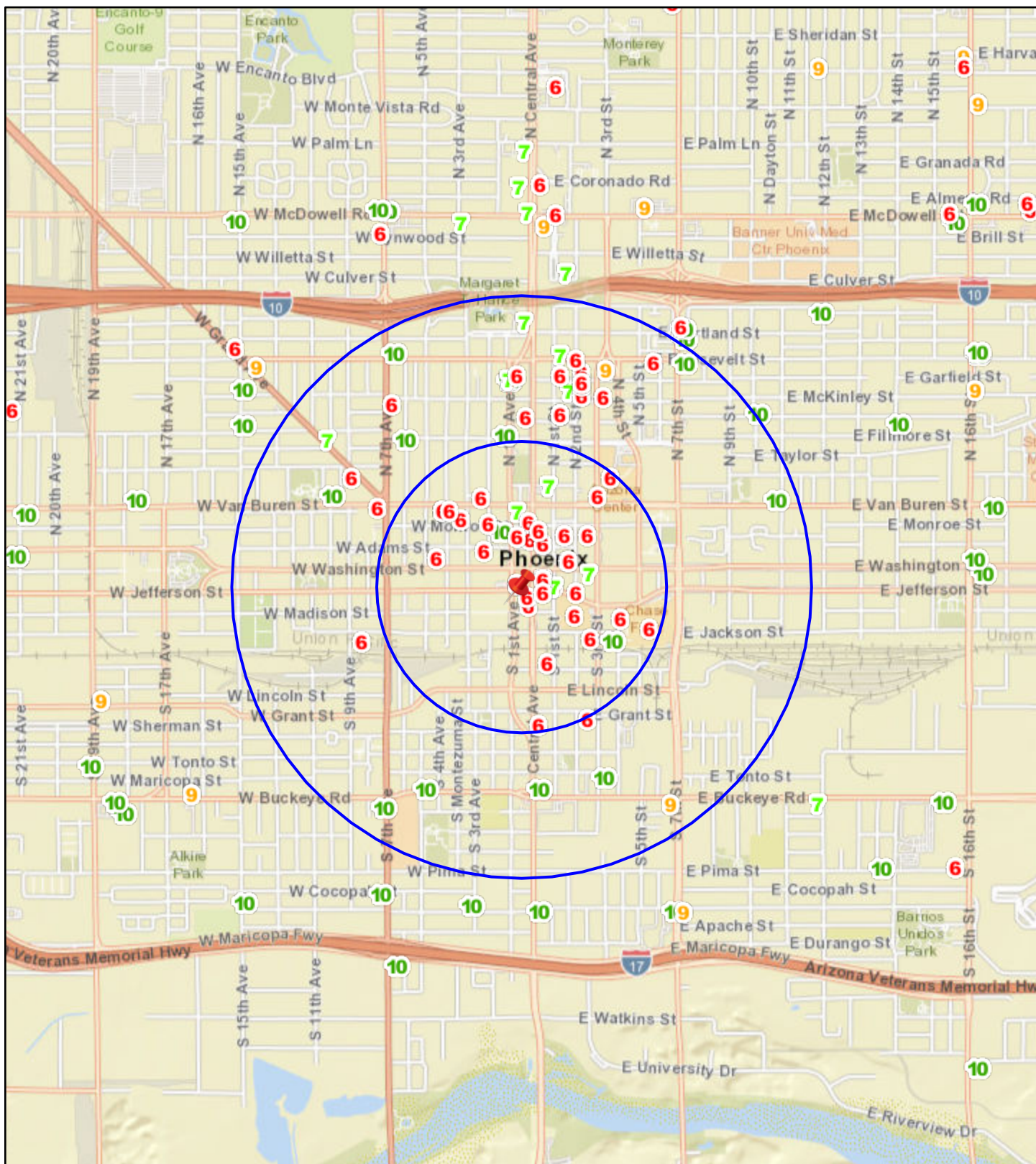
Description	Average	1/2 Mile Average
Parcels w/Violations	39	9
Total Violations	67	16

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1131001	1929	146	155	743
1131002	2026	50	492	845
1131003	2654	2	355	297
1141001	2605	227	111	276
1142001	938	210	81	167
1143011	911	80	49	374
Average	1601	393	60	177

Liquor License Map: STADIUM

50 W JEFFERSON ST



Date: 6/9/2025



City Clerk Department



Liquor License - San Tan Brewing Co. - District 8

Request for a liquor license. Arizona State License Application 347036.

Summary

Applicant

Jonathan Argentine, Agent

License Type

Series 12 - Restaurant

Location

3300 E. Sky Harbor Boulevard, T3S-F8

Zoning Classification: A-1

Council District: 8

This request is for an acquisition of control of an existing liquor license for a restaurant. This location is currently licensed for liquor sales.

The 60-day limit for processing this application is June 30, 2025.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the

applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
“I have been working with HMSHost Corporation for over thirty-one (31) years. For seventeen (17) years, I was in supervisory/management positions, and for the last twelve (12) years, I have been Director of Operations.”

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.



Liquor License - Shake Shack - District 8

Request for a liquor license. Arizona State License Application 347036.

Summary

Applicant

Jonathan Argentine, Agent

License Type

Series 12 - Restaurant

Location

3300 E. Sky Harbor Boulevard, T3S-F7

Zoning Classification: A-1

Council District: 8

This request is for an acquisition of control of an existing liquor license for a restaurant. This location is currently licensed for liquor sales.

The 60-day limit for processing this application is June 30, 2025.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the

applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
“I have been working with HMSHost Corporation for over thirty-one (31) years. For seventeen (17) years, I was in supervisory/management positions, and for the last twelve (12) years, I have been Director of Operations.”

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.



Liquor License - Culinary Gangster - District 8

Request for a liquor license. Arizona State License Application 346310.

Summary

Applicant

Rocco Raschillo, Agent

License Type

Series 12 - Restaurant

Location

513 E. Roosevelt Street

Zoning Classification: DTC - Evans Churchill East

Council District: 8

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is June 23, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have worked in the restaurant bar industry for the past 16 years. I have been the General Manager and ran front and back of house. I controlled all liquor inventory and kept all los books I am qualified."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"We will abide by and keep all the laws associated with the privilage of having a liquor license at my establishment. I will enforce the rules to my staff and make sure everyone is trained properly."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Culinary Gangster - Data

Attachment B - Culinary Gangster - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: CULINARY GANGSTER

Liquor License

Description	Series	1 Mile	1/2 Mile
Producer	1	1	0
Microbrewery	3	5	3
Wholesaler	4	1	0
Government	5	7	4
Bar	6	45	14
Beer and Wine Bar	7	14	5
Liquor Store	9	6	2
Beer and Wine Store	10	13	5
Hotel	11	7	2
Restaurant	12	112	43
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	263.11	303.07
Violent Crimes	12.31	56.31	63.48

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

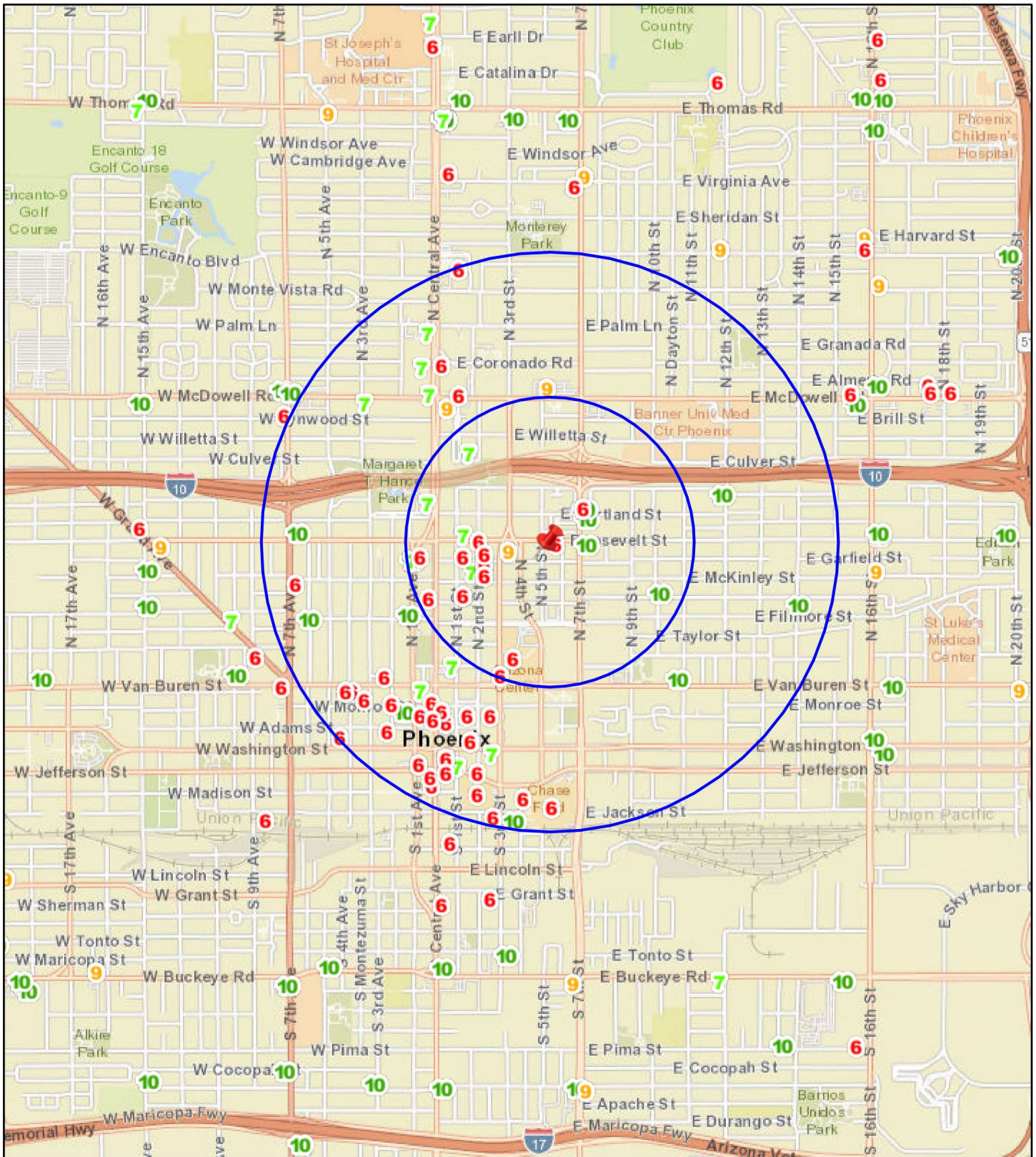
Description	Average	1/2 Mile Average
Parcels w/Violations	40	81
Total Violations	67	130

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1118004	1423	507	117	200
1130001	2898	331	199	515
1130002	1364	179	221	139
1131002	2026	50	492	845
1131003	2654	2	355	297
1132021	740	87	52	190
1132022	1347	118	99	594
1132041	1507	221	53	310
1132042	506	63	11	131
1141001	2605	227	111	276
Average	1601	393	60	177

Liquor License Map: CULINARY GANGSTER

513 E ROOSEVELT ST



Date: 5/15/2025



0 0.170.35 0.7 1.05 1.4 mi



Liquor License - Turquoise Wine Bar Roosevelt (Series 7) - District 8

Request for a liquor license. Arizona State License Application 347016.

Summary

Applicant

Juanita Esparza, Agent

License Type

Series 7 - Beer and Wine Bar

Location

504 E. Roosevelt Street, Ste. 1

Zoning Classification: DTC - Evans Churchill East

Council District: 8

This request is for an ownership and location transfer of a liquor license for a beer and wine bar. This location was previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow a bar and outdoor liquor service.

The 60-day limit for processing this application is July 1, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Mr. and Mrs. Salgado posses the necessary experience, integrity & commitment to responsibly operate an establishment that will serve beer and wine alcoholic beverages. Both owners have through understanding of state & local liquor laws & regulations, and are dedicated to maintain full compliance with all applicable legal requirements. They have implemented responsible service practices and employee training programs to ensure alcohol is served in a lawful and safe manner."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"The proprietors of Turquoise Wine Bar Roosevelt, respectfully request authorization to serve beer & wine to patrons aged 21 & over additionally, they seek approval to sell packaged beer & wine under a series 10 (Beer and Wine off-sale). They are committed to full compliance with all applicable state, city, and federal tax regulations and will strictly adhere to the security and operational requirements set forth by local governing authorities."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Turquoise Wine Bar Roosevelt - Data

Attachment B - Turquoise Wine Bar Roosevelt - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: TURQUOISE WINE BAR ROOSEVELT

Liquor License

Description	Series	1 Mile	1/2 Mile
Producer	1	1	0
Microbrewery	3	5	3
Wholesaler	4	1	0
Government	5	7	3
Bar	6	47	14
Beer and Wine Bar	7	14	5
Liquor Store	9	6	2
Beer and Wine Store	10	13	5
Hotel	11	6	2
Restaurant	12	112	43
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	262.31	371.76
Violent Crimes	12.31	56.23	72.71

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

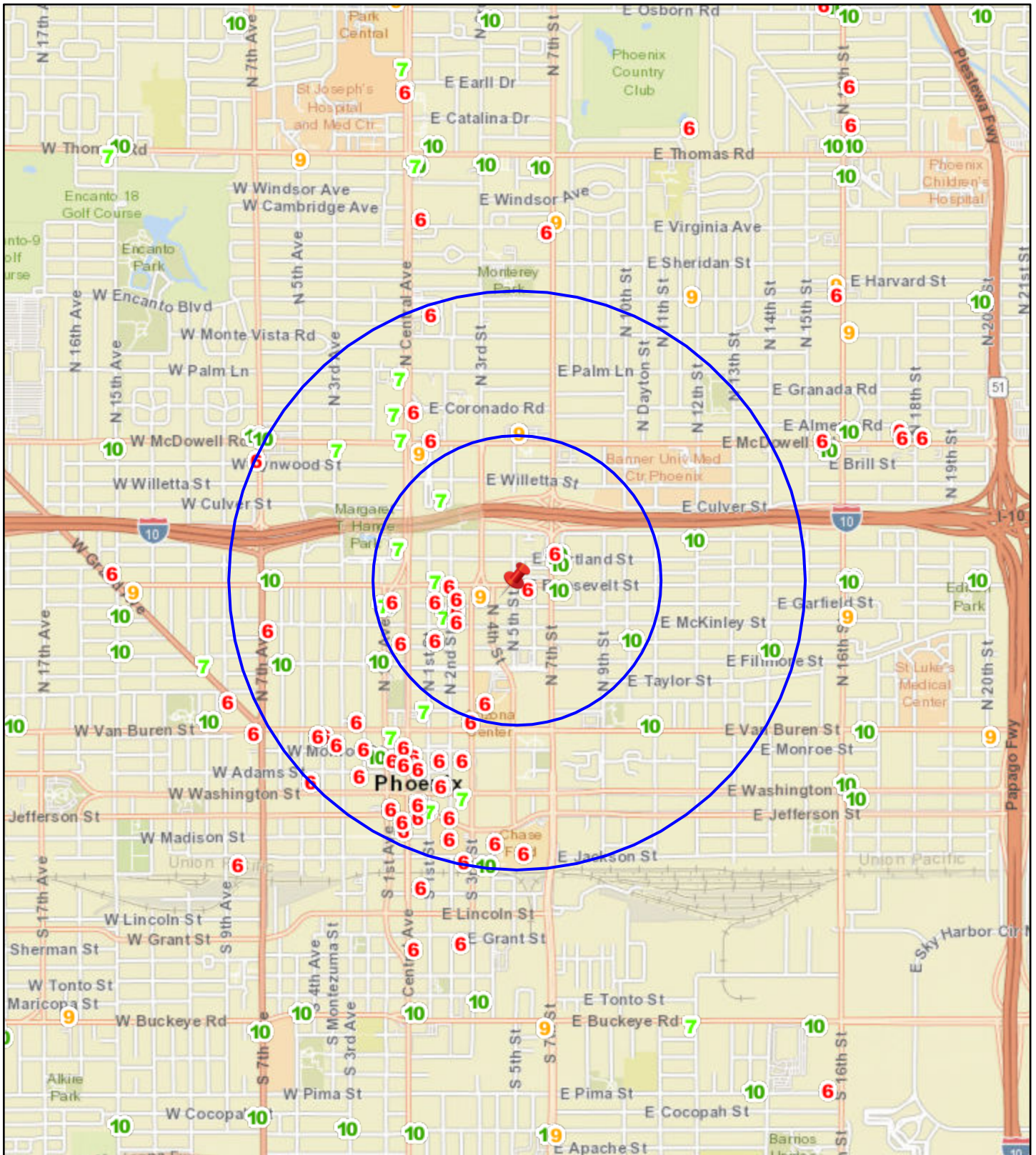
Description	Average	1/2 Mile Average
Parcels w/Violations	40	82
Total Violations	67	125

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1117003	951	300	94	62
1118004	1423	507	117	200
1130001	2898	331	199	515
1130002	1364	179	221	139
1131002	2026	50	492	845
1131003	2654	2	355	297
1132021	740	87	52	190
1132022	1347	118	99	594
1132041	1507	221	53	310
1132042	506	63	11	131
Average	1601	393	60	177

Liquor License Map: TURQUOISE WINE BAR ROOSEVELT

504 E ROOSEVELT ST



Date: 5/29/2025



0 0.170.35 0.7 1.05 1.4 mi



Liquor License - Turquoise Wine Bar Roosevelt (Series 10/S) - District 8

Request for a liquor license. Arizona State License Application 347113.

Summary

Applicant

Juanita Esparza, Agent

License Type

Series 10 and 10S - Beer and Wine Store with Sampling Privileges

Location

504 E. Roosevelt Street, Ste. 1

Zoning Classification: DTC - Evans Churchill East

Council District: 8

This request is for a new liquor license for a beer and wine store. This location was previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow liquor retail sales.

The 60-day limit for processing this application is July 1, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
“Mr. and Mrs. Salgado possess the necessary experience, integrity & commitment to responsibly operate an establishment that will serve beer and wine alcoholic beverages. Both owners have thorough understanding of state & local liquor laws & regulations, and are dedicated to maintain full compliance with all applicable legal requirements. They have implemented responsible service practices and employee training programs to ensure alcohol is served in a lawful and safe manner.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

“The proprietors of Turquoise Wine Bar Roosevelt, respectfully request authorization to serve beer & wine to patrons aged 21 & over additionally, they seek approval to sell packaged beer & wine under a series 10 (beer and wine off-sale) license. They are committed to full compliance with all applicable state, city, and federal tax regulations and strictly adhere to the security and operational requirements set forth by local governing authorities.”

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Turquoise Wine Bar Roosevelt - Data

Attachment B - Turquoise Wine Bar Roosevelt - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: TURQUOISE WINE BAR ROOSEVELT

Liquor License

Description	Series	1 Mile	1/2 Mile
Producer	1	1	0
Microbrewery	3	5	3
Wholesaler	4	1	0
Government	5	7	3
Bar	6	47	14
Beer and Wine Bar	7	14	5
Liquor Store	9	6	2
Beer and Wine Store	10	13	5
Hotel	11	6	2
Restaurant	12	112	43
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	262.31	371.76
Violent Crimes	12.31	56.23	72.71

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

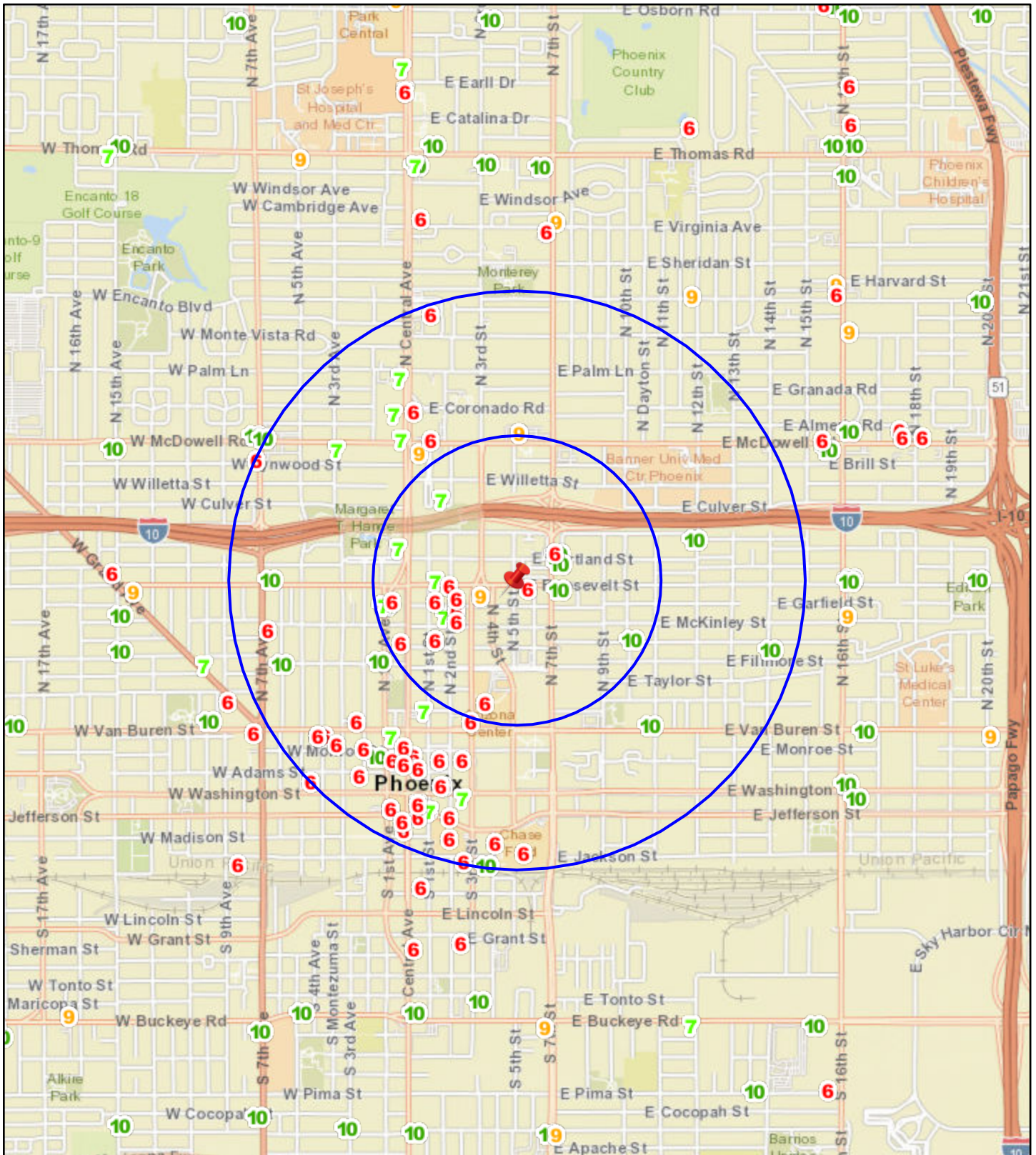
Description	Average	1/2 Mile Average
Parcels w/Violations	40	82
Total Violations	67	125

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1117003	951	300	94	62
1118004	1423	507	117	200
1130001	2898	331	199	515
1130002	1364	179	221	139
1131002	2026	50	492	845
1131003	2654	2	355	297
1132021	740	87	52	190
1132022	1347	118	99	594
1132041	1507	221	53	310
1132042	506	63	11	131
Average	1601	393	60	177

Liquor License Map: TURQUOISE WINE BAR ROOSEVELT

504 E ROOSEVELT ST



Date: 5/29/2025



0 0.170.35 0.7 1.05 1.4 mi

City Clerk Department



Off-Track Pari-Mutuel Wagering Permit - Bull Shooters - District 1

Request for an Off-track Pari-Mutuel Wagering Permit for a business that has a Series 6 liquor license.

Summary

State law requires City Council approval before a State Off-track Pari-Mutuel Wagering Permit can be issued. This request is for a permit for off-track betting on horse races conducted at Turf Paradise.

Applicant

David Johnson, Agent for Turf Paradise

Location

3337 W. Peoria Avenue

Zoning Classification: PSC

Council District: 1

Public Opinion

Public notice was posted at the proposed location and special notice letters were mailed to residents within 1/8 mile radius of the proposed location, if any. The comment period expired May 27, 2025. No protest or support letters were received within the 20-day public comment period.

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Bull Shooters - Data

Attachment B - Bull Shooters - Map

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: BULL SHOOTERS

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	3	1
Beer and Wine Bar	7	1	0
Liquor Store	9	3	2
Beer and Wine Store	10	9	2
Hotel	11	1	0
Restaurant	12	15	5

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	262.57	264.22
Violent Crimes	12.31	43.07	34.81

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

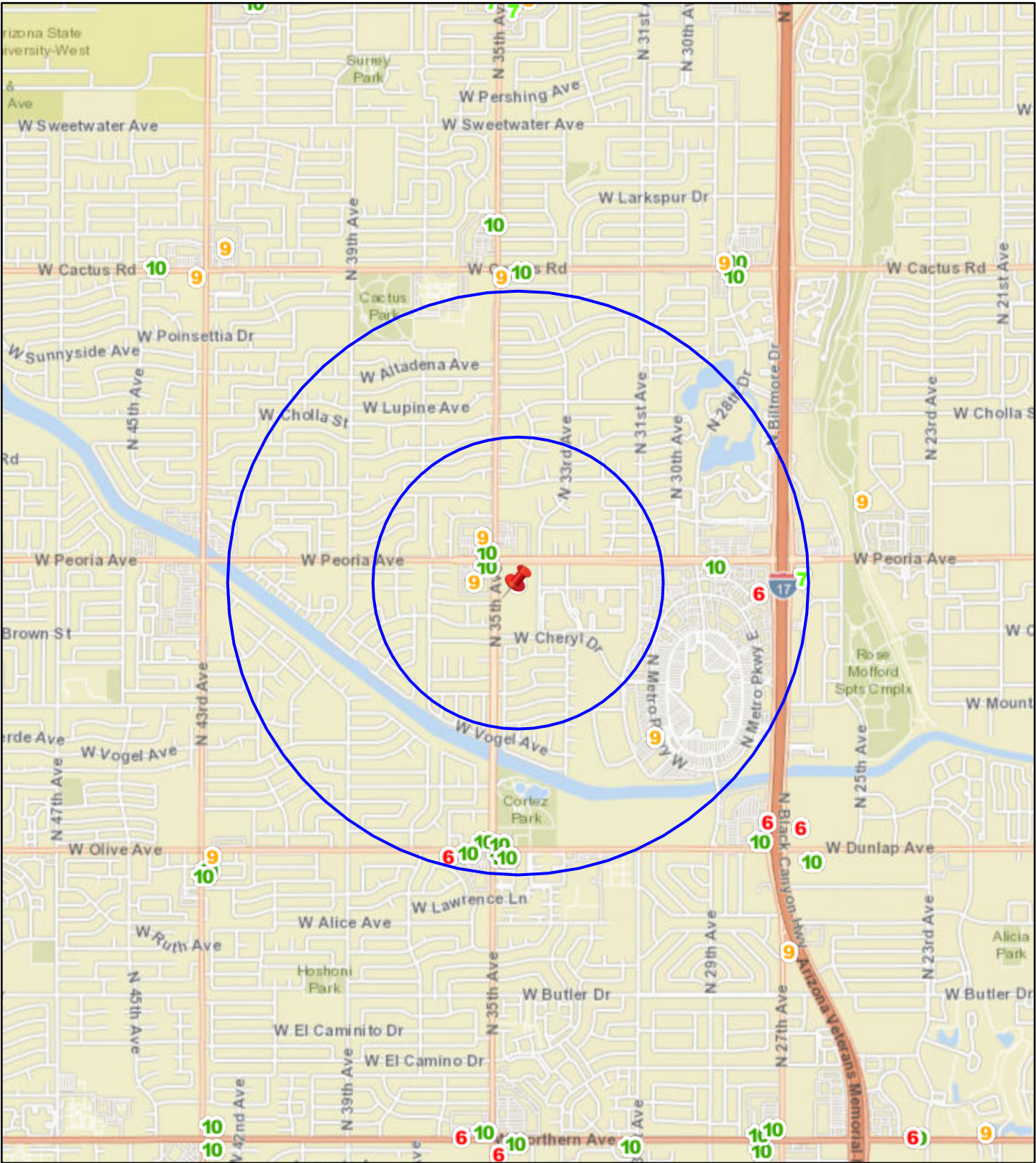
Description	Average	1/2 Mile Average
Parcels w/Violations	40	105
Total Violations	67	191

Census 2020 Data 1/2 Mile Radius

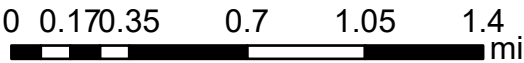
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1042032	1454	387	17	134
1042051	1324	539	47	89
1042052	2410	76	64	453
1042053	1625	264	18	20
1042054	1560	187	71	626
1043012	1885	605	31	309
Average	1601	393	60	177

Liquor License Map: BULL SHOOTERS

3337 W PEORIA AVE



Date: 6/9/2025





Report

Agenda Date: 6/18/2025, Item No. 31

Starwood Hotels & Resorts Management Company LLC dba Sheraton Phoenix Downtown

For \$50,000 in payment authority for a one-time contract, entered on or about November 13, 2025, for food and venue services for the 2025 Navigator Volunteer Appreciation Luncheon event for the Aviation Department. This 25th Anniversary Navigator Appreciation Luncheon will recognize more than 350 volunteers who donate their time to provide customer service to Phoenix Sky Harbor International Airport.



Report

Agenda Date: 6/18/2025, Item No. 32

Pitney Bowes Global Financial Services, LLC

For \$225,000 in payment authority for a new contract, entered on or about July 2, 2025, for a term of five years for a Mail Metering Equipment Lease and Related Services for the City Clerk Department. The Department uses mail metering equipment to apply postage to all citywide mail and track postage costs in real time for multiple accounts and cost centers. This contract will also provide maintenance for the equipment, hardware, and software for the length of the contract. The equipment will be located in the Mail Services Division in the City Clerk Department.



Report

Agenda Date: 6/18/2025, Item No. 33

Timothy F. Hendershott dba Tartan Associates

For \$125,000 in payment authority for a new contract, entered on or about June 18, 2025, for a five-year term for dispatch specialty chairs for the Fire Department. This contract will provide the Fire Department with the ability to purchase standardized ergonomic work chairs ensuring their workforce at the Regional Dispatch Centers receive critical console seating. The standardized ergonomic work chairs provide ergonomic support, durability and reliability, comfort, safety, cost efficiency in the long term and physical well-being of staff.



Report

Agenda Date: 6/18/2025, Item No. 34

AHS Rescue, LLC dba AHS Rescue & Arizona Hiking Shack; American Diving Supply, LLC; Paragon Dive Group, LLC; and Saguaro Diving LLC

For \$200,000 in payment authority for four new contracts, entered on or about September 1, 2025, for five-year terms for diving equipment for the Police Department. These contracts will provide a variety of diving equipment to the Department's Underwater Search and Recovery Dive Team, which is responsible for providing underwater search and recovery of drowning victims, rescue services to victims of water accidents, evidence search and recovery at crime scenes and removal of items deemed hazardous to navigation.



Report

Agenda Date: 6/18/2025, Item No. 35

CEET Industries, Inc. dba Trident Calibration Labs

For \$120,000 in payment authority for a new contract, entered on or about June 1, 2025, for a term of five years for calibration services for the Information Technology Services Department. This contract will be used to calibrate City of Phoenix owned electronic test devices used for various purposes in troubleshooting and maintaining the Regional Wireless Cooperative (RWC) Public Safety Radio network. The calibration services will ensure the test equipment will remain up to date to manufacture standards.



Report

Agenda Date: 6/18/2025, Item No. 36

National Maintenance Group LLC dba Sentinel Maintenance

For \$25,000 in additional payment authority for Contract 157019 for specialized cleaning services of controlled environment data centers for Citywide use. This contract provides specialized cleaning services necessary to maintain the health of computer systems and equipment in the City's controlled environment data centers. Additional funds are necessary to add Citywide departments as users of this contract.



Report

Agenda Date: 6/18/2025, Item No. 37

Southwest Industrial Rigging

For \$173,155 in payment authority to purchase heavy equipment services for the Fire Department. Southwest Industrial Rigging responded to a warehouse collapse that trapped a worker inside and required heavy equipment to assist with the rescue efforts.



Report

Agenda Date: 6/18/2025, **Item No.** 38

Clariti Cloud Inc.

For \$507,300 in payment authority to purchase Community Plus login license that provides functionality to the SHAPE PHX system for the Planning and Development Department (PDD). This licensing creates and manages integration with PDDs business processes, including the ability to manage portal accounts, cases, and other records directly. The license provides a secure login and authentication mechanisms, including support of single sign-on. Funds are available in the PDD capital improvement budget.



Report

Agenda Date: 6/18/2025, **Item No.** 39

Malvern Panalytical, Inc.

For \$77,000 in payment authority to purchase Zetasizer Advance Service - Pro for the Water Services Department (WSD). The instrument will provide critical information about the effectiveness of chemical dosages and physical processes occurring during water treatment activities. This purchase will allow WSD to maintain operational compliance with the Safe Drinking Water Act and the Arizona and National Pollutant Discharge Elimination System when it takes over the Lake Pleasant Water Treatment Plant.



Report

Agenda Date: 6/18/2025, Item No. 40

City of Glendale

For \$24,000 in payment authority for outstanding services owed for base charges during the current Fiscal Year 2024-25 for Intergovernmental Agreement 123273 to provide water treatment services to the Camelback Ranch area located within the boundaries of the City of Phoenix, but outside the City's water distribution system, for the Water Services Department.



Report

Agenda Date: 6/18/2025, **Item No.** 41

City of Glendale

For \$80,000 in additional payment authority for Intergovernmental Agreements 114154 and 114155 pertaining to treated sewer service and treated water service to an area located in Phoenix for Fiscal Year 2025-26. The Intergovernmental Agreements (IGA) provide sewer and water service to the area of Arizona State Route 101 and northeast corner of 51st Avenue located within the boundaries of the City of Phoenix, but outside the City's system, for the Water Services Department.



Report

Agenda Date: 6/18/2025, Item No. 42

United States Postal Service - Annual Payment Authority

For \$4,122,728 in payment authority to the United States Postal Service for metered and non-metered mail charges of City departments for the period of July 1, 2025, through June 30, 2026, as provided in the proposed annual operating budget.



Report

Agenda Date: 6/18/2025, Item No. 43

Various Vendors - Annual Utility Charges

For \$103,688,736 in payment authority for Arizona Public Service, Salt River Project, and Southwest Gas for electricity and gas charges of City departments for the period of July 1, 2025, through June 30, 2026, as provided in the proposed annual operating budget.



Report

Agenda Date: 6/18/2025, Item No. 44

City Treasurer - Annual Payment Authority

For \$27,010,092 in payment authority on behalf of the Water Services Department for water charges of City departments for the period of July 1, 2025, through June 30, 2026, as provided in the proposed annual operating budget.



Report

Agenda Date: 6/18/2025, Item No. 45

Settlement of Claim(s) Clugston v. City of Phoenix

To make payment of up to \$2,000,000 in settlement of claim(s) in *Clugston v. City of Phoenix*, CV2023-004179, 22-0320-001, GL, BI, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of a claim involving the Fire Department that occurred on April 14, 2022.



Public Hearing on Proposed Property Tax Levy, Truth in Taxation and Adoption of the Final 2025-26 Annual Budget - Citywide

As required by City Charter, Chapter XVIII, Section 6(B)(1) and Arizona Revised Statutes 14-17104(A), this item requests the City Council hold a public hearing on the City's proposed Property Tax Levy and Truth in Taxation and the adoption of the final 2025-26 City of Phoenix Annual Budget (see **Attachment A** for State Budget Forms and Truth in Taxation Notice).

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Budget and Research Department.

State Forms A through G and
Truth in Taxation Notice & Explanation

CITY OF PHOENIX, ARIZONA
Summary Schedule of Estimated Revenues and Expenditures/
Expenses Fiscal Year 2025-26
(In Thousands)

Fiscal Year	S c h	FUNDS							Total All Funds
		General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Enterprise Funds Available	Reappropriation Funds		
2025	Adopted/adjusted budgeted expenditures/expenses*	2,132,179	2,673,640	139,845	2,681,622	2,298,181	3,051,187	12,976,654	
2025	Actual expenditures/expenses**	1,932,488	1,790,073	136,341	1,400,447	1,862,300	2,135,729	9,257,377	
2026	Beginning fund balance/(deficit) or net position/(deficit) at July 1***	210,144	1,167,680		305,945	1,458,227	4,315,419	7,457,414	
2026	Primary property tax levy	222,719						222,719	
2026	Secondary property tax levy			143,241				143,241	
2026	Estimated revenues other than property taxes	279,238	3,512,676		913,658	2,041,482		6,747,055	
2026	Other financing sources	5,359	3,515		952,280	8,350		969,504	
2026	Other financing (uses)								
2026	Interfund transfers in	1,635,854	930,984	1,622	159,983	122,614		2,851,057	
2026	Interfund Transfers (out)	159,758	2,405,113		199,878	90,463		2,855,212	
2026	Reduction for fund balance reserved for future budget year expenditures								
LESS:	Maintained for future debt retirement								
	Maintained for future capital projects								
	Maintained for future financial stability								
	Maintained for future retirement contributions								
2026	Total Financial Resources Available ****	2,193,555	3,209,742	144,863	2,131,988	3,540,210	4,315,419	15,535,777	
2026	Budgeted Expenditures/Expenses ****	2,193,555	2,578,892	144,863	2,269,460	2,943,579	4,315,419	14,445,768	

EXPENDITURE LIMITATION COMPARISON

1. Budgeted expenditures/expenses	2025	2026
2. Add/subtract: estimated net reconciling items	\$ 9,925,467	\$ 10,130,349
3. Budgeted expenditures/expenses adjusted for reconciling items	(117,568)	296,821
4. Less: estimated exclusions	9,807,899	10,427,170
5. Amount subject to the expenditure limitation	\$ 9,807,899	\$ 10,427,170
6. EEC expenditure limitation or voter-approved alternative expenditure limitation	\$ 12,976,654	\$ 14,445,768

* Includes Expenditure/Expense Adjustments Approved in the current year from Schedule E.

** Includes actual amounts as of the date the proposed budget was prepared, adjusted for estimated activity for the remainder of the fiscal year.

*** Amounts on this line represent Fund Balance/Net Position amounts except for amounts not in spendable form (e.g., prepaids and inventories) or legally or contractually required to be maintained intact (e.g., principal of a permanent fund).

**** The total available financial resources of Capital Projects Fund are lower than budgeted expenditures due to bonds authorized for sale but not yet sold. Bond sales are based on cash flow needs rather than budgetary fund balance.

CITY OF PHOENIX, ARIZONA
Tax Levy and Tax Rate Information
Fiscal Year 2025-26
(In Thousands)

	<u>2024-25</u>	<u>2025-26</u>
1. Maximum allowable primary property tax levy. A.R.S. §42-17051(A)	\$ <u>217,597</u>	\$ <u>226,692</u>
2. Amount received from primary property taxation in the current year in excess of the sum of that year's maximum allowable primary property tax levy. A.R.S. §42-17102(A)(18)	\$ <u></u>	
3. Property tax levy amounts		
A. Primary property taxes	\$ <u>217,597</u>	\$ <u>224,968</u>
B. Secondary property taxes	<u>139,948</u>	<u>144,688</u>
C. Total property tax levy amounts	\$ <u>357,545</u>	\$ <u>369,656</u>
4. Property taxes collected*		
A. Primary property taxes		
(1) Current year's levy	\$ <u>215,419</u>	
(2) Prior years' levies	<u>1,369</u>	
(3) Total primary property taxes	\$ <u>216,788</u>	
B. Secondary property taxes		
(1) Current year's levy	\$ <u>138,549</u>	
(2) Prior years' levies	<u>821</u>	
(3) Total secondary property taxes	\$ <u>139,370</u>	
C. Total property taxes collected	\$ <u>356,158</u>	
5. Property tax rates		
A. City/Town tax rate		
(1) Primary property tax rate	<u>1.2658</u>	<u>1.2658</u>
(2) Secondary property tax rate	<u>0.8141</u>	<u>0.8141</u>
(3) Total city/town tax rate	<u>2.0799</u>	<u>2.0799</u>
B. Special assessment district tax rates		
Secondary property tax rates - As of the date the proposed budget was prepared, the city/town was operating <u>one</u> special assessment districts for which secondary property taxes are levied. For information pertaining to these special assessment districts and their tax rates, please contact the city/town.		

* The 2025-26 planned primary and secondary levies are \$224,967,827 and \$144,688,188, respectively. Historically, actual property tax collections have been slightly lower than the amount levied. For 2025-26, actual collections for primary and secondary property taxes are estimated to be \$222,719,000 and \$143,241,188, or 99% of the levy amount.

** Includes actual property taxes collected as of the date the proposed budget was prepared, plus estimated property tax collections for the remainder of the fiscal year.

CITY OF PHOENIX, ARIZONA
Revenues Other Than Property Taxes
Fiscal Year 2025-26
(In Thousands)

SOURCE OF REVENUES	ESTIMATED REVENUES 2024-25	ACTUAL REVENUES* 2024-25	ESTIMATED REVENUES 2025-26
GENERAL FUND			
Intergovernmental			
County Vehicle License Tax	\$ 86,148	\$ 88,000	\$ 90,871
Charges for services			
Fire Emergency Transportation Services	\$ 75,990	\$ 63,470	\$ 66,974
Hazardous Materials Inspection Fee	1,500	1,200	1,500
Planning	2,142	1,836	1,836
Police	15,105	17,859	17,177
Street Transportation	8,028	8,331	8,343
Other Service Charges	30,153	30,639	32,111
Fines and forfeits			
Moving Violations	\$ 4,182	\$ 4,338	\$ 4,338
Parking Violations	629	489	489
Driving While Intoxicated	530	525	525
Defensive Driving Program	2,000	2,195	2,195
Other Receipts	1,776	1,969	1,982
Interest on investments			
Interest on investments	\$ 21,589	\$ 32,237	\$ 25,785
Contributions			
SRP In-Lieu Taxes	\$ 2,248	\$ 1,892	\$ 1,892
Miscellaneous			
Miscellaneous	\$ 9,411	\$ 8,805	\$ 8,671
Parks and Recreation	6,614	8,699	8,653
Libraries	462	424	425
Cable Communications	6,580	6,176	5,472
Total General Fund	\$ 275,087	\$ 279,082	\$ 279,238
SPECIAL REVENUE FUNDS			
Highway User Revenue Fund			
Incorporated Cities Share	\$ 127,046	\$ 128,779	\$ 133,236
300,000 Population Share	33,101	33,369	34,497
Interest/Other	5,274	7,513	5,543
	\$ 165,421	\$ 169,661	\$ 173,276

CITY OF PHOENIX, ARIZONA
Revenues Other Than Property Taxes
Fiscal Year 2025-26
(In Thousands)

SOURCE OF REVENUES	ESTIMATED REVENUES 2024-25	ACTUAL REVENUES* 2024-25	ESTIMATED REVENUES 2025-26
Excise Tax Fund			
Local Taxes	\$ 733,578	\$ 715,002	\$ 839,048
Stormwater	6,622	7,061	7,131
Jet Fuel	964	852	886
Marijuana Sales Tax Earmarked for Public Safety Pension	12,865	12,368	12,875
License & Permits	6,567	6,254	4,775
State Sales Tax	259,787	252,575	262,745
State Income Tax	353,170	351,016	328,334
Neighborhood Protection	56,002	52,600	64,003
2007 Public Safety Expansion	112,008	105,203	128,006
Public Safety Enhancement	33,131	35,266	35,310
Parks and Preserves	56,005	52,603	64,003
Transportation 2050	381,630	359,178	439,091
Capital Construction	7,502	6,765	6,920
Sports Facilities	32,668	30,835	32,810
Convention Center	95,516	85,637	103,475
	\$ 2,148,015	\$ 2,073,215	\$ 2,329,412
Other Special Revenue Funds			
Neighborhood Protection	\$ 847	\$ 1,074	\$ 714
2007 Public Safety Expansion	969	1,207	800
Parks and Preserves	2,627	5,615	4,414
Transportation 2050	41,118	49,332	53,520
Capital Construction	866	1,117	894
Sports Facilities	6,355	7,325	6,656
Development Services	82,133	80,603	84,032
Regional Transit	85,226	80,339	67,217
Community Reinvestment	11,092	6,493	11,504
Impact Fee Administration	684	801	790
Regional Wireless Cooperative	6,610	6,778	7,494
Golf	12,279	13,905	14,070
Court Awards	5,011	5,122	5,075
	\$ 255,817	\$ 259,711	\$ 257,177
Other Restricted Funds			
Court Special Fees	\$ 826	\$ 966	\$ 867
Vehicle Impound Program	1,966	1,895	1,895
Other Restricted Funds	23,564	44,224	28,185
Affordable Housing Program	43,874	22,182	22,718
	\$ 70,230	\$ 69,266	\$ 53,665
Federal Funds			
Public Housing	\$ 242,290	\$ 200,035	\$ 239,048
Human Services	79,071	75,804	101,901
Federal Transit Administration	121,894	79,025	122,688
Community Development	42,000	21,299	37,897
Criminal Justice/Public Safety	12,547	11,720	10,553
Other Federal & State Grants	373,790	154,292	187,059
	\$ 871,593	\$ 542,177	\$ 699,145
Total Special Revenue Funds	\$ 3,511,075	\$ 3,114,029	\$ 3,512,676

CITY OF PHOENIX, ARIZONA
Revenues Other Than Property Taxes
Fiscal Year 2025-26
(In Thousands)

SOURCE OF REVENUES	ESTIMATED REVENUES 2024-25	ACTUAL REVENUES* 2024-25	ESTIMATED REVENUES 2025-26
DEBT SERVICE FUNDS			
Secondary Property Tax	\$ 3,552	\$ -	\$ -
Total Debt Service Funds	\$ 3,552	\$ -	\$ -
CAPITAL PROJECTS FUNDS			
Bond Funds	\$ -	\$ 19,518	\$ -
Capital Gifts	500	451	-
Capital Grants	700,925	622,323	484,338
Capital Reserves	-	16,137	-
Customer Facility Charges	60,060	57,500	62,100
Federal, State and Other Participation	262,891	72,746	175,871
Impact Fees	-	38,259	-
Joint Ventures	62,335	85,810	85,632
Passenger Facility Charges	98,071	103,203	105,717
Solid Waste Remediation	-	165	-
Other Capital Funds	7,200	175	-
Total Capital Projects Funds	\$ 1,191,981	\$ 1,016,289	\$ 913,658
ENTERPRISE FUNDS			
Convention Center	\$ 35,574	\$ 39,054	\$ 40,013
Solid Waste	208,591	215,908	216,352
Aviation	595,697	659,994	663,361
Water System	715,025	709,573	782,974
Wastewater System	310,694	326,815	338,782
Total Enterprise Funds	\$ 1,865,581	\$ 1,951,346	\$ 2,041,482
TOTAL ALL FUNDS	\$ 6,847,276	\$ 6,360,747	\$ 6,747,055

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF PHOENIX, ARIZONA
Other Financing Sources/<Uses> and Interfund Transfers
Fiscal Year 2025-26
(In Thousands)

FUND	OTHER FINANCING 2025-26		INTERFUND TRANSFERS 2025-26	
	SOURCES	<USES>	IN	<OUT>
GENERAL FUND				
General Fund	\$ 5,359	\$	\$ 1,511,379	\$ 155,785
Library			9,167	3,973
Parks			115,165	
Cable Communications			142	
Total General Fund	\$ 5,359	\$	\$ 1,635,854	\$ 159,758
SPECIAL REVENUE FUNDS				
Excise	\$	\$	\$	\$ 2,329,412
Arizona Highway User Revenue	1,306			4,241
Capital Construction	139		6,920	
City Improvement	100		106,400	
Community Reinvestment	6			2,067
Court Awards	19			
Development Services	156			6,683
Golf	5			
Neighborhood Protection			64,003	3,867
Parks and Preserves			64,003	98
Public Safety Enhancement			35,310	4,112
Public Safety Expansion			133,506	1,987
Regional Transit	5			
Sports Facilities			32,810	16,656
Transportation 2050	1,530		439,091	26,057
Other Restricted	69		48,941	9,812
Grant Funds	180			120
Total Special Revenue Funds	\$ 3,515	\$	\$ 930,984	\$ 2,405,113
DEBT SERVICE FUNDS				
Secondary Property Tax	\$	\$	\$ 1,622	\$
Total Debt Service Funds	\$	\$	\$ 1,622	\$
CAPITAL PROJECTS FUNDS				
2023 General Obligation Bonds	\$	\$	\$ 150,233	\$ 150,233
Aviation Bonds	300,000			
Convention Center Bonds	810			
Solid Waste Bonds	26,500			
Other Bonds	175,000			8,500
Wastewater Bonds	9,170			
Capital Reserves			9,750	22,546
Customer Facility Charges				18,599
Transportation 2050 Bonds	900			
Water Bonds	439,900			
Total Capital Projects Funds	\$ 952,280	\$	\$ 159,983	\$ 199,878

CITY OF PHOENIX, ARIZONA
Other Financing Sources/<Uses> and Interfund Transfers
Fiscal Year 2025-26
(In Thousands)

FUND	OTHER FINANCING 2025-26		INTERFUND TRANSFERS 2025-26	
	SOURCES	<USES>	IN	<OUT>
ENTERPRISE FUNDS				
Aviation	\$ 2,768	\$	\$ 19,139	\$ 17,096
Convention Center	669		103,475	4,989
Solid Waste	322			14,508
Wastewater	2,035			21,025
Water	2,556			32,844
Total Enterprise Funds	\$ 8,350	\$	\$ 122,614	\$ 90,463
TOTAL ALL FUNDS	\$ 969,504	\$	\$ 2,851,057	\$ 2,855,212

CITY OF PHOENIX, ARIZONA
Expenditures/Expenses by Fund
Fiscal Year 2025-26
(In Thousands)

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2024-25	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2024-25	ACTUAL EXPENDITURES/ EXPENSES* 2024-25	BUDGETED EXPENDITURES/ EXPENSES 2025-26
GENERAL FUND				
<i>General:</i>	\$	\$	\$	\$
General Government	249,186		248,318	241,080
Criminal Justice	47,381		46,857	46,847
Public Safety	1,248,049	10,000	1,243,379	1,321,130
Transportation	25,252		25,248	1,902
Community Development	41,112		40,598	39,949
Community Enrichment	51,797		51,754	55,729
Environmental Services	38,051		36,639	40,435
Contingencies/Non-Departmental**	148,875		(191)	180,561
Capital Budget	86,768	(10,000)	49,311	70,027
Parks and Recreation				
Operating	134,037		133,302	134,775
Capital	3,600		481	3,119
Library				
Operating	51,120		50,640	51,366
Capital	1,456		746	1,020
Cable Communications	5,073	420	5,406	5,614
Total General Fund	\$ 2,131,759	\$ 420	\$ 1,932,488	\$ 2,193,555
SPECIAL REVENUE FUNDS				
	\$	\$	\$	\$
Arizona Highway User Revenue				
Operating	90,387		90,358	97,066
Capital	130,609		85,448	131,352
Capital Construction				
Operating	140	10	140	140
Capital	31,415	(10)	8,958	25,960
City Improvement	84,178		82,937	106,500
Community Reinvestment				
Operating	2,317		2,315	2,771
Capital	6,479		5,764	5,315
Court Awards	5,008		4,512	3,154
Development Services				
Operating	91,977		90,948	93,015
Contingencies				1,000
Capital	8,635		6,748	7,080
Federal Community Development				
Operating	35,100		18,396	29,806
Capital	6,904		2,074	8,091
Federal & State Grants				
Operating	296,301	(6,500)	108,388	126,896
Capital	49,726		35,953	35,351
Federal Transit				
Operating	13,057	2,520	15,266	25,843
Capital	108,837	(2,520)	41,973	96,845

CITY OF PHOENIX, ARIZONA
Expenditures/Expenses by Fund
Fiscal Year 2025-26
(In Thousands)

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2024-25	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2024-25	ACTUAL EXPENDITURES/ EXPENSES* 2024-25	BUDGETED EXPENDITURES/ EXPENSES 2025-26
Golf Course				
Operating	10,803	1,370	11,931	12,571
Capital				2,000
HOPE VI Grant				
Operating	15,445		3,257	13,478
Capital	25,045		5,367	21,984
Human Services Grants				
Operating	76,071	(1,400)	68,012	92,963
Capital	3,000	1,400	4,186	9,000
Neighborhood Protection	59,962	2,800	61,511	69,619
Other Restricted Funds				
Fees and Contributions	90,667		78,473	109,064
Capital	44,764		22,664	74,493
Parks and Preserves				
Operating	8,121		7,980	8,030
Capital	117,390		70,415	102,054
Public Housing				
Operating	217,090		178,467	203,441
Capital	47,817		17,216	47,461
Public Safety Enhancement	32,246	910	32,500	32,776
Public Safety Expansion	128,878		128,053	130,925
Public Transit (RPTA)				
Operating	67,282		66,766	54,241
Capital	14,810		7,006	15,066
Regional Wireless Cooperative				
Operating	6,223	(1,030)	4,888	5,696
Capital		2,030	1,925	2,192
Sports Facilities				
Operating	2,960		2,958	9,706
Contingencies	2,500			2,500
Capital	5,685		2,810	8,531
Transportation 2050				
Operating	268,611		264,917	338,492
Contingencies	4,000			21,000
Capital	463,621		148,589	395,422
Total Special Revenue Funds	\$ 2,674,060	\$ (420)	\$ 1,790,073	\$ 2,578,892
DEBT SERVICE FUNDS				
Secondary Property Tax and G.O.	139,845		136,341	144,863
Total Debt Service Funds	\$ 139,845	\$	\$ 136,341	\$ 144,863
CAPITAL PROJECTS FUNDS				
Arts and Cultural Facilities	18,716		3,734	25,667
Aviation	809,738		486,543	894,982
Economic Development	5,250	20,000	24,050	25,500

CITY OF PHOENIX, ARIZONA
Expenditures/Expenses by Fund
Fiscal Year 2025-26
(In Thousands)

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2024-25	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2024-25	ACTUAL EXPENDITURES/ EXPENSES* 2024-25	BUDGETED EXPENDITURES/ EXPENSES 2025-26
Environmental Programs	1,000		919	1,081
Facilities Management	47,005		25,697	45,381
Finance		200	165	
Fire Protection	76,130		58,604	53,748
Historic Preservation and Planning	2,000		578	11,422
Housing	32,373		7,394	48,186
Human Services	317	1,000	981	1,975
Information Technology	25,370		6,235	11,665
Libraries	2,091		117	6,666
Non-Departmental Capital	219,495	(34,800)	105,660	224,561
Parks, Recreation and Mtn Preserves	36,146		20,216	47,524
Phoenix Convention Center	55,360		48,490	11,981
Police Protection	40,233		33,468	19,079
Public Art Program	3,749		1,809	6,320
Regional Wireless Cooperative	6,000			6,000
Solid Waste Disposal	10,264	13,600	21,975	55,023
Street Transportation and Drainage	330,449		75,490	231,592
Wastewater	578,183		407,013	190,407
Water	381,753		71,311	350,700
Total Capital Projects Funds	\$ 2,681,622	\$	\$ 1,400,447	\$ 2,269,460
ENTERPRISE FUNDS	\$	\$	\$	\$
Aviation				
Operating	513,141		508,024	523,542
Contingencies	25,000			30,000
Capital	362,305		142,740	638,870
Convention Center				
Operating	100,964		99,258	107,043
Contingencies	3,000			4,500
Capital	11,071		6,112	10,285
Solid Waste				
Operating	198,897		194,576	209,407
Contingencies	1,000			1,000
Capital	34,836		6,145	10,877
Wastewater				
Operating	214,956		214,268	229,667
Contingencies	10,000			10,500
Capital	106,600		81,893	277,088
Water				
Operating	479,539		472,845	534,119
Contingencies	22,000			22,500
Capital	214,871		136,438	334,181
Total Enterprise Funds	\$ 2,298,181	\$	\$ 1,862,300	\$ 2,943,579
REAPPROPRIATION FUNDS	\$	\$	\$	\$
General				
General Government	43,962		23,825	39,962
Criminal Justice	3,697		1,395	2,403
Public Safety	82,782		22,750	72,853
Transportation	3,631		493	2,379

CITY OF PHOENIX, ARIZONA
Expenditures/Expenses by Fund
Fiscal Year 2025-26
(In Thousands)

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2024-25	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2024-25	ACTUAL EXPENDITURES/ EXPENSES* 2024-25	BUDGETED EXPENDITURES/ EXPENSES 2025-26
Environmental Services	36,755		24,012	35,285
Community Development	5,424		3,370	5,994
Community Enrichment	11,321		5,818	12,018
Capital Improvements	27,787		18,431	34,369
Library				
Community Enrichment	6,226		2,667	4,716
Parks and Recreation				
Community Enrichment	24,562		12,934	21,370
Cable Communications				
General Government	505		90	1,057
Arizona Highway User Revenue				
Street and Highway purposes	95,481		71,204	96,882
Aviation				
Transportation	191,873		125,713	298,841
Capital Construction				
Capital Improvements	4,360		3,706	5,310
City Improvement Operating				
Debt Service	253			250
Community Reinvestment				
Community Development	1,402		612	2,891
Court Awards				
Criminal Justice	3,024		891	2,383
Development Services				
Community Development	47,076		26,401	21,596
Federal and State Grants				
Operating grants	94,166		22,009	68,448
Federal Community Development				
Community Development	8,534		932	4,653
Federal Transit				
Transportation	58,946		20,331	48,799
Golf				
Community Enrichment	2,958		1,272	2,741
HOPE Grant				
Community Development	4,601		348	2,122
Human Services				
Community Enrichment	16,908		5,829	13,995
Neighborhood Protection				
Public Safety	2,755		1,497	2,010
Other Restricted				
Community Development	43,351		5,345	45,284
Parks and Preserves				
Capital Improvements	69,908		59,733	74,285
Phoenix Convention Center				
Community Enrichment	21,124		10,915	27,272
Public Housing				
Community Development	75,322		12,251	58,507
Public Safety Enhancement Funds				
Public Safety	32		19	14
Public Safety Expansion Funds				
Public Safety	771		457	199
Regional Transit Authority				
Transportation	17,049		6,485	17,914
Regional Wireless Cooperative				
General Government	4,846		334	2,571
Secondary Property Tax				
Debt Service	902			
Solid Waste				
Environmental Services	30,648		10,112	36,791
Sports Facilities				

CITY OF PHOENIX, ARIZONA
Expenditures/Expenses by Fund
Fiscal Year 2025-26
(In Thousands)

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2024-25	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2024-25	ACTUAL EXPENDITURES/ EXPENSES* 2024-25	BUDGETED EXPENDITURES/ EXPENSES 2025-26
Community Enrichment	2,411		1,424	1,757
Transportation 2050				
Transportation	174,933		76,404	225,752
Wastewater				
Environmental Services	131,854		79,275	134,277
Water				
Environmental Services	252,371		193,210	256,043
Capital				
1988 Parks, Recreation, Facilities, Library Bonds				4,763
2006 Library, Senior & Cultural Center Bonds				122
2006 Parks & Recreation Bonds				
2023 Prop 1 Public Safety and Streets	800		500	25,290
2023 Prop 2 Neighborhood and Parks	1,000		144	1,953
2023 Prop 3 Arts, Econ Dev, Environment	10	71	80	10,001
2023 Prop 4 Housing and Human Services	150		93	1,089
Aviation Capital	673,627		640,971	1,260,702
Capital Projects - Facilities Management				1,852
Capital Reserves	10,492			
City Improvement Capital	130,116	(4,086)	103,689	127,783
CPBC - Senior Lien Excise Tax	4,250			4,333
Development Impact Fees	42,961		32,915	52,088
Multi-City Wastewater Capital	88,045		79,862	150,216
Public Housing Capital	9,786		5,199	4,021
Solid Waste Capital	7,461		3,738	22,685
Streets Capital	20,770		10,713	57,982
Wastewater Capital	163,878	4,015	167,887	603,739
Water Capital	293,330		237,421	302,807
Total Reappropriation Funds	\$ 3,051,187	\$	\$ 2,135,709	\$ 4,315,419
TOTAL ALL FUNDS	\$ 12,976,654	\$	\$ 9,257,359	\$ 14,445,768

* Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

** Non-Departmental includes Unassigned Vacancy Savings.

CITY OF PHOENIX, ARIZONA
Expenditures/Expenses by Department
Fiscal Year 2025-26
(In Thousands)

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2024-25	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2024-25	ACTUAL EXPENDITURES/ EXPENSES* 2024-25	BUDGETED EXPENDITURES/ EXPENSES 2025-26
Community Development:	\$	\$	\$	\$
Aviation	74		74	74
Community Development	33,163	(840)	15,625	28,326
Community Reinvestment	2,317		2,315	2,771
Convention Center	642		630	648
Development Services	91,977		90,948	93,015
Federal and State Grants	26,140		16,319	27,170
General	41,112		40,598	39,949
HOPE VI	15,445		3,257	13,478
Neighborhood Protection	100	3,010	3,100	2,250
Other Restricted	26,511	(1,320)	18,478	24,027
Public Housing	217,089	(455)	178,015	200,536
Sports Facilities	194		191	195
Water	30		30	30
Department Total	\$ 454,794	\$ 395	\$ 369,581	\$ 432,470
Community Enrichment:	\$	\$		\$
Community Development	1,612	840	2,446	1,137
Convention Center	76,632	(5)	74,939	82,711
Federal and State Grants	47,558	7,500	55,009	22,672
General	51,797		51,754	55,729
Golf Course	10,803	1,370	11,931	12,571
Human Services Grants	76,071	(1,400)	68,012	67,963
Library	51,120		50,640	51,366
Other Restricted	9,648		6,999	20,546
Parks and Preserves	8,121		7,980	8,030
Parks and Recreation	134,037		133,302	134,775
Public Housing	2	450	450	2,915
Sports Facilities	683		683	765
Wastewater	318		318	318
Water	462		462	462
Department Total	\$ 468,863	\$ 8,755	\$ 464,925	\$ 461,960
Contingencies/Non-Departmental:	\$	\$		\$
Aviation	25,000			30,000
Convention Center	3,000			4,500
Development Services				1,000
Federal and State Grants	35,000			40,000
General **	148,875		(191)	180,561
Human Services Grants				25,000
Solid Waste	1,000			1,000
Sports Facilities	2,500			2,500
Transportation 2050	4,000			21,000
Wastewater	10,000			10,500
Water	22,000			22,500
Department Total	\$ 251,375	\$	\$ (191)	\$ 338,561
Criminal Justice:	\$	\$		\$
General	47,381		46,857	46,847
Other Restricted	530	1,090	1,619	3,290
Department Total	\$ 47,911	\$ 1,090	\$ 48,476	\$ 50,137
Environmental Services:	\$	\$		\$
Capital Construction	70	5	70	70
Federal and State Grants	152,081	(14,000)	3,897	405
General	38,051		36,639	40,435
Other Restricted	4,412		3,724	3,107
Solid Waste	188,516		184,196	194,487

CITY OF PHOENIX, ARIZONA
Expenditures/Expenses by Department
Fiscal Year 2025-26
(In Thousands)

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2024-25	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2024-25	ACTUAL EXPENDITURES/ EXPENSES* 2024-25	BUDGETED EXPENDITURES/ EXPENSES 2025-26
Wastewater	150,802		150,456	165,629
Water	331,263		324,673	344,150
Department Total	\$ 865,195	\$ (13,995)	\$ 703,655	\$ 748,283
General Government:	\$	\$	\$	\$
Aviation	536		532	543
Cable	5,073	420	5,406	5,614
Community Development	326		325	342
Court Awards	52		52	54
Federal and State Grants	8,278		6,609	11,697
General	249,186		248,318	241,080
Other Restricted	3,627		1,844	2,660
Public Housing		5	2	(10)
Regional Wireless Cooperative	6,223	(1,030)	4,888	5,696
Solid Waste	233		232	230
Sports Facilities	134		134	6,698
Wastewater	506		506	506
Water	1,572		1,527	1,770
Department Total	\$ 275,745	\$ (605)	\$ 270,375	\$ 276,880
Public Safety:	\$	\$	\$	\$
Court Awards	4,956		4,460	3,100
Federal and State Grants	27,105		26,535	24,930
General	1,248,049	10,000	1,243,379	1,321,130
Neighborhood Protection	58,912	(210)	57,816	66,584
Other Restricted	40,610		40,254	49,445
Public Safety Enhancement	32,246	910	32,500	32,776
Public Safety Expansion	128,878		128,053	130,925
Sports Facilities	1,950		1,950	2,048
Department Total	\$ 1,542,706	\$ 10,700	\$ 1,534,947	\$ 1,630,938
Transportation:	\$	\$	\$	\$
Arizona Highway Users Revenue	90,387		90,358	97,066
Aviation	410,809		410,692	431,460
Capital Construction	70	5	70	70
Federal and State Grants	140		19	22
Federal Transit Authority	13,057	2,520	15,266	25,843
General	25,252		25,248	1,902
Neighborhood Protection	950		596	785
Other Restricted	5,329	230	5,555	5,988
Transit - RPTA	67,282		66,766	54,241
Transportation 2050	268,611		264,917	338,492
Department Total	\$ 881,886	\$ 2,755	\$ 879,488	\$ 955,870
Debt:	\$	\$	\$	\$
Aviation	101,722		96,727	91,464
City Improvement	84,178		82,937	106,500
Convention Center	23,690	5	23,690	23,683
Secondary Property Tax	139,845		136,341	144,863
Solid Waste	10,148		10,147	14,690
Wastewater	63,330		62,987	63,214
Water	146,213		146,153	187,708
Department Total	\$ 569,125	\$ 5	\$ 558,983	\$ 632,122
Pay As You Go				
Arizona Highway Users Revenue	130,609		85,448	131,352

CITY OF PHOENIX, ARIZONA
Expenditures/Expenses by Department
Fiscal Year 2025-26
(In Thousands)

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2024-25	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2024-25	ACTUAL EXPENDITURES/ EXPENSES* 2024-25	BUDGETED EXPENDITURES/ EXPENSES 2025-26
Aviation	362,305		142,740	638,870
Capital Construction	31,415	(10)	8,958	25,960
Community Development	6,904		2,074	8,091
Community Reinvestment	6,479		5,764	5,315
Convention Center	11,071		6,112	10,285
Development Services	8,635		6,748	7,080
Federal and State Grants	49,726		35,953	35,351
Federal Transit Authority	108,837	(2,520)	41,973	96,845
General	86,768	(10,000)	49,311	70,027
Golf Course				2,000
HOPE VI	25,045		5,367	21,984
Human Services Grants	3,000	1,400	4,186	9,000
Library	1,456		746	1,020
Other Restricted	44,764		22,664	74,493
Parks and Preserves	117,390		70,415	102,054
Parks and Recreation	3,600		481	3,119
Public Housing	47,817		17,216	47,461
Transit - RPTA	14,810		7,006	15,066
Regional Wireless Cooperative		2,030	1,925	2,192
Solid Waste	34,836		6,145	10,877
Sports Facilities	5,685		2,810	8,531
Transportation 2050	463,621		148,589	395,422
Wastewater	106,600		81,893	277,088
Water	214,871		136,438	334,181
Department Total	\$ 1,886,245	\$ (9,100)	\$ 890,962	\$ 2,333,667
	\$	\$	\$	\$
Capital	\$	\$	\$	\$
Bond Funds	1,178,238	34,800	718,995	1,087,977
Other Capital	1,503,385	(34,800)	681,452	1,181,482
Department Total	\$ 2,681,622	\$	\$ 1,400,447	\$ 2,269,460
	\$	\$	\$	\$
Reappropriation:	3,051,187		2,135,709	4,315,419
Department Total	\$ 3,051,187	\$	\$ 2,135,709	\$ 4,315,419
	\$	\$	\$	\$
Total All Departments	\$ 12,976,654	\$	\$ 9,257,359	\$ 14,445,768

* Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

** Includes Unassigned Vacancy Savings.

CITY OF PHOENIX, ARIZONA
Full-Time Employees and Personnel Compensation
Fiscal Year 2025-26
(In Thousands)

FUND	Full-Time Equivalent (FTE) 2025-26	Employee Salaries and Hourly Costs 2025-26	Retirement Costs 2025-26	Healthcare Costs 2025-26	Other Benefit Costs 2025-26	Total Estimated Personnel Compensation 2025-26
GENERAL FUND						
General	8,297	\$ 799,298	\$ 457,195	\$ 134,786	\$ 127,615	= 1,518,894
Library	391	21,626	5,466	3,661	4,403	35,157
Parks and Recreation	950	49,917	11,595	8,760	8,774	79,046
Cable Communications	24	2,753	778	366	557	4,454
Total General Fund	9,661	\$ 873,595	\$ 475,034	\$ 147,572	\$ 141,349	= 1,637,550
SPECIAL REVENUE FUNDS						
Arizona Highway User Revenue	702	\$ 39,508	\$ 15,751	\$ 11,190	\$ 9,984	= 76,433
Community Reinvestment	3	342	98	46	66	551
Development Services	493	41,393	12,885	8,057	8,248	70,583
Federal Community Development	79	6,249	1,802	1,215	1,240	10,506
Federal and State Grants	123	8,049	3,778	1,857	1,885	15,569
Federal Transit *		70				70
Golf Course	32	1,877	270	159	259	2,566
HOPE VI	18	1,046	346	210	251	1,852
Human Services	176	11,368	3,090	2,561	2,083	19,102
Neighborhood Protection	276	29,137	23,841	4,210	3,238	60,426
Other Restricted	116	10,960	18,512	1,938	2,181	33,590
Parks and Preserves	79	4,245	930	807	801	6,783
Public Safety Enhancement	254	16,069	11,778	3,357	3,109	34,312
Public Safety Expansion	707	66,084	59,352	11,198	8,898	145,532
Public Housing	64	5,189	1,511	1,032	972	8,705
Regional Wireless Cooperative	5	508	123	68	110	809
Transportation 2050	130	11,412	3,738	1,975	2,527	19,651
Total Special Revenue Funds	3,256	\$ 253,505	\$ 157,804	\$ 49,880	\$ 45,850	= 507,039
ENTERPRISE FUNDS						
Aviation	925	\$ 70,654	\$ 5,347	\$ 14,210	\$ 14,526	= 104,737
Convention Center	219	15,961	4,554	3,111	3,166	26,792
Solid Waste	628	47,728	14,133	9,756	8,008	79,626
Wastewater	366	29,278	2,132	5,922	5,413	42,744
Water	1,200	87,953	28,269	18,546	18,312	153,081
Total Enterprise Funds	3,337	\$ 251,574	\$ 54,435	\$ 51,546	\$ 49,425	= 406,980
TOTAL ALL FUNDS	16,255	\$ 1,378,674	\$ 687,274	\$ 248,998	\$ 236,624	= 2,551,570

* Contains a salary transfer of \$70,000 for Public Transit Operating Assistance.

Tax Notice Explained

The accompanying Truth in Taxation notice is required by state law. The required notice addresses the city's primary property tax, which supports the General Fund services such as police and fire, parks and recreation, libraries and senior and community centers.

The city of Phoenix's proposed primary property tax rate for 2025-26 of \$1.2658 per \$100 of assessed valuation will be unchanged from its 2024-25 rate of \$1.2658 per \$100 of assessed valuation. However, overall increases in assessed valuation result in a 1.22% increase in primary property taxes for the average city of Phoenix property owner. Individual experiences may differ based on unique property variances.

State law requires the notice below any time the average primary property tax bill increases, even if the primary property tax rate is reduced.

The Truth in Taxation notice prescribed by state law does not address the city's secondary property tax. The city's secondary property tax rate for 2025-26 will be unchanged from its 2024-25 rate of \$0.8141 per \$100 of assessed valuation. Secondary property taxes pay the bonded debt service for facilities like libraries, police and fire stations, storm drains and parks.

For more information, call 602-262-4800, or visit phoenix.gov/budget.

Truth in Taxation notice publication dates and locations:
The Record Reporter – May 30, 2025 and June 9, 2025.

Additionally included in published estimates of revenues and expenses:
The Record Reporter – June 16, 2025.

TRUTH IN TAXATION HEARING NOTICE OF TAX INCREASE

In compliance with section 42-17107, Arizona Revised Statutes, the city of Phoenix is notifying its property taxpayers of the city of Phoenix's intention to raise its primary property taxes over last year's level. The city of Phoenix is proposing an increase in primary property taxes of \$2,662,379 or 1.22%.

For example, the proposed tax increase will cause the city of Phoenix's primary property taxes on a \$100,000 home to be \$126.58 (total proposed taxes including the tax increase). Without the proposed tax increase, the total taxes that would be owed on a \$100,000 home would have been \$125.05.

The proposed increase is exclusive of increased primary property taxes received from new construction. The increase is also exclusive of any changes that may occur from property tax levies for voter approved bonded indebtedness or budget and tax overrides.

All interested citizens are invited to attend the public hearing on the tax increase that is scheduled to be held June 18, 2025 at 2:30 p.m. at the city of Phoenix Council Chambers, 200 W. Jefferson St.



Report

Agenda Date: 6/18/2025, Item No. 47

Convening of Special Meeting of the City Council - Citywide

In accordance with Arizona Revised Statute 42-17105, this item requests the City Council formally convene a special meeting for the purpose of considering adoption of the final 2025-26 budget.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Budget and Research Department.



Adoption of the Final 2025-26 Operating Funds Budget (Ordinance S-52048) - Citywide

In compliance with requirements of City Charter, Chapter XVIII, Section 6(B)(3) and City Code Chapter 2, Section 2-18(B) and Arizona Revised Statutes 42-17101, 42-17102, and 42-17105, this item requests to adopt an ordinance (**Attachment A**) determining and adopting final estimates of proposed expenditures by the City of Phoenix for the fiscal year beginning July 1, 2025 and ending June 30, 2026 declaring that such shall constitute a budget of the City of Phoenix for such fiscal year.

Summary

The final operating funds budget ordinance reflects extensive public review through phone, email, information posted on the City website and actions taken by the Council on the budget at the May 21, 2025 Policy meeting and at the June 4, 2025 Formal meeting to adopt the tentative Fiscal Year 2025-26 operating budget ordinance.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Budget and Research Department.

Attachment A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE S-

AN ORDINANCE DETERMINING AND ADOPTING FINAL ESTIMATES OF PROPOSED EXPENDITURES BY THE CITY OF PHOENIX FOR THE FISCAL YEAR BEGINNING JULY 1, 2025, AND ENDING JUNE 30, 2026; DECLARING THAT SUCH SHALL CONSTITUTE A BUDGET FOR THE CITY OF PHOENIX FOR SUCH FISCAL YEAR.

WHEREAS, pursuant to the provisions of the laws of Arizona, the Charter and Ordinances of the City of Phoenix, the City Council is required to adopt a budget for the fiscal year beginning July 1, 2025, and ending June 30, 2026; and

WHEREAS, by the provisions of the City Charter and in compliance with the provisions of A.R.S. §§ 42-17101, 17102, 17103, 17104, 17105, 17106, 17107, and 17108, the City Council did on the 4th day of June, 2025, adopt and file with the City Clerk its tentative budget including an estimate of the different amounts required to meet the public expense for the ensuing year, also an estimate of revenues from sources other than direct taxation, and the amount to be raised by taxation upon real and personal property within the City of Phoenix; and

WHEREAS, due notice has been given by the City Clerk as required by law, the said tentative budget is on file and open to inspection by anyone interested; and

WHEREAS, in accordance with law and following due public notice the Council met on the 18th day of June, 2025, at which meeting any taxpayer was privileged to appear and be heard in favor of or against any of the proposed expenditures or tax levies; and

WHEREAS, publication has been duly made as required by law, of said estimates together with a notice that the City Council will meet on the 2nd day of July, 2025, at the hour of 10:00 a.m. in the City Council Chambers of the City of Phoenix, 200 West Jefferson St., Phoenix, Arizona for the purpose of making tax levies as set forth in said estimates; and

WHEREAS, the sums to be raised by primary taxation, as specified herein, do not in the aggregate amount exceed that amount as computed pursuant to A.R.S. § 42-17102;

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. The City Council has determined and adopted the following estimates of the proposed expenditures in "ATTACHMENT 1 – CITY OF PHOENIX, ARIZONA 2025-26 OPERATING FUNDS APPROPRIATIONS" therein named and set forth for the conduct of the business of the City government of the City of Phoenix for the fiscal year beginning July 1, 2025, and ending June 30, 2026, and that the same

shall constitute the official annual budget of the City for said fiscal year.

SECTION 2. Upon the approval of the City Manager, funds may be transferred within purposes set forth in Attachment 1, or within the purposes of separately adopted portions of this budget.

SECTION 3. Upon recommendation by the City Manager and with the approval of the City Council, expenditures may be made from the appropriation for contingencies.

SECTION 4. In the case of an emergency, the City Council may authorize the transfer of funds between purposes set forth in Attachment 1, if funds are available and the transfer does not conflict with the limitations provided by law (A.R.S. § 42-17106).

SECTION 5. The City Council may authorize appropriation increases, if funds are available, for purpose of expenditures that are exempt from the limitation provided in Article IX, Section 20, Constitution of Arizona.

SECTION 6. Money from any fund may be used for any of these purposes set forth in Attachment 1, except money specifically restricted by State law or by City Charter or City ordinances and resolutions.

PASSED by the Council of the City of Phoenix on this 18th day of
June, 2025.

MAYOR

ATTEST:

, City Clerk

APPROVED AS TO FORM:

, City Attorney

REVIEWED BY:

, City Manager

ATTACHMENT 1 - CITY OF PHOENIX, ARIZONA
2025-26 OPERATING FUNDS APPROPRIATIONS

<u>Purpose</u>	<u>Appropriation Amount</u> <u>2025-2026</u>
<u>GENERAL FUNDS</u>	
General Government	\$241,080,196
Public Safety	1,321,129,738
Criminal Justice	46,846,644
Transportation	1,902,494
Community Development	39,948,859
Community Enrichment	55,728,551
Environmental Services	40,435,320
Contingencies/Non-Departmental	180,561,222
Capital Improvements	70,026,716
 TOTAL GENERAL FUNDS	 <u>\$1,997,659,740</u>
 <u>PARKS AND RECREATION FUNDS</u>	
Parks and Recreation Operations and Maintenance, and Capital Improvements	<u>\$137,894,278</u>
 <u>LIBRARY FUNDS</u>	
Library Operations and Maintenance, and Capital Improvements	<u>\$52,386,865</u>
 <u>CABLE COMMUNICATION FUNDS</u>	
Cable Communication Operations and Maintenance	<u>\$5,614,058</u>
 <u>ARIZONA HIGHWAY USER REVENUE FUNDS</u>	
Street Maintenance and Modernization, Major Street Improvements, Traffic Improvements and Other Street Improvements	<u>\$228,418,435</u>
 <u>AVIATION FUNDS</u>	
Aviation Operations and Maintenance, Debt Service and Capital Improvements	\$1,162,411,744
 Contingencies	30,000,000
 TOTAL AVIATION FUNDS	 <u>\$1,192,411,744</u>
 <u>CAPITAL CONSTRUCTION FUNDS</u>	
Capital Improvements in the Street Transportation, Public Art, and Environmental Programs, and related Operations and Maintenance	<u>\$26,100,072</u>
 <u>CITY IMPROVEMENT FUND</u>	
Debt Service Payments for Excise Tax Bond-Funded Projects Including Information Technology Improvements, Vehicle and Equipment Replacements, Facility Construction and Improvements, Street Improvements, and Other Capital Projects	<u>\$106,499,517</u>

<u>Purpose</u>	<u>Appropriation Amount</u> <u>2025-2026</u>
<u>COMMUNITY REINVESTMENT FUNDS</u>	
Community Reinvestment Operations and Maintenance, and Capital Improvements	<u>\$8,086,130</u>
<u>COURT AWARD FUNDS</u>	
Criminal Justice Programs	<u>\$3,154,314</u>
<u>DEVELOPMENT SERVICES FUNDS</u>	
Development Services Operations and Maintenance, and Capital Improvements	\$100,094,701
Contingencies	1,000,000
TOTAL DEVELOPMENT SERVICES FUNDS	<u>\$101,094,701</u>
<u>FEDERAL COMMUNITY DEVELOPMENT FUNDS</u>	
Community Development Program	<u>\$37,897,079</u>
<u>FEDERAL OPERATING TRUST FUNDS</u>	
Federal and State Grants	<u>\$162,247,912</u>
<u>FEDERAL TRANSIT FUNDS</u>	
Transit Operations and Maintenance, and Capital Improvements	<u>\$122,687,844</u>
<u>GOLF COURSE FUNDS</u>	
Golf Course Operations and Maintenance, and Capital Improvements	<u>\$14,571,098</u>
<u>HOPE VI FEDERAL GRANT FUNDS</u>	
HOPE VI Program	<u>\$35,462,138</u>
<u>HUMAN SERVICES FEDERAL TRUST FUNDS</u>	
Human Services Program	<u>\$101,963,167</u>
<u>NEIGHBORHOOD PROTECTION FUNDS</u>	
Eligible Police, Fire and Block Watch Operations and Maintenance Expenditures Funded with Privilege License and Excise Taxes in accordance with Ordinance G-3696	<u>\$69,619,420</u>
<u>OTHER RESTRICTED FUNDS</u>	
Other Restricted Funds Operations and Maintenance, and Capital Improvements	<u>\$183,556,723</u>

<u>Purpose</u>	<u>Appropriation Amount</u> <u>2025-2026</u>
<u>PARKS AND PRESERVES FUNDS</u>	
Parks and Preserves Operations and Maintenance, and Capital Improvement Expenditures Funded with Privilege License and Excise Taxes in accordance with the Phoenix Parks and Preserves initiative approved by the Phoenix voters in a ballot measure on May 20, 2008	<u>\$110,084,416</u>
<u>PHOENIX CONVENTION CENTER FUNDS</u>	
Phoenix Convention Center Operations and Maintenance, Debt Service, and Capital Improvements	<u>\$117,328,091</u>
Contingencies	4,500,000
TOTAL CONVENTION CENTER FUNDS	<u>\$121,828,091</u>
<u>PUBLIC HOUSING FUNDS</u>	
Public Housing Operations and Maintenance, and Capital Improvements	<u>\$250,902,000</u>
<u>PUBLIC SAFETY ENHANCEMENT FUNDS</u>	
Police, Fire, and Emergency Management Operations and Maintenance Expenditures Funded with Privilege License and Excise Taxes in accordance with Ordinance S-31877	<u>\$32,775,826</u>
<u>PUBLIC SAFETY EXPANSION FUNDS</u>	
Police and Fire Personnel and Service Expansion Funded with Privilege License and Excise Taxes in accordance with Ordinance G-4987	<u>\$130,925,073</u>
<u>REGIONAL TRANSIT FUNDS</u>	
Regional Transit Operations and Maintenance, and Capital Improvements	<u>\$69,306,837</u>
<u>REGIONAL WIRELESS COOPERATIVE FUNDS</u>	
Regional Wireless Cooperative Operations and Maintenance, and Capital Improvements	<u>\$7,887,903</u>
<u>SECONDARY PROPERTY TAX FUNDS</u>	
Debt Service on and Early Redemption of Outstanding Bonds and Long-Term Obligations	<u>\$144,863,383</u>
<u>SOLID WASTE FUNDS</u>	
Solid Waste Operations and Maintenance, Debt Service and Capital Improvements	<u>\$220,283,302</u>
Contingencies	1,000,000
TOTAL SOLID WASTE FUNDS	<u>\$221,283,302</u>

<u>Purpose</u>	<u>Appropriation Amount</u> <u>2025-2026</u>
<u>SPORTS FACILITIES FUNDS</u>	
Sports Facilities Operations and Maintenance, and Capital Improvements	\$18,237,007
Contingencies	2,500,000
TOTAL SPORTS FACILITIES FUNDS	<u>\$20,737,007</u>
<u>TRANSPORTATION 2050 FUNDS</u>	
Transit and Streets Operations and Maintenance, and Capital Improvement Expenditures Funded with Privilege License and Excise Taxes in accordance with Ordinance G-6051	\$733,914,197
Contingencies	21,000,000
TOTAL TRANSPORTATION 2050 FUNDS	<u>\$754,914,197</u>
<u>WASTEWATER FUNDS</u>	
Wastewater Operations and Maintenance, Debt Service and Capital Improvements	\$506,755,692
Contingencies	10,500,000
TOTAL WASTEWATER FUNDS	<u>\$517,255,692</u>
<u>WATER FUNDS</u>	
Water Operations and Maintenance, Debt Service and Capital Improvements	\$868,299,856
Contingencies	22,500,000
TOTAL WATER FUNDS	<u>\$890,799,856</u>
<u>TOTAL OPERATING FUNDS APPROPRIATIONS 2025-2026</u>	<u>\$7,860,888,818</u>



Adoption of the Final 2025-26 Capital Funds Budget (Ordinance S-52074) - Citywide

An ordinance (**Attachment A**) adopting the final Capital Funds Budget for the City of Phoenix for the Fiscal Year 2025-26, in compliance with Arizona Revised Statute Title 42, Chapter 17, Article 3, and Phoenix City Charter Chapter XVIII, Section 6.

Summary

This adopts the final 2025-26 Capital Funds Budget for the fiscal year beginning July 1, 2025, and ending June 30, 2026. This capital funds appropriation will be funded by property tax and revenue supported bond proceeds, federal, state and other participation funds, passenger facility charges, customer facility charges, participation by other governmental entities in certain projects, development impact fees, capital grants, capital reserves, solid waste remediation funds and other capital funding sources.

Concurrence/Previous Council Action

The final Capital Funds Budget ordinance reflects actions taken by Council at the June 4, 2025, Formal meeting to adopt the tentative budget ordinances and is consistent with the Five-Year Capital Improvement Program resolution approved by Council at the June 4, 2025, Formal meeting.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Budget and Research Department.

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE
FINAL, ADOPTED ORDINANCE**

ORDINANCE S-#####

AN ORDINANCE ADOPTING THE FINAL CAPITAL FUNDS BUDGET FOR THE CITY OF PHOENIX FOR THE FISCAL YEAR BEGINNING JULY 1, 2025, AND ENDING JUNE 30, 2026; DECLARING THAT SUCH SHALL CONSTITUTE THE CAPITAL FUNDS BUDGET FOR THE CITY OF PHOENIX FOR SUCH FISCAL YEAR.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. The attached schedule, "ATTACHMENT 1 – CITY OF PHOENIX, ARIZONA 2025-2026 CAPITAL FUNDS APPROPRIATIONS" is hereby adopted as the final 2025-26 Capital Funds Budget for capital improvements to be made from authorized property tax and revenue supported bond proceeds, nonprofit corporation bond financing, federal and state participation funds, passenger facility charges, customer facility charges, participation by other governmental entities in certain projects, development impact fees, capital grants, capital reserves, solid waste remediation funds and other capital funding sources, for the year beginning July 1, 2025, and ending June 30, 2026.

SECTION 2. This Council has determined and adopted the estimates in Attachment 1 for the various purposes therein named for the fiscal year beginning July 1, 2025, and ending June 30, 2026.

SECTION 3. Upon the approval of the City Manager, funds may be

transferred within purposes set forth in Attachment 1.

SECTION 4. The City Council may authorize appropriation increases, if funds are available, for purpose of expenditures that are exempt from the limitation provided in Article IX, Section 20, Constitution of Arizona.

PASSED by the Council of the City of Phoenix this 18th day of June, 2025.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager

ATTACHMENT 1 - CITY OF PHOENIX, ARIZONA
2025-2026 CAPITAL FUNDS APPROPRIATIONS

<u>Purpose</u>	<u>Appropriation Amount</u> <u>2025-2026</u>
<u>ARTS AND CULTURAL FACILITIES</u>	
2001 General Obligation Bonds, 2023 General Obligation Bonds	<u>\$25,667,468</u>
<u>AVIATION</u>	
Aviation Bonds, Capital Grants, Customer Facility Charges, Passenger Facility Charges	<u>\$894,982,169</u>
<u>ECONOMIC DEVELOPMENT</u>	
2023 General Obligation Bonds, Other Bonds	<u>\$25,500,000</u>
<u>ENVIRONMENTAL PROGRAMS</u>	
2023 General Obligation Bonds	<u>\$1,081,107</u>
<u>FACILITIES MANAGEMENT</u>	
2023 General Obligation Bonds, Capital Grants, Other Bonds, Other Capital	<u>\$45,380,944</u>
<u>FIRE PROTECTION</u>	
2023 General Obligation Bonds, Capital Grants, Impact Fees, Other Bonds	<u>\$53,747,875</u>
<u>HISTORIC PRESERVATION & PLANNING</u>	
2023 General Obligation Bonds, Other Bonds	<u>\$11,421,920</u>
<u>HOUSING</u>	
2023 General Obligation Bonds, Capital Grants	<u>\$48,185,629</u>
<u>HUMAN SERVICES</u>	
2006 General Obligation Bonds, 2023 General Obligation Bonds	<u>\$1,975,030</u>
<u>INFORMATION TECHNOLOGY</u>	
Other Bonds, Solid Waste Bonds	<u>\$11,664,503</u>
<u>LIBRARIES</u>	
2023 General Obligation Bonds, Impact Fees	<u>\$6,666,452</u>
<u>NON-DEPARTMENTAL CAPITAL</u>	
Capital Grants, Convention Center Bonds, Customer Facility Charges, Federal, State, and Other Participation, Other Bonds, Passenger Facility Charges, Transportation 2050 Bonds, Water Bonds	<u>\$224,560,643</u>
<u>PARKS, RECREATION & MOUNTAIN PRESERVES</u>	
2023 General Obligation Bonds, Capital Gifts, Capital Reserves, Impact Fees	<u>\$47,523,608</u>

<u>Purpose</u>	<u>Appropriation Amount 2025-2026</u>
<u>PHOENIX CONVENTION CENTER</u>	
Other Bonds	<u>\$11,981,378</u>
<u>POLICE PROTECTION</u>	
2023 General Obligation Bonds, Impact Fees	<u>\$19,079,304</u>
<u>PUBLIC ART PROGRAM</u>	
2023 General Obligation Bonds, Aviation Bonds, Solid Waste Bonds	<u>\$6,319,972</u>
<u>REGIONAL WIRELESS COOPERATIVE</u>	
Other Cities' Share in Joint Ventures	<u>\$6,000,000</u>
<u>SOLID WASTE DISPOSAL</u>	
Capital Grants, Capital Reserves, Solid Waste Bonds, Solid Waste Remediation	<u>\$55,022,741</u>
<u>STREET TRANSPORTATION & DRAINAGE</u>	
2023 General Obligation Bonds, Capital Reserves, Federal, State and Other Participation, Impact Fees	<u>\$231,592,034</u>
<u>WASTEWATER</u>	
Capital Grants, Impact Fees, Other Cities' Share in Joint Ventures, Wastewater Bonds	<u>\$190,407,125</u>
<u>WATER</u>	
Capital Grants, Impact Fees, Other Cities' Share in Joint Ventures, Water Bonds	<u>\$350,699,876</u>
<u>TOTAL CAPITAL FUNDS APPROPRIATIONS 2025-2026</u>	<u>\$2,269,459,778</u>



Adoption of the Final 2025-26 Reappropriated Funds Budget (Ordinance S-52049) - Citywide

In compliance with requirements of City Charter, Chapter XVIII, Section 6 and City Code Chapter 2, Section 2-18 and Arizona Revised Statutes 42-17102 and 42-17106 (A), this item requests to adopt an ordinance (**Attachment A**) adopting the final reappropriation budget for items of expenditure previously adopted as part of the Fiscal Year 2024-25 Operating and Capital Fund budgets of the City of Phoenix but remaining as unexpended funds as of June 30, 2025.

Concurrence/Previous Council Action

The reappropriated funds budget ordinance reflects the action taken at the June 4, 2025 Formal meeting to adopt the tentative 2025-26 reappropriated funds budget ordinance.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Budget and Research Department.

Attachment A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE S-

AN ORDINANCE ADOPTING THE FINAL REAPPROPRIATION BUDGET FOR ITEMS OF EXPENDITURE PREVIOUSLY ADOPTED AS PART OF THE 2024-2025 FISCAL YEAR OPERATING AND CAPITAL FUND BUDGETS OF THE CITY OF PHOENIX BUT REMAINING AS UNEXPENDED FUNDS AS OF JUNE 30, 2025.

WHEREAS, the City of Phoenix adopts, pursuant to state law, an annual budget consisting of operating funds and capital funds for expenditure in each fiscal year, and did so for the fiscal year 2024-2025; and

WHEREAS, the requirements of planning and contracting for the acquisition of goods and services requires in many instances that the contracts for such goods and services cannot be immediately executed; and

WHEREAS, there remains from said items budgeted for the fiscal year 2024-2025 substantial amounts represented by executed but unfulfilled contracts; and

WHEREAS, the City Charter directs that amounts may be expended by the City only for goods and services actually received, and may not be expended in advance of the acquisition of such goods and services; and

WHEREAS, State Budget Law, A.R.S. § 42-17106, and as interpreted by the Attorney General, demands that no expenditures be made for a purpose not included in the budget, and no expenditure be made for any debt, obligation or liability incurred or created in any fiscal year in excess of the amount specified for each purpose in the budget for such fiscal year as finally adopted; and

WHEREAS, it has become necessary to adopt a reappropriation and supplemental budget for sums to be expended in the fiscal year 2025-2026 from funds budgeted for the fiscal year 2024-2025 but remaining unexpended as of the close of the fiscal year on June 30, 2025.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. This Council has determined and adopted the following estimates of proposed capital and operating fund expenditures set forth in “ATTACHMENT 1 –CITY OF PHOENIX, ARIZONA 2025-26 REAPPROPRIATED FUNDS APPROPRIATIONS” as hereinafter set forth presenting a reappropriation of items previously budgeted for the fiscal year 2024-2025 but remaining unexpended at the close of said fiscal year, and representing amounts encumbered by means of

outstanding contracts as of the close of said fiscal year. That said amounts and the purposes therefore are set forth in Attachment 1, as follows.

SECTION 2. In case of an emergency, the City Council may authorize the transfer of funds between the purposes set forth in Attachment 1 if the funds are available and the transfer does not conflict with the limitations provided by law under A.R.S. § 42-17106.

SECTION 3. Money from any fund may be used for any of these purposes set forth in Attachment 1, except money specifically restricted by state law or by City Charter or City ordinances and resolutions.

PASSED by the Council of the City of Phoenix this 18th day of June 2025.

M A Y O R

ATTEST:

, City Clerk

APPROVED AS TO FORM:

, City Attorney

REVIEWED BY:

_____ City Manager

DRAFT

ATTACHMENT 1 - CITY OF PHOENIX, ARIZONA
2025-26 REAPPROPRIATED FUNDS APPROPRIATIONS

<u>Purpose</u>	<u>Appropriation Amount</u> <u>2025-2026</u>
<u>OPERATING FUNDS:</u>	
<u>General Funds</u>	
General Government	\$39,962,000
Public Safety	72,853,000
Criminal Justice	2,403,000
Transportation	2,379,000
Community Development	5,994,000
Community Enrichment	12,018,000
Environmental Services	35,285,000
Capital Improvements	<u>34,369,000</u>
Total General Funds	<u>\$205,263,000</u>
<u>Parks and Recreation Funds</u>	
Parks and Recreation Operations and Maintenance, and Capital Improvements	<u>\$21,370,000</u>
<u>Library Funds</u>	
Library Operations and Maintenance, and Capital Improvements	<u>\$4,716,000</u>
<u>Cable Communication Funds</u>	
Cable Communication Operations and Maintenance	<u>\$1,057,000</u>
<u>Arizona Highway User Revenue Funds</u>	
Street Maintenance, Major Street Improvements, Traffic Improvements and Other Street Improvements	<u>\$96,882,000</u>
<u>Aviation Funds</u>	
Aviation Operations and Maintenance, and Capital Improvements	<u>\$298,841,000</u>
<u>Capital Construction Funds</u>	
Capital Improvements in Street Transportation and Drainage	<u>\$5,310,000</u>
<u>City Improvement Operating Funds</u>	
Debt Service Related Costs associated with City Improvement	<u>\$250,000</u>
<u>Community Reinvestment Funds</u>	
Community Reinvestment Program	<u>\$2,891,000</u>
<u>Court Award Funds</u>	
Criminal Justice Program	<u>\$2,383,000</u>

<u>Purpose</u>	<u>Appropriation Amount</u> <u>2025-2026</u>
<u>Development Services Funds</u>	
Development Services Operations and Maintenance, and Capital Improvements	<u>\$21,596,000</u>
<u>Federal Community Development Funds</u>	
Community Development Program	<u>\$4,653,000</u>
<u>Federal Operating Trust Funds</u>	
Federal and State Grants	<u>\$68,448,000</u>
<u>Federal Transit Funds</u>	
Federal Transit Grant Program	<u>\$48,799,000</u>
<u>Golf Course Funds</u>	
Golf Course Operations and Maintenance, and Capital Improvements	<u>\$2,741,000</u>
<u>HOPE VI Federal Grant Funds</u>	
HOPE VI Program	<u>\$2,122,000</u>
<u>Human Services Federal Trust Funds</u>	
Human Services Program	<u>\$13,995,000</u>
<u>Neighborhood Protection Funds</u>	
Eligible Police, Fire and Block Watch Operations and Maintenance Expenditures Funded with Privilege License and Excise Taxes in accordance with Ordinance G-3696	<u>\$2,010,000</u>
<u>Other Restricted Funds</u>	
Other Restricted Funds Operations and Maintenance, and Capital Improvements	<u>\$45,284,000</u>
<u>Parks and Preserves Funds</u>	
Parks and Preserves Operations and Maintenance, and Capital Improvement Expenditures Funded with Privilege License and Excise Taxes in accordance with the Phoenix Parks and Preserves initiative approved by the Phoenix voters in a ballot measure on May 20, 2008	<u>\$74,285,000</u>
<u>Phoenix Convention Center Funds</u>	
Phoenix Convention Center Operations and Maintenance, and Capital Improvements	<u>\$27,272,000</u>
<u>Public Housing Funds</u>	
Public Housing Operations and Maintenance, and Capital Improvements	<u>\$58,507,000</u>

<u>Purpose</u>	<u>Appropriation Amount</u> <u>2025-2026</u>
<u>Public Safety Enhancement Funds</u>	
Police, Fire, and Emergency Management Operations and Maintenance Expenditures Funded with Privilege License and Excise Taxes in accordance with Ordinance S-31877	<u>\$14,000</u>
<u>Public Safety Expansion Funds</u>	
Police and Fire Personnel and Service Expansion Funded with Privilege License and Excise Taxes in accordance with Ordinance G-4987	<u>\$199,000</u>
<u>Regional Transit Funds</u>	
Regional Transit Operations and Maintenance, and Capital Improvements	<u>\$17,914,000</u>
<u>Regional Wireless Cooperative Funds</u>	
Regional Wireless Cooperative Operations and Maintenance, and Capital Improvements	<u>\$2,571,000</u>
<u>Solid Waste Funds</u>	
Solid Waste Operations and Maintenance, and Capital Improvements	<u>\$36,791,000</u>
<u>Sports Facilities Funds</u>	
Sports Facilities Operations and Maintenance, and Capital Improvements	<u>\$1,757,000</u>
<u>Transportation 2050 Funds</u>	
Transit and Streets Operations and Maintenance, and Capital Improvement Expenditures Funded with Privilege License and Excise Taxes in accordance with Ordinance G-6051	<u>\$225,752,000</u>
<u>Wastewater Funds</u>	
Wastewater Operations and Maintenance, and Capital Improvements	<u>\$134,277,000</u>
<u>Water Funds</u>	
Water Operations and Maintenance, and Capital Improvements	<u>\$256,043,000</u>
<u>CAPITAL PROJECTS FUNDS:</u>	
<u>1988 Parks, Recreation, Facilities, Library Bonds</u>	<u>\$4,763,000</u>
<u>2006 Library, Senior & Cultural Center Bonds</u>	<u>\$122,000</u>
<u>2023 Prop 1 Public Safety and Streets Bond Funds</u>	<u>\$25,290,000</u>
<u>2023 Prop 2 Neighborhood and Parks Bond Funds</u>	<u>\$1,953,000</u>

<u>Purpose</u>	<u>Appropriation Amount</u>
	<u>2025-2026</u>
<u>2023 Prop 3 Arts, Economic Development, and Environment Bond Funds</u>	<u>\$10,001,000</u>
<u>2023 Prop 4 Housing and Human Services Bond Funds</u>	<u>\$1,089,000</u>
<u>Aviation Capital Funds</u>	<u>\$1,260,702,000</u>
<u>Capital Projects - Facilities Management</u>	<u>\$1,852,000</u>
<u>City Improvement Capital Funds</u>	<u>\$127,783,000</u>
<u>Civic Plaza Building Corporation Funds</u>	<u>\$4,333,000</u>
<u>Development Impact Fee Funds</u>	<u>\$52,088,000</u>
<u>Multi-City Wastewater Capital Funds</u>	<u>\$150,216,000</u>
<u>Public Housing Capital Funds</u>	<u>\$4,021,000</u>
<u>Solid Waste Capital Funds</u>	<u>\$22,685,000</u>
<u>Streets Capital Funds</u>	<u>\$57,982,000</u>
<u>Wastewater Capital Funds</u>	<u>\$603,739,000</u>
<u>Water Capital Funds</u>	<u>\$302,807,000</u>
<u>TOTAL REAPPROPRIATED FUNDS APPROPRIATIONS 2025-2026</u>	<u>\$4,315,419,000</u>



Amend Ordinance S-50949 Adopting the 2024-25 Annual Budget for Operating Funds (Ordinance S-52046) - Citywide

An ordinance (**Attachment A**) amending Ordinance S-50949 adopting the 2024-25 Annual Budget to authorize reallocating appropriations among lawfully available appropriations to ensure the continued operation of the City of Phoenix in the payment of necessary expenses.

Summary

This legally required amendment to the 2024-25 Operating Budget will allow the City to close out the current fiscal year's budgetary accounts and proceed with the annual independent audit. This is a standard end-of-year process required to close the books and complies with requirements set forth in City Code Chapter 2, Section 2-16(A)(2).

Arizona Revised Statute 42-17106 precludes any expenditure not included in the budget even if additional funds become available. This means all expenditures require an appropriation. An appropriation is the formal recognition in the City's official accounting records that the City Council has approved spending authority. Arizona Revised Statute 42-17106(B) allows the City Council to transfer spending authority between line items in the adopted budget. This does not represent an actual transfer of funds, but rather, only transfers of spending authority between specific areas. As a result, the total bottom line budget amount for 2024-25 does not change.

To make sure all planned expenditures have appropriate spending authority, each year Budget and Research staff brings to the City Council a request to amend the original budget amounts between specific areas at the end of each fiscal year. This is a normal part of the annual budget close-out process. Variances between estimated and actual expenditures that trigger the need to do these reallocated appropriations are usually caused by timing differences, such as expenditures originally planned for the early part of Fiscal Year (FY) 2025-26 that actually occurred during FY 2024-25. These timing variances can be quite large, especially when dealing with construction contracts. Allowing for these timing differences in the request for year-end budget amendments allows for bid awards and payments to vendors to proceed.

The amendments to the 2024-25 Operating Budget require City Council approval to

move spending authority from areas where excess authority is available to other areas where insufficient authority was originally provided due to normal changes during the year.

Decreases in 2024-25 appropriation authority are requested in the following:

- General Fund Capital Improvement Program because funding reserved to meet local match requirements on potential federal grants was both reduced and carried over to 2025-26.
- Federal Operating Trust Funds due to unawarded grant funds and carryover of unused grant funds.

Increases in 2024-25 appropriation authority are requested in the following:

- General Fund Public Safety Program due to police overtime and related fringe-benefit overages.
- Golf Course Funds as a result of continued increased usage of City golf courses. Increased expenditures in this fund are offset by increased revenues.
- Neighborhood Protection Funds due to Council approval in December 2024 of additional \$3 million in Neighborhood Block Watch Funds to support the Gated Alley Program.
- Public Safety Enhancement Funds for lower Police vacancy savings than originally forecasted.
- Regional Wireless Cooperative Funds as a result of less credits received because of an adjustment to operating and maintenance charges and the continuation of a project from the previous year that was unbudgeted.
- The following fund to provide for minor year-end variances: Cable Communications.

These are balancing measures with a net impact of \$0. The total appropriation remains unchanged.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Budget and Research Department.

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE S-

AN ORDINANCE AMENDING ORDINANCE NO. S-50949 DETERMINING AND ADOPTING ESTIMATES AND PROPOSED EXPENDITURES BY THE CITY OF PHOENIX FOR THE FISCAL YEAR BEGINNING JULY 1, 2024 AND ENDING JUNE 30, 2025, BY REALLOCATING CERTAIN EXPENDITURES AND APPROPRIATIONS.

WHEREAS, during the fiscal year 2024-2025, the resources in certain funds will be more than originally anticipated in the 2024-2025 budget, and

WHEREAS, further reallocations of certain expenditures from available funds are required to ensure the continuing operation of the City of Phoenix and the payment of necessary expenses;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1: That pursuant to the provisions of Section 4 and Section 6 of Ordinance No. S-50949 the City Manager is hereby authorized and empowered to allocate, and there is hereby appropriated and authorized to be expended, from other lawfully available funds of the City of Phoenix, the following sums to be included in the appropriations of the following listed funds by increasing or decreasing the amount

previously appropriated from said funds as follows:

- (a) Reallocating and increasing the appropriation for General Fund Public Safety Program from \$1,248,049,161 to \$1,258,049,161;
- (b) Reallocating and decreasing the appropriation for General Fund Capital Improvement Program from \$86,768,033 to \$76,768,033;
- (c) Reallocating and increasing the appropriation for Cable Communications Funds from \$5,073,054 to \$5,493,054;
- (d) Reallocating and decreasing the appropriation for Federal Operating Trust Funds from \$346,027,568 to \$339,527,568;
- (e) Reallocating and increasing the appropriation for Golf Course Funds from \$10,803,290 to \$12,173,290;
- (f) Reallocating and increasing the appropriation for Neighborhood Protection Funds from \$59,961,606 to \$62,761,606;
- (g) Reallocating and increasing the appropriation for Public Safety Enhancement Funds from \$32,245,585 to \$33,155,585;
- (h) Reallocating and increasing the appropriation for Regional Wireless Cooperative Funds from \$6,222,607 to \$7,222,607;
- (i) Leaving the total appropriation adopted for 2024-2025 unchanged at \$7,243,845,399.

PASSED by the Council of the City of Phoenix this 18th day of June 2025.

MAYOR

ATTEST:

_____, City Clerk

APPROVED AS TO FORM:

_____, City Attorney

REVIEWED BY:

_____, City Manager



Amend Ordinance S-50985 Adopting the 2024-25 Capital Funds Budget (Ordinance S-52087) - Citywide

An ordinance (**Attachment A**) amending Ordinance S-50985 adopting the 2024-25 Capital Funds Budget to authorize reallocating appropriations among lawfully available appropriations to ensure the continued operation of the City of Phoenix in the payment of necessary expenses.

Summary

This legally required amendment to the 2024-25 Capital Funds Budget will allow the City to close out the current fiscal year's budgetary accounts and proceed with the annual independent audit. This is a standard end-of-year process required to close the books.

Arizona Revised Statutes (A.R.S.) Section 42-17106.A precludes any expenditure not included in the budget even if additional funds become available. This means all expenditures require an appropriation. An appropriation is the formal recognition in the City's official accounting records that the City Council has approved spending authority. A.R.S. Section 42-17106.B allows the City Council to transfer spending authority between line items in the adopted budget. This does not represent an actual transfer of funds, but rather, only transfers of spending authority between specific areas. As a result, the total bottom line budget amount for 2024-25 does not change.

To make sure all planned expenditures have appropriate spending authority, each year the Budget and Research Department brings to the City Council a request to amend the original budget amounts between specific areas at the end of each fiscal year. This is a normal part of the annual budget close-out process. Variances between estimated and actual expenditures that trigger the need to do these reallocated appropriations are usually caused by timing differences, such as expenditures originally planned for the later part of the 2023-24 fiscal year that actually occurred during the 2024-25 fiscal year. These timing variances can be quite large, especially when dealing with construction contracts. Allowing for these timing differences in our request for year-end budget amendments allows for bid awards and payments to vendors to proceed.

The amendments to the 2024-25 Capital Funds Budget require City Council approval

to move spending authority from areas where excess authority is available to other areas where insufficient authority was originally provided due to normal changes during the year.

A \$34,800,000 decrease in 2024-25 appropriation authority is requested in the Non-Departmental Capital Funds Budget due to contingency funds budgeted in 2024-25 that were not required.

A \$20,000,000 increase in 2024-25 appropriation authority is requested in the Economic Development Program's Capital Funds Budget to accelerate the Rio Reimagined land acquisition project, allowing the acquisition of a single large parcel in fiscal year 2024-25 in place of multiple smaller parcel acquisitions across the five-year Capital Improvement Program.

A \$200,000 increase in 2024-25 appropriation authority is requested in the Finance Program's Capital Funds Budget due to unbudgeted expenditures for the SAP financial system upgrade in fiscal year 2024-25.

A \$1,000,000 increase in 2024-25 appropriation authority is requested in the Human Services Program's Capital Funds Budget due to unbudgeted expenditures for the Phoenix Navigation Center located at 11 S. 71st Avenue in fiscal year 2024-25.

A \$13,600,000 increase in 2024-25 appropriation authority is requested in the Solid Waste Program's Capital Funds Budget due to vehicles and equipment expenditures using Solid Waste Bond Funds in fiscal year 2024-25; costs were originally planned to be recorded in Solid Waste Operating Funds.

These are balancing measures with a net impact of \$0. The total appropriation remains unchanged.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Budget and Research Department.

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE S-#####

AN ORDINANCE AMENDING ORDINANCE NO. S-50985
ADOPTING THE FINAL CAPITAL FUNDS BUDGET,
DETERMINING AND ADOPTING ESTIMATES OF PROPOSED
EXPENDITURES BY THE CITY OF PHOENIX FOR THE FISCAL
YEAR BEGINNING JULY 1, 2024, AND ENDING JUNE 30, 2025,
BY REALLOCATING THE APPROPRIATION IN CERTAIN
CAPITAL FUNDS PROGRAMS.

WHEREAS, during the 2024-25 fiscal year the resources in certain funds will
be more than originally anticipated in the 2024-25 capital funds budget, and

WHEREAS, further reallocations of certain expenditures from available funds
are required to ensure the continuing operation of the City of Phoenix and the payment of
necessary expenses;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY
OF PHOENIX as follows:

SECTION 1: That ORDINANCE No. S-50985 be, and the same is hereby,
amended as follows:

- (a) Reallocating and increasing the allocation for Economic Development
from \$5,250,000 to \$25,250,000.

- (b) Reallocating and increasing the allocation for Finance from \$0 to \$200,000.
- (c) Reallocating and increasing the allocation for Human Services from \$316,555 to \$1,316,555.
- (d) Reallocating and increasing the allocation for Solid Waste from \$10,263,938 to \$23,863,938.
- (e) Reallocating and decreasing the allocation for Non-Departmental Capital from \$219,495,202 to \$184,695,202.
- (f) Leaving the total appropriation adopted for 2024-25 unchanged at \$2,681,622,456.

PASSED by the Council of the City of Phoenix this 18th day of June,

2025.

MAYOR

ATTEST:

_____ City Clerk

APPROVED AS TO FORM:

_____ City Attorney

REVIEWED BY:

_____ City Manager



Amend Ordinance S-50950 Adopting the 2024-25 Final Reappropriation Budget (Ordinance S-52047) - Citywide

An ordinance (**Attachment A**) amending Ordinance S-50950 adopting the 2024-25 Final Reappropriation Budget to authorize reallocating appropriations among lawfully available appropriations to ensure the continued operation of the City of Phoenix in the payment of necessary expenses.

Summary

This amendment to the 2024-25 Final Reappropriation Budget will allow the City to close out the current fiscal year's budgetary accounts and proceed with the annual independent audit per City Code Chapter 2, Section 2-16(A)(2). This is part of the standard year-end process required to close the books.

Requested changes to the 2024-25 Reappropriated Funds Budget allow for year-end timing differences and allow for updated contract payment schedules. The 2024-25 Reappropriated Funds Budget ordinance was required to rebudget funds that were contractually committed in the prior fiscal year (2023-24) but not yet fully expended in that fiscal year. Since budget appropriations expire on June 30 of each fiscal year, the 2024-25 Reappropriated Funds Budget ordinance reestablished the appropriations for payment of vendors as goods and services were received.

These requested reallocations do not represent an actual transfer of funds, but rather, only a transfer of spending authority per Arizona Revised Statute 42-17106(B). Also, these reallocations do not increase or decrease the total budget.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Budget and Research Department.

Attachment A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE S-

AN ORDINANCE AMENDING ORDINANCE NO. S-50950
ADOPTING THE FINAL 2024-2025 REAPPROPRIATION
BUDGET FOR ITEMS OF EXPENDITURE PREVIOUSLY
ADOPTED AS PART OF THE OPERATING AND CAPITAL
FUND BUDGETS OF THE CITY OF PHOENIX BUT
REMAINING AS UNEXPENDED AS OF JUNE 30, 2025, BY
REALLOCATING CERTAIN EXPENDITURES AND
REAPPROPRIATIONS.

WHEREAS, during the fiscal year 2024-2025, the resources in certain
funds will be more than originally anticipated in the 2024-2025 budget; and

WHEREAS, further reallocations of certain expenditures from available
funds are required to ensure the continuing operation of the City of Phoenix and the
payment of necessary expenses;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY
OF PHOENIX as follows:

SECTION 1. That pursuant to the provisions of Ordinance No. S-50950,
the City Manager is hereby authorized and empowered to allocate, and there is hereby
appropriated and authorized to be expended, from other lawfully available funds of the

City of Phoenix, the following sums to be included in the reappropriations of the following listed funds by increasing or decreasing the amount previously reappropriated from said funds as follows:

- (a) Reallocating and increasing the reappropriation for 2023 Prop 3 Economic Development, Environment & Culture Bonds Funds from \$10,000 to \$81,000;
- (b) Reallocating and increasing the reappropriation for Wastewater Capital Funds from \$163,878,000 to \$167,893,000;
- (c) Reallocating and decreasing the reappropriation for Capital Fund City Improvement Funds from \$130,116,000 to \$126,030,000;
- (d) Leaving the total for the 2024-2025 reappropriation budget unchanged at \$3,051,187,000.

PASSED by the Council of the City of Phoenix this 18th day of June 2025.

MAYOR

ATTEST:

_____, City Clerk

APPROVED AS TO FORM:

_____, City Attorney

REVIEWED BY:

_____, City Manager



Report

Agenda Date: 6/18/2025, Item No. 54

Payment Ordinance for Summer Recess (Ordinance S-52067) - Citywide

The request is prepared each fiscal year end to allow for continuance of operations during the annual Council summer recess.

Summary

Request to authorize the City Controller to disburse funds, not to exceed \$100,000 per vendor, per occurrence, arising or otherwise due and payable during the period commencing on July 2, 2025 through August 26, 2025, for the purpose of continuing payment authority for expenditure of public money for payment of claims against the City of Phoenix for normal, recurring, business operating expenditures.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Finance Department.



Elections Tabulation System Services - Maricopa County Contract 152562 - Amendment (Ordinance S-52044) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 152562 with Dominion Voting Systems, Inc. to extend the contract term and allow for additional expenditures. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$135,000.

Summary

This amendment will provide a centralized ballot tabulation system, including maintenance and support services, for the tabulation of early ballots, voting center ballots and provisional ballots for City elections. The City has 125 voting precincts and uses 28 voting centers to conduct in-person voting. The City voter registration count is over 828,000, with over 637,000 registered voters on the Active Early Voting List (AEVL). Voters on the AEVL automatically receive an early ballot in the mail approximately 27 days before an election. In a citywide election, voters can vote in person at any of the 28 voting centers over a three-day period (Saturday, Monday and Election Day Tuesday). This amendment will ensure that city voters continue to benefit from reliable voting services without interruption, by providing a centralized ballot tabulation system for the tabulation of early ballots, voting center ballots and provisional ballots and to continue to provide election results in a timely manner using a high-speed central count solution for processing the high volume of ballots the City expects to receive based on anticipated voter turnout.

This item has been reviewed and approved by the Information Technology Services Department.

Contract Term

Upon approval, the contract will be extended through December 31, 2025.

Financial Impact

Upon approval of \$135,000 in additional funds, the revised aggregate value of the contract will not exceed \$1,471,116. Funds are available in the City Clerk Department's operating budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

Election Tabulation System Services - Maricopa County Contract 152562 (Ordinance S-46829) on July 1, 2020.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.



Acceptance of an Easement for Vehicular Non-Access Purposes (Ordinance S-52093) - District 2

Request for the City Council to accept an easement for vehicular non-access purposes; further ordering the ordinance recorded. Legal descriptions are recorded via separate recording instrument.

Summary

Accepting the property interests below will meet the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Easement (a)

MCR: 20250273600

Applicant and Grantor: Beldar Properties Arizona, LLC; its successor and assigns

Date: May 13, 2025

Purpose: Vehicular Non-Access

Location: 12802 N. Scottsdale Road

APN: 175-70-041

File: FN 250030

Council District: 2

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development and Finance departments.



Agenda Date: 6/18/2025, Item No. 57

Acceptance and Dedication of Easements and a Deed for Public Utility, Sidewalk, Roadway Purposes and Multi Use Trail (Ordinance S-52078) - Districts 1, 5 and 8

Request for the City Council to accept and dedicate easements and a deed for public utility and roadway purposes; further ordering the ordinance recorded. Legal descriptions are recorded via separate recording instrument.

Summary

Accepting the property interests below meets the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Easement (a)

MCR: 20250250712

Applicant and Grantor: Andric Family Trust; Pero Andric & Danica Andric (Co-Trustees); its successor and assigns

Date: May 2, 2025

Purpose: Public Utility

Location: 3126 W. Jomax Road

APN: 205-03-287

File: 250026

Council District: 1

Easement (b)

MCR: 20250278236

Applicant and Grantor: Jacob Covaciu; its successor and assigns

Date: May 15, 2025

Purpose: Sidewalk

Location: 7101 N. 27th Avenue

APN: 157-32-070P; 157-32-070U

File: 250035

Council District: 5

Deed (c)

MCR: 2025-0278234

Applicant and Grantor: Fairmount Corp. Real Estate and Investments; its successor and assigns

Date: May 15, 2025

Purpose: Roadway

Location: 4949 S. 16th Street

APN: 122-46-014K

File: 250006

Council District: 8

Easement (d)

MCR: 20250278235

Applicant and Grantor: RDH Holdings USA Corps; its successor and assigns

Date: May 15, 2025

Purpose: Public Utility

Location: 1875 N. 38th Place

APN: 120-11-020

File: 250031

Council District: 8

Easement (e)

MCR: 20250278237

Applicant and Grantor: Baseline Partners and Investment LLC; its successor and assigns

Date: May 15, 2025

Purpose: Multi Use Trail

Location: 1575 E. Baseline Road

APN: 301-33-012F

File: 250032

Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development and Finance departments.



SAP Programming Support Services - Amendment (Ordinance S-52054) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 153491 with Envision, LLC to extend the contract term and add additional funds for SAP programming and technical support services for the Finance Department and in support of departments citywide. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$1,703,520.

Summary

This Contract provides technical programming and support services related to the City's SAP enterprise financial system. The SAP system is a critical component of the City's financial and operational infrastructure, supporting essential business functions including financial accounting and reporting, procurement, accounts payables and receivables, work order management, inventory management, and plant maintenance. The Contract provides vital programming and technical services, such as Advanced Business Application Programming (ABAP) development, to ensure the efficient and uninterrupted operation of SAP's modules. The proposed funding increase is necessary to cover the remainder of the existing Contract term and the requested extension.

This item has been reviewed and approved by the Information Technology Services Department.

Contract Term

Upon approval, the contract will be extended through November 30, 2027.

Financial Impact

Upon approval of \$1,703,520 in additional funds, the revised aggregate value of the contract will not exceed \$4,407,520. Funds are available in the Finance Department's operating budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Technology consulting professional services, Contract 153491 (Ordinance S-47123) on November 18, 2020.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Finance Department.



MRO Supplies - Industrial, Plumbing, Electrical and HVAC Contract - COOP-25-0042 - Request for Award (Ordinance S-52055) - Citywide

Request to authorize the City Manager, or his designee, to enter into cooperative contracts with Cormax Rigging Supply LLC; Electric Supply, Incorporated; Ferguson Enterprises, LLC, a disregarded entity of Ferguson US Holdings, Inc.; Paul's Scottsdale Hardware, Inc. dba Paul's Ace Hardware; and JANT Group, Inc. dba Ruggiero's Ace Hardware, to provide essential maintenance, repair and operational supplies for citywide use. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed \$32,000,000.

Summary

These contracts will allow the City to purchase maintenance, repair and operational (MRO) supplies which support critical components of the City's various departmental operations to ensure continuation of safe and secure facilities for City employees and the general public. MRO supplies include, but are not limited to: industrial, building, plumbing, electrical, lighting, HVAC and material handling equipment for inventory and on an as-needed basis. The primary departments using these contracts are Aviation, Fire, Housing, Parks and Recreation, Phoenix Convention Center, Public Works and Water Services.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Alternative Competition. The State of Arizona Facility and Building Supplies contracts were awarded using a competitive process consistent the City's procurement processes set forth in the Phoenix City Code, Chapter 43. The Arizona State contracts offer maintenance, repair and operation commodities required for City operations. Adoption of the contracts will ensure continued services, cost-effectiveness and operational efficiencies for the City and the general public.

Contract Term

The contracts will begin on or about July 1, 2025, and continue through December 31, 2029, with a one-year option to extend.

Financial Impact

The aggregate value of the contracts will not exceed \$32,000,000 for the five-year contract term. Funding is available in the various departments' budgets.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Finance Department.



**Electrical Safety Training Contract - RFQu 25-0504 - Request for Award
(Ordinance S-52121) - Citywide**

Request to authorize the City Manager, or his designee, to enter into contracts with Complete Training Resources, LLC dba ETC Compliance Solutions; MentorSource Training Corporation; and Trade Tech Pro, LLC to provide Electrical Safety Training for the Human Resources Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed \$1,100,000.

Summary

This contract will provide electrical safety training on an as-needed basis for City employees who work on or near electrical hazards across all departments as required by the National Fire Protection Association (NFPA) 70-E. The City's Human Resources Department Safety Division has an overall mission to ensure City employees receive required training needed to be successful in completing their daily work duties and prevent workplace injuries for City employees. Electrical safety training is provided to various departments including Aviation, Parks and Recreation, Public Works, Street Transportation and Water Services. The selected contractors will provide electrical safety training using experienced instructors with NFPA 70-E training experience.

Procurement Information

A Request for Qualifications procurement was processed in accordance with Administrative Regulation 3.10 to establish a Qualified Vendor List.

Three offerors submitted qualifications and were deemed to be responsive and responsible. An evaluation committee of City staff evaluated the offers and determined that all of the offers met the City's minimum evaluation criteria based on a pass or fail rating for the following minimum qualifications: Qualifications, Experience and Capacity.

After reaching consensus, the evaluation committee recommends award to the following offerors:

- Complete Training Resources, LLC dba ETC Compliance Solutions

- MentorSource Training Corporation
- Trade Tech Pro, LLC

Contract Term

The contracts will begin on or about June 18, 2025, for a five-year term with no options to extend.

Financial Impact

The aggregate value of all contracts will not exceed \$1,100,000. Funding is available in the various departments' operating budgets.

Responsible Department

This item is submitted by Deputy City Manager David Mathews and the Human Resources Department.



Heavy Equipment Rentals Contract - COOP 25-0608 - Request for Award (Ordinance S-52058) - Citywide

Request to authorize the City Manager, or his designee, to enter into a cooperative agreement with Herc Rentals, Inc. and Sunbelt Rentals, Inc. to provide Heavy Equipment Rentals as needed for citywide use. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed \$5,000,000.

Summary

These contracts will be used citywide to rent both small and large equipment of various makes, models and sizes on an as-needed basis. The agreements will provide short-term and long-term rental access to a complete line of heavy equipment, road maintenance equipment and construction equipment. Rental equipment such as generators serve as backup power that can be deployed to any site that suffers an extended power outage. Forklifts are rented to move heavy equipment and pumps. Specialized heavy equipment that is not currently in the City's fleet is needed for special projects, such as repairing basins or plant upgrades. These contracts are essential in order to continue to provide critical services for the City such as generators to sustain electrical power in the event of an outage, equipment for road maintenance and construction.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Alternative Competition. The State of Arizona Heavy Equipment Rental Non-Operated contract was awarded using a competitive process consistent with the City's procurement processes set forth in the Phoenix City Code, Chapter 43. Utilization of cooperative contracts allows the City to benefit from national government pricing and volume discounts.

Contract Term

The contract will begin on or about July 1, 2025, and continue through June 22, 2026, with three one-year options to extend.

Financial Impact

The aggregate contract value will not exceed \$5,000,000.

Funding is available in the various departments' operating budgets.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Finance Department.



MRO Supplies - Industrial, Building, Plumbing, Electrical and HVAC Materials - COOP 23-037 - Amendment (Ordinance S-52075) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 158231 with Six Points Hardware, Inc. to extend the contract term and add additional expenditures. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$2,500,000.

Summary

This contract will allow the City to purchase maintenance, repair, and operational (MRO) supplies which supports critical components of the City's various department operations to ensure continuation of safe and secure facilities for City employees and the general public. The contract provides 24 hour access for emergency operations. MRO supplies include, but are not limited to: industrial, building, plumbing, electrical, lighting, HVAC and material handling equipment. This contract is for citywide use and the primary departments using this contract are Aviation, Fire, Housing, Parks and Recreation, Phoenix Convention Center, Public Works and Water Services.

Contract Term

Upon approval, the contract will be extended through June 30, 2026, with two one-year options to extend.

Financial Impact

Upon approval of \$2,500,000 in additional funds, the revised aggregate value of the contract will not exceed \$9,250,000. Funds are available in the various departments' operating budgets.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- MRO Supplies: Industrial, Building, Plumbing, Electrical and Heating, Ventilation and Air Conditioning Materials - Contract 158231 (Ordinance S-49413) on February 15, 2023.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Finance Department.



Wireless Communication Services, Accessories and Equipment Contract - COOP 25-0655 - Request for Award (Ordinance S-52094) - Citywide

Request to authorize the City Manager, or his designee, to enter into contracts with Cellco Partnership dba Verizon Wireless, a disregarded entity of Verizon Communications, Inc.; T-Mobile USA, Inc.; and AT&T Enterprises, LLC to provide Wireless Communication Services, Accessories and Equipment for citywide use. Further request an exception to the indemnity and assumption of liability provisions of Phoenix City Code Section 42-18. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed \$52,000,000.

Summary

The contracts will provide City departments mobile devices, wireless services, equipment and accessories needed to conduct City business, including providing critical services to the public in various locations throughout the City of Phoenix metropolitan area. Currently, the City pays for services for more than 5,000 cellular phones, 6,000 push-to-talk radios, 470 tablets and various other services and equipment.

This item has been reviewed and approved by the Information Technology Services Department.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Alternative Competition. Services are procured utilizing the State of Arizona cooperative agreements awarded using a competitive process consistent with the City's procurement processes set forth in the Phoenix City Code, Chapter 43. The contracts offer significant cost savings due to the benefit from local government pricing and volume discounts.

Contract Term

The contract will begin on or about July 1, 2025, for a five-year term with no options to extend.

Financial Impact

The aggregate contract value will not exceed \$52,000,000 for the five-year aggregate term. Funds are available in various City departments' operating budgets.

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson and the Information Technology Services Department.



Investment Consulting Services Contract - RFP PS-25-0542 - Request for Award (Ordinance S-52096) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Sellwood Investment Partners LLC to provide financial and investment advisory services for the Long Term Disability (LTD) and the Medical Expense Reimbursement Plan (MERP) Trust Funds for the Finance Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$597,672.05.

Summary

This contract will provide financial and investment advisory services to the Board of Trustees ("the Board") and will help the Board maintain and invest the Trust Funds of the LTD Program and the MERP Program in accordance with the Boards' trust agreements. Furthermore, the investment consultant will serve as a fiduciary for the Trust Funds and meet periodically with the Trustees and City staff, as requested. The services provided under this agreement will help achieve a rate of return that produces sufficient earnings over time to provide eligible employees and elected officials as determined by the City with the benefits defined by the LTD and MERP Programs.

Procurement Information

A Request for Proposal procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Two vendors submitted proposals deemed responsive and responsible. An evaluation committee of City staff evaluated those offers based on the following criteria with a maximum possible point total of 1,000:

Experience (0-350 points)
Method of Approach (0-300 points)
Capacity (0-200 points)
Price (0-150 points)

After reaching consensus, the evaluation committee recommends award to the following vendor:

Sellwood Investment Partners LLC, 934 points

Contract Term

The contract will begin on or about August 1, 2025, for a five-year term with two one-year options to extend.

Financial Impact

The aggregate contract value will not exceed \$597,672.05. There is no impact to the General Fund. Fees paid under this Contract will be paid directly out of the Trust Funds.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Finance Department.



Purchase of Property and Casualty Insurance Policies for the City of Phoenix (Ordinance S-52068) - Citywide

Request to authorize the City Manager, or his designee, to purchase various property and casualty insurance policies on behalf of the City from July 2025 through June 2026. Further request authorization for the City Controller to disburse funds, not to exceed \$26,899,400.

Summary

Competitive quotes are sought from all viable commercial insurance markets to assure the best coverage and cost available. The total estimated cost for all insurance is approximately \$26,899,400 for Fiscal Year 2025-26, up from \$22,399,931 in the current year. The increase of \$4,499,469 is due to: (1) high demand for property and excess liability insurance coverages and a reduced supply of capacity in the commercial insurance market throughout the country; (2) the City experienced a large property loss over the last 10 years that exceeded \$10 million; (3) the City property valuations were increased by 2 percent to gradually reflect present-day value; (4) the City experienced losses that pierced the excess liability insurance; (5) claims are increasing in frequency and severity throughout the country and Phoenix is no exception; (6) insurers are hesitant to underwrite public entity insurance programs; and (7) ransomware and other cyberattacks globally continue to increase in the cyber liability market.

Citywide insurance policies are purchased from the Risk Management Self-Insurance Fund or the Workers' Compensation Self-Insurance Fund and are then allocated to each department's budget. Funds for special policies purchased are available from those departments' budgets. The insurance quote process is ongoing, and staff will continue to gather bids through mid-June. The amount requested is based on estimated rate increases as advised by the City's contracted insurance broker, Marsh USA, Inc. Depending on final quotes, staff may need to return to Council for a retroactive increase in spending authority.

Insurance Policy Overview

Blanket Property and Boiler and Machinery Insurance
- Department: Citywide

- Estimated Cost: \$10,684,900

Excess Liability Insurance (Multiple Layers)

- Department: Citywide
- Estimated Cost: \$12,145,300

Excess Workers' Compensation

- Department: Citywide
- Estimated Cost: \$474,800

Network Security and Cyber

- Department: Citywide
- Estimated Cost: \$1,434,100

Police Aircraft Liability and Hull Insurance

- Department: Police
- Estimated Cost: \$543,300

Aviation Airport Liability Insurance

- Department: Aviation
- Estimated Cost: \$777,600

Miscellaneous Property and Casualty Insurance

- Department: Citywide
- Estimated Cost: \$839,400

Financial Impact

The amount will not exceed \$26,899,400, comprised of funds from the Risk Management Self-Insurance Fund, and are included in the Fiscal Year 2025-26 budget.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Finance Department.



Auditing Consulting Services Contract - COOP 24-0072 - Request for Award and Amendment (Ordinance S-52077) - Citywide

Request to authorize the City Manager, or his designee, to enter into contracts with Baker Tilly US, LLP; Moss Adams LLP; Protiviti, Inc.; and RSM US LLP for auditing consulting services. These contracts supplement the current list of contracts and will share payment authority previously approved by Council under Ordinance S-50986 for auditing consulting services. In total, the auditing consulting services contracts for the City Auditor, Finance and Information Technology Services departments will include the four new contracts referenced above and the following existing contracts: Contracts 161119 with Berry Dunn McNiel & Parker, LLC; 161183 with MGT of American Consulting, LLC; 161222 with UHY Advisors Mid-Atlantic, Inc.; 161281 with Weaver and Tidwell, LLP; 161282 with Macias Gini & O'Connell, LLP; 161283 with Clifton Larson Allen, LLP; 161286 with Public Sector Performance Associates, LLC; and 161297 with Heinfeld Meech & Co. Further request to allow additional expenditures in an amount not to exceed \$61,000. Further request to authorize the City Controller to disburse all funds related to this item.

Summary

These contracts will provide the City Auditor, Finance and Information Technology Services departments the ability to periodically request external expertise in the accomplishments of the City's audit plan. Examples of these expert auditing services may include, but are not limited to: grant expenditures, program evaluation, contract compliance, data analytics, application security and control, and external and internal network security. Establishing agreements with these consultants will assist City management in meeting objectives, efficiently and ethically managing public assets and reducing the organization's risk through consultants' independent and objective feedback. These contracts are part of a multi-cooperative award, which will also utilize funding authorized per Ordinance S-50986.

This report has been reviewed and approved by the Information Technology Services Department.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived

as a result of an approved Determination Memo based on the following reason: Special Circumstances - Alternative Competition. The contracts were competitively solicited by Maricopa County and awarded using a competitive process consistent with the City's procurement processes set forth in the Phoenix City Code, Chapter 43. This contract includes an extensive list of firms with favorable pricing that provide the City with access to experts in various audit topics related to the City's audit plan.

Contract Term

The new contracts will begin on or about July 1, 2025, and extend through August 31, 2026, with an option to extend three additional years. The terms of the contracts previously approved under Ordinance S-50986 remain unchanged, ending on August 31, 2026, with an option to extend three additional years.

Financial Impact

Upon approval of the \$61,000 in additional funds, the revised aggregate contract value will not exceed \$1,632,650. The additional funds are available in the various departments' budgets.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Auditing Consulting Services Contracts 161119, 161183, 161222, 161281, 161282, 161283, 161286 and 161297 (Ordinance S-50986) on June 12, 2024.

Responsible Department

This item is submitted by City Manager Jeffrey Barton, Assistant City Manager Inger Erickson and the City Auditor, Finance and Information Technology Services departments.



Authorization to Adopt Proposed Update to City of Phoenix Employee Retirement System Pension Funding Policy (Ordinance S-52097) - Citywide

Request to adopt a Pension Funding Policy applicable to City of Phoenix Employee Retirement System (COPERS). A Pension Funding Policy to clearly communicate the City's funding objectives is a requirement adopted by the State Legislature in 2018 as Arizona Revised Statutes Section 38-863.01 (**Attachment A**) to be implemented on an annual basis by June 30. While the State law only applies to Public Safety Personnel Retirement System, for the seventh year in a row City staff recommends also adopting a Pension Funding Policy for COPERS as a transparent sound financial practice.

Summary

The State law requires the City to:

1. Annually adopt a Pension Funding Policy.
2. Formally accept the Employer's share of the assets and liabilities under each pension system.
3. Post the Policy on the City's website.

For review and discussion purposes, a proposed Pension Funding Policy for COPERS can be found in **Attachment B**. A final City Pension Funding Policy must be adopted and posted on the City's website by July 1 each year.

Over the last several years the Phoenix City Council and voters have taken responsible actions to ensure the pension system is financially stable while maintaining services to the public. Fluctuations in unfunded pension liabilities (**Attachment C**) and annual costs (**Attachment D**) have placed significant budgetary constraints on the City's ability to provide employee wage and non-pension benefit increases, public services and infrastructure maintenance. While currently manageable, this pressure will continue into the foreseeable future. Further, credit rating agencies and lenders place strong consideration on the funding plan and funding level of the City's pension system when determining their view of the overall financial health of the City.

The Phoenix City Council has requested staff provide various pension funding options, which has resulted in the following action:

1. Advanced \$70 million in Wastewater enterprise funds to pay down the COPERS liability in Fiscal Year 2017-18. Advanced \$170 million in Aviation enterprise funds to pay down the COPERS liability in Fiscal Year 2020-21.

This action is in addition to the COPERS pension reform that the City Council and voters have implemented since 2013.

Results to Date

Implementation of the City Council's direction has resulted in improvements to the funded position and stabilization of COPERS, including the current funded ratio for COPERS to 72.62 percent for fiscal year ending 2024, up from 72.02 percent in fiscal year ending 2023 (**Attachment E**).

City Council Considerations

In accordance with State law, the City Council must formally accept the assets and liabilities of the City's pension funds for the City of Phoenix (**Attachment F**) and must approve Pension Funding Policy (**Attachment B**) by July 1, 2025.

While the pension system is not currently fully funded, the strategy to pay the Actuarially Determined Contribution and pay down the liability over a set period (13 years remaining for COPERS) allows flexibility in improving services to the public while spreading the liability over a period of time.

Under current actuarial calculations and amortization periods, COPERS will be 100 percent funded by June 30, 2039 (**Attachment G**). This means pension costs will significantly decrease in fiscal year 2038-39 as only normal current year costs remain. Under the leadership of the City Council, the City continues to take steps to ensure current funding expectations are achieved on this schedule.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Finance Department.

VIEW DOCUMENT

The Arizona Revised Statutes have been updated to include the revised sections from the 56th Legislature, 1st Regular Session. Please note that the next update of this compilation will not take place until after the conclusion of the 56th Legislature, 2nd Regular Session, which convenes in January 2024.

DISCLAIMER

This online version of the Arizona Revised Statutes is primarily maintained for legislative drafting purposes and reflects the version of law that is effective on January 1st of the year following the most recent legislative session. The official version of the Arizona Revised Statutes is published by Thomson Reuters.

38-863.01. Pension funding policies; employers

A. Each governing body of an employer shall annually:

1. Adopt a pension funding policy for the system for employees who were hired before July 1, 2017. The pension funding policy shall include funding objectives that address at least the following:

(a) How to maintain stability of the governing body's contributions to the system.

(b) How and when the governing body's funding requirements of the system will be met.

(c) Defining the governing body's funded ratio target under the system and the timeline for reaching the targeted funded ratio.

2. Formally accept the employer's share of the assets and liabilities under the system based on the system's actuarial valuation report.

B. The governing body shall post the pension funding policy on the governing body's public website and transmit the pension funding policy to the board.

Attachment B City of Phoenix City of Phoenix Employee Retirement System Pension Funding Policy

The intent of this policy is to clearly communicate the Council’s pension funding objectives and its commitment to our employees and the sound financial management of the City and to comply with statutory requirements of Arizona Revised Statute §38-863.01.

Several terms are used throughout this policy:

Unfunded Actuarial Accrued Liability (UAAL) – Is the difference between trust assets and the estimated future cost of pensions earned by employees. This UAAL results from actual results (interest earnings, member mortality, disability rates, etc.) being different from the assumptions used in previous actuarial valuations.

Actuarially Determined Contribution (ADC) – Is the annual amount determined to pay into the pension funds, as calculated through annual actuarial valuations. It is comprised of two primary components: normal pension cost – which is the estimated cost of pension benefits earned by employees in the current year; and, amortization of UAAL – which is the cost needed to cover the unfunded portion of pensions earned by employees in previous years. The UAAL is collected over a period of time referred to as the amortization period. The ADC is a percentage of the current payroll.

Funded Ratio – Is a ratio of fund assets to actuarial accrued liability. The higher the ratio the better funded the pension is with 100% being fully funded.

CITY OF PHOENIX EMPLOYEE RETIREMENT SYSTEM (COPERS)

COPERS is a single-employer defined benefit pension plan, covering all full-time general employees of the City except sworn police and fire employees. COPERS is governed by a separate Board, established in the City Charter.

Council formally accepts the assets and liabilities of the City’s COPERS trust funds from the June 30, 2024, actuarial valuation report, which are detailed below:

Trust Fund	Assets¹	Liabilities¹	Unfunded Liability¹	Funded Ratio¹
Phoenix	<u>\$3,738,075,318</u>	<u>\$5,147,293,773</u>	<u>\$1,409,218,455</u>	<u>72.62%</u>

For comparative purposes, the City of Phoenix total Unfunded Liability for the prior fiscal year ending June 30, 2023, was \$1.37 billion and the funded ratio was 72.02%.

¹ Amounts differ from Annual Comprehensive Financial Report due to legislation reporting requirements.

COPERS Funding Goal

Fully funded pension plans are the best way to achieve taxpayer equity. However, COPERS is currently underfunded due to historical low returns on plan assets, people in general living longer and decreases in governmental workforces. As shown above, the UAAL for the City is \$1.4 billion which should be paid over time to avoid a huge burden to current taxpayers by either significantly decreasing services or an increase in taxes. This taxpayer burden must be balanced with being fiscally responsible and committed in providing pensions to retirees.

The Council's COPERS funding ratio goal is 100% (fully funded) by June 30, 2039.

Council has taken the following actions to achieve the June 30, 2039 goal:

- Maintain ADC payment from operating revenues – Council is committed to maintaining the full ADC payment (normal cost and UAAL amortization) from operating funds. The budget for the ADC for FY 25 is \$219.4 million.

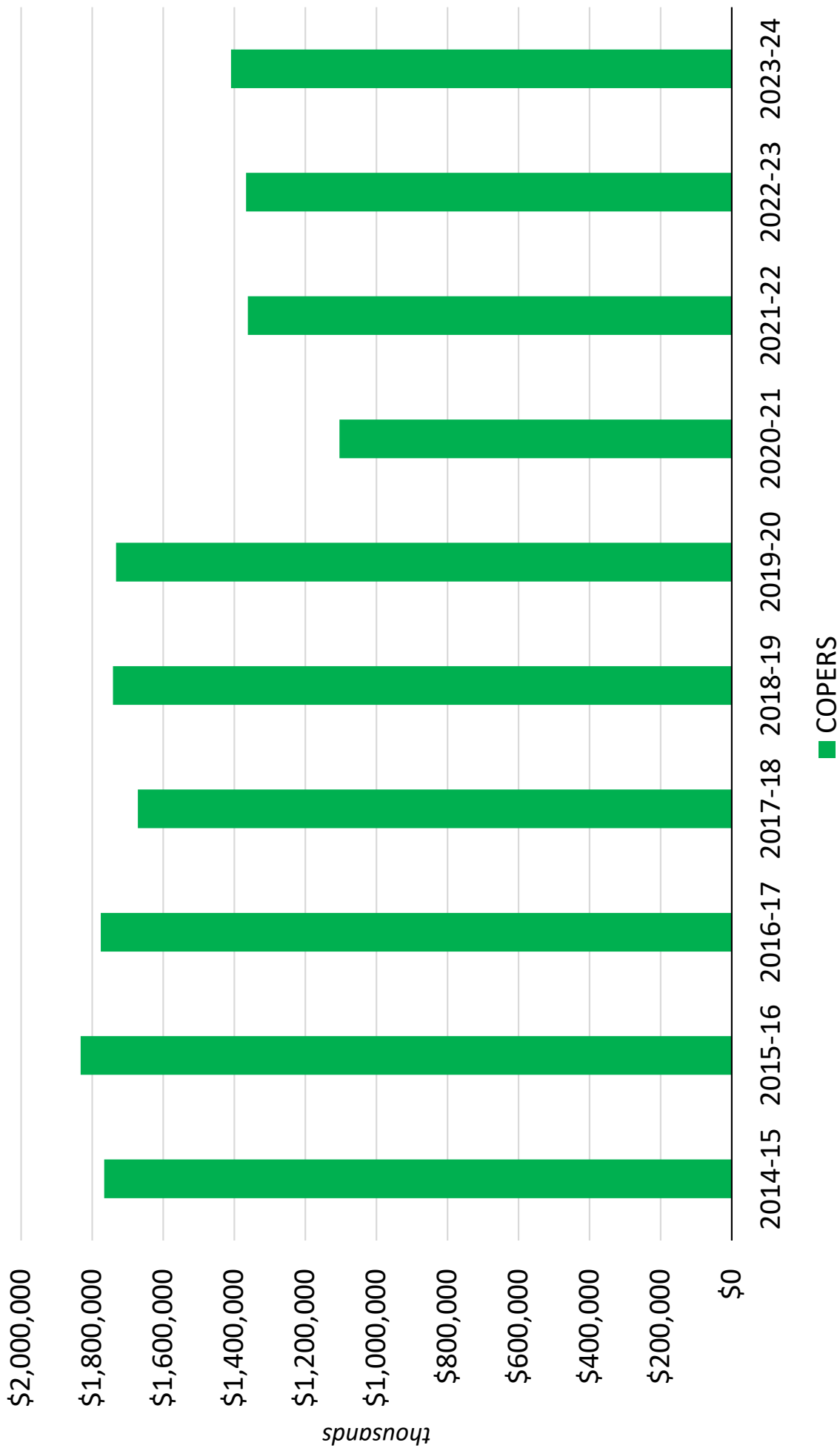
To achieve this goal, the City's funding policy is as follows:

1. Maintain the City's legal commitment to employees and retirees by paying 100% of the ADC
2. Continue to seek opportunities to advance payments from enterprise and/or specialty funds
3. Evaluate COPERS current year total actual expenditures, if less than the total budget, make an additional payment directly to COPERS
4. Review investment rate of returns on pension assets, monitor actuarial assumption changes and analyze the impact on future actuarially determined contributions
5. Compile sensitivity and scenario analyses on proposed COPERS Board changes to the pension plan
6. 100% funded by 2039



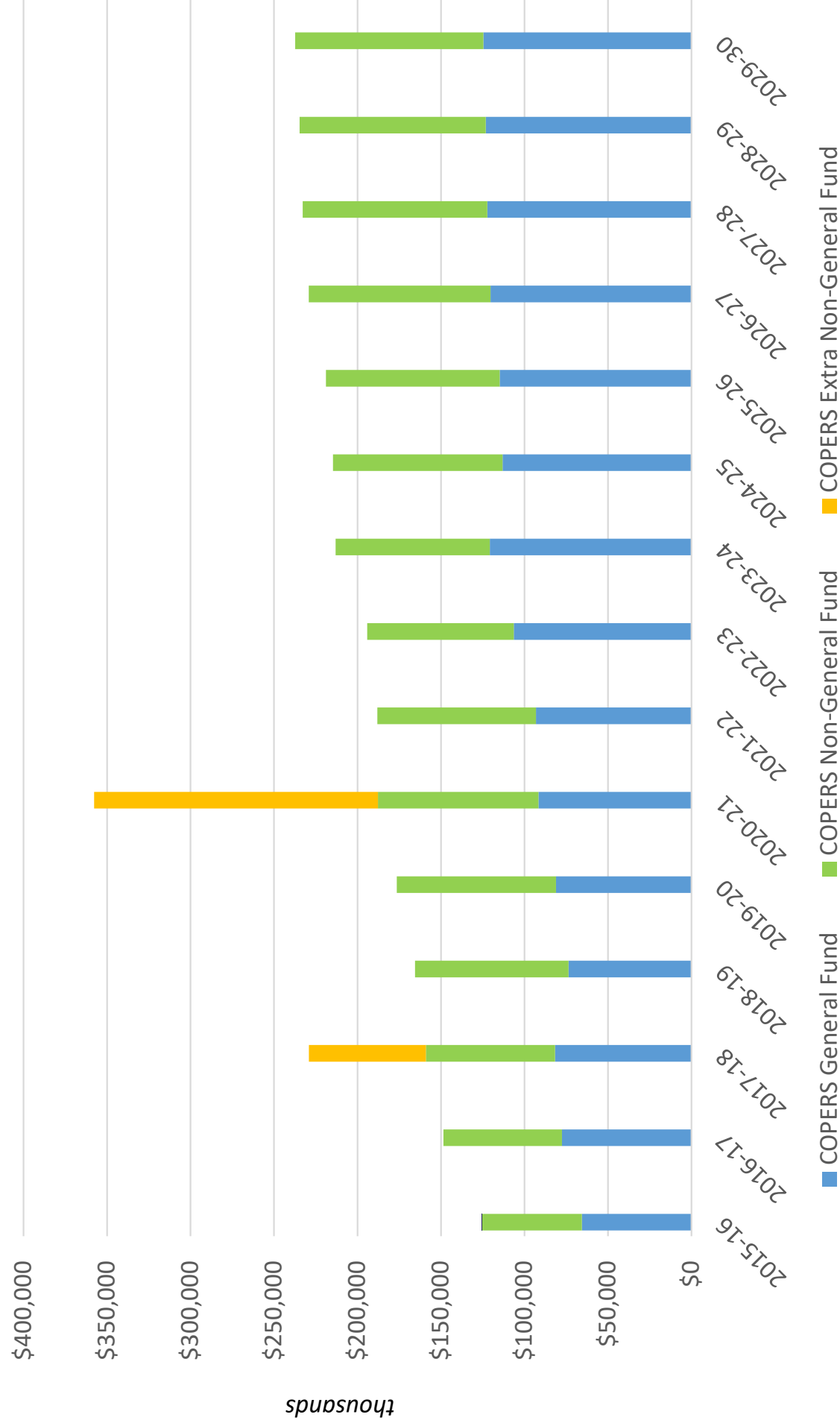
Attachment C: COPERS

Total Unfunded Pension Liability



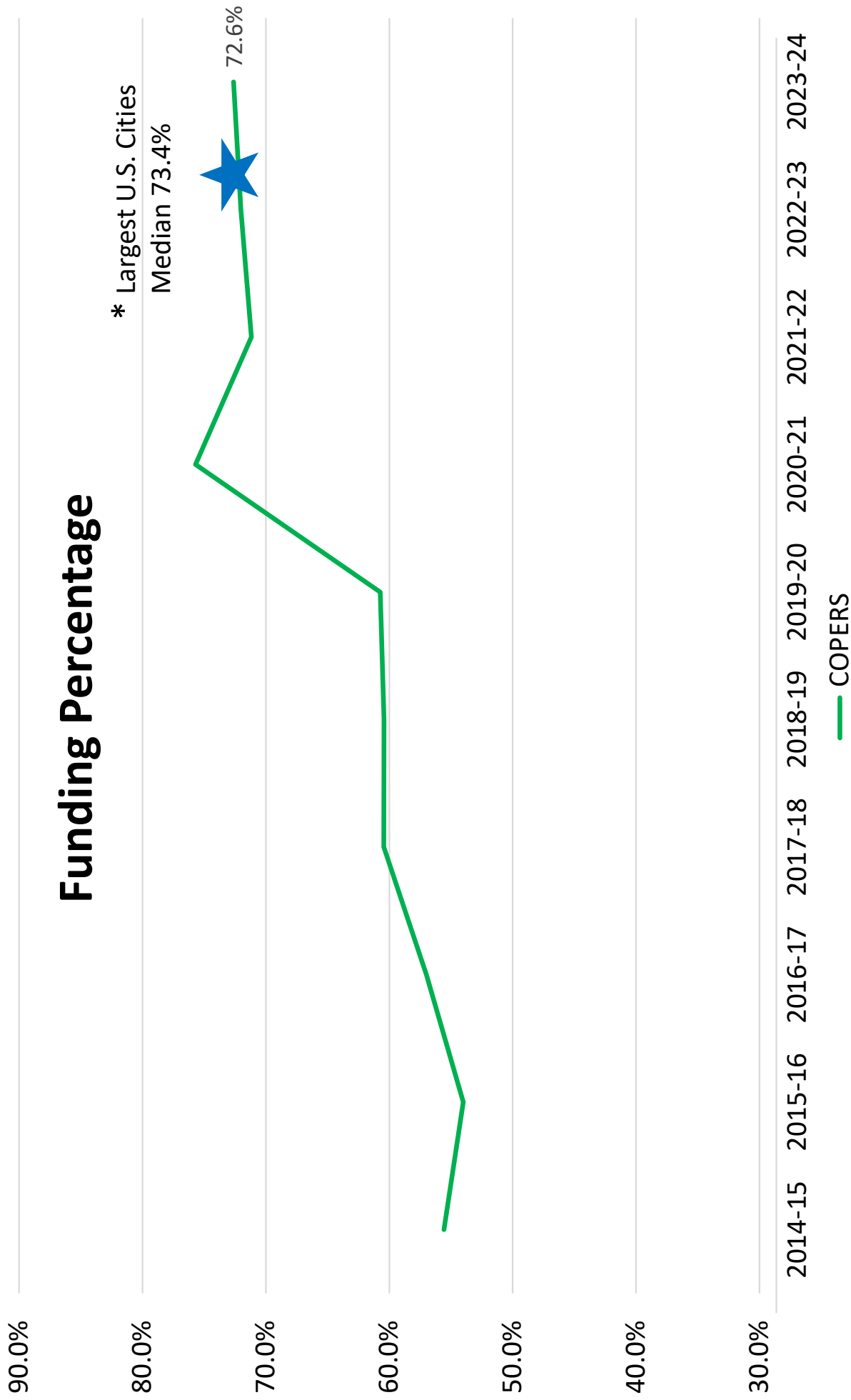


Attachment D: Total COPERs Pension Costs by Payment Source





Attachment E: COPERS Historical Total Funding Percentage



City of Phoenix Employees' Retirement System

ACTUARIAL VALUATION REPORT AS OF
June 30, 2024



Financial Position and Summary of Results

The funded ratio increased on both an actuarial value of assets basis and on a market value of assets basis from June 30, 2023 to June 30, 2024.

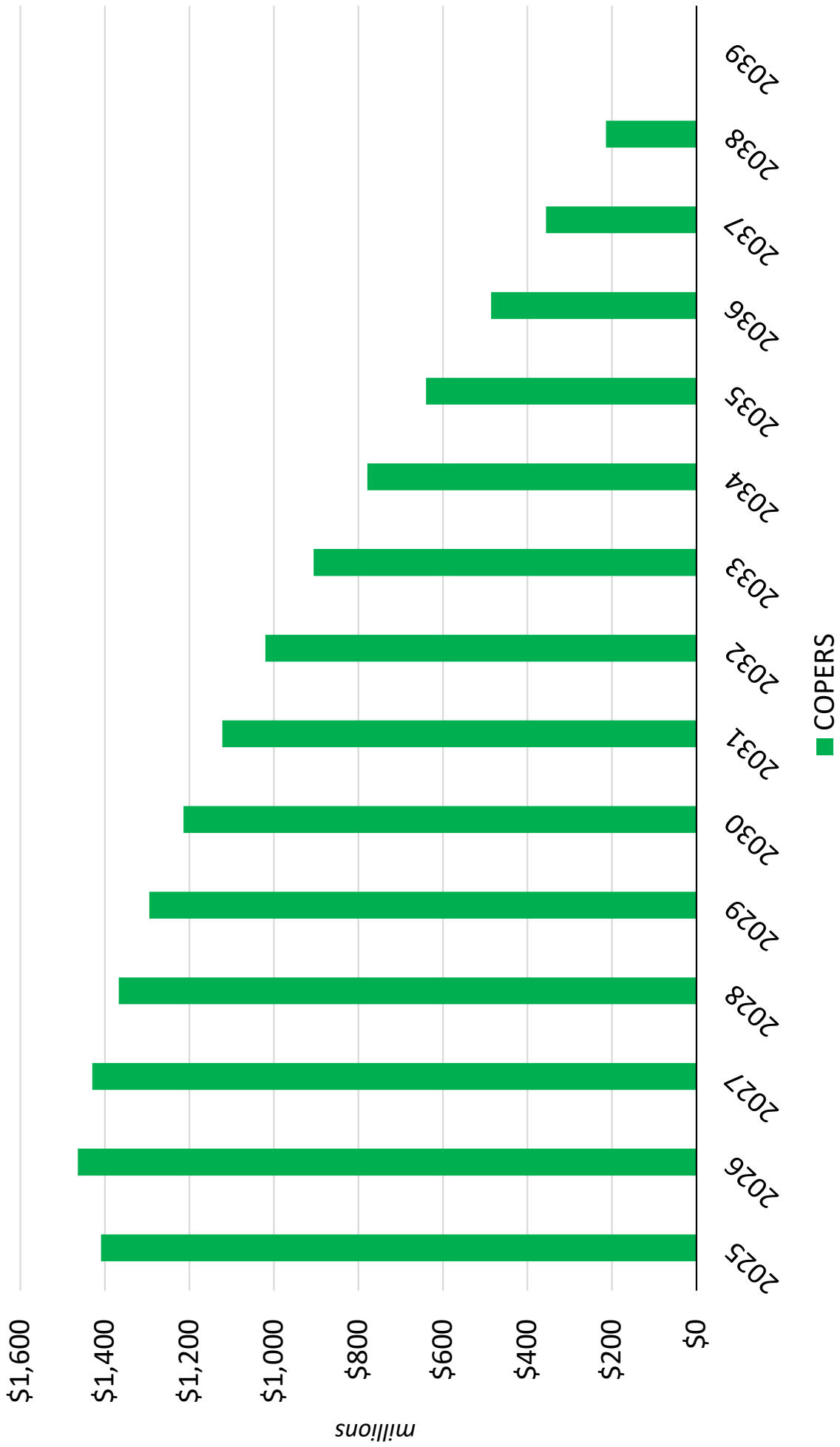
Exhibit A.1 City of Phoenix Employees' Retirement System Executive Summary		
	June 30, 2024	June 30, 2023
1. Total Actuarially Determined Contribution		
a. Dollar Amount	\$ 253,860,541	\$ 227,381,527
b. As a % of Payroll	33.02%	33.96%
2. Funded Status		
a. Actuarial Accrued Liability	\$ 5,147,293,773	\$ 4,884,161,894
b. Actuarial Value of Assets (AVA)	3,738,075,318	3,517,450,807
c. Unfunded Liability (AVA-basis)	1,409,218,455	1,366,711,087
d. Funded Ratio (AVA-basis)	72.62%	72.02%
e. Market Value of Assets (MVA)	\$ 3,615,814,139	\$ 3,384,094,555
f. Unfunded Liability (MVA-basis)	1,531,479,634	1,500,067,339
g. Funded Ratio (MVA-basis)	70.25%	69.29%
3. Summary of Census Data		
a. Actives		
i.(a) Tier 1 Count	3,545	3,769
i.(b) Tier 2 Count	509	521
i.(c) Tier 3 Count	4,712	4,117
i.(d) Total Active Count	8,766	8,407
ii. Total Annual Compensation	\$ 751,455,022	\$ 653,605,811
iii. Average Projected Compensation	85,724	77,745
iv. Average Age	46.0	46.2
v. Average Service	10.9	11.0
b. Deferred Vested Member Counts	1,144	1,149
c. Retiree Counts	6,620	6,547
d. Beneficiary and Alternate Payee Counts	1,222	1,226
e. Disability Counts	223	213
f. Refunds Due Counts	3,013	N/A
g. Total Members Included in Valuation	20,988	17,542

The funded ratio may not be appropriate for assessing the need for future contributions. The funded ratio is not appropriate for assessing the sufficiency of plan assets to cover the estimated cost of settling the plan's benefit obligations.



Attachment G: COPERS

Total Unfunded Pension Liability





Authorization to Adopt Proposed Update to Public Safety Personnel Retirement System Pension Funding Policy (Ordinance S-52098) - Citywide

Request to adopt a Pension Funding Policy applicable to Public Safety Personnel Retirement System (PSPRS). A Pension Funding Policy to clearly communicate the City's funding objectives is a requirement adopted by the State Legislature in 2018 as Arizona Revised Statutes Section 38-863.01 (**Attachment A**) to be implemented on an annual basis by June 30.

Summary

The State law requires the City to:

1. Annually adopt a Pension Funding Policy.
2. Formally accept the Employer's share of the assets and liabilities under each pension system.
3. Post the Policy on the City's website.

For review and discussion purposes, a proposed Pension Funding Policy for PSPRS can be found in **Attachment B**. A final City Pension Funding Policy must be adopted and posted on the City's website by July 1 each year.

Over the last several years the Phoenix City Council and voters have taken responsible actions to ensure the pension systems are financially stable while maintaining services to the public. Fluctuations in unfunded pension liabilities (**Attachment C**) and annual costs (**Attachment D**) have placed significant budgetary constraints on the City's ability to provide employee wage and non-pension benefit increases, public services and infrastructure maintenance. While currently manageable, this pressure will continue into the foreseeable future. Further, credit rating agencies and lenders place strong consideration on the funding plan and funding levels of the City's pension systems when determining their view of the overall financial health of the City.

The Phoenix City Council has requested staff provide various pension funding options, which has resulted in the following actions:

1. Adopted a balanced budget based on a 25-year amortization schedule for PSPRS,

which is more aggressive than the 30-year amortization adopted through State law. However, the 25-year amortization schedule still allows budgetary capacity to continue providing quality services and fair compensation for employees.

2. Established a Pension Reserve Fund to stabilize annual PSPRS payments.
3. Authorized a portion of recreational (non-medical) marijuana tax revenue to directly pay down the PSPRS pension liability.

These actions are in addition to the statewide PSPRS pension reform passed by the voters in 2016.

Results to Date

The funded ratio for PSPRS was 44.75 and 48.41 percent for Police and Fire, respectively, for fiscal year ending 2024 and was 42.77 and 46.41 percent for Police and Fire, respectively, for fiscal year ending 2023 (**Attachment E**). This is an indication that ongoing attention to the funded position of PSPRS and strategies to increase payments over a sustained period is necessary in conjunction with balancing the current needs of the community and employees.

In November 2020, voters approved Proposition 207 legalizing the sale of recreational marijuana in the State of Arizona beginning in January 2021. Towards the end of Fiscal Year 2020-21, the City of Phoenix started receiving recreational marijuana revenues from four sources, including:

1. City of Phoenix regular general fund sales tax.
2. Public Safety proportional allocation based on PSPRS membership.
3. Highway User Revenue Fund (HURF) proportional allocation.
4. State-shared sales tax revenue.

As part of the PSPRS Pension Funding Policy for Fiscal Year 2021-22, City Council adopted a policy to annually direct revenues from 1 and 2 above (the general fund portion of the City's sales tax of recreational marijuana and the City's Public Safety allocation) to paying down PSPRS pension liability. Since Fiscal Year 2020-21, \$46.6 million has been collected and remitted to PSPRS, above the Actuarially Determined Contribution (ADC). The City is anticipating approximately \$15 million in collections by Fiscal Year-End 2024-25.

City Council Considerations

In accordance with State law, the City Council must formally accept the assets and liabilities of the City's pension funds for the City of Phoenix (**Attachment F**) and must approve Pension Funding Policy (**Attachment B**) by July 1, 2025.

Pension Obligation Bonds (POBs) are bonds issued to pay pension plan liabilities. This type of bond issuance is very complex and as such, has many critical considerations. As part of the PSPRS Pension Funding Policy for fiscal year 2024, City Council adopted a framework establishing parameters around issuing POBs to mitigate risks. This framework is included as part of the proposed PSPRS Pension Funding Policy for Fiscal Year 2025-26. The policy establishes a framework only. Additional City Council authorization would be required for issuance of POBs.

The City has allowed the Deferred Retirement Option Plan (DROP) Tier 1 members (who entered prior to July 6, 2022) to be eligible to extend their DROP service from five to seven years in accordance with the statutory guidelines when in the best interest of the City; this will be evaluated annually and on a case-by-case basis.

While the pension system is not currently fully funded, the strategy to pay the ADC and pay down the liability over a set period (16 years remaining for PSPRS) allows flexibility in improving services to the public while spreading the liability over a period of time.

Under current actuarial calculations and amortization periods, PSPRS will be 100 percent funded by June 30, 2042 (**Attachment G**). This means pension costs will significantly decrease in fiscal year 2041-42 as only normal current year costs remain. Under the leadership of the City Council, the City continues to take steps to ensure current funding expectations are achieved on this schedule.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Finance Department.

VIEW DOCUMENT

The Arizona Revised Statutes have been updated to include the revised sections from the 56th Legislature, 1st Regular Session. Please note that the next update of this compilation will not take place until after the conclusion of the 56th Legislature, 2nd Regular Session, which convenes in January 2024.

DISCLAIMER

This online version of the Arizona Revised Statutes is primarily maintained for legislative drafting purposes and reflects the version of law that is effective on January 1st of the year following the most recent legislative session. The official version of the Arizona Revised Statutes is published by Thomson Reuters.

38-863.01. Pension funding policies; employers

A. Each governing body of an employer shall annually:

1. Adopt a pension funding policy for the system for employees who were hired before July 1, 2017. The pension funding policy shall include funding objectives that address at least the following:

(a) How to maintain stability of the governing body's contributions to the system.

(b) How and when the governing body's funding requirements of the system will be met.

(c) Defining the governing body's funded ratio target under the system and the timeline for reaching the targeted funded ratio.

2. Formally accept the employer's share of the assets and liabilities under the system based on the system's actuarial valuation report.

B. The governing body shall post the pension funding policy on the governing body's public website and transmit the pension funding policy to the board.

Attachment B

City of Phoenix

Public Safety Personnel Retirement System Pension Funding Policy

The intent of this policy is to clearly communicate the Council's pension funding objectives and its commitment to our employees and the sound financial management of the City and to comply with statutory requirements of Arizona Revised Statute §38-863.01.

Several terms are used throughout this policy:

Unfunded Actuarial Accrued Liability (UAAL) – Is the difference between trust assets and the estimated future cost of pensions earned by employees. This UAAL results from actual results (interest earnings, member mortality, disability rates, etc.) being different from the assumptions used in previous actuarial valuations.

Actuarially Determined Contribution (ADC) – Is the annual amount determined to pay into the pension funds, as calculated through annual actuarial valuations. It is comprised of two primary components: normal pension cost – which is the estimated cost of pension benefits earned by employees in the current year; and, amortization of UAAL – which is the cost needed to cover the unfunded portion of pensions earned by employees in previous years. The UAAL is collected over a period of time referred to as the amortization period. The ADC is a percentage of the current payroll.

Funded Ratio – Is a ratio of fund assets to actuarial accrued liability. The higher the ratio the better funded the pension is with 100% being fully funded.

The City's police and fire employees who are regularly assigned hazardous duty participate in the Public Safety Personnel Retirement System (PSPRS).

Public Safety Personnel Retirement System (PSPRS)

PSPRS is administered as an agent multiple-employer pension plan. An agent multiple-employer plan has two main functions: 1) to commingle assets of all plans under its administration, thus achieving economy of scale for more cost-efficient investments and invest those assets for the benefit of all members under its administration and 2) serve as the statewide uniform administrator for the distribution of benefits.

Under an agent multiple-employer plan each agency participating in the plan has an individual trust fund reflecting that agencies' assets and liabilities. Under this plan all contributions are deposited to and distributions are made from that fund's assets, each fund has its own funded ratio and contribution rate, and each fund has a unique annual actuarial valuation. The City of Phoenix has two trust funds, one for police employees and one for fire employees.

Council formally accepts the assets and liabilities of the City's PSPRS trust funds from the June 30, 2024, actuarial valuation report, which are detailed below:

Trust Fund	Assets¹	Liabilities¹	Unfunded Liability¹	Funded Ratio¹
Phoenix Police	\$2,034,700,661	\$4,547,206,517	\$2,512,505,856	44.75%
Phoenix Fire	1,185,884,027	2,449,510,646	1,263,626,619	48.41%
City of Phoenix Totals	\$3,220,584,688	\$6,996,717,163	\$3,776,132,475	46.03%

For comparative purposes, the City of Phoenix total Unfunded Liability for the prior fiscal year ending June 30, 2023, was \$3.71 billion and the funded ratio was 44.04%.

¹ Amounts differ from Annual Comprehensive Financial Report due to legislation reporting requirements.

PSPRS Funding Goal

Fully funded pension plans are the best way to achieve taxpayer equity. However, most funds in PSPRS are significantly underfunded due to historical low returns on plan assets, people in general living longer and decreases in governmental workforces. As shown above, the UAAL for the City is \$3.8 billion which should be paid over time to avoid a huge burden to current taxpayers by either significantly decreasing services or an increase in taxes. This taxpayer burden must be balanced with being fiscally responsible and committed in providing pensions to retirees.

The Council's PSPRS funding ratio goal is 100% (fully funded) by June 30, 2042.

Council has taken the following actions to achieve the June 30, 2042 goal:

- Maintain ADC payment from operating revenues – Council is committed to maintaining the full ADC payment (normal cost and UAAL amortization) from operating funds.
- Additional payments above the ADC
 - City Council has approved paying the ADC based on a 17-year remaining amortization schedule. The budget for the ADC for FY 25 is \$418.8 million, which is \$67.3 million more than the actuarial amount.
 - Council adopted a policy to annually direct revenues from the general fund portion of the City's sales tax of recreational marijuana and a portion of the City's Public Safety allocation from the State of Arizona related to marijuana revenue collections and use these revenues to pay down the PSPRS pension liability. Since fiscal year 2020-21, \$46.6 million has been collected and remitted to PSPRS, above the ADC. The City is anticipating approximately \$15.0 million in collections by Fiscal Year-End 2024-25.
 - Established the Pension Stabilization Reserve Fund to ensure annual payment during downturns in the economy. As of fiscal year ended June 30, 2024, there was \$47.6 million in the reserve fund.

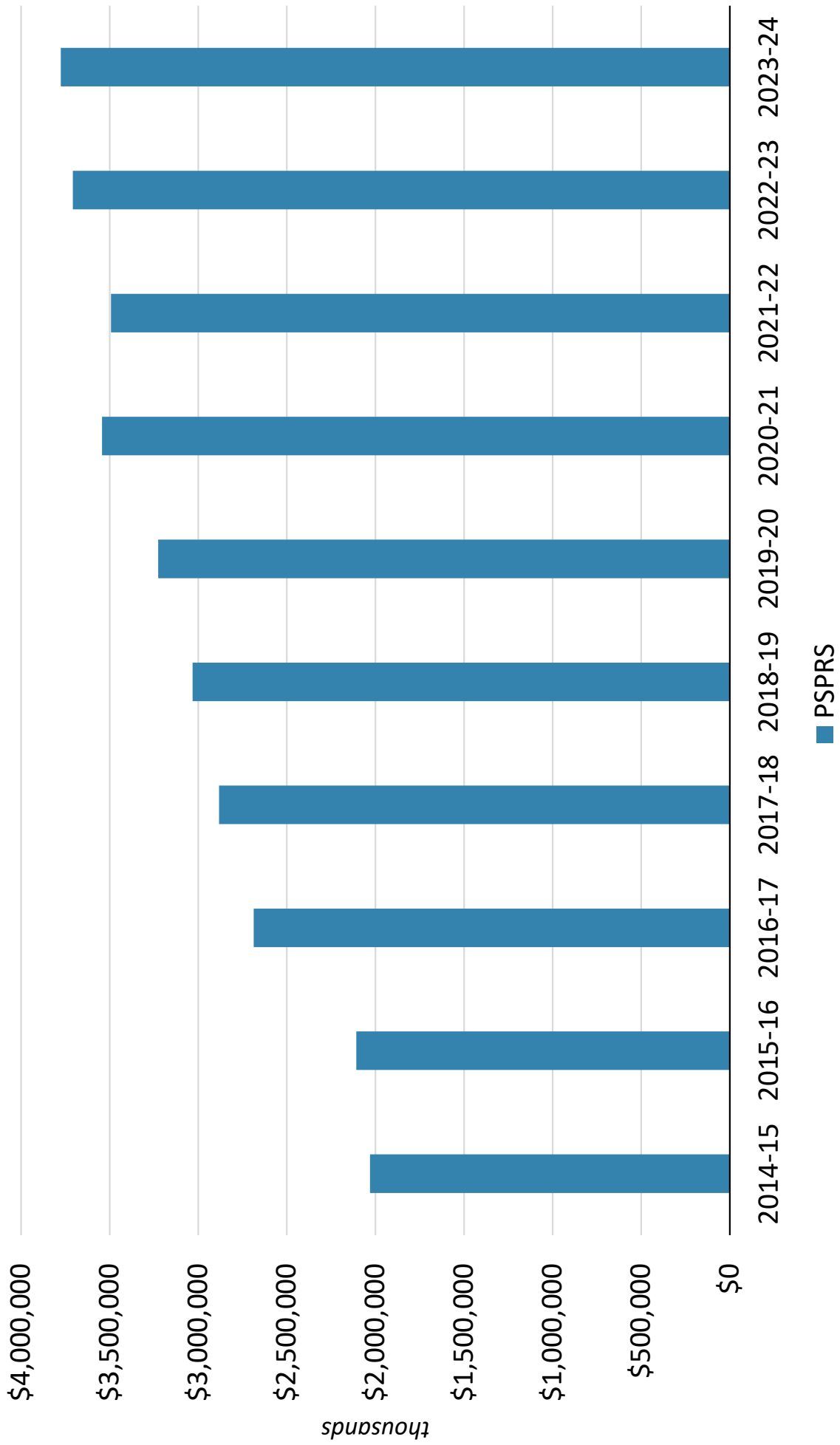
To achieve this goal, the City's funding policy is as follows:

1. Maintain the City's legal commitment to employees and retirees by paying 100% of the ADC
2. Evaluate Police and Fire current year total actual expenditures, if less than the total budget, make an additional payment either directly to PSPRS or to the Pension Stabilization Reserve
3. Use recreational (non-medical) marijuana tax revenue (general fund portion of City's direct sales tax and public safety allocation only) to directly pay down the pension liability
4. Monitor market conditions for feasibility of issuing Pension Obligation Bonds (POBs). Seek bond ordinance approval if market conditions are favorable and the following conditions are met:
 - a) Interest rate is under 3.5%
 - b) Sufficient assets are available to sell (if applicable)
 - c) Apply all savings from issuing POBs to PSPRS pension liability
 - d) Rating indications are neutral
5. Review investment rate of returns on pension assets, monitor actuarial assumption changes and analyze the impact on future actuarially determined contributions
6. Form sensitivity and scenario analyses for proposed PSPRS Board changes to the pension plan
7. Allow the Deferred Retirement Option Plan (DROP) Tier 1 members (who entered prior to July 6, 2022) to be eligible to extend their DROP service from 5 to 7 years in accordance with the statutory guidelines when in the best interest of the City; this will be evaluated annually and, on a case-by-case basis
8. 100% funded by 2042



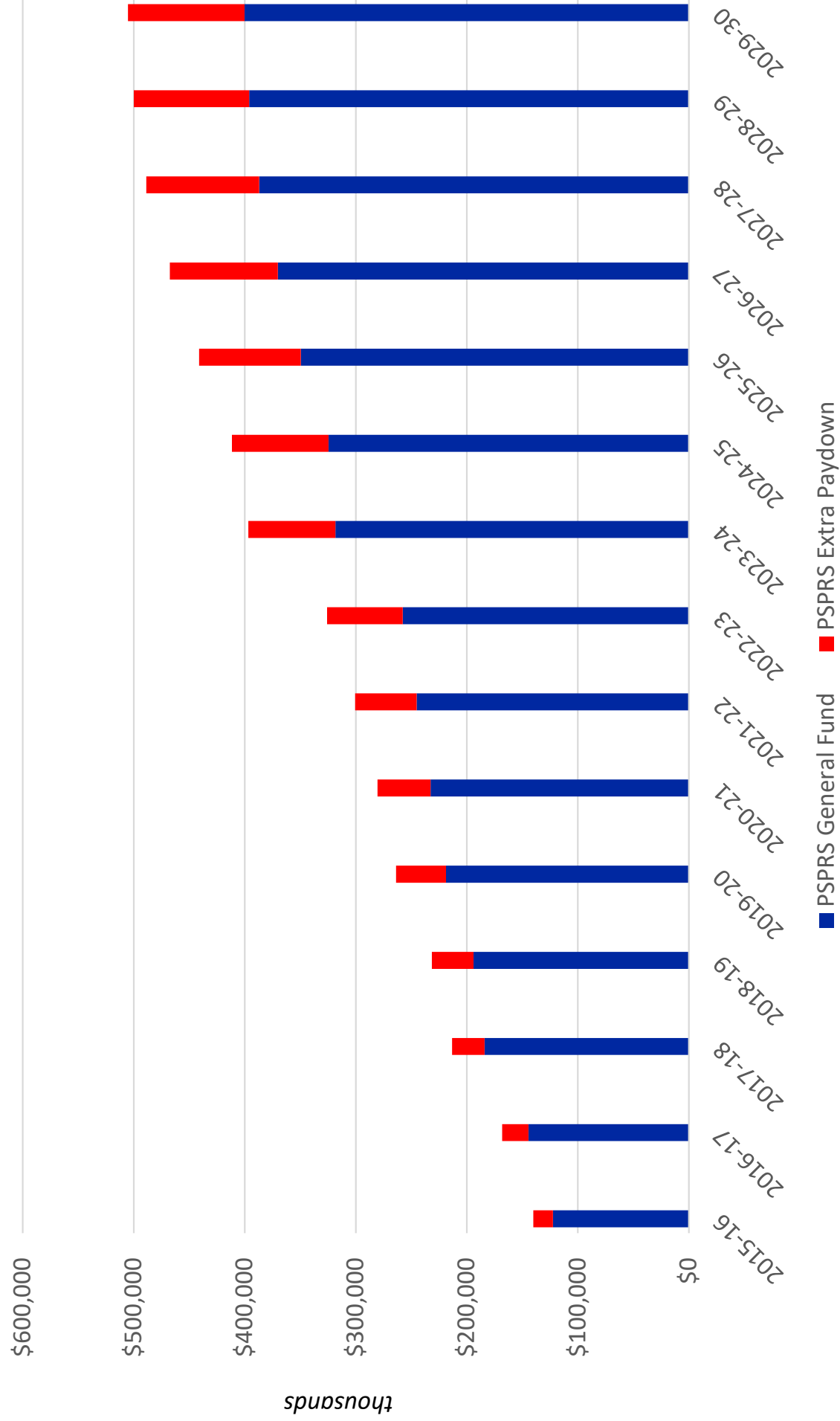
Attachment C: PSPRS

Total Unfunded Pension Liability



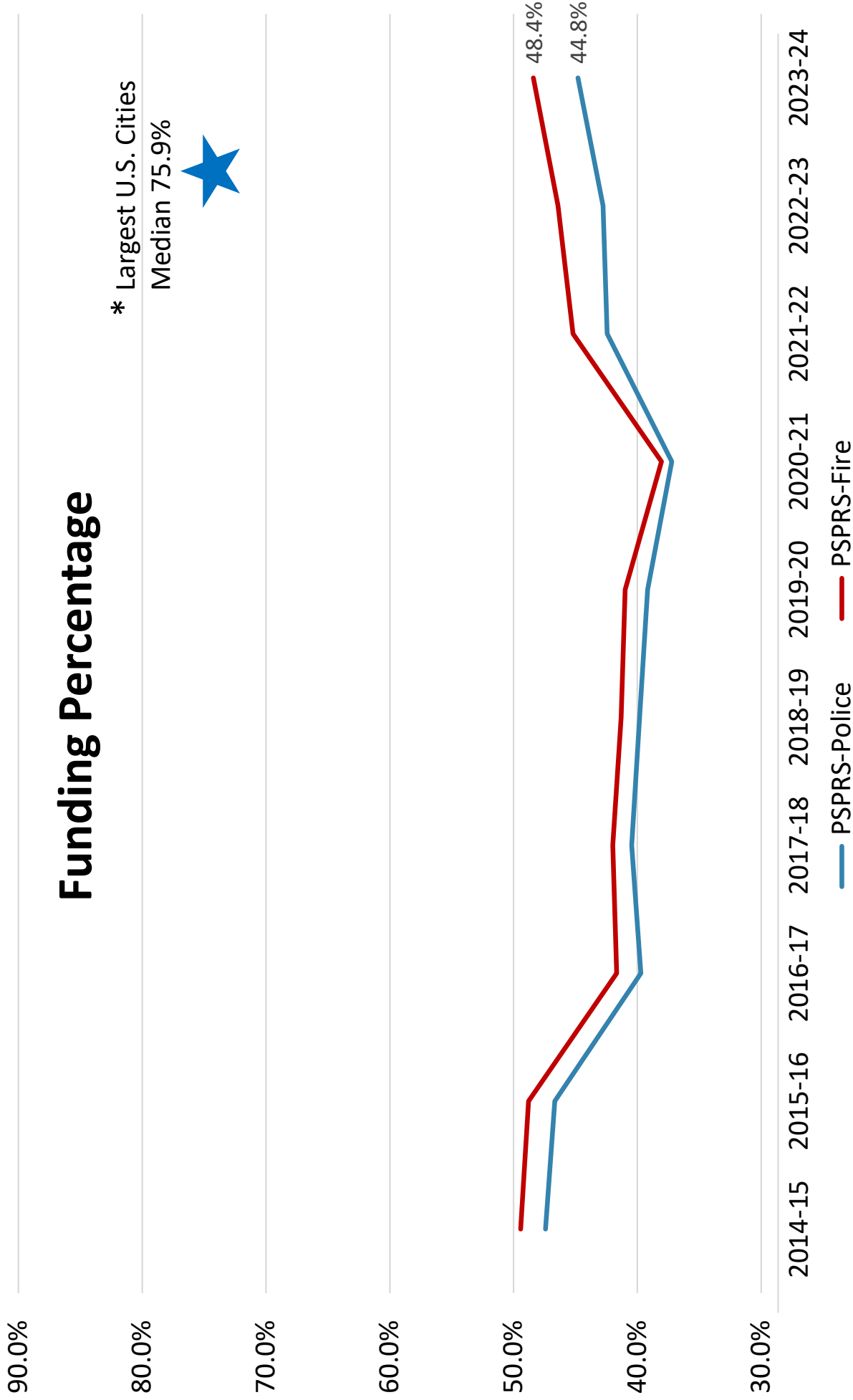


Attachment D: Total PSPRS Pension Costs by Payment Source





Attachment E: PSPRS Historical Total Funding Percentage



Attachment F

ARIZONA PUBLIC SAFETY PERSONNEL RETIREMENT SYSTEM

PHOENIX POLICE DEPT. (022)

ACTUARIAL VALUATION
AS OF JUNE 30, 2024

CONTRIBUTIONS APPLICABLE TO THE
PLAN/FISCAL YEAR ENDING JUNE 30, 2026



FOSTER & FOSTER
ACTUARIES AND CONSULTANTS

III. LIABILITY SUPPORT

Liabilities and Funded Ratios by Benefit - Tiers 1 & 2

	June 30, 2024	June 30, 2023
Pension		
Actuarial Present Value of Benefits (PVB)		
Retirees and Beneficiaries	\$ 2,741,435,105	\$ 2,632,758,995
DROP Members	565,506,976	527,177,478
Vested Members	9,557,975	9,657,529
Active Members	<u>1,485,515,217</u>	<u>1,418,648,651</u>
Total Actuarial Present Value of Benefits	4,802,015,273	4,588,242,653
Actuarial Accrued Liability (AAL)		
All Inactive Members	3,316,500,056	3,169,594,002
Active Members	<u>1,181,604,134</u>	<u>1,111,214,310</u>
Total Actuarial Accrued Liability	4,498,104,190	4,280,808,312
Actuarial Value of Assets (AVA)	1,982,168,312	1,808,746,472
Unfunded Actuarial Accrued Liability	2,515,935,878	2,472,061,840
PVB Funded Ratio (AVA / PVB)	41.3%	39.4%
AAL Funded Ratio (AVA / AAL)	44.1%	42.3%
Health		
Actuarial Present Value of Benefits (PVB)		
Retirees and Beneficiaries	\$ 24,781,147	\$ 24,197,726
DROP Members	7,369,792	7,195,172
Active Members	<u>19,533,012</u>	<u>20,399,273</u>
Total Present Value of Benefits	51,683,951	51,792,171
Actuarial Accrued Liability (AAL)		
All Inactive Members	32,150,939	31,392,898
Active Members	<u>15,573,089</u>	<u>15,993,375</u>
Total Actuarial Accrued Liability	47,724,028	47,386,273
Actuarial Value of Assets (AVA)	75,041,750	73,859,652
Unfunded Actuarial Accrued Liability	(27,317,722)	(26,473,379)
PVB Funded Ratio (AVA / PVB)	145.2%	142.6%
AAL Funded Ratio (AVA / AAL)	157.2%	155.9%

See combined
totals for tiers 1,
2, and 3 on next
page

Health liabilities were increased by \$14,331 under the lateral transfer methodology. Pension liabilities were not impacted.

Liabilities and Funded Ratios by Benefit - Tier 3

	June 30, 2024	June 30, 2023
Pension		
Actuarial Present Value of Benefits (PVB)		
Retirees and Beneficiaries	\$ 3,097,652	\$ 2,014,057
Vested Members	2,270,546	1,611,963
Active Members	<u>176,357,156</u>	<u>149,128,607</u>
Total Actuarial Present Value of Benefits	181,725,354	152,754,627
Actuarial Accrued Liability (AAL)		
All Inactive Members	5,368,198	3,626,020
Active Members	<u>43,734,129</u>	<u>31,796,601</u>
Total Actuarial Accrued Liability	<u>49,102,327</u>	35,422,621
Actuarial Value of Assets (AVA)	<u>52,532,349</u>	37,397,430
Unfunded Actuarial Accrued Liability	<u>(3,430,022)</u>	(1,974,809)
PVB Funded Ratio (AVA / PVB)	28.9%	24.5%
AAL Funded Ratio (AVA / AAL)	107.0%	105.6%
Health		
Actuarial Present Value of Benefits (PVB)		
Retirees and Beneficiaries	\$ 25,206	\$ 25,295
Active Members	<u>2,021,240</u>	<u>1,704,206</u>
Total Present Value of Benefits	2,046,446	1,729,501
Actuarial Accrued Liability (AAL)		
All Inactive Members	25,206	25,295
Active Members	<u>562,825</u>	<u>407,089</u>
Total Actuarial Accrued Liability	588,031	432,384
Actuarial Value of Assets (AVA)	1,289,118	898,342
Unfunded Actuarial Accrued Liability	(701,087)	(465,958)
PVB Funded Ratio (AVA / PVB)	63.0%	51.9%
AAL Funded Ratio (AVA / AAL)	219.2%	207.8%

The liabilities shown on this page are the liabilities for Phoenix Police Dept. Tier 3 members.

All Police Tiers, Combined Totals

Total Actuarial Accrued Liability (AAL)	\$4,547,206,517
Total Actuarial Value of Assets (AVA)	\$2,034,700,661
Total Unfunded Actuarial Accrued Liability	\$2,512,505,856
AAL Funded Ratio (AVA/AAL)	44.75%

Attachment F

ARIZONA PUBLIC SAFETY PERSONNEL RETIREMENT SYSTEM

PHOENIX FIRE DEPT. (021)

ACTUARIAL VALUATION
AS OF JUNE 30, 2024

CONTRIBUTIONS APPLICABLE TO THE
PLAN/FISCAL YEAR ENDING JUNE 30, 2026



FOSTER & FOSTER
ACTUARIES AND CONSULTANTS

III. LIABILITY SUPPORT

Liabilities and Funded Ratios by Benefit - Tiers 1 & 2

	June 30, 2024	June 30, 2023
Pension		
Actuarial Present Value of Benefits (PVB)		
Retirees and Beneficiaries	\$ 1,257,655,921	\$ 1,217,054,920
DROP Members	401,800,394	352,527,109
Vested Members	2,634,585	3,102,890
Active Members	<u>1,051,762,497</u>	<u>1,008,214,153</u>
Total Actuarial Present Value of Benefits	2,713,853,397	2,580,899,072
Actuarial Accrued Liability (AAL)		
All Inactive Members	1,662,090,900	1,572,684,919
Active Members	<u>762,834,433</u>	<u>720,958,808</u>
Total Actuarial Accrued Liability	<u>2,424,925,333</u>	2,293,643,727
Actuarial Value of Assets (AVA)	<u>1,159,513,746</u>	1,054,706,255
Unfunded Actuarial Accrued Liability	<u>1,265,411,587</u>	1,238,937,472
PVB Funded Ratio (AVA / PVB)	42.7%	40.9%
AAL Funded Ratio (AVA / AAL)	47.8%	46.0%
Health		
Actuarial Present Value of Benefits (PVB)		
Retirees and Beneficiaries	\$ 11,775,846	\$ 11,670,371
DROP Members	4,406,124	3,994,633
Active Members	<u>12,286,653</u>	<u>12,712,615</u>
Total Present Value of Benefits	28,468,623	28,377,619
Actuarial Accrued Liability (AAL)		
All Inactive Members	16,181,970	15,665,004
Active Members	<u>8,995,653</u>	<u>9,144,330</u>
Total Actuarial Accrued Liability	25,177,623	24,809,334
Actuarial Value of Assets (AVA)	43,367,233	42,321,880
Unfunded Actuarial Accrued Liability	(18,189,610)	(17,512,546)
PVB Funded Ratio (AVA / PVB)	152.3%	149.1%
AAL Funded Ratio (AVA / AAL)	172.2%	170.6%

Health liabilities were increased by \$30,082 under the lateral transfer methodology. Pension liabilities were not impacted.

See combined
 totals for tiers 1,2,
 and 3 on next
 page

Liabilities and Funded Ratios by Benefit - Tier 3

	June 30, 2024	June 30, 2023
Pension		
Actuarial Present Value of Benefits (PVB)		
Retirees and Beneficiaries	\$ 171,403	\$ 166,708
Vested Members	264,909	144,737
Active Members	<u>137,041,783</u>	<u>103,999,846</u>
Total Actuarial Present Value of Benefits	137,478,095	104,311,291
Actuarial Accrued Liability (AAL)		
All Inactive Members	436,312	311,445
Active Members	<u>24,149,001</u>	<u>15,551,934</u>
Total Actuarial Accrued Liability	<u>24,585,313</u>	15,863,379
Actuarial Value of Assets (AVA)	26,370,281	17,082,019
Unfunded Actuarial Accrued Liability	<u>(1,784,968)</u>	(1,218,640)
PVB Funded Ratio (AVA / PVB)	19.2%	16.4%
AAL Funded Ratio (AVA / AAL)	107.3%	107.7%
Health		
Actuarial Present Value of Benefits (PVB)		
Retirees and Beneficiaries	\$ 0	\$ 0
Active Members	<u>1,811,309</u>	<u>1,377,390</u>
Total Present Value of Benefits	1,811,309	1,377,390
Actuarial Accrued Liability (AAL)		
All Inactive Members	0	0
Active Members	<u>347,068</u>	<u>225,255</u>
Total Actuarial Accrued Liability	347,068	225,255
Actuarial Value of Assets (AVA)	475,767	303,819
Unfunded Actuarial Accrued Liability	(128,699)	(78,564)
PVB Funded Ratio (AVA / PVB)	26.3%	22.1%
AAL Funded Ratio (AVA / AAL)	137.1%	134.9%

The liabilities shown on this page are the liabilities for Phoenix Fire Dept. Tier 3 members.

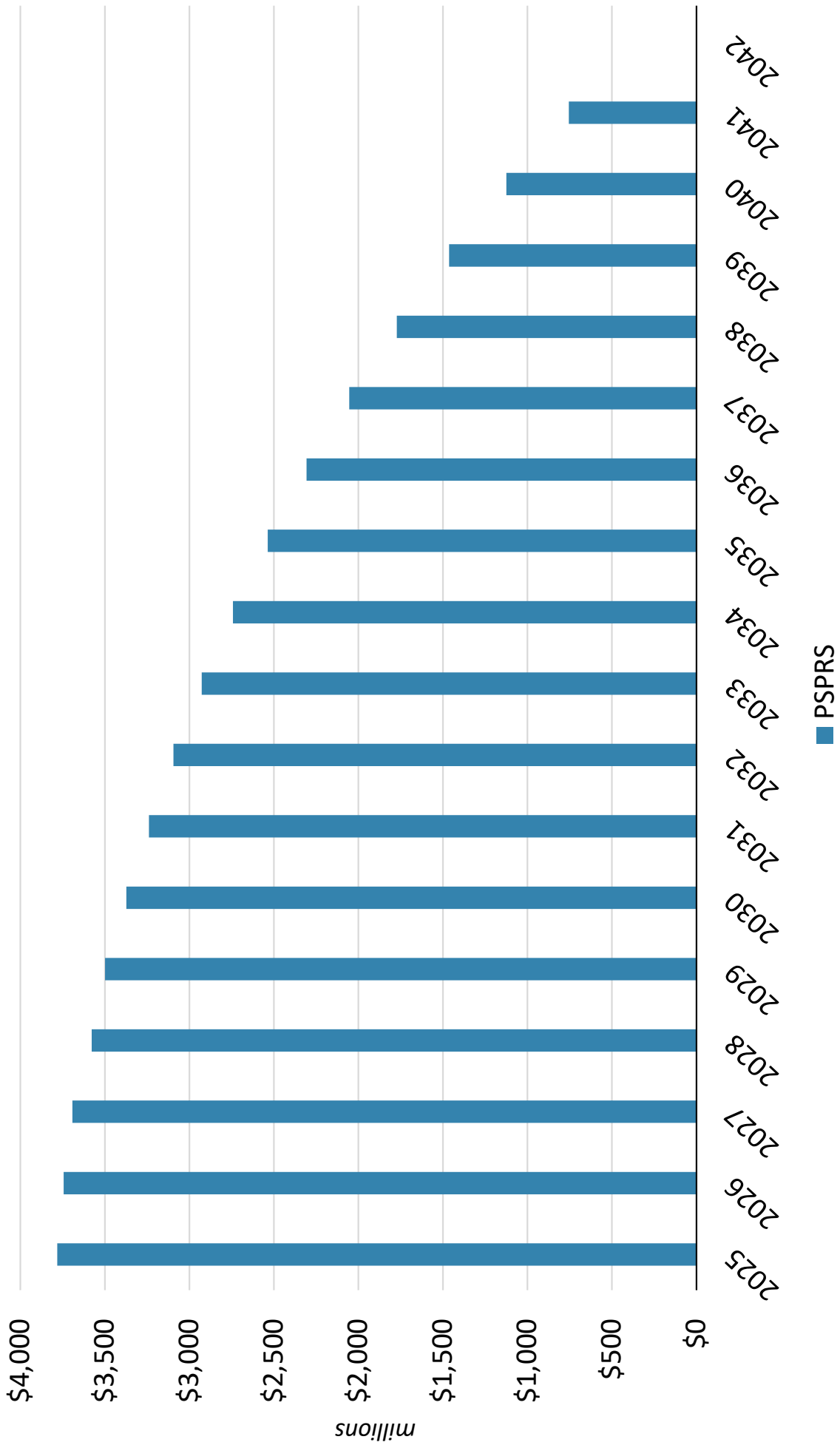
All Fire Tiers Combined Total

Total Actuarial Accrued Liabilities (AAL)	\$2,449,510,646
Total Actuarial Value of Assets (AVA)	\$1,185,884,027
Total Unfunded Actuarial Accrued Liability	\$1,263,626,619
AAL Funded Ratio (AVA/AAL)	48.41%



Attachment G: PSPRS

Total Unfunded Pension Liability





Ordinance Granting an Exception to Phoenix City Code 42-18 for Municipal Banking Service Agreements - City Contract 135573 (Ordinance S-52122) - Citywide

Request the City Council grant an exception to authorize inclusion of indemnification and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code 42-18, for banking service agreements permitted under City Contract 135573.

Summary

City Contract 135573 for Municipal Banking Services (Agreement) with J.P. Morgan Chase Bank, provides for the addition and deletion of services under Paragraph 5.33 which allows the City to improve operational efficiencies; provide enhanced security; and/or stay current with technology. The Agreement, dated March 1, 2013, was extended from July 1, 2020, through June 30, 2025, plus a three-year option period through June 30, 2028, authorized by Ordinance S-46448.

An exception to Phoenix City Code 42-18 is required to execute certain banking service agreements as provided for in the Agreement, with indemnification and assumption of liability provisions, including agreements to enhance security, prevent fraud, and improve operational efficiencies.

Financial Impact

No additional funding is required.

Concurrence/Previous Council Action

The City Council approved:

- * Ordinance S-39056, adopted on July 3, 2012.
- * Ordinance S-46448, adopted on March 18, 2020.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Finance Department.



Professional Development and Training Services Contract - RFQu 25-0572 - Request for Award (Ordinance S-52130) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Baker Tilly Advisory Group Parent, LP dba Baker Tilly Advisory Group, LP and Franklin Covey Client Sales, Inc. dba Franklin Covey, to provide Professional Development and Training Services for all City departments. Further request an exception to the indemnity and assumption of liability provisions of Phoenix City Code Section 42-18. Further request to authorize the City Controller to disburse all funds related to this item through previously authorized Ordinance S-51903. Additional funds are not being requested.

Summary

The Human Resources Department receives numerous requests from City departments for consultation services of specialized professionals to provide professional development, facilitation and training services. The resulting contracts will provide a wide range of professional development, facilitation and training services for all City departments. The companies are qualified firms who will be placed on a Qualified Vendor List (QVL) to provide professional facilitation, training, motivational speaking or management consulting services to departments citywide and/or with members of the community. The engagement formats may include, but are not limited to, community engagements, workshops, focus groups, informational sessions, seminars, departmental training, meetings and work sessions. Solutions to be provided by contracted companies range from turn-key solutions to highly customized sessions in order to meet department and/or community needs.

The Human Resources Department is requesting approval to award these two additional contracts, totaling 57 awards. The initial 55 contracts were presented and adopted in the May 21, 2025 City Council meeting. **Attachment A** has been revised to include the two additional companies and to reflect the total contract awards.

Procurement Information

A Request for Qualifications procurement was processed in accordance with Administrative Regulation 3.10 to establish a QVL.

Fifty-nine offerors submitted qualifications and 58 were deemed to be responsive and responsible. One offer was deemed to be non-responsive. An evaluation committee of City staff evaluated those offers and determined that 58 offers met the City's minimum qualifications criteria. Fifty-five contracts were approved for award on May 21, 2025. Two additional companies are being recommended for award, and one company will not be awarded as negotiations were unsuccessful. The 57 companies selected for award are listed in **Attachment A**.

Contract Term

The contracts will begin on or about June 18, 2025, for a five-year term with no options to extend.

Financial Impact

The aggregate value of these contracts will not exceed \$3,500,000 as previously authorized in Ordinance S-51903, and no additional funds are needed.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Professional Development and Training Services, Citywide Contracts - RFQu 25-0572, Ordinance S-51903, May 21, 2025, Item 44.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Finance Department.



ATTACHMENT A

RFQu 25-0572 Professional Development and Training Services

Legistar File 25-1321 - Attachment A (Final)

Award Recommendations (2)

1. Baker Tilly Advisory Group Parent, LP dba Baker Tilly Advisory Group, LP
2. Franklin Covey Client Sales, Inc. dba Franklin Covey

**Note: Negotiations with Emergenetics International were unsuccessful*

Contract Awards (55) – May 21, 2025 City Council Meeting (ADOPTED)

Offeror's Name
3. Accelerated Team Dynamics, LLC
4. Accenture LLP
5. Aguiar Professional Training LLC
6. Allen Physicians, PLLC
7. ARG Coaching & Consulting Group LLC
8. Axis Culture Group
9. Blanchard Training and Development, Inc. dba Blanchard
10. Builded Corporation
11. California Creative Solutions, Inc. dba CCS Learning Academy
12. Career Connectors Network Inc dba Career Connectors
13. Corrin & King Business Strategies
14. Deborah Ostreicher dba Distinguished Communications
15. Michael Dickerson dba Dickerson Consulting Group, LLC
16. Dougherty, Inc. dba Dougherty, Inc. Facilitation & Training
17. Steven Jordan dba Dr. J Enterprises LLC
18. Dr. Karen Jacobson dba Dr. Karen Jacobson Enterprises, LLC
19. Dr. Maria Church International LLC
20. EQ Inspirations
21. GainShare Inc. dba Interface Technical Training
22. Deborah Adaugo Watts dba Global Village Campus LLC
23. Beyond Spiritual Healing LLC DBA Happiness Matters, LLC
24. Christine R Molina dba Heartfelt Workforce LLC
25. Holliday Kenning, Inc.
26. Innovations in Training, Inc.
27. International Futures LLC
28. Jacqueline Starks – Jacque of All TradeZ
29. John M. Bernard LLC
30. Karcsay Consulting Group, LLC
31. Nicole Marie Lance dba Lance Strategies, LLC
32. Lead Strong Inc.
33. Tracy Lenartz dba Lenartz Consulting, LLC
34. Looking Forward Consulting, LLC Looking Forward Consulting
35. MentorSource Training Corporation dba Workplace Safety Specialist
36. Right Management LLC
37. New Horizons Learning, LLC dba New Horizons



RFQu 25-0572 Professional Development and Training Services

Legistar File 25-1321 - Attachment A (Final)

Contract Awards (Con't)

38. Nextec Inc.
39. Novus Origo Inc
40. People Factor LLC
41. Ponder Diversity Group LLC
42. Raftelis Financial Consultants, Inc.
43. Samira B Cook dba Purposeful World Strategies
44. Scholastic Inc.
45. SDS Global Enterprises, Inc.
46. Setanta Inc. dba Setanta Inc. dba The Carrie KC West Group
47. Sheila E. Murphy dba Sheila Murphy, LLC
48. SNVA LLC
49. Earnest Sears Jr SOS Technology LLC dba SOS Consulting
50. TBD Solutions Inc
51. The Lind Group LLC
52. Gerald Taylor dba The Performance Management Group LLC
53. The Pivotal Group Consultants Inc.
54. Dwayne Whitehead dba The Whitehead Group LLC
55. Trujillo Consulting Services, LLC.
56. Wellington Consulting Group, LTD
57. Ziksana Consulting Inc.



Intergovernmental Agreement between Maricopa County and City Prosecutor's Office for Use of Maricopa County Phone Services (Ordinance S-52073) - Citywide

Request to authorize the City Manager, or his designee, to enter into an Intergovernmental Agreement (IGA) with Maricopa County's Enterprise Technology and Innovation Department and the City of Phoenix Law Department, City Prosecutor's Office for use of Maricopa County phone services at the shared Intake, Transfer and Release facility at 2670 W. 28th Drive, Phoenix, Arizona. The estimated cost will not exceed \$2,500 for the term of this Agreement. Funding is available in the Law Department Prosecutor's Office budget. Authorize the City Controller to disburse funds.

Summary

The IGA establishes responsibilities and costs for the parties regarding use of the County phone services at the shared County Intake, Transfer and Release facility at 2670 W. 28th Drive, in Phoenix, AZ. Revised Statute, Section 11-952 authorizes the County and City, as public agencies, to enter into IGAs for joint cooperative action and agreement for the operation and use of shared services. The City Council previously approved an IGA for these services and that agreement expires on June 30, 2025.

Contract Term

The IGA will be for a term of two years beginning July 1, 2025 and terminate on June 30, 2027. The agreement provides for extensions in increments of one year, upon agreement of the parties.

Financial Impact

The estimated cost will not exceed \$2,500 for the term of this Agreement. Funding is available in the Law Department Prosecutor's Office budget.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Law Department.



Request Authority to Enter into IGA with AHCCCS to Use Pediatric Health Care Initiative Funds to Finance AHCCCS Payments to Phoenix Children's Hospital (Ordinance S-52076) - Citywide

Request to authorize the City Manager, or his designee, to enter into an Intergovernmental Agreement (IGA) with the Arizona Health Care Cost Containment System (AHCCCS) to implement the provisions of Ordinance S-45435 to allow the funding of the nonfederal share of certain AHCCCS payments to eligible children's hospitals within the City of Phoenix, namely Phoenix Children's Hospital (PCH), from the Pediatric Health Care Initiative Fund. Also request that the City Treasurer be authorized to accept and the City Controller be authorized to disburse the funds.

Summary

In March 2019, the City of Phoenix passed Ordinance S-45435 extending authorization for the Pediatric Health Care Initiative to allow donated funds to finance a broader scope of AHCCCS payments to PCH, after the original program that was financed by the City had ended. At the time of passage, there was not a clear opportunity for use of the City's funds and so the ordinance did not include authority to enter into an IGA with AHCCCS. The Pediatric Services Initiative (PSI) is a partnership between the City of Phoenix, AHCCCS and PCH. The purpose of PSI is to help provide financial sustainability to PCH as one of the country's largest and busiest pediatric systems. There is an opportunity for the Pediatric Health Care Initiative Fund to help supplement these and other AHCCCS payments to support this care, as outlined in Ordinance S-45435, for the duration of the ordinance. The City's funds will be of particular benefit, as the federal government provides an enhanced matching rate for this program. PCH will receive \$3 for every \$1 provided by the City.

Concurrence/Previous Council Action

- City Council approved Ordinance S-41038 on July 2, 2014.
- City Council approved Ordinance S-45435 on March 6, 2019.
- City Council approved Ordinance S-46957 on May 6, 2020.
- City Council approved Ordinance S-50190 on September 20, 2023.
- City Council approved Ordinance S-51043 on June 12, 2024.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Law and Finance departments.

ATTACHMENT A**INTERGOVERNMENTAL AGREEMENT**

BETWEEN

ARIZONA HEALTH CARE COST CONTAINMENT SYSTEM ADMINISTRATION
("AHCCCS")

AND

City of Phoenix
("Public Entity")

For the Support of the
Pediatric Services Initiative

WHEREAS, AHCCCS is authorized through contract to direct Medicaid managed care contractors' payments made to providers in a manner consistent with 42 C.F.R. § 438.6 when those directed payments are expected to advance the goals and objectives of the quality strategies adopted by AHCCCS which include improving access to high-quality health care; and

WHEREAS, AHCCCS is authorized under A.R.S. § 36-2913(C)(5) to accept donations from any source, and is permitted to use funds transferred from other public entities in support of the AHCCCS program; and

WHEREAS, the Public Entity, is authorized by A.R.S. §§ 48-1901 et seq. to enter into this Agreement and to contribute the funds for health care services as provided hereunder; and

WHEREAS, 42 C.F.R. Part 433, Subpart B restricts States' use of Federal funds, health care-related taxes, and provider-related donations as sources for the Non-Federal Share of Medicaid expenditures; and

WHEREAS, AHCCCS and the Public Entity are authorized by A.R.S. § 11-952 to enter into Intergovernmental Agreements to jointly exercise powers common to the parties or for cooperative action; and

WHEREAS, the Public Entity and AHCCCS wish to enter into this Agreement in order to permit the Public Entity to provide the Non-Federal Share of a portion of the payments made by AHCCCS to Medicaid managed care contractors in support of the Pediatric Services Initiative;

NOW, THEREFORE, the Public Entity and AHCCCS (collectively, the "Parties"), pursuant to the above and in consideration of the matters hereinafter set forth, do mutually agree as follows:

1. **DEFINITIONS:** Unless otherwise defined in this Agreement, all terms have the same meaning as set forth in Chapters 29 and 34 of Title 36 of the Arizona Revised Statutes, 42 C.F.R. Parts 433 and 438, or Chapter 22 of Title 9 of the Arizona Administrative Code (A.A.C.) as appropriate.
 - 1.1. *AHCCCS Contract* means a contract between AHCCCS and a managed care entity for the services described in AHCCCS Contract Nos. YH19-0001 (AHCCCS Complete Care), YH19-0001R and YH20-0002 (ACC with Regional Behavioral Health Agreements), YH24-0001 (Arizona Long Term Care E/PD), YH6-0014 (Arizona Long Term Care DD), and YH15-0001 (DCS/CHP) including amendments to and extensions of those contracts.
 - 1.2. *Agreement* means this document, together with any and all attachments, appendices, exhibits, schedules, and future amendments as agreed to by the Parties. The term "Agreement" is synonymous with "Intergovernmental Agreement."

- 1.3. *AHCCCS* means Arizona Health Care Cost Containment System Administration, an agency of the State that administers the Medicaid program under Title XIX of the Social Security Act in Arizona.
 - 1.4. *PSI or Pediatric Services Initiative* means the terms in the AHCCCS Contracts or in policies incorporated by reference into those contracts, that require the MCO to make supplemental payments to Qualified Children's Hospitals for inpatient and outpatient hospital services above the rates otherwise negotiated for Qualified Children's Hospitals under a written contract with the MCO to provide service to persons enrolled with the MCO.
 - 1.5. *CFR* means Code of Federal Regulations – the official compilation of Federal rules and requirements.
 - 1.6. *Contract Year* means the period October 1, 2025, through September 30, 2026.
 - 1.7. *Public Entity* means City of Phoenix
 - 1.8. *CMS* means The Centers for Medicare and Medicaid Services, a Federal agency within the U.S. Department of Health and Human Services.
 - 1.9. *Day* means a calendar day, unless specified otherwise.
 - 1.10. *Qualified Children's Hospital* means a hospital that (1) is a freestanding children's hospital with more than 100 licensed pediatric beds and (2) has completed and submitted to AHCCCS a fully executed attestation as set forth in Attachment B.
 - 1.11. *FFP or Federal Financial Participation* means the Federal monies that AHCCCS claims from CMS for the Federal share of AHCCCS expenditures for the administration of and services paid for through the Medicaid Program, Title XIX of the Social Security Act.
 - 1.12. *Hospital* means a health care facility licensed in Arizona as a hospital that is registered with AHCCCS as a participating provider.
 - 1.13. *MCO or Medicaid Managed Care Contractor* means an entity that has an AHCCCS Contract and meets the definition in 42 C.F.R. § 438.2.
 - 1.14. *State* means the State of Arizona.
 - 1.15. *State Plan* means the agreement between the State and CMS for the administration of the Medicaid program in Arizona as described in 42 C.F.R. 430.10.
 - 1.16. *Non-Federal Share* means the portion of AHCCCS expenditures for the administration of and services paid for through the Medicaid Program, Title XIX of the Social Security Act, that are not FFP, and which meet the requirements of 42 C.F.R. Part 433, Subpart B.
 - 1.17. *Prior Period Adjustment* means an adjustment to the amount that would be transferred by the Public Entity for the Contract Year under Section 4.2 of this Agreement, but for Section 4.2.1, to reconcile amounts transferred for previous Contract Years with the Non-Federal Share of actual MCO payments to the Qualified Children's Hospitals in that previous Contract Year.
2. The purpose of this Agreement is to set forth the procedures under which the Public Entity will, at its discretion, transfer public funds to AHCCCS for use as the Non-Federal Share of expenditures made by AHCCCS to MCOs for the Contract Year, as modified to account for Prior Period Adjustments, in support of the PSI described in this Agreement. It is the intent of the parties that the procedures herein fully comply with Federal and State laws, rules, and regulations.

3. Monies transferred by the Public Entity under this Agreement may only be used by AHCCCS for the Non-Federal Share of payment made by AHCCCS to MCOs as part of the PSI. Such payments will be made consistent with applicable Federal and State statutes, regulations, rules, and the terms of the State Plan.

4. RIGHTS AND OBLIGATIONS OF THE PARTIES.

4.1. In advance of each Contract Year:

4.1.1. AHCCCS will estimate the total amount for the Contract Year of the supplemental payments that MCOs will make to Qualified Children's Hospitals as the result of the PSI.

4.1.2. AHCCCS will then calculate the Non-Federal Share of the costs identified in Section 4.1.1 and will notify the Public Entity of the Non-Federal Share.

4.1.3. The Public Entity shall provide AHCCCS with an attestation from each Qualified Children's Hospital in the form set forth in Attachment B of this Agreement.

- 4.2. The Public Entity shall transfer to AHCCCS payments outlined in Attachment A for the portion of the Non-Federal Share described in Section 4.1.2 on or before the dates listed in Attachment A.

4.2.1. The amount of the first payment made by the Public Entity under Section 4.2 shall be modified to reflect any Prior Period Adjustments owed by or to the Public Entity as specified in Attachment A.

- 4.3. Subject to approval by CMS, upon receipt of the transfer of funds from the Public Entity that is specified in Attachment A, AHCCCS shall distribute the funds transferred and the associated FFP to the MCOs and shall require the MCOs to make the corresponding PSI payment for service provided during the Contract Year to Qualified Children's Hospitals.

- 4.4. Qualified Children's Hospitals will receive and retain one hundred percent (100%) of all PSI payments received, and neither the State, AHCCCS nor the Public Entity shall require, by contract or otherwise, a Qualified Children's Hospital to return any portion of the PSI payment to the State, AHCCCS, or the Public Entity; provided, however, that this provision does not prohibit Qualified Children's Hospitals from accepting a reassignment of payment permitted by 42 C.F.R. 447.10.

- 4.5. In advance of the Contract Year, the Public Entity will submit to AHCCCS Attachment A to this Agreement listing the amounts and public source of the payment made under Section 4.2.

- 4.6. In the event of a disallowance based on the impermissibility of the transferred funds and the failure of the Qualified Children's Hospital to refund PSI payments as required by Attachment A, AHCCCS shall make diligent efforts to recover the amounts due under Attachment A. If AHCCCS is unable to recover the total computable amount associated with such disallowance from the hospital within twelve months of final exhaustion of any administrative appeal related to such disallowance, the Public Entity shall make a payment to AHCCCS within 30 days of written demand from AHCCCS. AHCCCS shall only make such written demand if AHCCCS has been unable to recover the total computable amount associated with such disallowance from the Qualified Children's Hospital within twelve months or after final exhaustion of any administrative appeal related to such disallowance, whichever is later. The payment due from the Public Entity shall be equal to the amount due to CMS as a result of the disallowance, less any amount recovered from the Qualified Children's Hospital associated with the disallowance, and including any interest incurred as a result of an appeal of the disallowance.

5. COMPLIANCE WITH ADMINISTRATIVE REQUIREMENTS FOR STATE FINANCIAL PARTICIPATION

- 5.1. Public Entity certifies that, consistent with 42 C.F.R. Part 433, Subpart B, no portion of the funds transferred to AHCCCS are derived from (1) direct or indirect provider-related donations (in cash or in kind), other than bona fide provider-related donations or (2) health care-related taxes, other than as permitted in Subpart B and any other federal law or regulation applicable to the permissibility of funding sources.
- 5.2. Public Entity certifies that, consistent with 42 C.F.R. § 433.51(c), the funds transferred to AHCCCS under this Agreement are not Federal funds or are Federal funds authorized by Federal law to be used to match Federal funds.
- 5.3. Public Entity agrees to provide AHCCCS with supporting documentation of the sources of the funds transferred pursuant to this Agreement and of the bases for the Public Entity's assurance that the funds transferred comply with Sections 5.1 and 5.2.
- 5.4. If Public Entity fails to provide supporting documentation required in Section 5.3 of this Agreement such that CMS adjusts future grant awards to AHCCCS or defers or disallows any expenditures claimed by AHCCCS, then Public Entity agrees to reimburse AHCCCS immediately, upon demand by AHCCCS, in the amount of the adjustment or disallowance that is attributable to sources that do not comply with Sections 5.1 or 5.2 of this Agreement, only to the extent not reimbursed pursuant to Attachment B.
- 5.5. Public Entity certifies that the funds transferred to AHCCCS as described in this Agreement are made voluntarily and that neither the State nor AHCCCS has through statute, rule, or otherwise required the Public Entity to provide the funding.

6. GENERAL PROVISIONS.

- 6.1. Entire Agreement. This document, its attachments, and appendices, including any approved subcontracts, amendments and modifications made thereto, shall constitute the entire Agreement between the Parties, and supersedes all other understandings, oral or written.
- 6.2. Exercise of Rights. Failure to exercise any right, power or privilege under this Agreement will not operate as a waiver thereof, nor will a single or partial exercise thereof preclude any other or further exercise of that or any other right, power, or privilege.
- 6.3. Contract Term. This Agreement commences when signed by both parties. Notwithstanding the fact that certain AHCCCS or Public Entity obligations under this Agreement occur after the Term hereof, the parties agree that the Term of this Agreement continues through the later of conclusion of: (1) any payment reconciliations required by Federal or State law for payments made under this Agreement or (2) audits of payments made under this Agreement as required by State or Federal law and any administrative appeal of such reconciliation or audit.
- 6.4. Compliance with Laws, Rules, and Regulations. The Public Entity and its subcontractors must comply with all applicable Federal and State laws, rules, regulations, standards, and Executive Orders, without limitation to those designated within this Agreement.
 - 6.4.1. Non-Discrimination. The parties shall not discriminate against any employee, client or any other individual in any way because of that person's age, race, creed, color, religion, sex, disability, or national origin in the course of carrying out their duties pursuant to this Agreement. The Parties shall comply with the provisions of Arizona Executive Order 2009-09, incorporated into this Agreement by reference, as if set forth in full herein.

6.4.2. ADA. The parties shall comply with all applicable provisions of the Americans with Disabilities Act (Public Law 101336, 42 U.S.C. 1210112213) and all applicable Federal regulations under the Act, including 28 CFR Parts 35 and 36.

6.5. Choice of Law. The laws and regulations of the State of Arizona govern the rights of the Parties, the performance of this Agreement, and any disputes arising from the Agreement.

6.6. Compulsory Arbitration. Any action relating to this Agreement must be brought by arbitration to the extent required by A.R.S. § 12-1518 or in an appropriate court. Any arbitration award will be enforced in an appropriate court.

6.7. Amendments. This Agreement, including its term, may be modified only through a duly authorized written amendment, executed with the same formality as the Agreement.

6.8. Notice. Any notice required by the terms of the Agreement and any questions regarding the duties and obligations of this contract shall be directed to:

6.8.1. For AHCCCS:

Meggan LaPorte, CPPO, MSW
Chief Procurement Officer
AHCCCS
Email: procurement@azahcccs.gov

6.8.2. For AHCCCS (Payments):

AHCCCS
801 E. Jefferson, MD 5400
Phoenix, AZ 85034
Payment Notice – Email: AHCCCSDBFReceivable@azahcccs.gov

6.8.3. For the Public Entity:

John Gallimore
Accountant IV
251 W. Washington, St., 9th Floor
Phoenix AZ 85003
john.gallimore@phoenix.gov

6.8.4. Notwithstanding Section 6.8 of this Agreement, AHCCCS and the Public Entity will give notice by regular mail or any other means reasonably anticipated to provide actual notice to the other party of any change of the address, telephone number, name of the authorized signatory or designee; or name and/or address of the person to whom notices are to be sent.

6.9. Termination.

6.9.1. AHCCCS may terminate this Agreement if the PSI program is terminated for any reason including the withdrawal of CMS approval of the PSI program, a determination that funds provided or payments made under this Agreement do not comply with this Agreement, or a change in Federal or State law. Upon termination under this Section, AHCCCS shall return to the Public Entity any funds transferred pursuant to Section 4.2 or 4.4 not used as the non-Federal share of PSI payments made.

6.9.2. Pursuant to A.R.S. § 38-511, either party to this Agreement may terminate this Agreement without penalty or further obligation if any person significantly involved in initiating, negotiating, securing, drafting or creating the Agreement is or becomes at any time while the Agreement or an extension of the Agreement is in effect an employee of or a consultant to any other party to this Agreement with

respect to the subject matter of the Agreement. The cancellation will be effective when AHCCCS or the Public Entity receives written notice of the cancellation unless the notice specifies a later time.

- 6.10. Records. The Parties agree to retain all financial books, records, and other documents and will contractually require each subcontractor to retain all data and other records relating to the acquisition and performance of the Agreement for a period of five (5) years after the completion of the Agreement. All records are subject to inspection and audit by the Parties at reasonable times. Upon request, the Parties will produce a legible copy of any or all such records.
- 6.11. Severability. The provisions of this Agreement are severable. If any provision of this Agreement is held by a court to be invalid or unenforceable, the remaining provisions continue to be valid and enforceable to the full extent permitted by law.
- 6.12. Indemnification. Each party (as Indemnitor) agrees to indemnify, defend and hold harmless the other party (as Indemnitee) from and against any and all claims, losses, liability, costs or expenses (including reasonable attorney's fees) (hereinafter collectively referred to as "claims") arising out of this Agreement, but only to the extent that such claims result in vicarious/derivative liability to the Indemnitee, are caused by the act, omission, negligence, misconduct, or other fault of the Indemnitor, its officers, officials, agents, employees, or volunteers.
- 6.13. No Third-Party Beneficiaries. Nothing in the provisions of this Agreement is intended to (1) create duties or obligations to or rights in Qualified Children's Hospitals or any other persons or entities not parties to this Agreement or (2) effect the legal liability of either party to the Agreement with respect to Qualified Children's Hospitals or any other persons or entities not parties to this Agreement.
- 6.14. No Joint Venture. Nothing in this Agreement is intended to create a joint venture between or among the Parties, including the Qualified Children's Hospitals, and it will not be so construed. Neither AHCCCS' nor the Public Entity's employees will be considered officers, agents, or employees of the other or be entitled to receive any employment related fringe benefits from the other.

NOW THEREFORE, AHCCCS and the Public Entity agree to abide by the terms and conditions set forth in this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year specified below.

City of Phoenix
("Public Entity")

Arizona Health Care Cost Containment
System
("AHCCCS")

DocuSigned by:

Meggan LaPorte

6720D03F007E4A8...

By: Jeffrey Barton, City Manager

By: Meggan LaPorte, Chief Procurement
Officer

Date: _____

Date: 5/13/2025

In accordance with A.R.S. § 11-952, undersigned counsel has determined that this Intergovernmental Agreement is in proper form and is within the powers and authority granted under the laws of the State of Arizona, including but not limited to A.R.S. §§ 36-2903 et seq.

Signed by:

Nicole Fries

10F828DCA92C458...

David Benton, Chief Counsel
Counsel for Public Entity

Legal Counsel for AHCCCS

Date: _____

Date: 5/13/2025

ATTACHMENT A

TO THE INTERGOVERNMENTAL AGREEMENT
 BETWEEN
 ARIZONA HEALTH CARE COST CONTAINMENT SYSTEM ADMINISTRATION
 ("AHCCCS")
 AND
 City of Phoenix
 ("Public Entity")

For the Support of the
 Pediatric Services Initiative

Pursuant to the Agreement, the Public Entity has agreed to transfer public funds from the source(s) and in the amount(s) specified below as the Non-Federal Share of expenditures in support of the PSI for the Contract Year ending September 30, 2026:

Payment Dates	Source	Amount
February 3, 2026	Payment #1 City of Phoenix	\$5,000,000.00
May 2, 2026	Payment #2 City of Phoenix	\$5,000,000.00
	Grand Total	\$10,000,000.00

ATTACHMENT B

On behalf of Phoenix Children's Hospital ("Hospital"), I hereby attest to the following under penalty of perjury as true and correct to the best of my knowledge:

1. For purposes of this attestation, the following terms have the following meanings:

- a. *PSI or Pediatric Services Initiative* means the terms in the AHCCCS Contracts or in policies incorporated by reference into those contracts, that require the MCO to supplement payments to Qualified Children's Hospitals for inpatient and outpatient hospital services above the rates otherwise negotiated for Qualified Children's Hospitals that have a written contract with the MCO to provide service to persons enrolled with the MCO.ne
- b. *CFR* means Code of Federal Regulations – the official compilation of Federal rules and requirements.
- c. *Contract Year* means the period from October 1, 2025, through September 30, 2026.
- d. *CMS* means The Centers for Medicare and Medicaid Services, a Federal agency within the U.S. Department of Health and Human Services.
- e. *Qualified Children's Hospital* means a hospital that (1) is a freestanding children's hospital with more than 100 licensed pediatric beds (2) has completed and submitted to AHCCCS this fully executed attestation.
- f. *Entity related to the Hospital or Qualified Children's Hospital* means:
 - i. An organization, association, corporation, or partnership formed by or on behalf of the health care provider;
 - ii. An individual with an ownership or control interest in the health care provider, as defined in 42 USC 1320a-3(a)(3);
 - iii. An employee, spouse, parent, child, or sibling of the health care provider, or of a person with an ownership or control interest in the Hospital, as defined in 42 USC 1320a-3(a)(3); or
 - iv. A supplier of health care items or services or a supplier to the health care provider.
- g. *FFP or Federal Financial Participation* means the Federal monies that AHCCCS claims from CMS for the Federal share of AHCCCS expenditures for the administration of and services paid for through the Medicaid Program, Title XIX of the Social Security Act.
- h. *Funding Partner* means collectively the Public Entities providing funds to AHCCCS to be used as the Non-Federal Share of a claim by AHCCCS for FFP associated with the PSI.
- i. *Hospital* means a health care facility licensed in Arizona as a hospital that is registered with AHCCCS as a participating provider.
- j. *MCO or Medicaid Managed Care Contractor* means an entity that has a contract with AHCCCS and that meets the definition in 42 C.F.R. § 438.2.
- k. *Non-Federal Share* means the portion of AHCCCS expenditures for the administration of and services paid for through the Medicaid Program, Title XIX of the Social Security Act, that are not FFP, and which meet the requirements of 42 C.F.R. Part 433, Subpart B.

2. On behalf of the Hospital, I attest that:

- a. The Hospital is a Qualified Children's Hospital.

- b. No formal or informal agreements exist between the Hospital, or any Entity Related to the Hospital, and any Funding Partner for the direct or indirect return to any Funding Partner of any portion of payments made by any MCO to Qualified Children's Hospitals as part of the PSI or of payments made by the Funding Partner for the administration of the PSI.
 - c. No formal or informal agreement exists between (1) the Hospital or any Entity Related to the Hospital and (2) any other Qualified Children's Hospital, or any Entity Related to any other Qualified Children's Hospital, for the direct or indirect return to any Funding Partner of any portion of payments made by any MCO to any Qualified Children's Hospital as part of the PSI or of payments made by the Funding Partner for the administration of the PSI.
 - d. Neither the Hospital nor any Entity Related to the Hospital has made any direct or indirect donations (in cash or in kind) to any Funding Partner in excess of the limitations in 42 CFR Part 433, Subpart B.
3. The Hospital accepts that completion of this attestation is a condition of the Hospital's participation in PSI. The Hospital shall inform AHCCCS immediately if the Hospital enters into an agreement described in this attestation or makes any donation to any Funding Partner in excess of the limitations in 42 CFR Part 433, Subpart B associated with payments under PSI.
 4. The undersigned Hospital agrees that in the event CMS issues a disallowance of FFP based on a determination that the source of the funds transferred by any governmental entity in support of PSI payments to the Hospital are either Federal funds, provider donations, or health care-related taxes that are not permissible under 42 C.F.R. Part 433, Subpart B, the Hospital will, upon final exhaustion of any administrative appeal related to such disallowance:
 - a. Refund to AHCCCS within 30 days of written demand an amount of the PSI payments made to the Hospital equal to the total computable amount associated with such disallowance, including any interest incurred as a result of an appeal.
 - b. Permit AHCCCS to offset the amount referenced in (a), to the extent it is not refunded, from any amounts otherwise due to the Hospital.
 5. The undersigned attests that they have personal knowledge of the matters attested to herein and have the legal authority to bind the Hospital to the terms herein.

Dated:

By:

Print Name: Michelle Bruhn

Title: Executive Vice President, Chief Financial Officer



Authorization to Amend Contract with Spencer Fane LLP (Ordinance S-52108) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 160181 with Spencer Fane LLP, to extend the contract term to allow Spencer Fane LLP to continue to provide outside legal counsel services to the City Ethics Commission. Further request to authorize the City Controller to disburse all funds related to this item.

Summary

This contract provides outside legal counsel services to the City Ethics Commission.

Contract Term

Upon approval, the contract will be extended through June 30, 2027.

Financial Impact

Funds are available in the Law Department Legal Services budget. The aggregate value of the contract will not exceed \$300,000.

Concurrent/Previous Council Action

The City Council previously reviewed this request and approved this contract on June 14, 2023.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Law Department.



Ak-Chin Indian Community 2025 Gaming Grants (Ordinance S-52100) - Citywide

Request to authorize the City Manager, or his designee, to apply, accept, and if awarded, enter into related agreements for up to \$849,243 in new funding from the Ak-Chin Indian Community under the 2025 funding cycle. Further request authorization for the City Treasurer to accept and the City Controller to disburse funds as directed by the Ak-Chin Indian Community in connection with these grants.

Summary

If awarded, these monies would be applied, as directed by the Ak-Chin Indian Community towards the following:

City Applications

- Community and Economic Development Department: \$40,000 for the Yuma Street Pocket Space, which is seeking partial funding for the design of the Yuma Street Pocket Space, which will include community meetings for valuable neighborhood input.
- Human Services Department: \$50,000 for the Empowerment Through Employment Initiative which will provide comprehensive workforce development services to marginalized communities across the region, including but not limited to, low-income individuals, dislocated workers, formerly incarcerated individuals, unhoused individuals, individuals with disabilities, and other populations facing significant employment barriers. This includes direct services such as job training, supportive services, resume printing materials, and costs associated with marketing materials and program supplies.
- Planning and Development Department: \$42,000 for the Rio Reimagined "Take Action" Campaign, which will conduct education and outreach to area residents, students, visitors and community groups and inspire them to 'take action' in activating and transforming the Rio Salado (Salt River) into a local and regional destination.
- Phoenix Police Department: \$25,200 for Digital Fingerprint Scanners, which will fund hand-held fingerprint devices that enable real-time identification based on biometric technology. These devices will allow officers to accurately identify suspects/witnesses/drivers/at-risk youths in the field, rather than transporting them

to a precinct for identification purposes.

Nonprofit Applications

- 100 Club of Arizona: \$15,000 for the Safety Enhancement Stipend Program, which will decrease injury and death of public safety members. The program was created to provide assistance to public safety agencies for equipment to enhance the safety of officers and firefighters. Funded equipment includes ballistic vests, helmets, turnouts and communication equipment.
- Arizona Humanities: \$25,000 for the Youth Literacy in Arizona: AZ Read Program, which will support a youth literacy program, AZ Reads. AZ Reads promotes youth literacy and meets a critical community need in Arizona's Title 1 schools (K-12) by providing diverse and culturally responsive books for classrooms and school libraries, or directly to students. In addition to books for students, AZ Reads provides school supplies for programming, contracts with visiting speakers, capacity building for literacy curricula, and other resources by partnering directly with teachers.
- Arizona Barrio Stories: \$90,000 for the Arizona Barrio Stories Presents: A Multicultural Tribute to the States Early Settlers, which will document and share through storytelling the overlooked histories of Arizona's early settlers of color, ensuring their legacies inspire and educate future generations.
- Duet: Partners in Health & Aging: \$20,000 for Vital Services to Prevent Senior Homelessness program, which will assist homebound older adults with the resources and support they need to remain housed. The purpose of the grant is to prevent homelessness among homebound older adults.
- Foundation for Blind Children: \$25,000 for the Preschool for the Blind program, a preschool educational program staffed by certified teachers of the visually impaired with access to therapy related services as needed.
- Gabriel's Angels: \$10,000 for the Pet Therapy Program, which will provide pet therapy programming to children and youth ages 6 to 18 through partnerships with Title 1 schools and child-serving agencies.
- Hunkapi Programs, Inc.: \$12,043 for the Mental Health Services on Behalf of First Responders program, which offers equine therapy on behalf of First Responders and their families. Funding will allow them to continue the highly successful program that has been in significant demand and thereby help eliminate stress caused from PTSD along with suicidal ideation.
- International Rescue Committee: \$250,000 for the Employment Services and Resources for Low-Income Individuals and Families program, which will provide job education, training and support to maintain or gain employment and avoid homelessness to low-income individuals and families.
- National Council of Jewish Women, AZ: \$50,000 for the Furniture, Technology, and

Supplies for Ruth Place, A Healing Center for Survivors of Sexual Violence, which will purchase essential equipment and supplies that will support its intensive six-month program to help survivors of sexual violence heal from their trauma.

- Rosie's House: \$5,000 for the Rosie's House 2026 Summer Camp, which will support the expansion of the summer camp to four weeks, offering free music instruction and mentorship for youth from low-income families in the Greater Phoenix metropolitan area.
- Sonoran University of Health Sciences: \$25,000 for the Sonoran University's Community Health Program, which will provide free health care to underserved populations.
- The Joy Bus: \$15,000 for the More Than A Meal Program, which will prepare medically tailored meals for people each year who are homebound with cancer.
- United Cerebral Palsy Association of Central Arizona: \$50,000 for the Motor Disorder Clinic, which serves children with all disabilities, but uniquely serves children with cerebral palsy, genetic disorders, and rare disorders that result in physical disability.
- United National Indian Tribal Youth, Inc.: \$50,000 for the Native Youth Leadership Training, which will support a three-day Native Youth Leadership Training, which is open to Native American youth aged 14 to 24 and it aims to prepare Native American youth to advocate for their needs and promote positive community, tribal, and school engagement.
- Vista College Prep: \$50,000 for AI-Powered Learning, which will launch a targeted initiative exploring how artificial intelligence (AI) can reduce teacher workload and accelerate student academic outcomes across Phoenix campuses.

The gaming compact entered into by the State of Arizona and various tribes calls for 12 percent of gaming revenue to be contributed to cities, towns, and counties for government services that benefit the general public including public safety, mitigation of impacts of gaming, and promotion of commerce and economic development. The Ak-Chin Indian Community will notify the City, by resolution of the Tribal Council, if it desires to convey to the nonprofit a portion of its annual 12 percent local revenue-sharing contribution.

Financial Impact

There is no budgeted impact to the City and no general-purpose funds are required. Entities that receive gaming grants are responsible for the management of those funds.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Office of Government Relations.



Agenda Date: 6/18/2025, Item No. 75

Contract Amendment for Investment Consulting Services for 401(A)/457 Plans and Post Employment Health Plans (PEHP) - Hyas Group (Ordinance S-52109) - Citywide

This report requests City Council approve the extension of Contract 149752 with Hyas Group, LLC from June 30, 2025 to October 31, 2025. Further request authorization for the City Controller to disburse all funds related to this extension.

Summary

Hyas Group was awarded a contract to provide consulting services to the 401 (A)/457 ("Deferred Compensation Plan", "DCP") and PEHP Plans following a competitive procurement in 2019. The original three-year agreement included two, one-year options to extend, which have been exercised, with a total contract value of an amount not to exceed \$600,000. The Contract was previously extended through February 28, 2025 with an additional payment authority of \$120,000. A short contract extension was granted through June 30, 2025. An additional extension is requested through October 31, 2025, to allow for continuing investment and plan consulting services to allow Hyas Group to continue providing consulting services and implementation of the 2024 provisions of the federal regulations included in the SECURE 2.0 (Setting Every Community Up for Retirement Enhancement) legislation. An additional \$60,000 in payment authority is requested to cover the extension of the Agreement. Funds to be paid from the Deferred Compensation Program Trust. No General Funds are used for this request.

Contract Term

The initial contract term was for three years, covering February 27, 2019 through February 27, 2022. The City Council approved previous extensions for an updated end date to June 30, 2025.

Financial Impact

The extension of the Agreement will cost \$60,000. The consulting service fees are paid from the City of Phoenix Employees' Deferred Compensation Program Trust. The Trust's funding source is retained revenue from the DCP investment earnings and are restricted.

Concurrence/Previous Council Action

The City Council previously reviewed and approved the following:

- Contract 149752 on April 3, 2019;
- Ordinance S-50504 extending the contract term to February 28, 2025; and
- Ordinance S-51816 extending the contract term to June 30, 2025.

Responsible Department

This item is submitted by Deputy City Manager David Mathews and the Retirement Office.



(CONTINUED FROM JUNE 4, 2025) - Authorization to Amend Contract 160325 with Human Services Campus, Inc. dba Keys to Change to Increase Authority and Extend Term (Ordinance S-52022) - District 7

Request authorization for the City Manager, or his designee, to amend Contract 160325 with Human Services Campus, Inc. dba Keys to Change to extend contract term through June 30, 2026, and add funding up to \$1,500,000 for Key Campus Operations in Fiscal Year 2025-26. The revised total contract value will not exceed \$3,250,000. Further request authorization for the City Controller to disburse all funds related to this item for the contract life. Funds are available from the Office of Homeless Solutions and within the City's American Rescue Plan Act (ARPA) allocation.

Summary

Keys to Change provides essential services and homeless program operations for unsheltered individuals experiencing homelessness. Services are provided 365 days per year, 7 days per week, and 24 hours per day, including holidays. Directly and through its 16 partners on the Key Campus, Keys to Change provides shelter, food, navigation, case management, access postal services, workforce development, and housing, among other services. Keys to Change recognizes the urgent need for providing essential services to individuals experiencing homelessness and is committed to providing services aligned with the City of Phoenix's Strategies to Address Homelessness Plan. The agency's programs include services for the homeless that serve thousands each day and provide general assistance for individuals in need.

The funding will be used to support the Key Campus operations and to comply with zoning stipulations for the site.

Contract Term

The term of the contract will be extended through June 30, 2026.

Financial Impact

The new total value of this contract shall not exceed \$3,250,000.

Concurrence/Previous Council Action

The City Council reviewed and approved the following:

- Contract 160325 with Ordinance S-50614 on February 21, 2024.
- An increase in funding with Ordinance S-51710 on March 5, 2025.

Location

220 S. 12th Avenue

Council District: 7

Responsible Department

This item is submitted by Deputy City Manager Gina Montes and the Office of Homeless Solutions.



City of Phoenix

To: Gina Montes
Assistant City Manager

Date: June 3, 2025

From: *RM*
Rachel Milne
Office of Homeless Solutions Director

Subject: CONTINUANCE OF ITEM 59 ON THE JUNE 4, 2025 FORMAL AGENDA

The Office of Homeless Solutions requests approval to continue Item 59, Authorization to Amend Contract 160325 with Human Services Campus Inc. dba Keys to Change to Increase Authority and Extend Term (Ordinance S-52022), from the June 4, 2025 Formal agenda.

Staff will work with organization to gain additional information requested for the contract amendment.

Staff requests continuing this item to the June 18, 2025 City Council Formal Meeting.

Approved by:

Gina Montes
Gina Montes
Deputy City Manager

6/3/2025
Date

**Intergovernmental Agreement with Arizona State University for the Canopy for Kids Grant Program (Ordinance S-52116) - Citywide**

Request authorization for the City Manager, or his designee, to enter into an Intergovernmental Agreement with the Arizona Board of Regents on behalf of Arizona State University (ASU), Rob and Melani Walton Sustainability Teachers' Academies, for the Canopy for Kids grant program. Further request authorization for the City Controller to disburse all funds and supplies related to this item. There is no impact to the General Fund. Funding is available from the U.S Department of Agriculture (USDA) Forest Service through the Urban and Community Forestry (UCF) allocation of the Inflation Reduction Act (IRA). The aggregate expenditures will not exceed \$2 million.

Summary

Increasing urban tree canopy cover is an important public health strategy that supports the 2025 General Plan core value to build the most sustainable desert city. In November 2024, Phoenix City Council unanimously adopted the Shade Phoenix Plan, which guides the implementation of more than 30 unique strategies and programs to provide more tree and shade coverage throughout the City. Several actions in the Shade Phoenix Plan are funded by a \$10 million UCF grant awarded to the City of Phoenix by the USDA. On October 4, 2023, Phoenix City Council authorized the distribution of this funding for the Office of Heat Response and Mitigation (OHRM) to create multiple grant and community impact programs.

Up to \$2 million of these funds will be to develop a Canopy for Kids Grant Program. The program will provide funding and supplies for tree planting projects to public school districts, non-profit schools, and non-profits with 501(c)(3) status that provide education to youth in federally defined priority neighborhoods for increasing tree canopy. The ASU Rob and Melani Walton Sustainability Teachers' Academies will facilitate this grant program. ASU possesses the necessary curriculum, educational programs, and experience to effectively teach educators about desert trees, water conservation, and rainwater harvesting practices in the Sonoran Desert. ASU will work collaboratively with their partners Watershed Management Group (specialists in rainwater harvesting) and EcoRise (facilitators for site visits and resources) to train educators in the design and development of planting projects. The program is projected to serve 35 schools over four years.

OHRM will closely coordinate with ASU in order to administer this program. OHRM staff will ensure that all funding will be spent by the end of June 2029 to comply with IRA requirements.

Contract Term

The agreement will begin on or about July 1, 2025 and end on June 30, 2029.

Financial Impact

Funding for this program will not exceed \$2 million. There is no impact to the General Fund. Funding is available through the IRA from the USDA Forest Service.

Responsible Department

This item is submitted by Deputy City Manager Gina Montes and the Office of Heat Response and Mitigation.



Maryvale Parkway Terrace - Site Work Items - Contract RFQ FY25-086-16 (DRW) - Request for Award (Ordinance S-52070) - District 5

Request to authorize the City Manager, or his designee, to enter into a contract with CM Enterprise LLC, to provide the City-owned Maryvale Parkway Terrace Senior Apartment community with site work items (ramada, asphalt refinish, dog run, etc.) for the Housing Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$245,000.

Summary

This contract will provide site work improvement items for the Maryvale Parkway Terrace Senior Apartment community. Site work improvements include the following: a 15' X 25' ramada, electrical, pavers, picnic tables, barbecue grill, bench, crack seal approximately 15,000 square feet of parking lot including re-striping parking areas and repainting curbs to match, and installing a 35' X 50' dog run including removing surrounding grass and replacing with gravel to match.

Procurement Information

An informal solicitation was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Three vendors submitted quotes deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendor:

CM Enterprise LLC

Contract Term

The contract will begin on or about September 1, 2025, and continue until the project is completed or pursuant to the terms of the agreement.

Financial Impact

The aggregate contract value will not exceed \$245,000. Federal funding is available in the Housing Capital Improvement Program through the U.S. Department of Housing and Urban Development Capital Fund Program, with no impact to the General Fund.

Location

4545 N. Maryvale Parkway
Council District: 5

Responsible Department

This item is submitted by Deputy City Manager Gina Montes and the Housing Department.



Commercial and Residential Heating, Ventilation, Air Conditioning, and Evaporative Cooler Contract - RFP-FY25-086-13 - Request for Award (Ordinance S-52085) - Citywide

Request to authorize the City Manager, or his designee, to enter into contracts with Delta Air Condition LLC, Optimum Air, Adobe Installation Inc. dba Adobe Energy Management, and Lee Collins Air Conditioning to provide heating, ventilation, air conditioning (HVAC), and evaporative cooler services to the Housing Department's properties. Further request to authorize the City Controller to disburse all funds related to this item. The aggregate value of the contracts will not exceed \$1.25 million.

Summary

This contract will provide servicing, maintenance, installation, and replacement of HVAC systems and evaporative coolers. The work will ensure that these units operate efficiently, and services will be requested by City personnel as needed. The facilities are multi-family dwellings, residential homes, community centers, and office buildings. Contractors shall perform service checks as recommended by the equipment manufacturer. New units and repairs must follow the new Environmental Protection Agency guidelines and in accordance with the Air Conditioning Contractor of America and Seasonal Energy Efficiency Ratio with a digital thermostat.

Procurement Information

A Request for Proposal procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Seven vendors submitted proposals deemed responsive and responsible. An evaluation committee of City staff evaluated those offers based on the following criteria with a maximum possible point total of 1,000:

- Method of Approach (400 points)
- Qualifications and Experience (400 points)
- Pricing (200 points)

After reaching consensus, the evaluation committee recommends award to the following vendors:

- Delta Air Condition LLC 752 points
- Optimum Air 682 points
- Adobe Insulation Inc. dba Adobe Energy Management 533 points
- Lee Collins Air Conditioning 497 points

Contract Term

The contracts will begin on July 1, 2025, for a five-year term with no options to extend.

Financial Impact

The aggregate contract value will not exceed \$1.25 million. The contracts are funded with U.S. Department of Housing and Urban Development funds. There is no impact to the General Funds.

Responsible Department

This item is submitted by Deputy City Manager Gina Montes and the Housing Department.



Landscaping Services - Commercial Contract - RFP- FY-25-086-12 - Request for Award (Ordinance S-52103) - Citywide

Request to authorize the City Manager, or his designee, to enter into contracts with Big Boys Landscaping, Brightview Landscape Services, Inc., Reyes & Sons Landscaping, LLC and Artistic Land Management, Inc. to provide landscaping services for the Housing Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed \$800,400.

Summary

The contracts will provide grounds and landscape services at the City's senior and public housing sites. Services also include emergency services, project-related jobs, maintenance services, and other work such as the removing and/or replacing of landscape materials.

Procurement Information

A Request for Proposal procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Five vendors submitted proposals deemed responsive and responsible. An evaluation committee of City staff evaluated those offers based on the following criteria with a maximum possible point total of 1,000:

Method of Approach	450 points
Qualifications and Experience	300 points
Pricing	250 points

After reaching consensus, the evaluation committee recommends award to the following top rated vendors:

- Big Boys Landscaping
- Brightview Landscape Services, Inc.
- Reyes & Sons Landscaping, LLC
- Artistic Land Management, Inc.

Contract Term

The contracts will begin on or about July 1, 2025 for a five-year term with no options to extend.

Financial Impact

The aggregate contract value will not exceed \$800,400. The contracts are funded with U.S. Department of Housing and Urban Development funds. There is no impact to the General Fund.

Responsible Department

This item is submitted by Deputy City Manager Gina Montes and the Housing Department.



Amend Ordinance S-50808 for the Wild Rose Flats Affordable Housing Project (Ordinance S-52104) - District 4

Request authorization for the City Manager, or his designee, to amend Ordinance S-50808 to modify the entity who will enter into the Affordable Housing Loan Program Agreement to Wild Rose Owner LLC, an affiliate of Ulysses Development Group, and to take all actions and execute all documents to complete the loan.

Summary

On May 1, 2024, City Council approved entering into an affordable housing loan program agreement for an award of up to \$1 million in federal HOME Investment Partnerships (HOME) Program funds with BNB Development, LLC, or a City-approved nominee, for the development of Kazan Apartments (renamed Wild Rose Flats) affordable housing project, a 72-unit permanent multifamily housing community serving low-income households that was recommended for funding by the Housing Department after a competitive solicitation.

When the original applicant, BNB Development, LLC, did not separately receive a competitive nine percent Low Income Housing Tax Credit (LIHTC) award, it decided not to move forward with the Wild Rose Flats project; however, Ulysses Development Group (UDG) has since approached the City, wishing to substitute its affiliate, Wild Rose Owner LLC, to take over this funded project, effectively becoming a City-approved nominee to enter into the affordable housing loan program agreement and execute all other documents necessary to complete the loan with the same terms and conditions presented to BNB Development, LLC.

Wild Rose Flats, located at 2911 and 2941 N. 43rd Avenue, will continue to provide 72 units with all units serving individuals with incomes at or below 60 percent of Area Median Income (AMI). At least 11 of those units will be City HOME units serving households at or below 40 percent of the AMI. The total estimated development budget is \$30,941,125. Other funding for this project includes LIHTC equity, HOME-ARP funding from the Arizona Department of Housing (ADOH), permanent debt financing, and a deferred developer fee.

Project awards are contingent on full underwriting, environmental release of funds,

commitments of other financing, and availability of federal funds. The overall loan structure will be consistent with the Housing Department's Underwriting Guidelines for affordable rental housing projects.

Procurement Information

Pursuant to Ordinance S-50808, six proposals were received and reviewed by an evaluation committee comprised of two city staff and one community representative. The proposals were evaluated on a 1,000 point scale based on the following criteria: Developer Experience; Project Merits/Approach; Financial Feasibility; and Project Impact. All six projects were recommended for funding. In accordance with Administrative Regulation 3.10, a determination memo based on Special Circumstances Without Competition has been approved to authorize Wild Rose Owner LLC to take over the awarded Wild Rose Flats affordable housing project from BNB Development, LLC. These unique circumstances would allow the awarded project as envisioned to continue under a new City-approved nominee.

Financial Impact

There is no impact to the General Fund. HOME is a federally funded program. Funding commitments for projects with LIHTC equity are reliant upon receiving a LIHTC award from ADOH. Loan execution is anticipated for Fiscal Year 2025-26, and the loan will be paid to the developer over a two-to-four year period.

Concurrence/Previous Council Action

Original action was approved on May 1, 2024 by City Council through Ordinance S-50808.

On February 19, 2025, City Council approved, through Ordinance S-51653, purchase and sale agreements with Isaac School District for the acquisition and immediate resale of property to facilitate the development of the Wild Rose Flats affordable housing project.

Location

2911 and 2941 N. 43rd Avenue
Council District: 4

Responsible Department

This item is submitted by Deputy City Manager Gina Montes and the Housing Department.



Award of Co-Development Partner for The Moreland Affordable Housing Development Project (Ordinance S-52107) - District 8

Request to authorize the City Manager, or his designee, to enter into agreements with Brinshore Development, LLC, or a City approved nominee, to serve as co-development partner for the development of The Moreland affordable housing project. Additionally, to take all actions and execute all documents required to complete all phases of the development project, with the Housing Department serving as co-developer. Further request authorization for the City Treasurer to accept and the City Controller to disburse all funds related to this item. There is no impact to the General Fund.

Summary

To address a critical need for affordable housing in Downtown Phoenix, the Housing Department issued a Request for Proposals (RFP) seeking a co-developer partner to redevelop the former Deck Park Vista Apartments site into The Moreland, a new affordable multifamily rental housing project. The Moreland will consist of two phases with Phase I being a 132-unit development that contains studio to three-bedroom units, a community room, a fitness center, a computer room, teen/youth space, and a parking garage. Phase II will be a 105-unit development that consists of studio and one-bedroom units, a community room, a fitness center, and other amenities. The property is located on two acres at 1125 N. 3rd Street, and falls within the Downtown Core, currently zoned under the Downtown Core-Evans Churchill East Character Area. Former Deck Park Vista residents have been relocated, and the buildings have been demolished. The site is now vacant.

Of the 237 total new units proposed for The Moreland, approximately 187 will be affordable and approximately 50 will be workforce at attainable rents. Former residents will have the first right to return to the new development with rents subsidized through Housing Choice Voucher (Section 8) Project Based Vouchers (PBV). Former public housing residents of the Choice Neighborhoods Edison-Eastlake Community will also have a right to the new units utilizing PBVs. For Phase I, the Housing Department has committed 131 total PBVs for returning and Choice Neighborhoods residents. Resident services will be provided. Construction is anticipated to begin in December 2025 and the project will be completed by Fall 2027.

The Housing Department seeks authorization to proceed with all actions necessary or appropriate to develop, finance, and operate all phases of The Moreland including the following:

1. Procure and/or engage in funding transactions to finance the development, including submitting applications and accepting awards of Low Income Housing Tax Credits (LIHTC), seeking a LIHTC equity investor and debt lenders, and obtaining other grants and/or loans for the project.
2. Appropriate, expend, and disburse up to \$3 million in federal HOME Investment Partnerships (HOME) Program funds to provide gap funding for housing development.
3. Allocate 131 Section 8 PBVs, amend Department of Housing and Urban Development (HUD) Annual Plan(s) as needed, and enter into associated contracts or agreements, as necessary to facilitate financing, development, and operations.
4. Convey a grant fee title or a lesser interest in all or any portion of the site to the Corporations, LLCs, public utilities, and other third parties as necessary to facilitate financing, development, and operations.
5. Procure, execute, and submit or deliver all contracts, documents, and instruments necessary for the financing, development, and operation of the property.
6. Use and expend the proceeds of any grants, loans, and other financing and funding sources to carry out the development, capital improvements and operations.
7. Take other actions necessary or appropriate to develop, implement, finance, and operate all phases of The Moreland development.

Procurement Information

Request for Proposal FY25-086-14 (DRW) for The Moreland Co-Development Partner was conducted in accordance with Administrative Regulation 3.10. Two proposals were received by the due date of May 2, 2025 at 3:00 p.m. and were deemed responsive and responsible.

An evaluation panel comprised of City staff, and one external non-City panel member, evaluated the submitted proposals. The maximum possible score for each proposal was 1,000 points. Proposals received points in the following categories:

- Proposed Development (200 points)
- Proposer Qualifications, Experience, and Financing Capacity (300 points)

- Proposed City Commitment and Benefit to the City (250 points)
- Proposed Project Timeline (250 points)

The final scores for the two proposals received are as follows:

- Brinshore Development, LLC: 777
- Blue Ridge Atlantic Development, LLC: 446

After reaching a consensus, the evaluation panel recommends awarding to Brinshore Development, LLC. The City of Phoenix Housing Department reserves the right to further negotiate certain terms outlined in Brinshore Development, LLC's proposal during the development contract negotiation process.

Brinshore Development, LLC has experience in financing, developing, completing, and managing affordable housing projects that are similar in scale and complexity to The Moreland. With a track record of over 30 years, Brinshore Development, LLC has completed more than 120 projects, totaling over 10,000 units across various states. The firm also has experience in public housing redevelopment and developing mixed-income communities.

Financial Impact

HOME is a federally funded program and funding is budgeted in the Housing Department's Capital Improvement Plan budget. There is no impact to the General Fund.

Concurrence/Previous Council Action

On February 15, 2023, City Council approved, through Ordinance S-49424, American Rescue Plan Act funding in an amount not to exceed \$10 million to facilitate the development of The Moreland Phase I affordable housing project.

Location

1125 N. 3rd Street
Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Gina Montes and the Housing Department.



Amend Ordinance S-49833 for the Helen Drake Senior Center Affordable Housing Site Redevelopment Project (Ordinance S-52118) - District 5

Request to authorize the City Manager, or his designee, to amend Ordinance S-49833 amending the awarded entity name listed as The Richman Group to TRG Arizona Development, LLC, Richman Housing Development, LLC, or a City-approved nominee for the development of the undeveloped portion of the Helen Drake Senior Center site to provide affordable rental housing for seniors, and to take all actions and execute all documents to effectuate all agreements required to complete the project. Further request to amend Ordinance S-49833 by adding, to the Section 2 list of actions necessary and appropriate to develop the Helen Drake site, the authority to enter into a HOME Affordable Housing Loan Program Agreement. There is no impact to the General Fund.

Summary

On June 16, 2020, the Phoenix City Council approved nine policy initiatives listed in the Housing Phoenix Plan with the goal of creating or preserving 50,000 homes by the year 2030. As part of the third initiative to redevelop City-owned land with mixed-income housing, the Housing Department identified City-owned parcels that would be ideal for affordable or mixed-income development.

On August 31, 2022, the Housing Department received City Council approval to update the list of City-owned land, and to set aside the identified parcels for the development of affordable or mixed-income development. This update included the addition of the Helen Drake Senior Center parcel located at 7600 N. 27th Avenue, Phoenix, AZ 85051, and is owned and operated by the Human Services Department.

The proposed project, Helen Drake Village, plans to develop an 80-unit senior affordable rental property, all below 80 percent Area Median Income, on the undeveloped portion of the site (approximately 1.8 acres).

The Housing Department is seeking approval to allocate up to \$3 million in HOME funds to assist with the development of Helen Drake Village, which aims to redevelop the vacant portion of land adjacent to the Helen Drake Senior Center. The estimated total cost of construction for the project is approximately \$30.8 million.

Financial Impact

There is no impact to the General Fund. The HOME program is federally funded.

Concurrence/Previous Council Action

On June 14, 2023, the Phoenix City Council approved the entity under the name The Richman Group.

Location

7600 N. 27th Avenue
Phoenix, AZ 85051
Council District: 5

Responsible Department

This item is submitted by Deputy City Manager Gina Montes and the Housing Department.



Amend Federal HOME Program Contract 132009 with Madison Pointe Apartments LP (Ordinance S-52110) - District 4

Request authorization for the City Manager, or his designee, to amend the federal HOME Investment Partnerships (HOME) Program Acquisition and Rehabilitation Loan Agreement, City Contract 132009, with Madison Pointe Apartments LP, an Arizona limited partnership, (the "Owner") to increase the number of City HOME units from 13 to 18 units and increase the period of affordability by five years for all City HOME units in exchange for a forgiveness of the outstanding interest on the loan up to \$800,000. Authorization is also requested for the City Manager, or his designee, to execute all necessary documents. There is no impact to the General Fund.

Summary

City Contract 132009 was executed on September 29, 2011, providing \$1,569,000 of federal HOME funds to assist with the development of the 60-unit Madison Pointe Apartments located at 4150 N. 9th Street. The City Contract currently secures 13 City HOME units serving households whose income does not exceed 50 percent of the Area Median Income (AMI).

The Owner is in the process of refinancing this property and has offered to pay the entire principal balance of the HOME loan in the amount of \$1,569,000 as well as increase the public benefit by extending the period of affordability by five years from 2053 to 2058 along with providing the City an additional five HOME units (for a total of 18) serving households at or below 50 percent AMI in exchange for forgiveness of the outstanding interest up to \$800,000. As the original funding came from federal sources, there is no impact to the General Fund. All loan debt paid will be re-purposed for further affordable housing per the requirements of the original HOME funding source.

Financial Impact

There is no financial impact to the General Fund. HOME is a federally funded program.

Concurrence/Previous Council Action

On May 18, 2011, City Council approved, through Ordinance S-37865, a loan of HOME funds up to \$1,569,000 to facilitate the development of the Madison Pointe affordable housing project.

Location

4150 N. 9th Street

Council District: 4

Responsible Department

This item is submitted by Deputy City Manager Gina Montes and the Housing Department.



Authorization to Apply for, Accept and Implement a U.S. Department of Housing and Urban Development Resident Opportunities and Self Sufficiency Family Self Sufficiency Service Coordinator Grant (Ordinance S-52120) - Citywide

Request to authorize the City Manager, or his designee, to submit a grant application to the U.S. Department of Housing and Urban Development (HUD) for up to \$1 million or the maximum award for a renewal of the Resident Opportunities and Self Sufficiency (ROSS) Family Self Sufficiency (FSS) Service Coordinator grant. If awarded, request approval to execute all contracts necessary to accept and disburse grant funds. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds for the life of the grant.

Summary

The Housing Department is seeking to apply for a renewal ROSS FSS Service Coordinator grant from HUD. If awarded, the ROSS FSS Service Coordinator grant is anticipated to provide up to \$1 million or the maximum funding amount allotted through the Notice of Funding Availability (NOFA) for calendar years 2026 and 2027, or the maximum number of years the NOFA allows, to fund up to four service coordinator/caseworker positions each year. This ongoing program helps Public Housing and Housing Choice Voucher (Section 8) residents transition from dependence on government benefits to an improved level of financial self-sufficiency.

Service coordinators/caseworkers coordinate supportive services offered by non-profit, governmental, and educational community partners; provide case planning and coordination, supportive counseling, referral and advocacy; facilitate access to educational resources, vocational training and employment opportunities; and assist with budgeting, homeownership preparation, and transportation. Successful participants engage in training, improve employment outcomes, save money, and may purchase a home.

The NOFA is anticipated to be issued summer 2025. Due to the timing of the NOFA and quick turnaround for grant submittal, the Housing Department is requesting authority to apply prior to issuance of the NOFA.

Contract Term

If awarded, the Housing Department will execute the appropriate contract agreement (s) with HUD.

Financial Impact

There is no impact to the General Fund. This grant does not require matching funds.

Responsible Department

This item is submitted by Deputy City Manager Gina Montes and the Housing Department.



Authorization to Enter into Contract with U.S. Vets - Phoenix LLC and Accept Funding (Ordinance S-52132) - District 1

Request to authorize the City Manager, or his designee, to enter into contract with U.S. Vets - Phoenix LLC to accept and disburse Arizona Department of Housing Military Transitional Housing Fund (MTHF) and/or State Housing Trust Fund (SHTF) funding in a total amount of up to \$1.9 million to construct and renovate a transitional housing facility for veterans located at 12027 N. 28th Drive, Phoenix, Arizona. Further request to authorize the City Treasurer to accept and the City Controller to disburse all funds related to this item. Funding is available from U.S. Vets - Phoenix LLC through the Arizona Department of Housing MTHF or SHTF. There is no impact to the General Fund.

Summary

U.S. Vets - Phoenix LLC was awarded \$1.9 million of Arizona Department of Housing MTHF and/or SHTF funding to construct and renovate a 140-unit transitional housing facility for veterans to be known as the M.D. Hawkins Veterans Center located at 12027 N. 28th Drive, Phoenix, Arizona. U.S. Vets will provide the funding to the City. The funding will be used by the City's Housing Department for the rehabilitation of City-owned property, a former hotel, leased to U.S. Vets to provide transitional and permanent supportive housing to homeless and at-risk veterans.

Contract Term

The term of the contract will begin on or about June 18, 2025, and continue through June 30, 2026.

Financial Impact

Total funds to be accepted are \$1.9 million MTHF or SHTF from the Arizona Department of Housing through U.S. Vets - Phoenix LLC. There is no impact to the General Fund.

Location

12027 N. 28th Drive
Phoenix, AZ 85029
Council District: 1

Responsible Department

This item is submitted by Deputy City Manager Gina Montes and the Housing Department.



Arts, Education, and Recreation Supplies and Equipment Qualified Vendor List (Ordinance S-52091) - Citywide

Request to authorize the City Manager, or his designee, to approve a Qualified Vendor List (QVL) and enter into contracts with eligible contractors to provide Arts, Education, and Recreation Supplies and Equipment to the Human Services and Library departments. Further request to authorize the City Controller to disburse all funds related to this item. The aggregate value of the contracts will not exceed \$3.7 million over the life of the QVL.

Summary

The City of Phoenix Human Services and Library departments have an ongoing need for arts, education, and recreation supplies and equipment to support their Head Start Birth to Five Program, Senior Programs Division, and infant and toddler programs at public libraries.

Procurement Information

A Request for Qualifications, RFQu-25-HSD-80, was processed in accordance with City of Phoenix Administrative Regulation 3.10 to establish a QVL.

The Human Services Department received 21 offers on April 4, 2025. Nineteen of the offers were deemed to be responsive and responsible. The procurement officer evaluated the offers using a pass/fail evaluation matrix based on the following criteria:

- Experience and Qualifications.
- Method of Approach and Delivery of Services.
- Product Category Discount Percentage.
- Reference Checks with Positive Results.
- No Active Exclusions Found on the System for Award Management Database.
- In Good Standing with the Arizona Corporation Commission.

The procurement officer recommends award to the following offerors:

- Blick Art Materials, LLC

- BSN Sports, LLC
- Complete Book and Media Supply, LLC
- Earlychildhood, LLC dba Discount School Supply
- EPS Operations, LLC
- Flinn Scientific, Inc.
- Fun and Function, LLC
- Fun Express, LLC
- Kapalaran LLC dba Ahwatukee Trophies and Awards
- Kaplan Early Learning Company
- Lakeshore Parent, LLC, Lakeshore Learning Materials, LLC
- Nasco Education, LLC
- PC Links, LLC
- Really Good Stuff, LLC
- Scholastic, Inc.
- School Health Corporation
- School Specialty, LLC
- STEMfinity, LLC
- The Discovery Source, Inc.

Contract Term

The term of each contract will begin no sooner than June 18, 2025 and end no later than June 30, 2029.

Financial Impact

The aggregate value of all contracts will not exceed \$3.7 million. Funding for the Human Services Department is available from the United States Department of Health and Human Services, Administration of Children, Youth, and Families, and the Human Services Department operating budget. Funding for the Library Department is available from the First Things First Grant and the Library Department operating budget.

Concurrence/Previous Council Action

This item was approved by the Head Start Policy Council on April 14, 2025 by a vote of 12-0.

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson, Deputy City Manager Gina Montes and the Library and Human Services departments.



Qualified Vendor List for Head Start Birth to Five Classroom Observation Services (Ordinance S-52092) - Districts 1, 3, 4, 5, 7 & 8

Request to authorize the City Manager, or his designee, to approve a Qualified Vendor List (QVL) and enter into a contract with Southwest Human Development, Inc., to provide Head Start Birth to Five Classroom Observation Services to the Human Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The contract value will not exceed \$1.17 million over the life of the QVL.

Summary

Classroom observations are conducted regularly to ensure that young children have high-quality learning experiences. This practice helps tailor care to each child's needs, track their progress, and foster strong relationships. The Office of Head Start requires that all observations be carried out using valid and reliable research-based assessments.

The Classroom Assessment Scoring System evaluates the quality of emotional support, classroom organization, and instructional support provided by teachers. These elements are essential for fostering positive outcomes and future achievements for children from birth to five years old.

The Teaching Pyramid Observation Tool and the Teaching Pyramid Infant-Toddler Observation Scale are designed to assess how effectively teachers implement behavior support practices related to the Pyramid Model. These tools aim to promote social-emotional competence in infants and young children up to the age of five.

The insights gathered from these observations are utilized to pinpoint and enhance the support systems available for teachers, ensuring they receive the resources and assistance necessary for their professional growth and student success.

Procurement Information

A Request for Qualifications, RFQu-25-EDU-81, was processed in accordance with City of Phoenix Administrative Regulation 3.10 to establish a QVL.

The Human Services Department received three offers on April 11, 2025. All offers were deemed to be responsive and responsible. An evaluation committee of internal staff evaluated those offers based on the following criteria, with a maximum possible point total of 1000:

- Method of Approach and System for Implementing Classroom Observations (400 maximum points)
- Experience and Expertise of Key Personnel (300 maximum points)
- Fee Schedule (300 maximum points)

The Evaluation Committee scores are as follows:

- Southwest Human Development, Inc.: 924.44 points
- Lakeshore Parent, LLC, Lakeshore Learning Materials, LLC: 544.44 points
- White Premier Consultants: 164.66 points

After reaching a consensus, the evaluation committee recommends award to the following offeror:

- Southwest Human Development, Inc.

Contract Term

The contract will begin on or about July 1, 2025, for a five-year term with no options to extend.

Financial Impact

The contract value will not exceed \$1.17 million. Funding is available from the United States Department of Health and Human Services, Administration of Children, Youth, and Families.

Concurrence/Previous Council Action

This item was approved by the Head Start Policy Council on March 10, 2025, by a vote of 9-0.

Location

Alhambra Elementary School District No. 68, 4510 N. 37th Avenue.
Cartwright Elementary School District No. 83, 5220 W. Indian School Road.
Deer Valley Unified School District No. 97, 20402 N. 15th Avenue.
Fowler Elementary School District No. 45, 1617 S. 67th Avenue.
Isaac School District No. 5, 3348 W. McDowell Road.

Laveen Elementary School District No. 59, 5001 W. Dobbins Road.
Murphy Elementary School District No. 21, 3140 W. Buckeye Road.
Pendergast Elementary School District No. 92, 3802 N. 91st Avenue.
Phoenix Elementary School District No. 1, 1817 N. 7th Street.
Riverside Elementary School District No. 2, 1414 S. 51st Avenue.
Roosevelt Elementary School District No. 66, 6000 S. 7th Street.
Washington Elementary School District No. 6, 4650 W. Sweetwater Avenue.
Wilson Elementary School District No. 7, 3025 E. Fillmore Street.
Council Districts: 1, 3, 4, 5, 7 and 8

Responsible Department

This item is submitted by Deputy City Manager Gina Montes and the Human Services Department.



Authorization to Amend the Arizona Community Action Association dba Wildfire Ordinance S-51878 to Increase Pay Authority (Ordinance S-52112) - Citywide

Request to authorize the City Manager, or his designee, to amend Ordinance S-51878 to authorize an additional \$280,000 in Emergency Utility Assistance funding to be awarded to the City by Arizona Community Action Association, Inc. dba Wildfire (Wildfire). The revised total contract amount will not exceed \$880,000. Further request authorization for the City Treasurer to accept, and the City Controller to disburse funds for the life of the contract.

Summary

Funding provided to the City of Phoenix through this agreement will be used to assist low-income individuals and families by removing barriers to self-sufficiency through utility bill assistance.

The City Council approved this contract on May 7, 2025. Following the approval, Wildfire informed the Human Service Department that additional funding is being allocated. The additional funding will allow the Human Services Department to provide emergency financial assistance to approximately 1,549 households.

Funding consists of both federal and local funds, including Home Energy Assistance Funds; Utility, Repair, Replace, Deposit; Arizona Public Service; Southwest Gas Low Income Energy Assistance Program; Southwest Gas Energy SHARE Bill Assistance; and Salt River Project Bill Assistance.

Contract Term

The contract will begin on or about July 1, 2025, and run through June 30, 2026.

Financial Impact

The total amount of the contract will not exceed \$880,000. There is no impact to the General Fund.

Concurrence/Previous Council Action

- On May 7, 2025, the City Council approved the Authorization to Enter into Contract for Utility Assistance Programs Contract with Ordinance S-51878.

Responsible Department

This item is submitted by Deputy City Manager Gina Montes and the Human Services Department.



**OrangeBoy, Inc. Savannah Web-based Customer Engagement Services Platform
- EXC 23-009 - Amendment (Ordinance S-52052) - Citywide**

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 157785 with OrangeBoy, Inc. to modify the scope of work to allow for the purchase of additional features within the Savannah web-based customer engagement services platform subscription for the Library Department, and add additional expenditures. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$80,000.

Summary

This contract provides the Phoenix Public Library (PPL) with the web-based customer engagement services platform, Savannah. The Savannah platform allows real-time library performance analytics, access to collaboration with a national library peer network, library customer segmentation, the ability to establish and measure PPL's key performance indicators against industry benchmarks, and tailored library customer messaging and community engagement. As PPL prepares to open additional branches, the demand for these services will increase. Modification of the scope and additional funds are needed to support this expansion and ensure the continuation of services.

This item has been reviewed and approved by the Information Technology Services Department.

Contract Term

The contract term remains unchanged, ending on January 31, 2028.

Financial Impact

Upon approval of \$80,000 in additional funds, the revised aggregate value of the contract will not exceed \$245,000. Funds are available in the Library Department's operating budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- OrangeBoy, Inc. Savannah Web-based Customer Engagement Services Platform

Contract 157785 (Ordinance S-49336) on January 25, 2023.

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson and the Library Department.



Amendment to Consolidated Plan's Citizen Participation Plan - Citywide

Request City Council approval of an amendment to the Consolidated Plan's Citizen Participation Plan and submission of the plan to the U.S. Department of Housing and Urban Development.

Summary

The U.S. Department of Housing and Urban Development (HUD) requires jurisdictions receiving significant HUD entitlement program funds to develop a Consolidated Plan and adopt a Citizen Participation Plan. While the primary purpose of the Consolidated Plan is to describe the strategies and priorities to utilize federal entitlement funds allocated to the City through the Community Development Block Grant (CDBG), HOME Investment Partnerships, Housing Opportunities for Persons With AIDS, and Emergency Solutions Grants programs, the purpose of the Citizen Participation Plan is to set forth the policies and procedures for citizens' involvement in the development and administration of the Consolidated Plan.

The Neighborhood Services Department (NSD) is proposing to update the current Citizen Participation Plan, adopted in 1996 and amended in 2010, 2018, 2020, and 2025, to provide clarification on the City's citizen outreach and engagement processes pertaining to the development of and amendments to the City's Consolidated Plan. The Citizen Participation Plan outlines the public participation process, which includes a public hearing and 30-day comment period, transparency of the planning process and access to the draft plans, instructions to guide the public's submission of comments and standards for the City's response, and procedures for continuity of participation throughout all stages of the plan's development. All these components ensure residents who are interested in or impacted by the plans have an opportunity to participate in the process.

The proposed amendments to the Citizen Participation Plan include:

- Removing references to outdated processes;
- Clarifying necessary Phoenix City Council actions relative to amendments to the HUD required five-year Consolidated Plan and Annual Action Plan; and

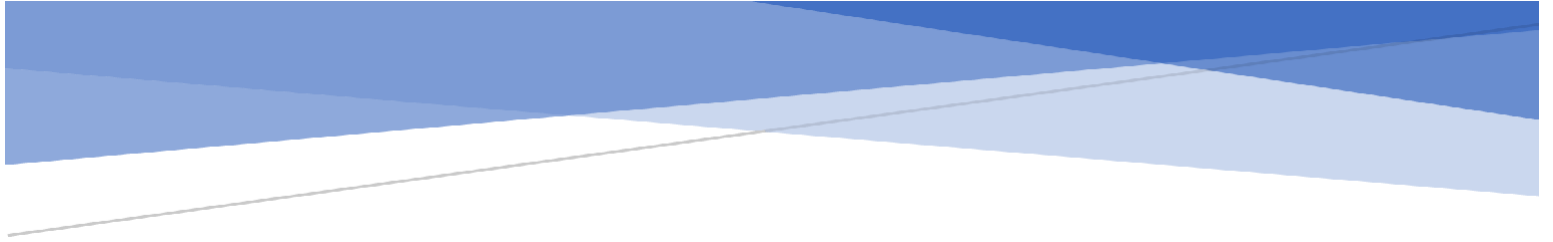
- Detailing Consolidated Annual Performance Evaluation Report public hearing requirements.

Public Outreach

The City of Phoenix's Citizen Participation Plan for HUD requires that a draft of the Citizen Participation Plan amendment be posted for a 30-day public comment period and one public hearing be conducted. The public comment period began May 12 through June 11. A public hearing was held on May 21, with invitations and the public notice distributed through NSD's grants distribution list, posted on the Department's website, and officially noticed in multiple publications of general circulation.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Neighborhood Services Department.



City of Phoenix

CITIZEN PARTICIPATION PLAN

Table of Contents

CITIZEN PARTICIPATION PLAN.....	1
ENCOURAGEMENT OF CITIZEN PARTICIPATION	2
PUBLIC HEARINGS, NOTICE AND OUTREACH.....	3
DEVELOPMENT OF THE AFH, CONSOLIDATED PLAN OR ANNUAL ACTION PLAN	4
AMENDMENTS RELATING TO THE CONSOLIDATED PLAN AND ANNUAL ACTION PLAN	6
CITIZEN COMMENT ON CITIZEN PARTICIPATION PLAN AND AMENDMENTS	7
PUBLIC HEARING AND COMMENT PERIOD: SUBSTANTIAL AMENDMENTS.....	7
PUBLIC COMMENT PERIOD: PERFORMANCE REPORTS (CAPER).....	7
AVAILABILITY TO THE PUBLIC.....	8
ACCESS TO RECORDS	8
TECHNICAL ASSISTANCE.....	8
COMMENTS AND COMPLAINTS	9
ANTI-DISPLACEMENT PLAN.....	9
STATES OF EMERGENCY/DISASTER EVENTS	9
GLOSSARY OF TERMS.....	10

CITIZEN PARTICIPATION PLAN

The Consolidated Plan (CP), Annual Action Plan (AAP), Consolidated Annual Performance and Evaluation Report (CAPER) and any substantial amendments to these Plans and reports are guiding documents for the use of the federal formula U.S. Department of Housing and Urban Development (HUD) grants and other HUD resources specified in this Citizen Participation Plan (CPP) document and in subsequent performance reports. The CP, AAP, and CAPER are dependent on the involvement of citizen participation in the development and implementation of the Plans and any Plan revisions required to address the community's needs.

The City of Phoenix encourages and promotes the involvement of its citizens in the development and implementation of its CP, AAP, and CAPER. The City's various citizen commissions, residents of public and assisted housing, neighborhood-based groups, nonprofit organizations, developers, low- and moderate-income residents of special targeted or revitalization areas, faith-based organizations, philanthropic organizations, and others are integral partners in the planning and implementation processes.

ENCOURAGEMENT OF CITIZEN PARTICIPATION

The City shall provide for and encourage citizen participation in the development of the CP, AAP, CAPER, and any substantial amendments to these described documents as per 24 CFR 91.105(a)(2).

It is particularly important that low- and moderate-income persons living in areas designated by the City as special targeted areas or revitalization areas where CDBG funds are proposed to be used, and by residents of predominately low- and moderate-income neighborhoods as defined by the City through the CP and AAP, be encouraged to participate. Accommodations will be made to remove barriers and encourage participation by all citizens, English and non-English speaking. The City shall make reasonable accommodations to make all documents referenced in this CPP in format(s) to persons with disabilities, upon request. The City shall make reasonable accommodations to provide language assistance to ensure meaningful access and encourage participation by non-English speaking residents of the community. Special efforts will be made to reach out to communities protected by the Fair Housing Act, specifically minority, immigrant, and disability communities.

The City shall elicit the participation and consultation of the public housing authority, the participation of residents of public and assisted housing developments (including any resident advisory boards, resident councils, and resident management corporations) in the process of developing and implementing the CP and AAP.

The City shall encourage participation of local and regional institutions, Continuums of Care, and other organizations including businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations. During the development of the CP and AAP, the City shall also consult with broadband internet service providers, organizations engaged in narrowing the digital divide, agency(ies) whose primary responsibilities include the management of flood prone areas, public land, or water resources, and emergency management agencies in the development process. Information from these partners will be included in the development of the CP and AAP.

The City will explore and implement alternative public involvement techniques and quantitative ways to measure efforts that encourage citizen participation, including but not limited to the use of focus groups, surveys and the internet.

The City shall provide citizens with a reasonable opportunity to comment on the original CPP, and substantial amendments to the CPP, and shall make the CPP public. The City may additionally adopt and implement department policies and procedures to further clarify the citizen participation process for any of these referenced Plans, while still maintaining the requirements of this CPP (24 CFR 91.105(a)(3)).

PUBLIC HEARINGS, NOTICE, AND OUTREACH

The City will provide for at least two public hearings per year to obtain residents' views and to respond to proposals and questions, to be conducted at a minimum of two different stages of the program year relative to the CP, AAP, and CAPER. All public hearings as required by HUD or stated in this document, as per 24 CFR 91.105(e), will be noticed at least two weeks before the meetings are conducted and be noticed in a newspaper(s) with general circulation. All postings will include relevant information to permit informed citizen comment. Together, the hearings will address housing and community development needs, development of proposed activities, proposed strategies and action for affirmatively furthering fair housing, and review of program performance. One of the public hearings will be held before the proposed CP and/or AAP is published for the required 30-day public comment period, and one of the public hearings will be held before the proposed CAPER is published for the required 15-day public comment period.

Every effort will be made to ensure public hearings are inclusive, including having a bilingual (Spanish/English) staff person present to meet the needs of non-English speaking residents where a significant number of non-English speaking residents can be reasonably expected to participate. All public hearings to be conducted will be held at a time and location convenient to prospective program beneficiaries. If notice is hereby given at least five calendar days in advance, the City will provide appropriate materials, equipment and interpretation services to provide accommodations for persons with disabilities or impairments (i.e. visual and/or hearing).

Public hearings will be held in facilities that meet Section 504 of the Rehabilitation Act of 1973 and the regulations at 24 CFR part 8; and the Americans with Disabilities Act and the regulations at 28 CFR parts 35 and 36 as applicable.

Information about the time, location, and subject of each Public Hearing will be noticed to citizens in advance by:

- a) Publication in a newspaper of general circulation;
- b) Relevant City email distribution lists;
- c) Publication on the [City of Phoenix website](#).

Coronavirus Aid, Relief, and Economic Security (CARES) Act Funding Public Hearing, Notice, and Outreach Requirements

The CARES Act, Public Law 116-136, enacted on March 27, 2020, includes a waiver allowing the elimination of the in-person public hearing requirement for consolidated plan amendments and allows for the implementation of at least one virtual public hearing when 1) national and or local health authorities recommend social distancing and limiting public gatherings for public health reasons; and 2) virtual hearings provide reasonable notification and access for citizens, timely responses from local officials to all citizen questions and issues, and public access to all questions and responses.

DEVELOPMENT OF THE CONSOLIDATED PLAN AND/OR ANNUAL ACTION PLAN

Citizens, public agencies, and other interested parties will be made aware of the following information through the publishing of the draft Plans as per CFR 91.105(b):

At the commencement of the public participation process, the City will make the HUD-provided planning data and other supplemental information regarding the City's plan to incorporate into the CP and AAP available to the residents, stakeholders, public agencies, and other interested parties. The information may include cross-references with the [HUD website](#).

The City will post the CP and AAP, along with the performance reports on a designated [City of Phoenix website](#).

Information about the amount of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), Housing Opportunities for Persons With AIDS (HOPWA), and HUD resources anticipated to be made available within the City on a fiscal basis, as well as the amount benefitting low- and moderate-income persons, and the eligible range of activities that may be undertaken concerning such federal programs will be made available to the public.

The City shall provide a narrative on the housing and non-housing community development needs as outlined from citizen participation efforts/activities undertaken by the City, community-based data sources, and HUD related information.

The City will conduct at least one public hearing concerning the development of the CP or AAP before the Plan has been made available to the public.

The City will make available its draft CP and AAP on the designated [City of Phoenix website](#), at selected City libraries, and City offices for a 30-day public comment period, and the draft CAPER will be made available in the same manner for a 15-day public comment period. The City shall provide a reasonable number of copies to individuals and groups free of charge upon request.

The public shall be noticed in a newspaper(s) with general circulation, email notifications, through social media outlets, and be apprised of the locations where citizens may review copies of the draft Plans.

CARES Act

The CARES Act, Public Law 116-136, enacted on March 27, 2020, includes a waiver allowing the following in an effort to prevent, prepare for and respond to the COVID-19 national pandemic:

- Reduction of the 30-day public comment period and the implementation of a public comment period of no less than 5 days in an effort to expedite the consolidated plan substantial amendment process and allow the City to respond as quickly as possible to the immediate needs in the community.
- The elimination of the in-person public hearing requirement for consolidated plan amendments and allows for the implementation of at least one virtual public hearing when 1) national and or local health authorities recommend social distancing and limiting public gatherings for public health reasons; and 2) virtual hearings provide reasonable notification and access for citizens, timely responses from local officials to all citizen questions and issues, and public access to all questions and responses.

Additionally, social distancing requirements enacted through the COVID- 19 state of emergency do not allow access to public libraries. As a result, any consolidated plan amendments needed during the COVID-19 state of emergency, will be posted to the [City of Phoenix website](#) and will not be available at selected public libraries.

Comments received on the draft CP AAP, and CAPER in writing or orally at the public hearings,

will be considered in preparing the final CP, AAP, and CAPER. A summary of all comments, including comments not accepted and reasons, will be attached to the final CP AAP, and CAPER.

AMENDMENTS RELATING TO THE CONSOLIDATED PLAN AND ANNUAL ACTION PLAN

Revisions and amendments may be deemed necessary throughout the term of the CP and/or AAP. HUD describes two levels of changes requiring amendments to the CP and/or AAP. There are lesser level changes that will require “amendments”, which are considered non-Substantial Amendments and will be accomplished administratively by the City, without the requirement of further citizen participation. Revisions and amendments with a greater level of proposed changes require “substantial amendments.” Substantial Amendments will require citizen input in the development of the Plan as per 24 CFR 91.105(c).

Where proposed changes, revisions, and amendments will change projects and programs funded through federal formula HUD grants and related HUD special grants, outlined in the CP and/or AAP, the proposal will include a description of how the proposed changes, revisions, and amendments will affect the CP and/or AAP and the community.

The criteria for a Substantial Amendment to projects/programs proposed to be funded through CDBG, HOME, HOPWA, ESG, Neighborhood Stabilization Program (NSP1), Neighborhood Stabilization Program II (NSP2), Neighborhood Stabilization Program III (NSP 3), Housing Opportunities for People Everywhere (HOPE VI), Homelessness Prevention and Rapid Re-housing and other programs is described as follows.

To the Consolidated Plan:

- 1) There is a change to the Priority Needs identified in the Strategic Plan;
- 2) There is a change to the Goals identified in the Strategic Plan;
- 3) There is a change to the Target Geographies/Areas identified in the Strategic Plan; and
- 4) New entitlement grants are awarded to the City.

To the Annual Action Plan:

- 1) There is a change to the Annual Goals identified in the AAP;
- 2) There is a change to the Target Geographies/Areas identified in the AAP;
- 3) When a Project previously described in the Action Plan is canceled/removed;
- 4) Creation of a new Project not previously described in the AAP;
- 5) The funding allocated to an existing Project is adjusted by 20%, or more, of the total allocation; and
- 6) Revision to an existing Project which changes the purpose, scope, location, or beneficiaries of the program.

All other changes will be considered non-Substantial Amendments and will be accomplished administratively by the City, without the requirement of further citizen participation.

CITIZEN COMMENT ON CITIZEN PARTICIPATION PLAN AND AMENDMENTS

Prior to the adoption of the CPP noted herein, it will have been noticed in a newspaper(s) of general circulation that the CPP is available for public review and comment for at least 30 calendar days, unless HUD establishes a different time period (i.e. an official waiver posted by HUD).

Any Substantial Amendment to the CPP will be posted for public review and comment for 30 calendar days, unless HUD establishes a different time period (i.e. an official waiver posted by HUD), before it is submitted to HUD or posted as the final document for public access.

The following items will be considered a Substantial Amendment to the CPP:

- a) A change in the definition of a Substantial Amendment for the Consolidated Plan, AAP, or Citizen Participation Plan; or
- b) A change in the required public notification periods or public hearings; or
- c) A change to the City's policies or procedures regarding citizen participation, to such an extent it can no longer reasonably be construed as meeting the original intent approved by HUD per 24 CFR Part 91.105.

PUBLIC COMMENT PERIOD FOR SUBSTANTIAL AMENDMENTS

Once drafted, the text of a Substantial Amendment of the CP, AAP or CPP will be made available for public comment prior to submission to HUD. The City will undertake the following:

- a) Provide notice of the proposed Substantial Amendment(s) in a newspaper(s) of general circulation to enable review and comment by the public for at least 30 days, unless HUD establishes a different time period (i.e. an official waiver posted by HUD).
- b) Publication on one of the [City's webpages](#).

Comments received on draft Substantial Amendments will be considered in preparing the final Substantial Amendment. A summary of these comments, and a summary of comments not accepted and the reasons, in addition to edits made to the draft during the public comment period will be documented in the Substantial Amendment program file and submitted to HUD when required.

PUBLIC COMMENT PERIOD FOR PERFORMANCE REPORTS (CAPER)

Per 24 CFR 91.105(d) an annual performance report known as the Consolidated Annual

Performance and Evaluation Report (CAPER) must be prepared by the City for annual submission to HUD within 90 days of the conclusion of the City's program year.

The City will provide reasonable notice of the CAPER in a newspaper(s) of general circulation to enable review and comment by the public for at least 15 calendar days. The notice will state where the CAPER may be obtained, which will include one of the [City's webpages](#). The City shall consider any comments made in the preparation of the final CAPER and attach a summary of such comments to the report.

As stated in the Public Hearings, Notice, and Outreach section of this document, a public hearing will be conducted to review the performance of grant programs. The time and location will be announced at the time of the notice. All public hearings as required by HUD or stated in this document, as per 24 CFR 91.105(e), will be noticed at least two weeks before the meetings are conducted and be noticed in a newspaper(s) with general circulation.

SUMMARY OF MINIMUM REQUIREMENTS FOR PUBLIC COMMENT PERIODS

Plan/Report	Minimum Required Comment Period
Consolidated Plan and/or Annual Action Plan	30 days
Citizen Participation Plan	30 days
Substantial Amendment to CP, AAP or CPP	30 days
Consolidated Annual Performance Evaluation Report (CAPER)	15 days

AVAILABILITY TO THE PUBLIC

The City of Phoenix will make available to the public all documents and Plans referenced in this CPP, including the availability of materials in a form accessible to persons with disabilities, upon request. Materials will be made available through the [City of Phoenix website](#). These materials are also available by telephoning the City's Neighborhood Services Department at 602-534-4444 or TTY 7- 1-1.

ACCESS TO RECORDS

The City will provide citizens, public agencies, and other interested parties with reasonable and timely access to the CP, AAP, CAPER, and public records relating to its past use of CDBG, HOME, ESG, HOPWA, and other HUD funds and related assistance for the previous five years.

TECHNICAL ASSISTANCE

The City will provide assistance to group representatives of low- and moderate-income persons that request help in developing proposal for funding under the CDBG, ESG, HOPWA, HOME and other HUD programs as described in the CP and AAP.

COMMENTS TO THE PLANS

Comments on the draft CP, AAP or any Substantial Amendment to these Plans received in writing, or orally at the public hearing and public comment period, will be considered in preparing the final CP, AAP or Substantial Amendment. A summary of these comments, and a summary of comments not accepted and the reasons, will be attached to the final Plan.

Any citizen, organization or group desiring to make a complaint regarding the CP, AAP or Substantial Amendment may do so in writing to the City's Neighborhood Services Department, 200 West Washington Street, Fourth floor, Phoenix, AZ 85003 or by email at grants.nsd@phoenix.gov. The City, where applicable and practical, will respond to written citizen complaints in writing with 15 days from their receipt of such.

ANTI-DISPLACEMENT PLAN

The City discourages the displacement of people assisted through the use of CDBG, HOME, ESG, HOPWA, or other HUD resources. Anti-displacement and relocation plans are developed on a project basis and meet the requirements of 49 CFR Part 24 Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally Assisted Programs.

STATES OF EMERGENCY/DISASTER EVENTS

During declared states of emergency, national pandemics, disaster events, and public health issues such as the coronavirus, it may be necessary to expedite any Substantial Amendment to the CP, AAP, CPP or CAPER.

These expedited Substantial Amendments may include funding new activities and/or reprogramming of funds to meet community needs resulting from the state of emergency or disaster event. As a result, the City may utilize CDBG, HOME, ESG, HOPWA, or other HUD resources, to meet these needs with a 5-day public comment period instead of a 30-day public comment period. Accommodations for persons with disabilities and/or with limited English proficiency will be made available to the greatest extent possible. During states of emergency or disaster events, advertisements and public notices may be made available solely on the [City of Phoenix website](#).

GLOSSARY OF TERMS

Annual Action Plan (AAP) - a specific one-year plan for the use of U.S. Department of Housing and Urban Development (HUD) formula grant funds. The formula grant programs included in the Consolidated Plan consist of the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG) and Housing Opportunities for Persons With AIDS (HOPWA) programs. The one-year action plan is based upon the priority needs and goals defined in the Consolidated Plan.

Affirmatively Furthering Fair Housing (AFFH) - taking meaningful actions, in addition to combating discrimination, to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all program participants' activities and programs relating to housing and urban development.

Assessment of Fair Housing (AFH) - the identification and evaluation of barriers to fair housing choice and contributing factors that exist.

Citizen Participation Plan (CPP) - a detailed plan that sets forth policies and procedures that encourage and promote the involvement of its citizens in the development and implementation of its Consolidated Plan, Annual Action Plan and review of performance reports such as the Consolidated Annual Performance and Evaluation Report.

Community Development Block Grant (CDBG) - are funds, including funds received in the form of grants under subpart D, F, or §570.405 of 24 CFR 570 (definitions), funds awarded under section 108(q) of the Housing and Community Development Act of 1974, loans guaranteed under subpart M of 24 CFR 570 (definitions), urban renewal surplus grant funds, and program income as defined in §570.500(a)

Consolidated Plan (CP) - the Plan prepared in accordance with 24 CFR part 91, which describes needs, resources, priorities, and proposed activities to be undertaken with respect to HUD programs, including the CDBG, HOME, ESG and HOPWA programs.

Emergency Solutions Grant (ESG) – is a program authorized by subtitle B of title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11371-11378). The program authorizes the

HUD to make grants to States, units of general-purpose local government, and territories for the rehabilitation or conversion of buildings for use as emergency shelter for the homeless, for the payment of certain expenses related to operating emergency shelters, for essential services related to emergency shelters, street outreach for the homeless, homelessness prevention and rapid re-housing assistance.

HOME Investment Partnerships (HOME) - are grants to states and units of general local government to implement local housing strategies designed to increase homeownership and affordable housing opportunities for low and very low-income Americans.

Housing Opportunities for Persons With AIDS (HOPWA) - are formula allocations and competitively awarded grants to eligible states, cities, and nonprofit organizations to provide housing assistance and related supportive services to meet the housing needs of low-income persons and their families living with HIV/AIDS.

HUD - the U.S. Department of Housing and Urban Development (HUD). HUD established the regulations and requirements for the program and has oversight responsibilities for the use of CDBG, HOME, ESG and HOPWA funds.

Low- and moderate-income person(s)/household(s) – persons/households classified as low- to moderate have income at 80% of the area median income (AMI). These also include a family that has an income equal to or less than [Section 8 low-income limits](#) established by HUD.

Neighborhood Stabilization Program (NSP) – this program was established by HUD for the purpose of providing emergency assistance to stabilize communities with high rates of abandoned and foreclosed homes, and to assist households whose annual incomes are up to 120 percent of the area median income (AMI). The program is authorized under Title III of the Housing and Economic Recovery Act of 2008.

NSP1 - The Housing and Economic Recovery Act of 2008 provided a first round of formula funding to states and units of general local government and is referred to as NSP1.

NSP2 - The American Recovery and Reinvestment Act provided a second round of funds in 2009 awarded by competition and is referred to as NSP2.

NSP3 – The third round provided in 2010 as part of the Dodd-Frank Wall Street Reform Act and was allocated by formula and is referred to as NSP3.

Program Income - gross income received by the recipient or a subrecipient directly generated from the use of CDBG funds, except as provided in 24 CFR 570.500, paragraph (a)(4).

Public Housing Authority (PHA) - any state, county, municipality, or other governmental entity or public body, or agency or instrumentality of these entities, that is authorized to engage or assist in the development or operation of low-income housing under the 1937 Act.

Source(s): 24 CFR Part 5, 24 CFR 91, 24 CFR 92, 24 CFR 570, 24 CFR Part 574, and 24 CFR Part 576

DRAFT



Annual Review and Updates to the Neighborhood Services Department's Code Enforcement Policy - Citywide

Request City Council approval of changes to the Neighborhood Services Department's (NSD) Code Enforcement Policy (CEP), based on the annual review.

Summary

The CEP provides guidelines for enforcement of the Neighborhood Preservation Ordinance, Zoning Ordinance and portions of other City codes/ordinances enforced by NSD (see **Attachment A**). Each year, staff presents a review of the policy with any recommended updates to the City Council, as stated in the policy, which was last updated on June 12, 2024. The information in this report is intended to initiate the review process and recommend updates for consideration.

The CEP is comprised of five sections. Section I through III of the CEP establish the purpose of standard code enforcement and the notification and enforcement options available to inspection staff; define recidivist person/properties and the possible consequences for repeat offenders; and describe the inspection and enforcement protocols for resident complaints with exceptions for proactive code enforcement in the immediate area of a complaint and in strategic initiative areas. Section IV includes information encouraging the use of hardship assistance programs for low- and moderate-income households where funding is available and support for owners/responsible parties who are impacted by homelessness, including increased communication, assistance and support in the form of information, referral counseling, outreach, the provision of volunteer labor and/or the provision of direct financial assistance. Section V includes guidance for NSD to work cooperatively with other departments and agencies to resolve complex and/or hazardous cases.

Based on NSD's annual review of the CEP, staff is proposing the following updates:

- Add a new section under Inspection/Enforcement to codify current practice related to Confidentiality of Complaints.
- Consolidate the anonymous reporting information in the new Confidentiality of Complaints section.

The staff recommended updates to the CEP are highlighted on page six of **Attachment B**, with the current CEP provided as **Attachment A** for reference.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Neighborhood Services Department.



NEIGHBORHOOD SERVICES DEPARTMENT

CODE ENFORCEMENT POLICY

The Code Enforcement Policy, adopted by the Phoenix City Council, provides guidelines for enforcement of the Neighborhood Preservation Ordinance, Zoning Ordinance and portions of other codes and ordinances.



Neighborhood Services Department Mission

To Preserve, Enhance and Engage Phoenix Neighborhoods

Contact Us

Report a code violation:

phoenix.gov/myPHX311

(602) 534-4444

Check the status of a code enforcement case:

nsdonline.phoenix.gov/CodeEnforcement

(602) 534-4444

For information about the Neighborhood
Preservation Code Compliance program:

phoenix.gov/nsd/programs/compliance

For a copy of this publication in an alternate format or for reasonable accommodations contact:

**Neighborhood Services Department ADA Liaison,
200 W. Washington St., Phoenix, AZ 85003. Voice (602) 534-4444. TTY 711.**

Esta información está disponible en español.

Code Enforcement Policy

Statement of Intent

The Code Enforcement Policy is to be used to guide the efforts of the Neighborhood Services Department to address violations of the City Code. To achieve compliance, it is the intent of the department to lead with education, provide resources when hardships exist, and enforce when necessary. Code enforcement is intended to be used to foster partnership with residents to support the overall health, safety, and welfare of the City, and to protect neighborhoods against hazardous, blighting, and deteriorating influences or conditions. Neighborhood Preservation Inspectors provide excellent customer service and will operate with fairness, integrity, transparency, and consistent professionalism while working to meet the department's intent.

I. Standard Code Enforcement

A. Purpose

It is the intent of the city of Phoenix to promote the health, safety, and welfare of the residents of Phoenix, Arizona. Part of this responsibility includes protecting neighborhoods from blighting and deteriorating conditions that have a negative impact on area property values and encourage social disorder and crime. This is achieved through ordinances and by establishing a policy to guide enforcement of the ordinances.

B. Standard Enforcement Policy

City of Phoenix residents are encouraged and supported in their efforts to maintain the physical environment of their neighborhoods through standards set in local ordinances. To assist in this endeavor, the following code enforcement policy has been established to guide the city in addressing properties with code violations.

The following actions will be taken on properties where there has been no case history or history of violations and/or previous enforcement action:

1. Inspection/Pre-notification

When a property complaint is received, the city will respond in the following manner:

a. Immediate Inspections

If the alleged violation concerns a potential health or safety hazard to the neighborhood or neighbors, inclusive of open/vacant buildings, fire and/or health hazards, unsecured pools or other health and safety hazards, the city will respond with an immediate inspection.

b. Pre-Notification Letter

If the alleged violation is not a potential health or safety hazard, if the property is occupied and if a mailing address is available, the city will issue a pre-notification letter to the owner/responsible parties notifying them that specific complaints have been received and that an inspection will be conducted within ten days. Information on the most common blighting violations will also be included with the pre-notification letter.

Code Enforcement Policy

2. Formal Notice of Ordinance Violation (NOV)

Except in cases involving health and safety violations, cases with previous history of code violations, violations of a transient nature such as home occupation standards and violations involving vendors, the responsible party or parties will be officially notified that a violation has been discovered through an inspection and will be advised of specific corrective action required. They will also be advised through this process of what further action will be taken by the city if they do not comply. In addition, owners/responsible parties will be advised of available appropriate assistance as enumerated in Section IV.B. of this policy.

a. Timelines for NOV Reinspection

- I. Standard – 15 days (minor violations)
- II. Standard – 35 days (significant cost to correct)
- III. Abatement – 35 days
- IV. Hazard – 0 to 24 hours
- V. Graffiti – 10 days
- VI. Rental Registration – 10 days
- VII. Illegal Signs - 5 days
- VIII. Mobile Vending – 0 to 15 days

The NOV will include an explanation that recidivists will receive only one official notice for a violation and that future offenses of city ordinances may result in legal action without issuance of further notices of ordinance violation. Information on the most common blighting violations will also be included with the NOV.

3. Civil Citation

Owners/responsible parties who fail to comply will be subject to the issuance of a civil citation that will be adjudicated by a hearing officer/judge. In the case of properties that are not owner occupied the following general guidelines will apply:

- In general, tenants/occupants will be held responsible for items concerning routine maintenance and for personal property items.
- In situations where tenants/occupants have failed to fulfill their responsibility for compliance with city ordinances, owners/responsible parties may also be held accountable.
- In cases involving unoccupied properties, owners/ responsible parties will be held accountable for all property conditions.

4. Criminal Complaint

Failure to comply with any of the preceding actions will be cause to proceed with a criminal complaint.

5. City Abatement

The city, at its own discretion, may choose to directly abate and assess (lien) for any and all violations that remain in non-compliance with city ordinances or regulations.

Code Enforcement Policy

6. Exceptions

Exceptions to the standard code enforcement policy are as follows:

Episodic Violations

- a. An episodic violation is one that occurs intermittently. To effectively address episodic violations in an expediated manner, the Neighborhood Services Department will deviate from the standard enforcement process and proceed to an immediate citation.

Violations include, but are not limited to, non-permitted events where the owner has been notified but activity continues, such as unauthorized parties that occur on commercial properties and events with outdoor entertainment without the appropriate use permit.

II. Recidivists Persons/Properties and Egregious Violations

A. Purpose

The recidivist process is designed to provide relief via an expedited enforcement process for neighborhoods experiencing problems with residents who repeatedly violate city ordinances and who have demonstrated an inability or unwillingness to remain a good neighbor by maintaining their property.

B. Definition

A recidivist case is a newly opened case on a property involving the same responsible party for the same violation or any of the common blight violations as specified in Section III (B) (4) (a), where within the last 12 months, the responsible party has been issued a Notice of Ordinance Violation and/or civil citation, and/or had criminal charges filed for, and/or contractual abatement initiated.

An egregious violation is when the condition or state of a property is in an extreme state of violation, which could present health and safety issues, or is beyond the reasonable scenario where the owner may not be aware there is a violation.

If unusual or mitigating circumstances warrant, the City Manager or designee exempt a responsible party from the recidivist designation. In such cases, the City Manager or designee will seek input from the complainant, neighborhood associations or block watches in the area, area residents or other staff, as appropriate, to assist in making a determination.

C. Notification Policy

Cases with a violation, which have been determined to be recidivist or chronic recidivist, will not be issued a pre-notification letter or standard NOV, and will proceed immediately to one of the following code enforcement actions based on the unique facts of the case:

- issue a NOV requiring the abatement of the violations
- issue a civil citation
- request a criminal summons

Code Enforcement Policy

III. Inspection/Enforcement

A. Purpose

The Neighborhood Preservation Ordinance, Zoning Ordinance and other ordinances and codes enforced by the Neighborhood Services Department are enforced on a complaint basis. This is designed to encourage resident, neighborhood association, block watch or other city department participation in the enforcement process. The graffiti supplies non-access regulations (Section 39-10 D) of the Neighborhood Preservation Ordinance, mobile vending regulations, Vacant Property Registry, and common blight violations identified along arterial streets may be enforced proactively.

Anonymous complaints will be accepted with the following exceptions: home occupation complaints; portions of the animal ordinance (Chapter 8); when past complaints for the same alleged violation on the same property have been found to be invalid on three or more occasions; and in situations when a street address is not provided. Complaints in these categories will require that the complainant provide a name and contact phone number.

B. Exceptions

Exceptions to the complaint-based enforcement policy are as follows:

1. Active Neighborhood Fight Back Areas

The Neighborhood Fight Back Program is a resident mobilization effort that provides a temporary increase in city services to assist in community revitalization efforts. The increased services are targeted to reduce crime, eliminate, or prevent blight and help restore or stabilize neighborhoods.

Deviation from the complaint-based enforcement process will take place at the request of, and with the active support and cooperation of, area residents.

2. Neighborhood Initiative Areas

Combined with the city's long-standing commitment to improve distressed areas, the Neighborhood Services Department is focusing resources for concentrated and comprehensive revitalization in five Neighborhood Initiative Areas. The concept is to concentrate resources, complete revitalization, then move to other areas of need. The neighborhoods identified and selected require a comprehensive approach for restoration and revitalization. Staff works with residents so that success can be defined, and a strategy developed to achieve it.

These and future designated NIAs will allow for non-complaint-based inspections and enforcement.

3. Redevelopment Areas, Neighborhood Revitalization Areas, or other Target Areas

The Neighborhood Services Department works with resident advisory committees and neighborhood organizations in the city's designated Redevelopment Areas and other Target Areas to eliminate blight and to promote residential and commercial redevelopment and revitalization. In order to support and complement redevelopment and revitalization efforts within the designated redevelopment and Target Areas, systematic and non-complaint-based code enforcement may be required.

Code Enforcement Policy

At the request of Phoenix City Council members, certain Neighborhood Revitalization Areas are designated by the Neighborhood Services Department for neighborhood organization and revitalization activities. Based upon the request of, and in partnership with, the neighborhood organization, non-complaint-based code enforcement may be implemented in these areas.

4. Properties in the Immediate Area which are an Obvious Detriment or Blight

When an initial inspection is conducted, based on a complaint, the inspector may:

- a. Expand upon the initial complaint on the same property and determine whether violations exist on the following items identified by City Council:
 - High weeds/grass or dead/dry bushes, trees, weeds and/or other vegetation
 - Inoperable vehicles
 - Junk, litter and/or debris
 - Open/vacant buildings and structures
 - Outside storage
 - Fences in disrepair
 - Vehicles parked on a non-dust proofed surface or in non-permitted areas of residential front or side yards
 - Graffiti
 - Properties not listed on the Vacant Property Registry
- b. Inspect additional properties in the immediate area of the initial reported violation
- c. Limit the inspection to those items, which appeared as violations on the initial property on which the complaint was received; and the items listed in III (B)(4)(a).
- d. Initiate appropriate enforcement action

5. Environmental, Imminent Hazard and/or Fire Safety Conditions

In order to maintain and protect neighborhoods from imminent hazards, environmental hazards, fire hazards and other types of similar conditions that may immediately endanger or place residents in peril, the city will summarily inspect/abate any and all conditions which are discovered without benefit of complaint.

6. Seamless Service Efforts

The Neighborhood Services Department may be called upon by other departments or governmental agencies to partner on issues of community concern in areas outside of the city's designated Target Areas. It is the department's goal to provide seamless and coordinated service in such circumstances to facilitate the resolution of an identified community problem. In order to support and complement these interagency/interdepartmental efforts, systematic and non-complaint-based code enforcement may be implemented with the approval of the City Manager or designee.

7. City-designated Slum Properties

In an effort to comprehensively and effectively address multiple violations at city-designated slum properties, the Neighborhood Services Department may implement non-complaint-based code enforcement.

Code Enforcement Policy

8. Recidivist/Chronic Recidivist Properties

To address frequently recurring violations on recidivist properties, the Neighborhood Services Department may initiate non-complaint-based inspections/ code enforcement on recidivist properties after case resolution to check for a recurrence of the same violation(s) and/or any of the common blight violations as identified in Section III. (B) (4) (a).

To assure lasting compliance on chronic recidivist properties, the Neighborhood Services Department shall initiate non-complaint based exterior inspections/ code enforcement on designated chronic recidivist properties after case resolution, to check for a recurrence of the same violation(s) and/or any of the common blight violations as identified in Section III. B. (4) (a).

9. Private Communities

Enforcement of violations within private communities with private roads and/or limited public access are generally the responsibility of the owner(s), responsible party, property manager, and/or park managers. NSD will enforce violations visible from the property boundaries and health and safety violations reported by residents within the community.

10. Short Term Rental Properties

To ensure the appropriate permitting requirements are met, the Neighborhood Services Department may proactively enforce non-permitted Short-Term Rentals. Additionally, the Director may adopt a policy to regularly inspect properties for compliance with Section 10-205.

IV. Hardship Assistance

A. Purpose

It is the intent of the city to provide assistance to all low- and moderate- income households that are eligible for financial assistance, and support for owners/responsible parties who are impacted by homelessness. Assistance and support will be provided in the form of information, referral, counseling, outreach, the provision of volunteer labor and/or the provision of direct financial assistance. Additional time to achieve compliance may also be necessary due to the resources offered.

B. Available Resources

Based upon funding availability and in some cases participant eligibility the Neighborhood Services Department will provide or coordinate the following types of assistance:

- Information
- Housing, financial, landlord/tenant counseling
- Referral to public, private, or nonprofit sources of assistance
- Tool lending
- Volunteer labor assistance
- Graffiti abatement supplies and assistance
- Financial assistance to bring violations into compliance
- Housing rehabilitation/reconstruction (limited geographic areas only)

Code Enforcement Policy

V. Interdepartmental/Interagency Cooperation

A. Purpose

The Neighborhood Services Department will cooperate with other departments and agencies when appropriate to further the mutual goals of nuisance abatement and neighborhood maintenance for the benefit of the entire community.

B. Cooperation From Other Departments

Upon the request of the director or designee, the Police Department and any other department of the city will assist and cooperate with the director in the performance of duties related to the enforcement of ordinances. This cooperation may include assistance in enforcement or abatement actions, including removal of persons from buildings or structures to be demolished.

C. Hazardous Conditions

The city manager or designee may order immediate abatement of a hazard without notice. The Neighborhood Services Department may also request official concurrence from other departments as to whether immediate abatement action is necessary. These departments or agencies include, but are not limited to, Police, Fire, Public Works, Development Services, and the Maricopa County Environmental Services departments.

VI. Annual Review by City Council

This Code Enforcement Policy will be reviewed and evaluated annually by the City Council.



NEIGHBORHOOD SERVICES DEPARTMENT

CODE ENFORCEMENT POLICY

The Code Enforcement Policy, adopted by the Phoenix City Council, provides guidelines for enforcement of the Neighborhood Preservation Ordinance, Zoning Ordinance and portions of other codes and ordinances.



Neighborhood Services Department Mission

To Preserve, Enhance and Engage Phoenix Neighborhoods

Contact Us

Report a code violation:

phoenix.gov/myPHX311

(602) 534-4444

Check the status of a code enforcement case:

nsdonline.phoenix.gov/CodeEnforcement

(602) 534-4444

For information about the Neighborhood
Preservation Code Compliance program:

phoenix.gov/nsd/programs/compliance

For a copy of this publication in an alternate format or for reasonable accommodations contact:

**Neighborhood Services Department ADA Liaison,
200 W. Washington St., Phoenix, AZ 85003. Voice (602) 534-4444. TTY 711.**

Esta información está disponible en español.

Code Enforcement Policy

Statement of Intent

The Code Enforcement Policy is to be used to guide the efforts of the Neighborhood Services Department to address violations of the City Code. To achieve compliance, it is the intent of the department to lead with education, provide resources when hardships exist, and enforce when necessary. Code enforcement is intended to be used to foster partnership with residents to support the overall health, safety, and welfare of the City, and to protect neighborhoods against hazardous, blighting, and deteriorating influences or conditions. Neighborhood Preservation Inspectors provide excellent customer service and will operate with fairness, integrity, transparency, and consistent professionalism while working to meet the department's intent.

I. Standard Code Enforcement

A. Purpose

It is the intent of the city of Phoenix to promote the health, safety, and welfare of the residents of Phoenix, Arizona. Part of this responsibility includes protecting neighborhoods from blighting and deteriorating conditions that have a negative impact on area property values and encourage social disorder and crime. This is achieved through ordinances and by establishing a policy to guide enforcement of the ordinances.

B. Standard Enforcement Policy

City of Phoenix residents are encouraged and supported in their efforts to maintain the physical environment of their neighborhoods through standards set in local ordinances. To assist in this endeavor, the following code enforcement policy has been established to guide the city in addressing properties with code violations.

The following actions will be taken on properties where there has been no case history or history of violations and/or previous enforcement action:

1. Inspection/Pre-notification

When a property complaint is received, the city will respond in the following manner:

a. Immediate Inspections

If the alleged violation concerns a potential health or safety hazard to the neighborhood or neighbors, inclusive of open/vacant buildings, fire and/or health hazards, unsecured pools or other health and safety hazards, the city will respond with an immediate inspection.

b. Pre-Notification Letter

If the alleged violation is not a potential health or safety hazard, if the property is occupied and if a mailing address is available, the city will issue a pre-notification letter to the owner/responsible parties notifying them that specific complaints have been received and that an inspection will be conducted within ten days. Information on the most common blighting violations will also be included with the pre-notification letter.

Code Enforcement Policy

2. Formal Notice of Ordinance Violation (NOV)

Except in cases involving health and safety violations, cases with previous history of code violations, violations of a transient nature such as home occupation standards and violations involving vendors, the responsible party or parties will be officially notified that a violation has been discovered through an inspection and will be advised of specific corrective action required. They will also be advised through this process of what further action will be taken by the city if they do not comply. In addition, owners/responsible parties will be advised of available appropriate assistance as enumerated in Section IV.B. of this policy.

a. Timelines for NOV Reinspection

- I. Standard – 15 days (minor violations)
- II. Standard – 35 days (significant cost to correct)
- III. Abatement – 35 days
- IV. Hazard – 0 to 24 hours
- V. Graffiti – 10 days
- VI. Rental Registration – 10 days
- VII. Illegal Signs - 5 days
- VIII. Mobile Vending – 0 to 15 days

The NOV will include an explanation that recidivists will receive only one official notice for a violation and that future offenses of city ordinances may result in legal action without issuance of further notices of ordinance violation. Information on the most common blighting violations will also be included with the NOV.

3. Civil Citation

Owners/responsible parties who fail to comply will be subject to the issuance of a civil citation that will be adjudicated by a hearing officer/judge. In the case of properties that are not owner occupied the following general guidelines will apply:

- In general, tenants/occupants will be held responsible for items concerning routine maintenance and for personal property items.
- In situations where tenants/occupants have failed to fulfill their responsibility for compliance with city ordinances, owners/responsible parties may also be held accountable.
- In cases involving unoccupied properties, owners/ responsible parties will be held accountable for all property conditions.

4. Criminal Complaint

Failure to comply with any of the preceding actions will be cause to proceed with a criminal complaint.

5. City Abatement

The city, at its own discretion, may choose to directly abate and assess (lien) for any and all violations that remain in non-compliance with city ordinances or regulations.

Code Enforcement Policy

6. Exceptions

Exceptions to the standard code enforcement policy are as follows:

Episodic Violations

- a. An episodic violation is one that occurs intermittently. To effectively address episodic violations in an expediated manner, the Neighborhood Services Department will deviate from the standard enforcement process and proceed to an immediate citation.

Violations include, but are not limited to, non-permitted events where the owner has been notified but activity continues, such as unauthorized parties that occur on commercial properties and events with outdoor entertainment without the appropriate use permit.

II. Recidivists Persons/Properties and Egregious Violations

A. Purpose

The recidivist process is designed to provide relief via an expedited enforcement process for neighborhoods experiencing problems with residents who repeatedly violate city ordinances and who have demonstrated an inability or unwillingness to remain a good neighbor by maintaining their property.

B. Definition

A recidivist case is a newly opened case on a property involving the same responsible party for the same violation or any of the common blight violations as specified in Section III (B) (4) (a), where within the last 12 months, the responsible party has been issued a Notice of Ordinance Violation and/or civil citation, and/or had criminal charges filed for, and/or contractual abatement initiated.

An egregious violation is when the condition or state of a property is in an extreme state of violation, which could present health and safety issues, or is beyond the reasonable scenario where the owner may not be aware there is a violation.

If unusual or mitigating circumstances warrant, the City Manager or designee exempt a responsible party from the recidivist designation. In such cases, the City Manager or designee will seek input from the complainant, neighborhood associations or block watches in the area, area residents or other staff, as appropriate, to assist in making a determination.

C. Notification Policy

Cases with a violation, which have been determined to be recidivist or chronic recidivist, will not be issued a pre-notification letter or standard NOV, and will proceed immediately to one of the following code enforcement actions based on the unique facts of the case:

- issue a NOV requiring the abatement of the violations
- issue a civil citation
- request a criminal summons

Code Enforcement Policy

III. Inspection/Enforcement

A. Purpose

The Neighborhood Preservation Ordinance, Zoning Ordinance and other ordinances and codes enforced by the Neighborhood Services Department are enforced on a complaint basis. This is designed to encourage resident, neighborhood association, block watch or other city department participation in the enforcement process. The graffiti supplies non-access regulations (Section 39-10 D) of the Neighborhood Preservation Ordinance, mobile vending regulations, Vacant Property Registry, and common blight violations identified along arterial streets may be enforced proactively.

B. Confidentiality of Complaints

The Neighborhood Services Department's policy is to not publicly disclose complainant information, unless required by law. Once a violation is substantiated, the City of Phoenix serves as the official complainant for the duration of the case.

A property may be reported anonymously, or residents may choose to leave their contact information as part of the process for any additional inquiries for the inspector. Anonymous complaints will be accepted with the following exceptions: home occupation complaints; portions of the animal ordinance (Chapter 8); when past complaints for the same alleged violation on the same property have been found to be invalid on three or more occasions; and in situations when a street address is not provided. Complaints in these categories will require that the complainant provides a name and contact phone number.

C. Exceptions

Exceptions to the complaint-based enforcement policy are as follows:

1. Active Neighborhood Fight Back Areas

The Neighborhood Fight Back Program is a resident mobilization effort that provides a temporary increase in city services to assist in community revitalization efforts. The increased services are targeted to reduce crime, eliminate, or prevent blight and help restore or stabilize neighborhoods.

Deviation from the complaint-based enforcement process will take place at the request of, and with the active support and cooperation of, area residents.

2. Neighborhood Initiative Areas

Combined with the city's long-standing commitment to improve distressed areas, the Neighborhood Services Department is focusing resources for concentrated and comprehensive revitalization in five Neighborhood Initiative Areas. The concept is to concentrate resources, complete revitalization, then move to other areas of need. The neighborhoods identified and selected require a comprehensive approach for restoration and revitalization. Staff works with residents so that success can be defined, and a strategy developed to achieve it.

These and future designated NIAs will allow for non-complaint-based inspections and enforcement.

3. Redevelopment Areas, Neighborhood Revitalization Areas, or other Target Areas

Code Enforcement Policy

The Neighborhood Services Department works with resident advisory committees and neighborhood organizations in the city's designated Redevelopment Areas and other Target Areas to eliminate blight and to promote residential and commercial redevelopment and revitalization. In order to support and complement redevelopment and revitalization efforts within the designated redevelopment and Target Areas, systematic and non-complaint-based code enforcement may be required.

At the request of Phoenix City Council members, certain Neighborhood Revitalization Areas are designated by the Neighborhood Services Department for neighborhood organization and revitalization activities. Based upon the request of, and in partnership with, the neighborhood organization, non-complaint-based code enforcement may be implemented in these areas.

4. Properties in the Immediate Area which are an Obvious Detriment or Blight

When an initial inspection is conducted, based on a complaint, the inspector may:

- a. Expand upon the initial complaint on the same property and determine whether violations exist on the following items identified by City Council:
 - High weeds/grass or dead/dry bushes, trees, weeds and/or other vegetation
 - Inoperable vehicles
 - Junk, litter and/or debris
 - Open/vacant buildings and structures
 - Outside storage
 - Fences in disrepair
 - Vehicles parked on a non-dust proofed surface or in non-permitted areas of residential front or side yards
 - Graffiti
 - Properties not listed on the Vacant Property Registry
- b. Inspect additional properties in the immediate area of the initial reported violation
- c. Limit the inspection to those items, which appeared as violations on the initial property on which the complaint was received; and the items listed in III (B)(4)(a).
- d. Initiate appropriate enforcement action

5. Environmental, Imminent Hazard and/or Fire Safety Conditions

In order to maintain and protect neighborhoods from imminent hazards, environmental hazards, fire hazards and other types of similar conditions that may immediately endanger or place residents in peril, the city will summarily inspect/abate any and all conditions which are discovered without benefit of complaint.

6. Seamless Service Efforts

The Neighborhood Services Department may be called upon by other departments or governmental agencies to partner on issues of community concern in areas outside of the city's designated Target Areas. It is the department's goal to provide seamless and coordinated service in such circumstances to facilitate the resolution of an identified community problem. In order to support and

Code Enforcement Policy

complement these interagency/interdepartmental efforts, systematic and non-complaint-based code enforcement may be implemented with the approval of the City Manager or designee.

7. City-designated Slum Properties

In an effort to comprehensively and effectively address multiple violations at city- designated slum properties, the Neighborhood Services Department may implement non-complaint-based code enforcement.

8. Recidivist/Chronic Recidivist Properties

To address frequently recurring violations on recidivist properties, the Neighborhood Services Department may initiate non-complaint-based inspections/ code enforcement on recidivist properties after case resolution to check for a recurrence of the same violation(s) and/or any of the common blight violations as identified in Section III. (B) (4) (a).

To assure lasting compliance on chronic recidivist properties, the Neighborhood Services Department shall initiate non-complaint based exterior inspections/ code enforcement on designated chronic recidivist properties after case resolution, to check for a recurrence of the same violation(s) and/or any of the common blight violations as identified in Section III. B. (4) (a).

9. Private Communities

Enforcement of violations within private communities with private roads and/or limited public access are generally the responsibility of the owner(s), responsible party, property manager, and/or park managers. NSD will enforce violations visible from the property boundaries and health and safety violations reported by residents within the community.

10. Short Term Rental Properties

To ensure the appropriate permitting requirements are met, the Neighborhood Services Department may proactively enforce non-permitted Short-Term Rentals. Additionally, the Director may adopt a policy to regularly inspect properties for compliance with Section 10-205.

IV. Hardship Assistance

A. Purpose

It is the intent of the city to provide assistance to all low- and moderate- income households that are eligible for financial assistance, and support for owners/responsible parties who are impacted by homelessness. Assistance and support will be provided in the form of information, referral, counseling, outreach, the provision of volunteer labor and/or the provision of direct financial assistance. Additional time to achieve compliance may also be necessary due to the resources offered.

B. Available Resources

Based upon funding availability and in some cases participant eligibility the Neighborhood Services Department will provide or coordinate the following types of assistance:

Code Enforcement Policy

- Information
- Housing, financial, landlord/tenant counseling
- Referral to public, private, or nonprofit sources of assistance
- Tool lending
- Volunteer labor assistance
- Graffiti abatement supplies and assistance
- Financial assistance to bring violations into compliance
- Housing rehabilitation/reconstruction (limited geographic areas only)

V. Interdepartmental/Interagency Cooperation

A. Purpose

The Neighborhood Services Department will cooperate with other departments and agencies when appropriate to further the mutual goals of nuisance abatement and neighborhood maintenance for the benefit of the entire community.

B. Cooperation From Other Departments

Upon the request of the director or designee, the Police Department and any other department of the city will assist and cooperate with the director in the performance of duties related to the enforcement of ordinances. This cooperation may include assistance in enforcement or abatement actions, including removal of persons from buildings or structures to be demolished.

C. Hazardous Conditions

The city manager or designee may order immediate abatement of a hazard without notice. The Neighborhood Services Department may also request official concurrence from other departments as to whether immediate abatement action is necessary. These departments or agencies include, but are not limited to, Police, Fire, Public Works, Development Services, and the Maricopa County Environmental Services departments.

VI. Annual Review by City Council

This Code Enforcement Policy will be reviewed and evaluated annually by the City Council.

**2025-26 Community Development Block Grant Neighborhood Enhancement and Infrastructure Programs (Ordinance S-52060) - Citywide**

Request to authorize the City Manager, or his designee, to procure services and amend existing contracts as necessary or appropriate to implement the Neighborhood Services Department's (NSD) grant-funded Enhancement and Infrastructure Programs in an aggregate amount not to exceed \$1,550,000. All existing contract spending limits are included in the aggregate total for this item. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item. There is no impact to the General Fund.

Summary

NSD administers enhancement and infrastructure projects that benefit low- and moderate-income residents of Phoenix, and prevent or eliminate blight by improving the physical infrastructure of neighborhoods. Enhancement and Infrastructure Programs are designed and implemented in partnership with active neighborhood organizations, City of Phoenix departments, including Library, Parks and Recreation, and Street Transportation, and local non-profit organizations to provide additional resources and support to implement strategies that achieve basic neighborhood improvement goals. The U.S. Department of Housing and Urban Development (HUD), through the Community Development Block Grant (CDBG), funds the following Enhancement and Infrastructure Programs:

The Neighborhood Enhancement Program (up to \$900,000)

Activities that address neighborhood needs with projects that include, but are not limited to: improving public and nonprofit owned public facilities, such as parks, youth centers, and community facilities, and other enhancement projects that provide a public benefit to residents with low- and moderate-income in the City of Phoenix. All projects are subject to federal regulations and requirements.

The Neighborhood Infrastructure Program (up to \$650,000)

Activities that improve streets and street lighting, median landscaping, traffic and speed mitigation, water and sewer, drainage, and other infrastructure projects that serve low- and moderate-income areas. All projects are subject to federal regulations and requirements.

Additional activities include the acquisition, disposition, and rehabilitation of public facilities to address slum and blight on a spot or area basis.

NSD seeks authorization to proceed with all actions necessary to implement and administer the grant-funded Neighborhood Enhancement and Infrastructure Programs in Fiscal Year 2025-26.

- If approved, procure and/or amend any necessary contracts or agreements with subrecipients and contractors to fund existing and future contracts in accordance with the grant terms.
- Acquire or dispose of real property meeting the applicable federal rules and regulations and take all actions necessary to carry out acquisition, rehabilitation, and/or disposition activities in accordance with grant terms.
- Take all other action necessary or appropriate to carry out the purposes of the item and implement and administer the Neighborhood Enhancement and Infrastructure Programs in accordance with federal regulations and requirements.

Applicant and Review Process

Neighborhood Enhancement and Infrastructure applications and needs assessments may be submitted any time and are reviewed by City of Phoenix staff as they are received to determine the eligibility, feasibility, and risk of the proposed projects. Successful applications must benefit and serve low- and moderate-income residents of Phoenix and prevent or eliminate blight by improving the physical infrastructure of neighborhoods.

Procurement Information

Services may be procured, as needed, utilizing procurement procedures in accordance with Administrative Regulation 3.10 and 3.25 to implement and administer NSD's Neighborhood Enhancement and Infrastructure Programs.

Financial Impact

These programs are funded by HUD through CDBG funds. There is no impact to the General Fund.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Neighborhood Services Department.



2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan - Submission to HUD (Ordinance S-52051) - Citywide

Request City Council approval of the draft 2025-2029 Consolidated Plan and the 2025-2026 Annual Action Plan; and the submission of these items to the U.S. Department of Housing and Urban Development (HUD). The responsible departments also seek authorization to proceed with all actions necessary or appropriate to implement and administer these plans, including payment authority to reimburse funds to HUD and programming any current or prior year Program Income. Activities to administer the Consolidated Plan include issuing solicitations (Request for Proposals, Notice of Funding Opportunities, etc.), entering into and/or amending any necessary contracts and agreements, and programming any current or prior year program income. Further request authorization for the City Treasurer to accept, and the City Controller to disburse, all funds related to these items.

Summary

The 2025-2029 Consolidated Plan (**Attachment A**) examines housing and community development needs in the City of Phoenix and defines strategies for addressing those needs over the next five years. The plan contains the application requirements for four HUD programs administered by the City, which include: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons With AIDS (HOPWA).

The 2025-2026 Annual Action Plan describes how funds will be used to address the priorities and achieve the goals outlined in the first year of the Consolidated Plan. The 2025-2026 grant allocations are as follows:

- CDBG: \$14,389,727
- HOME: \$5,123,745.14
- ESG: \$1,271,028
- HOPWA: \$5,586,702
- **Total Funding: \$26,371,202.14**

CDBG

Critical Core Programs: \$9,353,422.55

Public Services: \$2,158,459.05

Program Management, Coordination, and Support: \$2,877,845.40

Total CDBG Funding: \$14,389,727

HOME

Multi-Family New Construction/Rehabilitation Projects, Reconstruction/Rehabilitation of Owner-Occupied Homes, and Homeownership Assistance: \$4,611,370.63

Program Management, Coordination, and Support: \$512,374.51

Total HOME Funding: \$5,123,745.14

HOPWA

Client Housing and Related Services: \$5,419,101

Program Management, Coordination, and Support: \$167,601

Total HOPWA Funding: \$5,586,702

ESG

Emergency Shelter: \$700,000

Rapid Re-Housing: \$560,765

Street Outreach: \$5,263

Eviction Prevention: \$250,000 (from 2024-25 unspent funds)

Homeless Management Information Systems: \$5,000

Program Management, Coordination, and Support: \$0

Total ESG Funding: \$1,271,028

Public Outreach

A multifaceted and multilingual approach to engage the community was launched to promote the involvement of low- and moderate-income populations including:

- Six in-person community engagement sessions were conducted in English and Spanish to introduce residents to the City's Five-Year Consolidated Plan.
- A survey, in English and Spanish, was distributed by multiple City departments, through City social media outlets, and posted on City webpages.
- Published community engagement sessions and public hearing notices in the Arizona Republic, Arizona Informant, Record Reporter, Prensa Hispana, and La Voz newspapers.
- Email broadcasts sent to 10,748 City residents, public housing residents, housing developers, Section 8 participants, Section 8 landlords, and neighborhood groups.
- Facebook, X (Twitter), and Instagram social media postings promoting the community meetings and survey links.

- Flyers posted at ARIZONA@WORK at the 51st Avenue location, Burton Barr Central Library, Adam Diaz Senior Center, South Mountain Community Center, Senior Opportunities West Senior Center, and Marcos de Niza Senior Center.
- In-person outreach at: Lindo Park G.A.I.N. event on February 22, 2025; Maryvale Mercado event on February 22, 2025; and Kuban Neighborhood Celebrates Literacy in the Community event on March 1, 2025.

Efforts were also made to ensure community engagement sessions were held in locations and facilities that were accessible to non-English speaking persons, individuals with disabilities, and low- and moderate-income individuals throughout the City. A total of 112 residents attended six engagement sessions and provided feedback on their housing, economic, and community development needs and priorities for the City.

To supplement the community engagement sessions an online survey was offered in both English and Spanish. A total of 309 survey responses (292 in English and 17 in Spanish) were received. The survey was available online on the City's website and hard copies were made available at senior centers. Additionally, the survey was emailed to City departments, community agencies and stakeholders who then advertised the survey link in their newsletters, social media, and conducted outreach through their email networks.

Based on the public outreach and community engagement process, the following goals have been developed for the 2025-2029 Consolidated Plan:

1. **Develop and preserve affordable housing** - Promote and fund new affordable development including homeownership opportunities for low- and moderate-income households; development of new rental housing inventory; and homeowner housing rehabilitation activities.
2. **Public services for low- and moderate-income and special need populations** - Provide supportive services to low- to moderate-income and special need populations.
3. **Public facilities and infrastructure development** - Provide funds to improve and expand public facilities and infrastructure such as parks, community centers, sidewalks, and streets.
4. **Economic development** - Provide support for activities, such as technical assistance, and promote job retention or creation for low- and moderate-income residents.
5. **Removal of slum and blight** - Provide support for the removal of slum and blight in low- to moderate-income areas in the City of Phoenix. Demolition activities of aging

and dilapidated structures.

6. **Housing and services for the homeless** - Provide support for overnight shelter services for individuals and families experiencing homelessness. Emergency shelter includes wraparound services that help individuals and families gain self-sufficiency. Provide homeless prevention services for those at-risk of homelessness, and rapid re-housing assistance.
7. **Housing and services for persons with HIV/AIDS** - Provide funding support for housing activities and related services for persons living with HIV/AIDS, including permanent housing placement and supportive services.

Responsible Department

This item is submitted by Deputy City Managers Alan Stephenson and Gina Montes, the Neighborhood Services, Human Services and Housing departments and the Office of Homeless Solutions.

ATTACHMENT A



City of Phoenix
2025-2029 Consolidated Plan
DRAFT

200 W. Washington Street
Phoenix, AZ 85003

Table of Contents

Executive Summary	5
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	5
The Process	12
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b).....	12
PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)	14
PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)	24
Needs Assessment	30
NA-05 Overview	30
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c).....	32
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2).....	52
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2).....	57
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)	61
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)	63
NA-35 Public Housing – 91.205(b)	64
NA-40 Homeless Needs Assessment – 91.205(c)	70
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d).....	75
NA-50 Non-Housing Community Development Needs – 91.215 (f)	79
Housing Market Analysis	81
MA-05 Overview	81
MA-10 Number of Housing Units – 91.210(a)&(b)(2).....	82
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)	89
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)	96
MA-25 Public and Assisted Housing – 91.210(b)	104
MA-30 Homeless Facilities and Services – 91.210(c).....	108
MA-35 Special Needs Facilities and Services – 91.210(d).....	112
MA-40 Barriers to Affordable Housing – 91.210(e).....	116
MA-45 Non-Housing Community Development Assets – 91.215 (f)	117
MA-50 Needs and Market Analysis Discussion.....	131

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)	140
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3).....	144
Strategic Plan	148
SP-05 Overview	148
SP-10 Geographic Priorities – 91.215 (a)(1).....	150
SP-25 Priority Needs - 91.215(a)(2)	160
SP-30 Influence of Market Conditions – 91.215 (b)	166
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)	169
SP-40 Institutional Delivery Structure – 91.215(k).....	176
SP-50 Public Housing Accessibility and Involvement – 91.215(c)	186
SP-55 Barriers to affordable housing – 91.215(h)	188
SP-60 Homelessness Strategy – 91.215(d)	192
SP-65 Lead based paint Hazards – 91.215(i).....	196
SP-70 Anti-Poverty Strategy – 91.215(j).....	198
SP-80 Monitoring – 91.230.....	200
Expected Resources	202
AP-15 Expected Resources – 91.220(c)(1,2)	202
Annual Goals and Objectives	208
AP-20 Annual Goals and Objectives	208
Projects	214
AP-35 Projects – 91.220(d).....	214
AP-38 Project Summary	217
AP-50 Geographic Distribution – 91.220(f)	245
Affordable Housing	248
AP-55 Affordable Housing – 91.220(g).....	248
AP-60 Public Housing – 91.220(h).....	250
AP-65 Homeless and Other Special Needs Activities – 91.220(i)	255
AP-70 HOPWA Goals– 91.220 (l)(3)	260
AP-75 Barriers to affordable housing – 91.220(j)	261

AP-85 Other Actions – 91.220(k)	265
<i>Program Specific Requirements</i>	270
AP-90 Program Specific Requirements – 91.220(l)(1,2,4).....	270

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Phoenix, Arizona, receives an annual entitlement allocation of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA) program funds from the U.S. Department of Housing and Urban Development (HUD). The CDBG, HOME, ESG, and HOPWA Programs provide annual grants on a formula basis to entitlement cities and urban counties to develop viable communities by providing safe, decent, and affordable housing; suitable living environments; and expanding economic opportunities, primarily for low- and moderate-income (LMI) persons.

To receive these funds, the City must complete its 2025-2029 Consolidated Plan and first-year Program Year (PY) 2025 Annual Action Plan (AAP) as required by HUD. The Consolidated Plan serves as a planning document meeting the federal government statutory requirements in 24 CFR 91.200-91.230, for preparing a Consolidated Plan and guiding the use of CDBG, HOME, ESG, and HOPWA funding based on applications to HUD. The first-year PY 2025 AAP, and subsequent AAPs, is a subset of the Strategic Plan addressing the overall goals of the plan for each program year of the five-year Consolidated Plan. PY 2025 begins on July 1, 2025, and ends on June 30, 2026.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City has developed its strategic plan based on an analysis of the data presented in the Needs Assessment, the Market Analysis of the Consolidated Plan, and the community participation and stakeholder consultation process. Through these efforts, the City has identified eight (8) priority needs and associated goals to address these needs. Over the 5-Year plan period, the City will work to accomplish the following outcomes, which are listed by Priority Need.

Priority Need: Affordable Housing

1A Develop & Preserve Affordable Housing - Promote and fund new affordable housing development such as homeownership opportunities for low- and moderate-income households; development of new rental housing inventory; homeowner housing rehabilitation activities; and CHDO affordable housing development activities in the city. Code enforcement activities will revitalize communities and help improve the health and safety of low/mod neighborhoods.

Priority Need: Public Services

2A Public Services for LMI & Special Need - Provide for supportive services for low- to moderate-income and special need populations. Services for LMI will include youth programs, health services, employment training, housing information and referral services and other eligible services under the CDBG program.

Public services assisting special needs populations may include homeless programs, senior services, services for persons with a disability, services for victims of domestic violence.

Priority Need: Public Facilities & Infrastructure Investment

3A Improve Public Facilities & Infrastructure - Provide funds to improve and expand public facilities and infrastructure such as neighborhood facilities, parks and rec centers, water/sewer systems, sidewalks, and streets. Public facility improvements may also help special need groups and may be directed towards homeless shelters, senior centers and community centers.

Priority Need: Economic Development

4A Economic Development - Provide support for activities and promote job retention or creation for low- and moderate-income residents. Activities may include financial aid and technical assistance. There is also a need to provide support for façade improvements to commercial sites located in low/mod areas in Phoenix.

Priority Need: Removal of Slum & Blight

5A Removal of Slum & Blight - Provide support for the removal of slum and blight in low/mod areas in Phoenix. Demolition activities of aging and dilapidated structures will encourage revitalization efforts, and help improve the health and safety of these areas.

Priority Need: Housing & Services for the Homeless

6A Homeless Housing & Services - Provide support for overnight shelter services for individuals and families experiencing homelessness. Emergency shelter will include wraparound services that help individuals and families gain self-sufficiency. The City will also provide homeless prevention services for those at-risk of homelessness, and rapid rehousing assistance to homeless individuals and families with the goal of eliminating or reducing homelessness in the City.

Priority Need: Housing & Supportive Services for People Living with HIV/AIDS

7A Housing & Supportive Services for people living with HIV/AIDS. - Provide funding support for housing subsidy activities for people living with HIV/AIDS, which include Transitional Housing, Tenant-Based Rental Assistance (TBRA), Short-Term Rent, Mortgage and Utility (STRM) Assistance and Permanent Housing Placement (PHP). . Several supportive services activities address the needs of eligible clients, increase accessibility to medical care and other vital resources.

Priority Need: Effective Program Administration

8A Effective Program Administration - Effective program management of HUD grant programs will ensure compliance with each respective grant and their regulations and that programs meet their established objectives. This includes a range of activities such as general administration and planning of the CDBG, ESG, HOME and HOPWA grant programs, monitoring subrecipients, fair housing activities and keeping strict grant-based accounting.

3. Evaluation of past performance

The City of Phoenix continues to build upon its past success in utilizing HUD funding for housing rehabilitation, public services, and public facility improvements. As part of compliance with HUD regulations, the City develops an Annual Action Plan (AAP) and a Consolidated Annual Performance and Evaluation Report (CAPER) to evaluate progress toward the strategic goals outlined in its Five-Year Consolidated Plan.

In the first four years of the 2020-2024 Consolidated Plan, Phoenix has made notable progress in addressing key community development priorities. The City has made significant investments in affordable housing initiatives, public facilities and infrastructure, and homelessness services. While challenges remain in some areas, Phoenix has successfully expanded affordable rental housing opportunities, and provided tenant-based rental assistance to help residents maintain stable housing for low- and moderate-income homeowners.

Phoenix has also prioritized the enhancement of public services, including outreach and shelter programs for individuals experiencing homelessness, services for youth and older adults, and job training initiatives aimed at low-income residents. Investments in emergency shelter operations, rapid rehousing programs, and public infrastructure projects have played a key role in addressing housing instability and improving community resilience. These efforts reflect the City's commitment to fostering an inclusive and sustainable community.

Looking ahead, Phoenix will continue to collaborate with public, private, and nonprofit partners to expand access to affordable housing, enhance public infrastructure, and strengthen public services. While substantial progress has been made, ongoing challenges related to affordable housing availability, economic development, and infrastructure improvements in low- and moderate-income neighborhoods remain. These priorities will guide planning efforts in the final year of the Consolidated Plan, as detailed in the PY 2023 CAPER. The following is a summary of accomplishments by priority:

Housing:

Phoenix continued its efforts to improve housing conditions for low- and moderate-income households, with a strong focus on rental housing construction and tenant-based rental assistance. The City successfully increased access to affordable rental units, constructing 382 rental units, achieving 106.11% of the strategic goal. However, homeowner rehabilitation efforts fell short, with 24 homeowner housing rehabilitations completed, achieving 20% of the program-year goal. Direct financial assistance to homebuyers supported 3 households, reaching 100% of the strategic goal. While rental housing initiatives have shown progress, homeownership opportunities and rehabilitation efforts remain a challenge. Moving forward, Phoenix will need to accelerate its efforts in housing development and rehabilitation to fully meet its five-year affordable housing objectives.

Public Facilities and Improvements:

Phoenix made substantial advancements in public facilities and infrastructure, benefiting 2,448 individuals in low- and moderate-income communities, exceeding the program year goal of 1,410 individuals. Additionally, 42,185 individuals benefited from public service activities linked to public facility

investments, for the program year, achieving over 5000% of the five-year goal. With these achievements, the City far exceeded its five-year goals for public facility improvements, continuing its commitment to strengthening infrastructure in underserved areas.

Public Services:

The City remained committed to expanding public services that support low- and moderate-income individuals, including homelessness outreach, youth programs, senior services, and job training. Public service activities benefited 1,517 individuals, slightly exceeding the annual goal and contributing to the City's success in surpassing its five-year public service targets. Phoenix has made significant progress in delivering essential resources to residents in need and remains dedicated to providing ongoing support for vulnerable populations.

Homelessness Assistance:

Phoenix continued investing in homelessness prevention, emergency shelters, and rapid rehousing programs. The City provided 2,453 individuals with emergency shelter services, reaching 163.53% of its annual goal. Homelessness prevention efforts assisted 282 individuals, exceeding the annual goal. Additionally, 197 households received rapid rehousing assistance, but this accounted for just 7.72% of the five year target. Although certain homelessness prevention measures have not met initial projections, Phoenix's broader shelter and rehousing initiatives have significantly advanced. With continued collaboration and investment, the City is striving to close the gap and make meaningful progress toward fulfilling its five-year homelessness assistance objectives.

The City of Phoenix remains dedicated to achieving its five-year housing and community development goals. By leveraging partnerships, optimizing resources, and prioritizing community resilience, the City continues to support its most vulnerable populations and advance sustainable development.

4. Summary of citizen participation process and consultation process

The City has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the City's policies and procedures for citizen participation in the Consolidated Plan and first-year 2025 AAP. The CPP provides guidance for public notices for the various stages of Consolidated Plan development, public hearings, and the public review of the proposed plan. Details of the City's outreach efforts are provided below:

PUBLIC HEARINGS: The City held a series of public hearing to discuss the proposed draft 2025-2029 Consolidated Plan and draft PY 2025 AAP. These hearings were held at the following dates, times, and locations:

Public hearing: Monday, February 24, 2025, from 5:30pm to 6:30pm at the South Mountain Community Center, Saguaro Room, 212 E. Alta Vista Road, Phoenix, AZ 85042.

Public hearing: Tuesday, February 25, 2025, from 10:30am to 11:30am at the Burton Barr Central Library, Pulliam Auditorium, 1221 N Central Ave., Phoenix, AZ 85042.

Public hearing: Tuesday, February 25, 2025, from 5:30pm to 6:30pm at the Broadway Heritage Neighborhood Resource Center, 2405 E. Broadway Road, Phoenix, AZ 85040.

Public hearing: Wednesday, February 26, 2025, from 5:30pm to 6:30pm at the Maryvale Community Center, 4420 N. 51st Ave., Phoenix AZ 85031. This hearing was conducted in Spanish.

Public hearing: Thursday, February 27, 2025, from 5:30pm to 6:30pm at the Adam Diaz Senior Center, 4115 W. Thomas Road, Phoenix, AZ 85019.

Public hearing: Wednesday, March 19, 2025, from 5:30pm to 6:30pm at the Broadway Heritage Neighborhood Resource Center, 2405 E. Broadway Road, Phoenix, AZ 85040.

PUBLIC COMMENT PERIOD: The City will hold a public comment period from **April 5, 2025 to May 9, 2025**, to give citizens an opportunity to review and make comments on the draft plan. The plan can be viewed on the City's website <https://www.phoenix.gov/nsd/yourvoice>. Written comments may be submitted at <https://www.phoenix.gov/nsd/yourvoice/feedback>, or by calling 602-534-4444.

COMMUNITY & STAKEHOLDER SURVEYS: Community Survey Link: The City held a community survey online to gather public input on the housing and community development priority needs in the City of Phoenix. The link to the survey can be found at: <https://www.research.net/r/Phoenix-community>

Stakeholder Survey Link: The City held a stakeholder survey online to gather public input on the housing and community development priority needs in the City of Phoenix. The link to the survey can be found at: <https://www.research.net/r/Phoenix-stakeholder>

Details of citizen participation outreach for the Consolidated Plan and PY 2025 AAP are also located in the PR-15.

5. Summary of public comments

PUBLIC COMMENT PERIOD: A summary of comments will be included after the comment period.

PUBLIC HEARINGS: The city held a series of public hearings during the development of the plan. A summary of comments have been included in the PR-15.

All comments and views will be accepted at the public hearing and public comment period review process. A summary of outreach efforts is located in the PR-15 Participation.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments or views were accepted at the public hearing and public comment period.

7. Summary

The City is dedicated to offering meaningful opportunities for residents to express their needs. This plan prioritizes addressing affordable housing, community development—both housing and non-housing—and providing supportive housing and services for individuals experiencing homelessness within the Phoenix community. It also includes a comprehensive, coordinated strategy for implementing programs funded by Community Development Block Grants (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) funds.

The Consolidated Plan is comprised of several sections, including an assessment of the current housing and community needs of the area, a section detailing the needs of homeless individuals, a description of the publicly supported housing needs, information on the citizen participation process, a Strategic Plan, and the PY 2025 Annual Action Plan (AAP). The Strategic Plan is an essential component of the Consolidated Plan, outlining the objectives and outcomes necessary to meet the identified needs. The PY 2025 AAP is the first of five annual action plans, which will detail how federal resources will be allocated each year to achieve the objectives identified in the Consolidated Plan. Additionally, each AAP will be evaluated to see the City's performance in meeting the Consolidated Plan's objectives. At the end of each program year, the City will complete a Consolidated Annual Performance and Evaluation Review (CAPER).

Not only are the priority needs in the City identified through the needs assessment and market analysis, but the City also determines these needs through a citizen participation process, which includes engagement with community nonprofit organizations and with members of the community.

Primary data sources for the Consolidated Plan include 2009-2013 & 2019-2023 American Community Survey (ACS) 5-Year Estimates, 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) data, Longitudinal Employer-Household Dynamics (LEHD), Homeless Management Information System (HMIS), AZ-502 Phoenix, Mesa/ Maricopa County CoC 2024 Point in Time Count and Housing Inventory Count, Inventory Management System/PIH Information Center (PIC), HUD Income Limits, HUD Fair Market Rents and HOME Rent Limits and other local data sources. Data for map analysis came from the 2019-2023 ACS.

Analysis of Impediments to Fair Housing Choice

The City completed its most recent 2025 Analysis of Impediments to Fair Housing Choice (AI) in conjunction with this ConPlan in April of 2025. The AI outlines impediments to fair housing choice. The 2025 AI is an analysis of factors that may be potentially preventing access to fair housing choice in the community, and understanding the impediments to fair housing choice is an important step in addressing housing needs. The AI helps to provide information to decision makers in the community and assist in guiding the use of grant funds and other resources that target affordable housing. This plan has developed goals that will address the identified impediments over the next five years. For a list of identified impediments, see MA-40 Barriers to Affordable Housing.

Contingency Provision for PY 2026 Grant Allocations

At this time HUD has not yet announced the PY 2025 CDBG, HOME, ESG and HOPWA grant allocations. The grant allocations of \$14,461,954 for CDBG, \$5,137,276 for HOME, \$5,499,307 for HOPWA and \$1,355,765 for ESG are only an estimate of the anticipated PY 2025 grant allocations based on prior year awards. The City of Phoenix has a contingency provision per HUD notice CDP-25-02 to align final allocations with actual funding. Activity budgets will be proportionally adjusted to match the announced allocation while ensuring compliance with grant regulations.

- For CDBG, the allocation of funds will be 20% for admin, no more than 15% for public services (including homeless services), and the balance of funds for affordable housing, public facilities and infrastructure improvements, and economic development.
- HOME funds will be allocated 10% for admin, 15% for CHDO housing developments as required by the program, and the balance of funds for non-CHDO housing developments including multi-family rental development, down payment assistance and housing rehabilitation.
- HOPWA funding will allocate 3% for admin, and the remaining balance to Project Sponsors delivering housing subsidy and supportive services activities.
- ESG will fund admin at 7.5%, homeless prevention and rapid rehousing at 32.5% and emergency shelter services at 60%.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	PHOENIX	City of Phoenix Neighborhood Services Department
HOPWA Administrator	PHOENIX	City of Phoenix Housing Department
HOME Administrator	PHOENIX	City of Phoenix Housing Department
ESG Administrator	PHOENIX	City of Phoenix Human Services Department

Table 1 – Responsible Agencies

Narrative

The City's Neighborhood Services Department (NSD) is the lead agency and is responsible for HUD entitlement grants which includes CDBG, HOME, ESG, and HOPWA. NSD is also responsible for the preparation of the Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance Evaluation Report (CAPER). Additionally, NSD staff also administer the Request for Proposal (RFP) process and oversees the selection of CDBG subrecipients for City Council's consideration.

The City's Housing Department administers HOME and HOPWA. HOME is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. HOPWA is an entitlement grant dedicated to assisting communities to provide affordable housing opportunities and related supportive services for low-income persons living with HIV/AIDS and their families.

The City's Human Services Department – Office of Homeless Solutions administers ESG. ESG assists individuals in quickly regaining permanent housing stability after experiencing a housing crisis and/or homelessness and can be used for emergency shelter, street outreach, rapid re-housing, Homeless Management Information System (HMIS) costs, homelessness prevention, and for administration and planning costs.

During the preparation of the Consolidated Plan and first year Annual Action Plan, the City solicited input from other governmental agencies as well as various public and private agencies providing housing, social services, and other community development activities within the community. The City will continue to form new partnerships with non-profit organizations, the private sector, and other local resources.

Consolidated Plan Public Contact Information

Spencer J. Self
Neighborhood Services Director
phone: 602-262-7494
email: spencer.self@phoenix.gov

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City of Phoenix conducts extensive outreach to local organizations, the public, and elected officials to solicit input for the drafting and development of the 2025-2029 Consolidated Plan and Program Year 2025 Annual Action Plan. This section discusses coordination between the City and its partners and lists the agencies and organizations that consulted and/or provided input in the development of the plan. The City conducted a stakeholder survey to gather input from local agencies and nonprofits. This feedback provided valuable insights into priority housing and community development needs, as well as funding priorities for the City. The following section highlights these relationships, and the agencies and organizations consulted.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Phoenix enhances coordination between public and assisted housing providers, private entities, and governmental health, mental health, and service agencies. Phoenix maintains strong partnerships with housing providers through collaborative initiatives that expand affordable housing and address diverse community needs.

The City’s Housing Department administers the federal Housing Choice Voucher (Section 8) program, offering rental assistance to very low-income families, older adults, and individuals with disabilities. These programs promote long-term stability for Phoenix’s most vulnerable residents. Additionally, Phoenix allocates Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds to support nonprofit and service agencies assisting individuals experiencing homelessness, housing insecurity, and financial hardship.

Through the Maricopa Regional Continuum of Care (CoC), Phoenix collaborates with mental health providers, shelters, service agencies, and regional organizations to provide coordinated homelessness assistance. The City’s Office of Homeless Solutions operates outreach and engagement programs to connect unhoused individuals to housing resources, behavioral health services, employment programs, and case management. Phoenix also leverages general funds for transitional housing, emergency shelters, and eviction prevention, ensuring residents have access to both immediate and long-term housing solutions.

Phoenix participates in the Homeless Management Information System (HMIS) as part of the Maricopa Regional CoC, which tracks homelessness trends, measures service outcomes, and enhances coordination among providers. The City’s outreach teams, shelters, and service providers utilize HMIS to assess client

needs, prevent duplication of services, and improve case management. HMIS data informs funding decisions and strengthens Phoenix's ability to address homelessness with evidence-based strategies.

To bridge the digital divide, Phoenix partners with internet providers, community organizations, and technology firms to expand digital connectivity for low- and moderate-income households. The City has collaborated with providers to implement low-cost internet programs, ensuring residents have affordable broadband and mobile services. Phoenix Public Libraries and digital inclusion initiatives offer technology lending, digital literacy training, and online learning resources, supporting economic opportunities and educational advancement.

Phoenix works with local, regional, and federal agencies to strengthen emergency preparedness, hazard mitigation, and disaster response. The City collaborates with the Maricopa County Department of Emergency Management and participates in the Maricopa County Multi-Jurisdictional Hazard Mitigation Plan to assess risks and develop response strategies. Additionally, Phoenix partners with the Maricopa County Community Organizations Active in Disaster (MCCOAD) to coordinate emergency relief efforts, streamline response operations, and enhance community resilience.

To address flood risks, Phoenix partners with the Maricopa County Flood Control District to implement mitigation projects, improve stormwater management, and protect neighborhoods. These efforts reduce flood damage, enhance infrastructure resilience, and ensure public safety.

Phoenix advances sustainability and climate resilience through partnerships with the Arizona Department of Environmental Quality (ADEQ) and the Maricopa County Air Quality Department. The City is committed to reducing emissions, improving air quality, and promoting sustainable infrastructure projects to ensure long-term environmental resilience and energy efficiency.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Phoenix is an active member of the Maricopa Regional Continuum of Care (CoC) and plays a leadership role in regional efforts to address homelessness. The Director of the City of Phoenix Office of Homeless Solutions serves as co-chair of the CoC Board, and many city staff actively participate in CoC collaboratives, workgroups, and planning initiatives. The City regularly engages in CoC meetings, regional coordination efforts, and the annual Point-in-Time (PIT) Count, which evaluates homelessness trends in Maricopa County. Phoenix also collaborates with CoC-led initiatives and allocates CDBG, ESG, and general funds to nonprofit organizations and service agencies that provide critical housing and supportive services for individuals and families experiencing homelessness.

Phoenix's Homeless Outreach and Navigation Team (HON Team) serves as a mobile access point for individuals and families experiencing homelessness, helping them navigate housing and supportive services. The team conducts street outreach, builds relationships with unsheltered individuals, and

connects people to emergency shelters, behavioral health services, employment programs, and long-term housing options. The City is combining outreach, housing stabilization, and public and assisted housing resources to rapidly transition chronically homeless individuals, families, veterans, unaccompanied youth, and seniors from the streets into stable housing. Additionally, Phoenix partners with regional service providers and nonprofit organizations to expand access to bridge housing, transitional shelters, rapid rehousing, and eviction prevention programs for at-risk populations.

Phoenix actively participates in the Maricopa Regional Homeless Management Information System (HMIS), which allows city staff and service providers to track service delivery, coordinate care, and monitor program outcomes. The Continuum of Care administers the region's coordinated entry system, which ensures that individuals and families experiencing homelessness receive equitable access to housing and services based on need. Coordinated entry connects individuals to permanent supportive housing, rapid rehousing, and transitional housing through a streamlined referral process that prioritizes the most vulnerable residents.

The City is also a key partner in Pathways Home, a Regional Homelessness Action Plan developed by local and tribal governments to reduce homelessness by 25 percent by 2027. This three-step action plan focuses on strengthening regional collaboration, increasing safe housing options, and expanding partnerships to address homelessness. It represents the first coordinated regional effort of its kind, bringing together multiple jurisdictions to build infrastructure, share resources, and implement data-driven solutions to reduce homelessness in Phoenix and across Maricopa County.

By leveraging data, regional coordination, and targeted investments, Phoenix ensures that housing resources and support services are effectively distributed both within the City and as part of the broader regional homelessness response.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Phoenix plays a critical leadership role in the Maricopa Regional CoC, which oversees homelessness response efforts across the region. The Director of the Phoenix Office of Homeless Solutions serves as Co-Chair of the CoC Board, which functions as the primary decision-making body for the CoC. This position represents ESG formula recipients and ensures that Phoenix actively contributes to regional planning, funding allocation, and service coordination.

Phoenix is also an active member of multiple CoC workgroups, including the Maricopa Association of Governments (MAG) Data Collaborative, the CoC Collaborative, the Local Jurisdiction Collaborative, the Coordinated Entry Collaborative, and the ESG Collaborative. The ESG Collaborative, in particular, works to develop regional strategies, standardize implementation of ESG-eligible services, and improve funding efficiency across Maricopa County. These partnerships ensure that Phoenix aligns its homelessness services with best practices and emerging needs throughout the region.

The Maricopa Regional CoC Community Adopted Best Practices provide a standardized framework for outreach, coordinated entry, emergency shelter, transitional housing, rapid rehousing, and permanent supportive housing. Developed collaboratively with service providers, funders, and individuals with lived experience of homelessness, these Best Practices serve as a guiding document for service delivery and housing interventions across all homelessness programs, including non-HUD-funded initiatives.

Phoenix integrates these best practices into its own homelessness response system, ensuring that program design, service operations, and performance evaluation are data-driven and aligned with regional goals. By working through the CoC Board and specialized workgroups, the City continues to enhance service coordination, funding strategies, and equitable access to housing for those in need.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Maricopa Association of Governments
	Agency/Group/Organization Type	Regional organization Planning organization Housing Phoenix Plan
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Maricopa Association of Governments is the lead agency of the Maricopa Regional CoC. The City of Phoenix has been an active member of the CoC since its inception. As a member of the CoC Board and active participant in CoC collaboratives, workgroups, and activities, the City plays a leadership role in the implementation of efforts to end homelessness across the region. The CoC provided information on CoC operations and homelessness needs in the community to inform future funding priorities.
2	Agency/Group/Organization	City of Phoenix Equal Opportunity Department
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing Analysis of Impediments to Fair Housing Choice
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Equal Opportunity Department/Fair Housing Section provided information and data for the Consolidated Plan, pertaining to the Fair Housing needs within the city and is a part of the strategies within the Analysis of Impediments to Fair Housing Choice. The Department was also consulted through the online stakeholder survey.

3	Agency/Group/Organization	City of Phoenix Human Services Dept.
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Human Services Department administers ESG funding and monitors sub-recipients. Information was provided on ESG operations and homelessness needs within the city to inform future funding priorities.
4	Agency/Group/Organization	City of Phoenix Housing Department
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Persons with HIV/AIDS Services - Narrowing the Digital Divide Planning organization
	What section of the Plan was addressed by Consultation?	Public Housing Needs HOPWA Strategy Phoenix Housing Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Department is the Public Housing Authority for the City of Phoenix. The Housing Department administers the HOME Program, HOPWA, housing choice vouchers, and oversees the Choice Neighborhoods Grant.
5	Agency/Group/Organization	City of Phoenix Office of Emergency Management
	Agency/Group/Organization Type	Agency - Emergency Management
	What section of the Plan was addressed by Consultation?	Public Housing Needs Resiliency

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Phoenix Office of Emergency Management is dedicated to promoting a safer, more resilient city by coordinating and integrating all activities necessary before, during and after any natural disasters, acts of terrorism, or other man-made disasters. This office is focused on assuring continuity of city government and readiness for emergency operations with the safety and well-being of citizens of the City of Phoenix in the forefront of our operations.
6	Agency/Group/Organization	City of Phoenix Neighborhood Services Department
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Phoenix Neighborhood Services Department is committed to partnering with residents in building to preserve, enhance and engage Phoenix neighborhoods. This department was consulted through the online stakeholder survey.
7	Agency/Group/Organization	Phoenix Pride
	Agency/Group/Organization Type	Services – Persons with Disabilities Services - homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through the online stakeholder survey.
8	Agency/Group/Organization	Camelback Community Association
	Agency/Group/Organization Type	Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through the online stakeholder survey.
9	Agency/Group/Organization	Area Agency on Aging
	Agency/Group/Organization Type	Services – Elderly Persons Services – Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through the online stakeholder survey.
10	Agency/Group/Organization	Native American Connections
	Agency/Group/Organization Type	Services – Housing Services – Health
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through the online stakeholder survey.
11	Agency/Group/Organization	Chicanos Por La Causa
	Agency/Group/Organization Type	Services – Housing Services – Education Services - Youth
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through the online stakeholder survey.

Identify any Agency Types not consulted and provide rationale for not consulting

No organizations were intentionally left out of the public participation process. All comments and views were accepted and welcomed.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Maricopa Association of Governments	The City and the Maricopa Association of Governments share the same goal to eliminate homelessness in Phoenix.
Analysis of Impediments to Fair Housing Choice	City of Phoenix Equal Opportunity Department	The AI identified the housing needs, and Fair Housing needs in the City. The recommendations and strategies in the AI helped to inform the housing goals in the plan.
Housing Phoenix Plan	City of Phoenix, Housing Department	The Housing Phoenix Plan identified the need for affordable housing. The goals of the plan helped to inform the housing goals in the plan.
Strategies to Address Homelessness Plan	City of Phoenix, Office of Homeless Solutions	The Homelessness Plan helped to identify homelessness needs and strategies in Phoenix. The goals of the plan helped to inform the homeless service goals in the plan.
City of Phoenix Housing Needs Assessment	City of Phoenix, Housing Department	The HNA identified gaps in affordable housing. The key findings and future needs identified helped to inform the housing goals in the plan.
Climate Action Plan	City of Phoenix, Office of Environmental Programs	The Climate Action plan identified a need for energy efficient housing and included goals to support LMI households with rehabilitation services. . The goals of the plan helped to inform the housing goals in the plan.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

In developing the 2025-2029 Consolidated Plan and Program Year 2025 Annual Action Plan (AAP), the City of Phoenix engaged multiple City departments, stakeholders, and regional partners to ensure a coordinated approach to addressing housing, homelessness, and community development needs. These consultations involved collaboration with the Neighborhood Services Department, Housing Department, Human Services Department, Economic Development Department, and Public Works Department to align strategies with the City's priorities.

The Neighborhood Services Department led efforts to gather input from local stakeholders, nonprofit organizations, and housing providers to shape strategies for utilizing CDBG, HOME, ESG and HOPWA funds. The Housing Department played a key role in identifying affordable housing needs, coordinating rental assistance programs, and implementing strategies to preserve and expand housing opportunities for low- and moderate-income residents. The Human Services Department focused on homelessness prevention and supportive services, ensuring ESG and HOPWA funding effectively address the needs of at-risk and vulnerable populations.

The Economic Development Department provided insights on workforce housing needs and economic barriers affecting low- and moderate-income households, ensuring housing investments support economic mobility. The Public Works Department contributed expertise on infrastructure planning, flood mitigation, and hazard resilience in CDBG-eligible areas to improve community safety and sustainability.

Phoenix aims to strengthen collaboration with the State of Arizona, Maricopa County, and neighboring jurisdictions to address shared housing, economic development, and community development challenges. The City is also committed to expanding partnerships with broadband providers to bridge the digital divide and exploring opportunities to coordinate discharge planning with healthcare, correctional, and foster care systems to prevent individuals from exiting institutions into homelessness.

The City of Phoenix collaborates closely with the Maricopa Association of Governments (MAG), the Continuum of Care (CoC) lead, to support regional homelessness assistance efforts, ensuring individuals and families have access to coordinated housing and supportive services. Moving forward, Phoenix will continue to strengthen regional partnerships to enhance housing stability, economic opportunities, and homelessness solutions, working collaboratively with state, county, and municipal partners to address pressing community development needs.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Phoenix has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the City's policies and procedures for citizen participation of the Consolidated Plan and first year 2025 AAP. The CPP provides details about the public notice requirements for all meetings and the various stages of Consolidated Plan development, public hearings before the citizens of the City and City Council, accommodations for persons with disabilities, and the conduct of public review of draft documents. Adhering closely to the CPP, the City held a public comment period and public hearing. Details of these outreach efforts are provided in the table below.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Public Hearing	Non-targeted/broad community	The public hearing was held on Monday, February 24, 2025, from 5:30pm to 6:30pm at the South Mountain Community Center, Saguaro Room, 212 E. Alta Vista Road, Phoenix, AZ 85042.	The comments reflect concerns about rising rent prices, long waitlists for Section 8 housing, limited housing options, and difficulties with accessing CDBG funding for community projects.	All comments were accepted.	
2	Public Hearing	Non-targeted/broad community	The public hearing was held on Tuesday, February 25, 2025, from 10:30am to 11:30am at the Burton Barr Central Library, Pulliam Auditorium, 1221 N Central Ave., Phoenix, AZ 85042.	The comments emphasize broader housing economics, housing development finance, and legal/legislative issues, with key takeaways highlighting affordable housing, homelessness, and fair housing concerns, particularly gentrification and displacement.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
3	Public Hearing	Non-targeted/broad community	The public hearing was held on Tuesday, February 25, 2025, from 5:30pm to 6:30pm at the Broadway Heritage Neighborhood Resource Center, 2405 E. Broadway Road, Phoenix, AZ 85040.	The comments highlight concerns about the affordability of downsizing after children move out, the growing homelessness rate, and recommendations for the city to fund public services like CPR and first aid resources, as well as support for accessory dwelling units.	All comments were accepted.	
4	Public Hearing	Non-targeted/broad community	The public hearing was held on Wednesday, February 26, 2025, from 5:30pm to 6:30pm at the Maryvale Community Center, 4420 N. 51 st Ave., Phoenix AZ 85031. This hearing was conducted in Spanish.	The comments include recommendations for increased resources for public services and small business development, education and support for homelessness rehabilitation and detox centers, and improvements to sidewalks and roads for better accessibility for individuals experiencing homelessness or low income.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
5	Public Hearing	Non-targeted/broad community	The public hearing was held on Thursday, February 27, 2025, from 5:30pm to 6:30pm at the Adam Diaz Senior Center, 4115 W. Thomas Road, Phoenix, AZ 85019.	The comments suggest using CDBG for property acquisition and the HOME program for housing development, express interest in senior and smaller housing projects, and recommend prioritizing the down payment assistance program for home purchases.	All comments were accepted.	
7	Public Hearing	Non-targeted/broad community	The public hearing will be held on Wednesday, March 19, 2025, from 5:30pm to 6:30pm at the Broadway Heritage Neighborhood Resource Center, 2405 E. Broadway Road, Phoenix, AZ 85040. The hearing was attended by multiple city staff and one attendee from the public.	The comments recommended that funding should be allocated towards affordable housing; transitional housing; supportive services for those exiting institutional settings, specifically prison.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
8	Public Comment Period	Non-targeted/broad community	The City will hold a public comment period from April 4, 2025 to May 9, 2025 , to give citizens an opportunity to review and make comments on the draft plan. The plan can be viewed on the City's website https://www.phoenix.gov/nsd/yourvoice . Written comments may be submitted at https://www.phoenix.gov/nsd/yourvoice/feedback , or by calling 602-534-4444.	A summary of comments will be provided after the comment period.	All comments will be accepted.	
9	Community Survey	Non-targeted/broad community	The City offered an online community survey to gather input on the housing, fair housing, community development and homeless needs in Phoenix. See below the link to the survey. https://www.research.net/r/Phoenix-community	The survey results highlight key community concerns, including a lack of affordable housing, the need for homelessness services, public facility and infrastructure improvements, and stronger public services.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
10	Stakeholder Survey	Non-targeted/broad community Nonprofits	The City offered an online stakeholder survey to gather input on the housing, fair housing, community development and homeless needs in Phoenix. See below the link to the survey. https://www.research.net/r/Phoenix-stakeholder	The Stakeholder Survey highlights urgent needs for affordable housing, homelessness prevention, infrastructure improvements, and economic and rental barriers, with stakeholders prioritizing funding for housing development and public services.	All comments were accepted.	

Needs Assessment

NA-05 Overview

1. Needs Assessment Overview

To ensure the efficient and effective use of resources, the City of Phoenix must first assess the community's needs. This section describes and analyzes various demographic and economic indicators to provide a foundation for grant management. By using data gathered from state, local, and federal sources, the City can identify needs based on broad trends in population, income, and household demographics. Primary data sources include the U.S. Census Bureau and HUD. Once gathered, the data is analyzed more closely to explore how family and household dynamics and housing problems are interconnected. A key objective of this Needs Assessment is to identify the nature and extent of housing problems experienced by Phoenix residents.

In addition to demographic analysis, this section examines factors that influence, or are influenced by, the housing market. These include public housing needs, the needs of individuals facing homelessness, and non-homeless special needs populations. Furthermore, non-housing development needs, such as public services and infrastructure, are also evaluated to guide resource allocation decisions.

Each of these issues is analyzed alongside economic and demographic indicators to determine if certain groups are disproportionately affected. By understanding the scale and prevalence of housing challenges within Phoenix, the City can set evidence-based priorities for entitlement programs. This approach ensures that resources are directed toward the areas and populations that need them most, promoting more equitable outcomes across the community.

2. Consolidated Plan Helpful Definitions:

Affordable Housing: Housing affordable at 30% or less of a household's monthly income.

Area Median Income: Annual household income for the Phoenix-Mesa-Scottsdale, AZ Metro Area as generally published on an annual basis by HUD.

HUD Area Median Family Income (HAMFI): This is the median family income calculated by HUD to determine Fair Market Rents (FMRs) and Income Limits for HUD programs.

Extremely low-income household: Households earning 30% of AMI or less for their household size. In 2024, a four-person household in the Phoenix-Mesa-Scottsdale, AZ Metro Area with an income at 30% AMI earned \$31,200 or less.

Very Low-income households: Households earning 31% to 50% AMI for their household size. In 20124, a four-person household in the Phoenix-Mesa-Scottsdale, AZ Metro Area with an income at 50% AMI earned a maximum of \$51,400 per year.

Low-income households: Households earning 51% to 80% AMI for their household size. In 2024, a four-person household in the Phoenix-Mesa-Scottsdale, AZ Metro Area with an income at 60% AMI earned a maximum of \$82,250.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The housing needs of a community are shaped by a variety of interconnected factors beyond the simple concept of supply meeting demand. In Phoenix, these factors include population growth, household size, rental housing availability, income levels, and the condition of existing properties. Together, they create a complex framework that defines the city's housing challenges.

A key issue in Phoenix is the significant lack of affordable housing. According to the 2019-2023 American Community Survey (ACS) 5-Year Estimates, approximately 195,497 households—33.4% of all households in the city—are cost burdened, spending more than 30% of their income on housing costs. This issue disproportionately affects renters, with 124,027 rental households cost burdened, compared to 71,470 homeowner households. These statistics underscore a housing market where supply fails to align with demand at affordable price points, leaving many residents unable to secure stable and reasonably priced housing. Addressing these affordability challenges is essential to meeting the community's housing needs.

Demographics	Base Year: 2013	Most Recent Year: 2023	% Change
Population	1,473,639	1,624,832	10.3%
Households	517,348	601,397	16.2%
Median Income	\$47,139	\$77,041	63.4%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2009-2013 ACS (Base Year), 2019-2023 ACS (Most Recent Year)

Residents

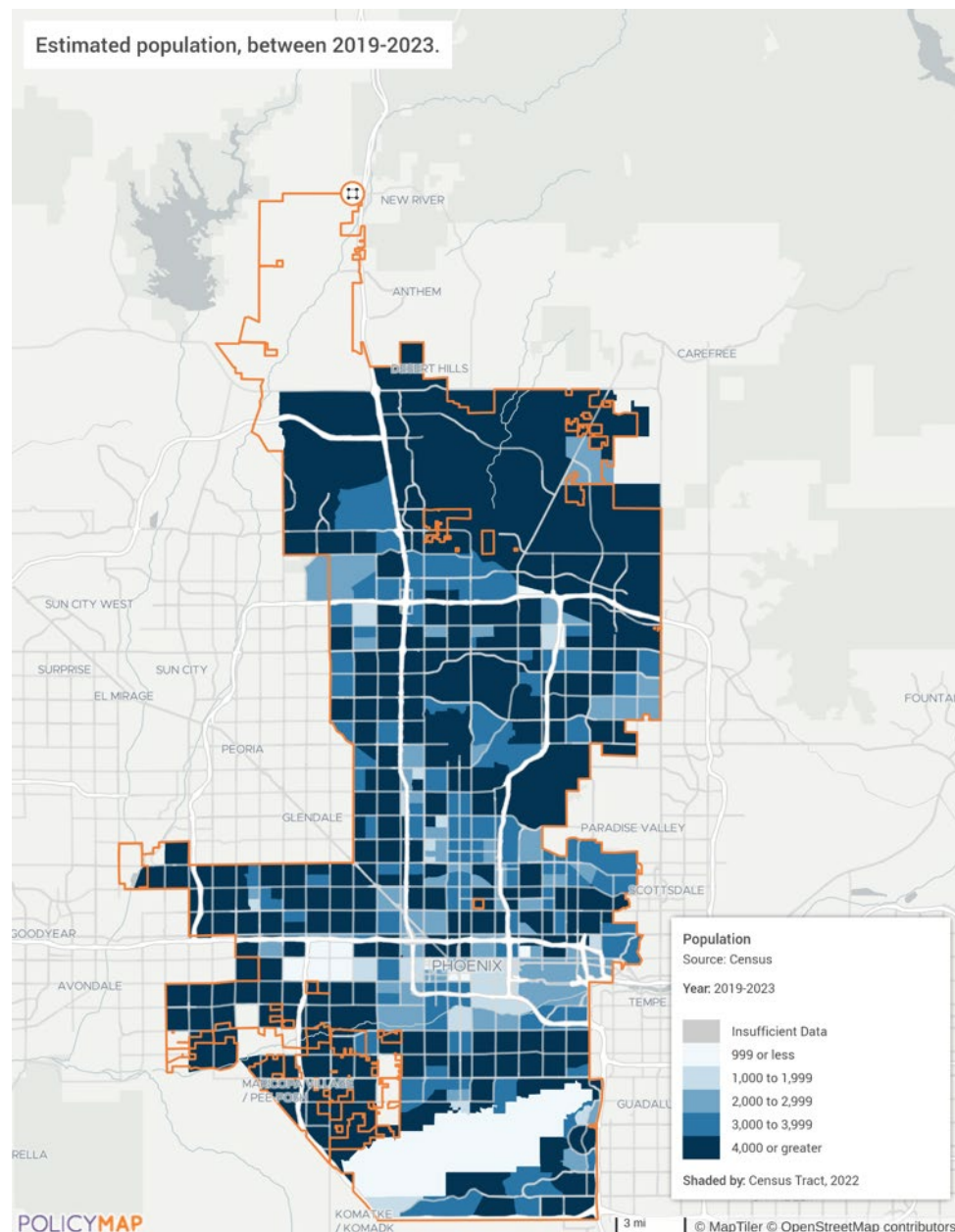
Since 2013, Phoenix's population has grown by approximately 10.3%. Over the same period, the number of households in the city increased by about 16.2%, outpacing population growth. This trend suggests a reduction in average household size, potentially reflecting demographic shifts such as an increase in young adults or seniors living independently. Economic factors, including housing affordability and availability, may also play a role in influencing living arrangements.

Median Household Income (MHI) in Phoenix experienced significant growth during this timeframe, increasing by 63.4%. Although this growth exceeds the rate of inflation, its impact on purchasing power has been limited due to rising costs of living. According to the Bureau of Labor Statistics (BLS) inflation calculator, a household earning \$47,139 in 2013 would require \$61,240.99 in 2023 to maintain the same purchasing power. This figure is slightly below Phoenix's 2023 MHI, highlighting the challenges households face in adapting to increased living costs despite income growth.

Population

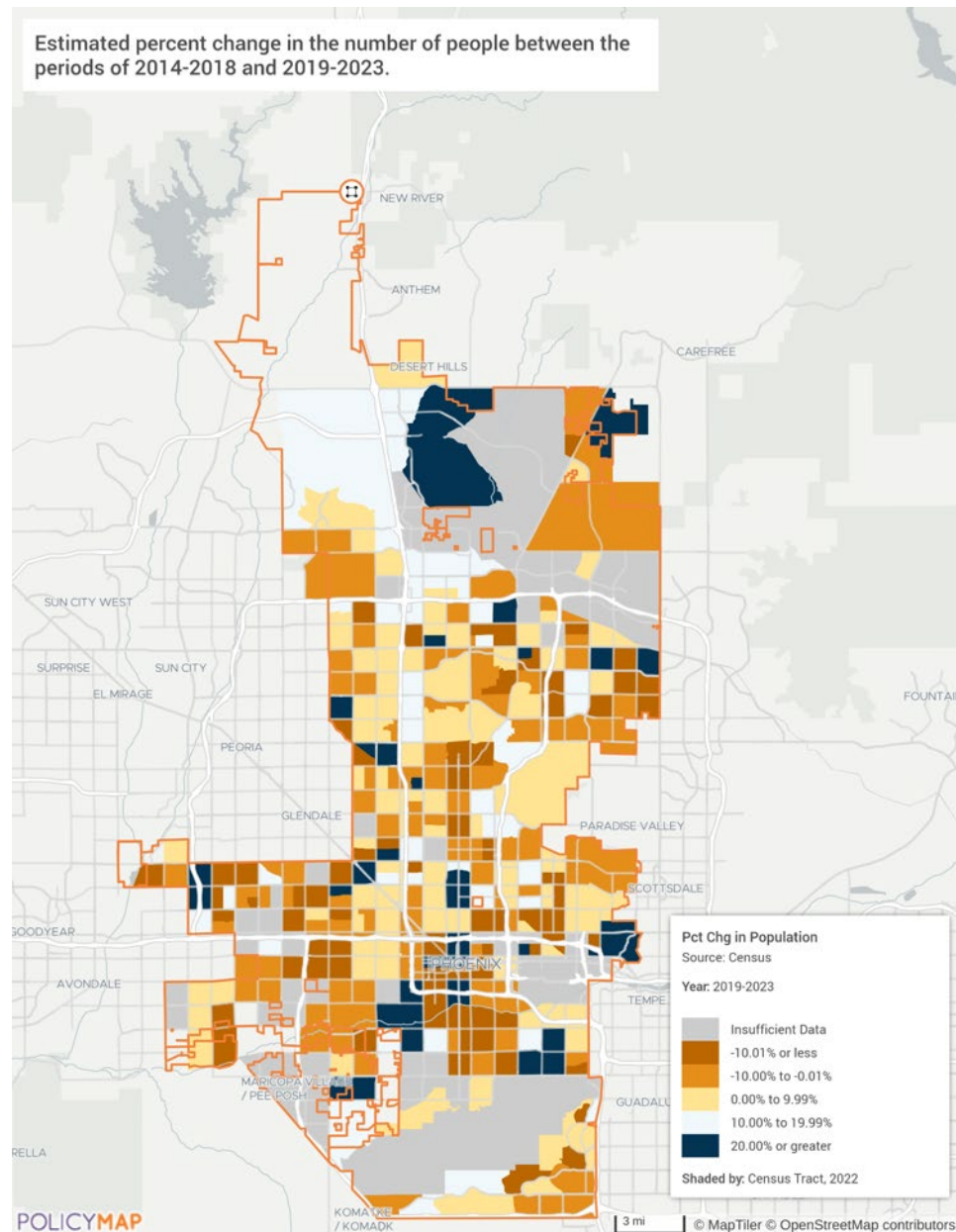
The map below illustrates the population distribution in Phoenix by census tract. The U.S. Census Bureau annually adjusts census tracts to maintain a target population of approximately 4,000 residents per tract. While the map does not depict population density, it highlights population changes since the previous census.

Phoenix is a very densely populated city, with many census tracts exhibiting populations exceeding 4,000 residents. There are several areas with fewer than 3,000 residents, and some falling below 2,000. These variations indicate potential population shifts and re-concentrations across different areas of the city, reflecting trends such as urban migration, housing development patterns, or demographic changes.



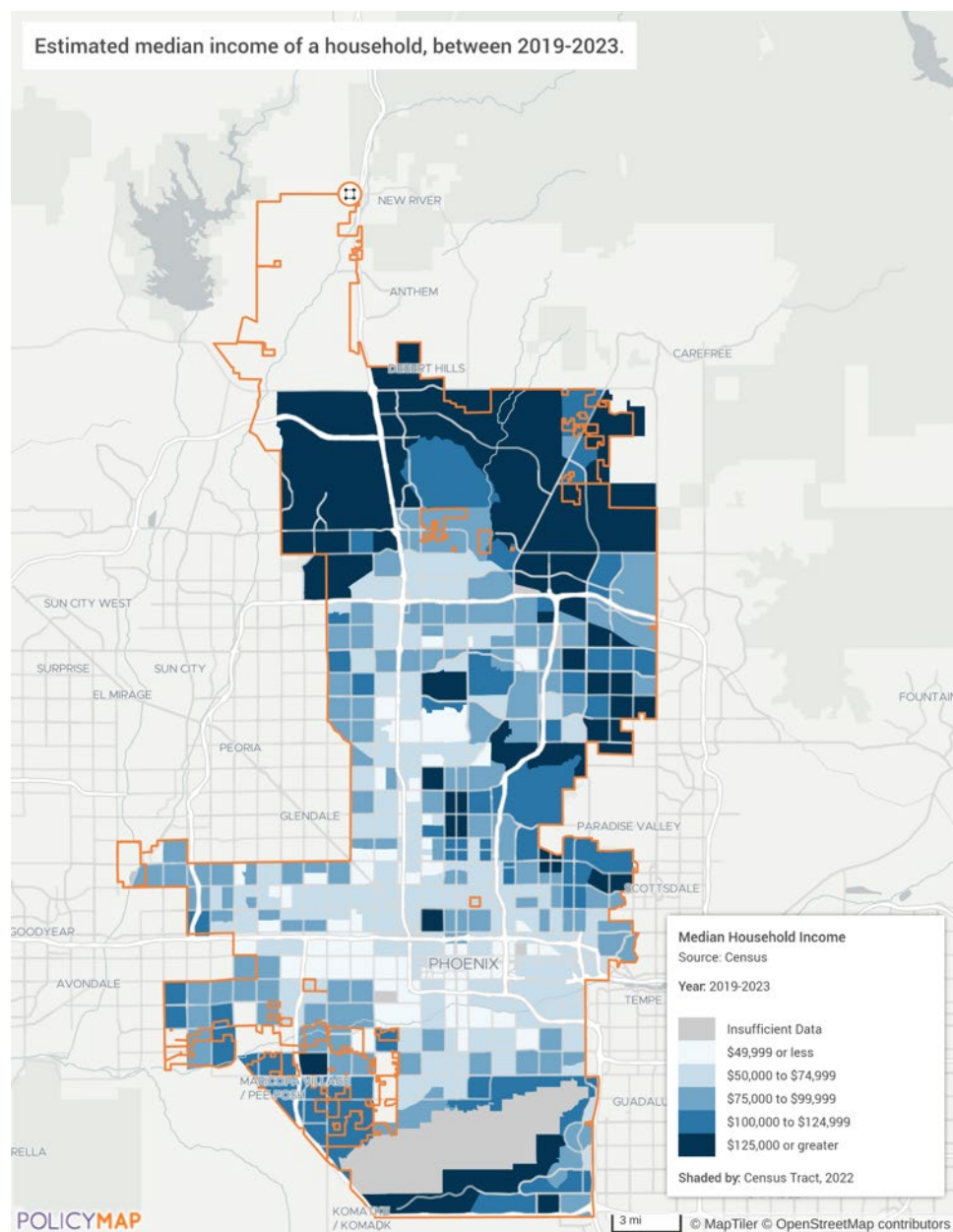
Change in Population

Between 2018 and 2023, Phoenix experienced an overall population growth of 10.3%. However, this growth was not evenly distributed across the city. Census tracts within Phoenix exhibited varied patterns of population change, with some areas experiencing significant increases while others saw declines. Many census tracts recorded growth, with certain areas exceeding a 20% increase in population. Conversely, neighboring tracts experienced population decreases over 10%. These sporadic changes suggest that growth dynamics in Phoenix are influenced by localized factors, such as housing availability, economic opportunities, or community-specific characteristics.



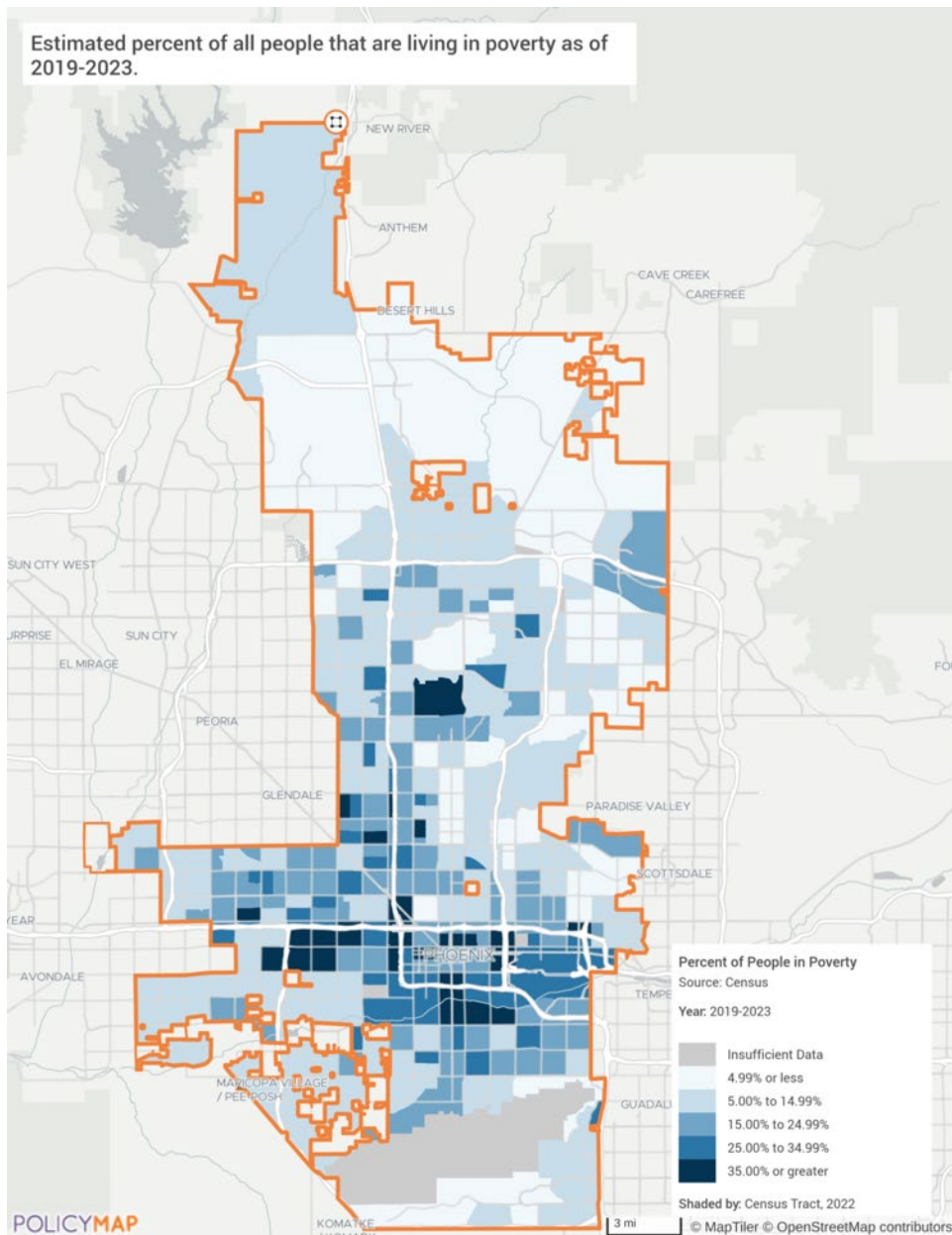
Median Household Income

Phoenix exhibits considerable variation in median household income across its neighborhoods, reflecting economic disparities throughout the city. Many areas report median incomes between \$50,000 and \$100,000, while several census tracts, particularly in the downtown area, have annual incomes below \$50,000. In contrast, higher-income neighborhoods, especially along the northern, southern, and eastern perimeters, as well as north of downtown, report MHIs exceeding \$125,000. These disparities underscore income inequality within Phoenix and highlight the need for targeted economic development initiatives and balanced resource distribution to support lower-income communities and promote wide-ranging growth.



Poverty

The poverty map for Phoenix reveals pronounced disparities in poverty rates across the city. Many census tracts, particularly in the central and southern regions, show poverty rates exceeding 25%, with some exceeding 35% highlighting areas of concentrated economic hardship. Conversely, adjacent tracts display significantly lower poverty rates, with some northern areas reporting rates below 15% and even below 5%. These stark contrasts underscore the uneven distribution of economic resources and opportunities within Phoenix. Addressing these disparities will require targeted interventions aimed at reducing poverty and fostering equitable economic development across the city.



Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	71,680	69,380	113,080	60,800	264,940
Small Family Households	20,770	23,400	41,165	25,190	129,480
Large Family Households	7,960	10,895	15,645	7,700	26,815
Household contains at least one person 62-74 years of age	15,720	13,000	21,030	11,960	53,945
Household contains at least one person age 75 or older	8,740	8,605	9,865	4,035	14,745
Households with one or more children 6 years old or younger	14,185	16,235	22,065	10,200	40,660

Table 6 - Total Households Table

Data Source: 2017-2021 CHAS

Number Households

In the above table, data from HUD’s 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) provides a detailed look at households in Phoenix, using the HUD Area Median Family Income (HAMFI) as a baseline. HAMFI is commonly referred to as the “Area Median Income” (AMI). This document will use the following income group definitions:

- Extremely Low Income: 0-30% AMI
- Very Low Income: 30-50% AMI
- Low Income: 50-80% AMI
- Moderate Income: 80-100% AMI
- Above Moderate Income: >100% AMI

According to 2017-2021 CHAS data, around 43.8% (254,140) of Phoenix’s households earn below 80% of the Area Median Income (AMI), classifying them as low-income. Among these households earning below 80%, small households make up approximately 33.5% or 85,335 households, while large households represent only 13.6% or 34,500 households. There is a strong link between household composition and income level: around 47.6% of elderly households (those with at least one member aged 62 or older) fall within lower-income brackets, and nearly 50.8% of households with children under six are considered low-income. These trends emphasize diverse housing and service needs across age and income groups, highlighting the need for targeted support for these demographics in Phoenix.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	1,190	585	585	310	2,670	410	305	375	240	1,330
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,795	1,570	1,965	690	6,020	365	415	675	255	1,710
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4,020	4,025	3,670	1,705	13,420	760	1,605	2,200	1,140	5,705

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Housing cost burden greater than 50% of income (and none of the above problems)	27,815	14,210	3,935	285	46,245	12,895	7,125	4,350	785	25,155
Housing cost burden greater than 30% of income (and none of the above problems)	3,370	16,785	26,250	4,430	50,835	3,630	6,720	13,370	5,540	29,260
Zero/negative Income (and none of the above problems)	4,820	0	0	0	4,820	2,515	0	0	0	2,515

Table 7 – Housing Problems Table

Data Source: 2017-2021 CHAS

Housing Needs Summary

The table above summarizes housing issues in Phoenix by income group up to 100% AMI and tenure (renter or homeowner) using 2017-2021 CHAS data. Among the households in Table 7, the primary issues are cost-burden and overcrowding. Specifically, 97,080 renters and 54,415 homeowners in Phoenix are cost-burdened, spending 30% or more of their income on housing. Of these, approximately 47.6% of renters and 46.2% of homeowners are severely cost-burdened, with housing expenses consuming more than 50% of their income. Additionally, overcrowding affects a significant number of households, with approximately 19,440 renters and 7,415 homeowners living in conditions exceeding 1.01 persons per room. This high prevalence of cost-burdened households highlights the financial strain of housing costs on Phoenix residents, which could be leading to higher rates of overcrowding.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	38,185	37,170	36,410	7,420	119,185	18,055	16,165	20,975	7,960	63,155
Having none of four housing problems	4,515	5,185	24,730	21,475	55,905	3,585	10,855	30,965	23,940	69,345
Household has negative income, but none of the other housing problems	4,820	0	0	0	4,820	2,515	0	0	0	2,515

Table 8 – Housing Problems 2

Data Source: 2017-2021 CHAS

Severe Housing Problems

Severe housing problems are prevalent amongst all lower-income households in Phoenix. Among households earning between 0% and 100% AMI, around 68.9% of the 179,910 renter households and 48.6% of the 135,015 owner households experience at least one documented housing issue. These challenges are especially acute for those with extremely low incomes, with 90.5% of renter households and around 85.2% of homeowners earning between 0-30% of AMI facing at least one housing problem. Data from Tables 3 and 4 indicate that cost burden remains the most widespread housing issue in Phoenix, as many households struggle to meet housing expenses. This underscores the urgent need for targeted efforts to improve housing affordability, particularly for lower-income households.

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,030	2,470	11,385	14,885	1,040	3,005	12,095	16,140
Large Related	210	1,750	5,055	7,015	640	2,495	6,050	9,185
Elderly	1,925	980	1,880	4,785	1,425	3,385	5,760	10,570
Other	1,460	1,625	9,810	12,895	450	1,205	3,875	5,530
Total need by income	4,625	6,825	28,130	39,580	3,555	10,090	27,780	41,425

Table 9 – Cost Burden > 30%

Data Source: 2017-2021 CHAS

Housing Cost-Burdened

The table, based on 2017-2021 CHAS data, offers an in-depth analysis of cost-burdened households in Phoenix within income ranges from 0% to 80% AMI, showing variations across household types. Among LMI cost-burdened renter households, 37.6% are small households, while large households account for only 17.7%. For LMI homeowners, the percentages are slightly higher overall, with approximately 39.0% of small homeowner households facing cost burdens, compared to 22.2% of large homeowner households.

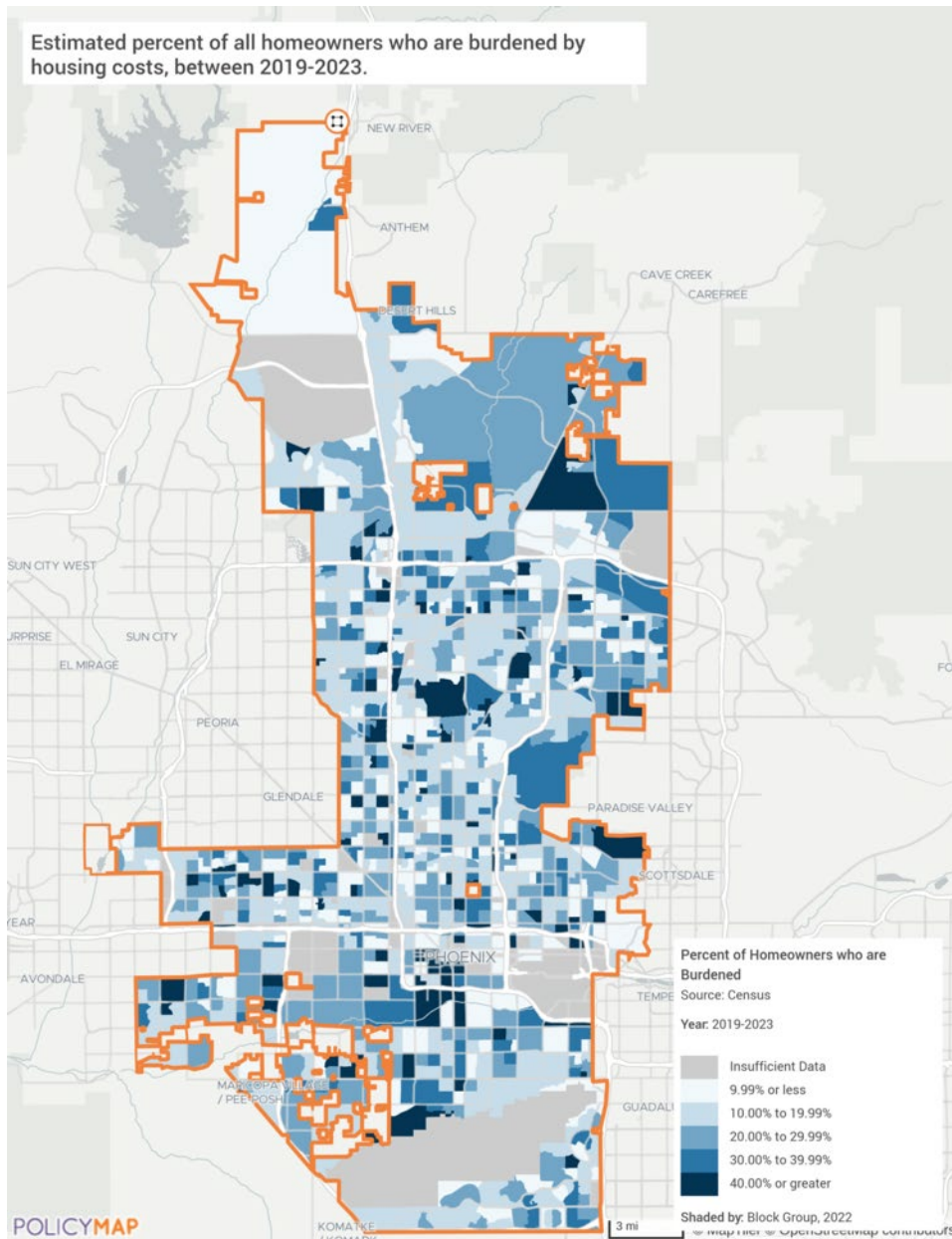
Elderly households show a distinct pattern in cost burdens, with 12.1% of renters and 25.5% of homeowners in this category. This indicates that older residents, whether homeowners or renters, though there is a much higher percentage of homeowners that may face persistent financial challenges related to housing costs, underscoring unique pressures on elderly residents within Phoenix's low-income brackets.

As with many economic indicators, the likelihood of a household being cost-burdened is influenced by location, as shown by the following maps using ACS data. These maps illustrate cost-burdened households by census tracts across Phoenix, highlighting geographic disparities. Factors impacting housing supply and

demand contribute to these variations, with lower-income areas showing a higher need for affordable housing, while areas with elevated median home values often place housing costs out of reach for many residents.

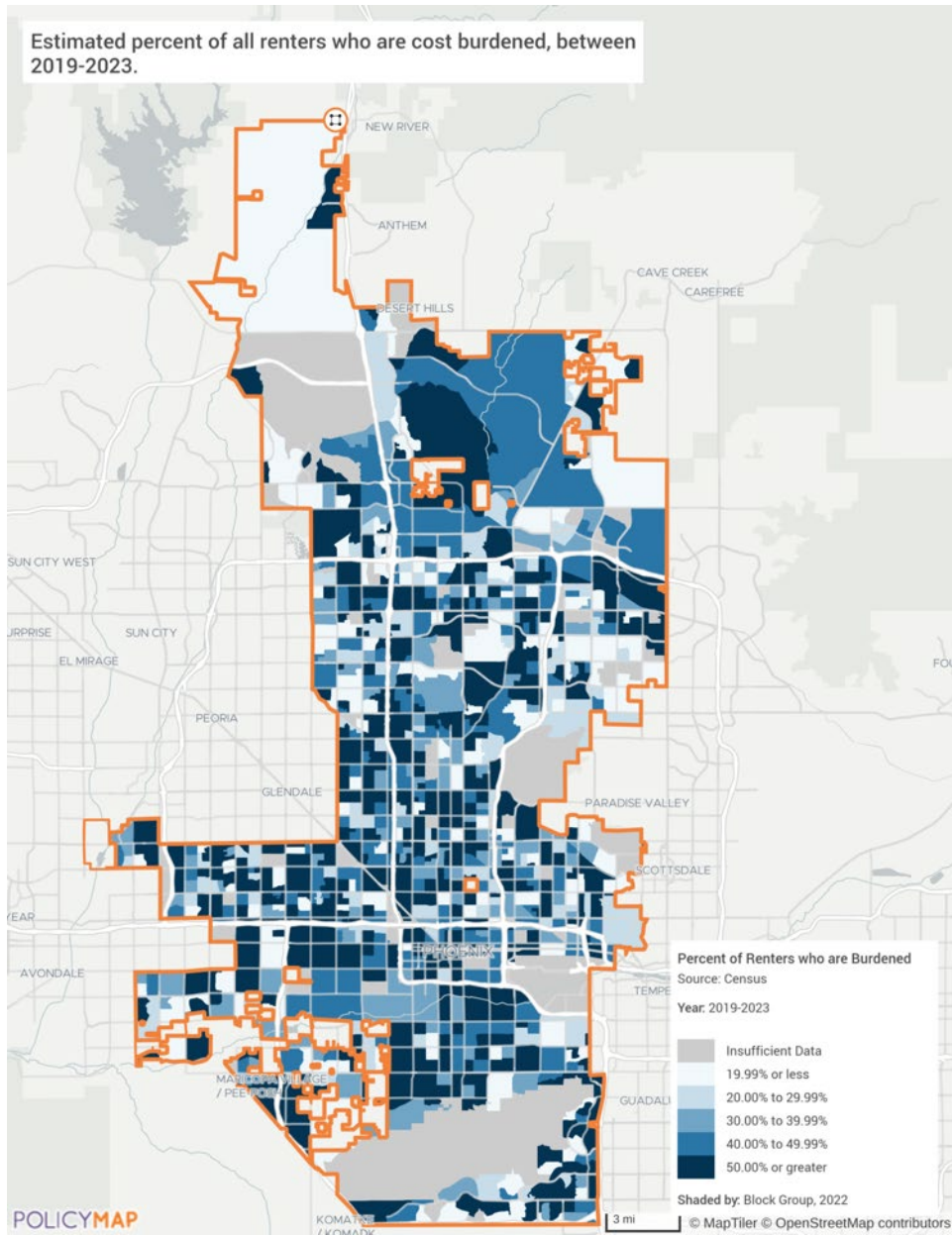
Homeowner Cost Burden

Cost-burdened homeowners are distributed across Phoenix, with varying levels of prevalence among census tracts. In most areas, over 20% of households face housing cost burdens, spending more than 30% of their income on housing expenses. Notably, a few tracts report even higher rates, with over 40% of homeowners in those areas experiencing significant financial strain. This widespread challenge underscores the issue of housing affordability for homeowners throughout much of Phoenix, highlighting the need for targeted measures to alleviate cost burdens.



Cost Burdened Renters

Cost-burdened renters are prevalent across much of Phoenix, with moderate to high concentrations in many areas. In several census tracts, more than 40% of renters allocate over 30% of their income toward housing costs, and in some areas, this rate exceeds 50%. Meanwhile, neighboring tracts report lower cost-burden rates, with less than 30% of renters affected. This widespread affordability challenge highlights the pressing need for targeted housing interventions to increase affordability, reduce financial strain on renters, and promote long-term stability for households throughout the city.



4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	10,520	5,210	1,175	16,905	3,790	2,160	1,670	7,620
Large Related	4,150	1,750	85	5,985	1,095	1,030	455	2,580
Elderly	5,805	980	845	7,630	4,465	2,410	695	7,570
Other	11,065	5,705	1,720	18,490	2,705	1,170	905	4,780
Total need by income	31,540	13,645	3,825	49,010	12,055	6,770	3,725	22,550

Table 10 – Cost Burden > 50%

Data Source: 2017-2021 CHAS

Severe Cost Burden

In Phoenix, a substantial proportion of LMI cost-burdened households are classified as severely cost-burdened, spending more than 50% of their income on housing. This leaves them highly vulnerable to financial instability. Among LMI renters with severe cost burdens, small, related households account for approximately 34.5%, while large households constitute around 12.2%. For LMI homeowners, small, related households represent 33.8% of those severely cost-burdened, with large households making up just 11.4%. Elderly households are particularly affected, with severe cost burdens more prevalent among elderly homeowners than renters.

Severely cost-burdened households face heightened risks of instability, as unexpected expenses such as rising utility bills or medical costs can jeopardize their housing security, increasing the likelihood of displacement or homelessness. To mitigate these risks, these households may benefit from targeted resources, such as financial assistance or housing subsidies, to promote housing stability. Addressing the challenges faced by severely cost-burdened households is crucial to preventing housing crises and ensuring long-term stability for vulnerable residents in Phoenix.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	5,125	4,910	4,330	1,740	16,105	920	1,685	1,690	835	5,130
Multiple, unrelated family households	445	670	875	505	2,495	230	360	1,180	565	2,335
Other, non-family households	345	75	490	175	1,085	10	10	25	0	45
Total need by income	5,915	5,655	5,695	2,420	19,685	1,160	2,055	2,895	1,400	7,510

Table 11 – Crowding Information – 1/2

Data Source: 2017-2021 CHAS

Overcrowding

HUD defines an overcrowded household as one with more than 1.01 occupants per room. In Phoenix, overcrowding patterns vary significantly by housing tenure, with renters accounting for the majority of overcrowded households. The table above provides the numbers of overcrowded households in Phoenix within income ranges from 0% to 100% AMI. There are 19,685 overcrowded renter households compared to 7,510 among homeowners. This issue disproportionately affects lower-income households, as around 58.8% of overcrowded renter households and 42.8% of overcrowded homeowner households fall below 50% AMI, classifying them as very low-income. These findings emphasize the significant impact of overcrowding on low-income households, particularly renters, highlighting the need for targeted strategies to address both space limitations and affordability challenges for these residents.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	10,880	11,140	12,755	34,775	3,305	5,095	9,310	17,710

Table 12 – Crowding Information – 2/2

Data Source: 2017-2021 CHAS

In Phoenix, the distribution of children among low-income renter and homeowner households reflects a notable pattern. In households classified as extremely low income (earning less than 30% AMI), the presence of children increases as household income approaches the upper limit of this income category. This trend demonstrates a clear relationship between income levels, housing tenure, and family structure, emphasizing how economic status shapes living conditions and household composition across the city. Understanding these dynamics is essential for designing effective housing policies and support programs tailored to the needs of families.

Describe the number and type of single person households in need of housing assistance.

Single-person households in Phoenix face increased risks of housing instability due to lower income levels and limited resources. According to ACS 2019–2023 data, the median income for a single-person household is \$44,787—nearly half the median income of a two-person household at \$88,644. These households also encounter reduced transportation options, as they are less likely to own a vehicle, further complicating commuting and access to essential services.

Single-person households are more prevalent among renters, with approximately 93,885 single-person renter households compared to 76,043 single-person homeowner households. Data from Tables 9 and 10 indicate that around 65.1% of small lower-income households are cost-burdened, translating to an estimated 49,504 single-person households potentially in need of housing assistance. These findings underscore the vulnerability of single-person households, particularly regarding housing affordability and transportation challenges, highlighting the need for targeted support to address these issues.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

In Phoenix, approximately 184,831 individuals, or 11.5% of the population, have a disability. Disability rates increase significantly among older residents, reflecting the higher prevalence of disabilities with age. The most commonly reported disability is ambulatory difficulty, affecting 83,975 individuals. These statistics highlight the need for accessible housing, infrastructure, and services to support individuals with disabilities, particularly as the city's population continues to age.

Victims of Rape and Domestic Violence

Based on data from the Phoenix Police Department's 2023 Annual Report and the FBI Crime Data Explorer, there were 13,033 violent crimes reported in Phoenix in 2023 which was slightly less than in 2022 when 13,515 violent crimes were reported. These included 191 offenses of Criminal Homicides, 8,950 of Aggravated Assault, 2,803 of Robbery, 1,089 actual offenses of Sexual Assault (Forcible Rape), and 26 of Human Trafficking (Commercial Sex Act). The FBI Crime Data Explorer also recorded 104 offenses against family and children in 2023.

Given the U.S. Department of Justice's estimate that only 42% of violent victimizations are reported, it is projected that approximately 2,593 rapes may have occurred in Phoenix during this period. These statistics underscore the critical need for housing and comprehensive support services to provide safety, stability, and recovery resources for survivors of violence, particularly those facing violence within their homes.

What are the most common housing problems?

Phoenix faces significant housing challenges, including cost burden, low vacancy rates, overcrowding, aging housing stock, and housing instability. Cost burden is a particularly pressing issue, especially among lower-income households, with many spending more than 30% of their income on housing—and a significant portion allocating over half. This underscores an urgent need for affordable housing solutions to alleviate financial strain. Overcrowding is another common challenge, primarily affecting lower-income renters, due to a shortage of affordable, family-sized housing units.

Homeownership opportunities are limited, with a homeowner vacancy rate of just 0.9% compared to 4.1% for rental properties, according to 2019–2023 ACS data. This limited availability exacerbates overcrowding and housing instability, disproportionately impacting single-person households, elderly residents, and lower-income families who struggle to secure stable housing and essential services. Addressing these challenges is essential to improving housing conditions and fostering economic stability for Phoenix's residents.

HUD guidelines identify lead-based paint hazards (LBPHs) as a significant risk in older homes, particularly those built before 1978. In Phoenix, 272,139 housing units were built before 1980, with 27,508 dating to pre-1950. These units, along with other potential environmental hazards such as asbestos, require ongoing updates for safety.

Are any populations/household types more affected than others by these problems?

Phoenix faces a range of housing challenges, including cost burden, low vacancy rates, overcrowding, aging housing stock, and housing instability. Cost burden is particularly acute for lower-income households, with many spending over 30%, and in some cases more than half of their income on housing. This underscores the pressing need for affordable housing options to alleviate financial strain. Overcrowding, driven by a shortage of affordable, family-sized units, is another prevalent issue, particularly among lower-income renters.

Homeownership opportunities are also limited, with 343,369 owner-occupied units compared to 258,028 renter-occupied units and a homeowner vacancy rate of only 0.9%, according to 2019–2023 ACS data. This constrained availability exacerbates overcrowding and housing instability, disproportionately impacting single-person households, elderly residents, and lower-income families who struggle to access stable housing and essential services.

These housing constraints are particularly challenging for vulnerable populations. Approximately 11.9% of Phoenix’s population is over the age of 65, highlighting the need for housing that accommodates the specific needs of elderly households. Additionally, about 11.5% of the population reports a disability, often requiring accessible housing and incurring higher costs due to modifications and accommodations. Extremely low-income households, which account for 71,680 households in Phoenix according to 2017–2021 CHAS data, are particularly at risk of housing instability. Addressing these issues is critical to improving housing conditions and supporting the city's most vulnerable residents.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

HUD defines extremely low-income households as those earning 0–30% AMI and classifies households spending over 50% of their income on housing as severely cost-burdened. According to 2017–2021 CHAS data from the Housing Needs Summary Tables, Phoenix’s extremely low-income households and families with children face critical shortages of affordable housing. Approximately 12,055 extremely low-income homeowner households and 31,540 renter households in Phoenix are severely cost-burdened, spending more than half of their income on housing. These 43,595 households are at a high risk of housing instability and potential homelessness.

The data also shows that Phoenix has 14,185 extremely low-income households with children under the age of 6, the majority of whom are renters. These families face severe housing challenges, underscoring the urgent need for targeted interventions to stabilize housing for the city’s most vulnerable residents. Addressing these affordability issues is critical to preventing housing instability and ensuring long-term security for low-income families and households in Phoenix.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City of Phoenix does not provide additional estimates of at-risk populations.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

In Phoenix, several housing characteristics contribute to instability and increase the risk of homelessness. With 42.3% of housing structures built before 1980, many properties require costly repairs, leaving low-income tenants vulnerable to displacement when maintenance issues render units uninhabitable. Limited housing availability, with a 0.9% homeowner vacancy rate and 4.1% rental vacancy rate, exacerbates the shortage of affordable housing, as reflected in the high proportion of cost-burdened households. These factors highlight the urgent need for affordable and stable housing solutions to reduce homelessness risks in Phoenix.

Discussion

N/A

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

To understand community needs, it's essential to identify whether any racial or ethnic groups face greater housing challenges. This section compares housing problems across racial and ethnic groups within each income category, using HUD guidelines that define a disproportionately greater need when a group experiences housing problems at a rate at least 10 percentage points higher than the city's average highlighting whether certain groups in Phoenix are more affected by these housing problems.

The following series of tables looks at the existence of housing problems amongst different racial and ethnic groups across the 0% -30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	56,240	15,430	0
White	22,865	6,740	0
Black / African American	5,960	2,000	0
Asian	1,640	40	0
American Indian, Alaska Native	965	475	0
Pacific Islander	35	75	0
Hispanic	23,225	5,100	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2017-2021 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	53,335	16,040	0
White	20,925	7,130	0
Black / African American	4,555	990	0
Asian	1,125	345	0
American Indian, Alaska Native	620	510	0
Pacific Islander	0	60	0
Hispanic	24,590	6,790	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2017-2021 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	57,385	55,695	0
White	24,670	23,050	0
Black / African American	6,245	3,225	0
Asian	1,320	1,190	0
American Indian, Alaska Native	945	1,000	0
Pacific Islander	65	90	0
Hispanic	22,255	25,825	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2017-2021 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15,380	45,415	0
White	7,665	21,490	0
Black / African American	1,085	3,755	0
Asian	580	1,170	0
American Indian, Alaska Native	330	565	0
Pacific Islander	0	45	0
Hispanic	105	17,015	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2017-2021 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Extremely Low Income: The jurisdiction-wide rate of households with a housing problem in this income group is 78.5%. Asian households in this income range experience disproportionately greater need.

Very Low Income: In this income group, 76.9% of households report a housing problem. No racial or ethnic population groups experience disproportionately greater need.

Low Income: The jurisdiction-wide rate of households with a housing problem in this income group is 50.7%. Black / African American households in this income range experience disproportionately greater need.

Moderate Income: In this income group, 50.7% of households report a housing problem. American Indian and Alaska Native households in this income range experience disproportionately greater need.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

To understand community needs, it's essential to identify whether any racial or ethnic groups face greater housing challenges. This section compares severe housing problems across racial and ethnic groups within each income category, using HUD guidelines that define a disproportionately greater need when a group experiences housing problems at a rate at least 10 percentage points higher than the city's average highlighting whether certain groups in Phoenix are more affected by these housing problems.

The following series of tables looks at the existence of severe housing problems amongst different racial and ethnic groups across the 0% -30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	49,245	22,430	0
White	19,815	9,790	0
Black / African American	5,325	2,635	0
Asian	1,485	40	0
American Indian, Alaska Native	880	560	0
Pacific Islander	35	75	0
Hispanic	20,260	8,065	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2017-2021 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	29,830	39,545	0
White	11,825	16,230	0
Black / African American	2,445	3,100	0
Asian	670	795	0
American Indian, Alaska Native	425	700	0
Pacific Islander	0	60	0
Hispanic	13,735	17,640	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2017-2021 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	17,765	95,315	0
White	6,570	41,155	0
Black / African American	1,520	7,955	0
Asian	635	1,875	0
American Indian, Alaska Native	405	1,540	0
Pacific Islander	45	110	0
Hispanic	8,310	39,775	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2017-2021 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,415	55,385	0
White	1,455	27,700	0
Black / African American	365	4,475	0
Asian	305	1,445	0
American Indian, Alaska Native	185	715	0
Pacific Islander	0	45	0
Hispanic	70	19,245	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2017-2021 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Extremely Low Income: The jurisdiction-wide severe housing problem rate in this income group is 68.7%. Asian households in this income range experience disproportionately greater need.

Very Low Income: In this income group, 43.0% of households report a severe housing problem. No racial or ethnic population groups experience disproportionately greater need.

Low Income: The jurisdiction-wide severe housing problem rate in this income group is 15.7%. Pacific Islander households in this income range experience disproportionately greater need.

Moderate Income: In this income group, 8.9% of households report a severe housing problem. American Indian and Alaska Native households in this income range experience disproportionately greater need.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

To understand community needs, it's essential to identify whether any racial or ethnic groups face greater housing challenges. This section compares housing cost burdens across racial and ethnic groups, using HUD guidelines that define a disproportionately greater need when a group experiences housing problems at a rate at least 10 percentage points higher than the city's average highlighting whether certain groups in Phoenix are more affected by these housing problems.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	393,825	98,360	79,790	7,920
White	21,5710	46,205	37,370	3,290
Black / African American	22,795	9,210	7,975	1,085
Asian	16,980	2,215	2,290	290
American Indian, Alaska Native	5,225	1,270	1,185	325
Pacific Islander	640	20	40	75
Hispanic	120,785	36,095	28,920	2,635

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2017-2021 CHAS

Discussion:

Cost Burden: The jurisdiction-wide housing cost burden rate (30% to 50% of household income) is 17.0%. No racial or ethnic population groups experience disproportionately greater need.

Severe Cost Burden: The jurisdiction-wide rate of severe housing cost burden (over 50% of household income) is 13.8%. No racial or ethnic population groups experience disproportionately greater need.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Overall, no racial or ethnic group stands out as having disproportionately greater housing needs across all income levels. However, at specific income levels, certain racial and ethnic groups experience disproportionate housing challenges. Extremely low-income Asian households and low-income Pacific Islander households face severe housing problems, though their populations are small. Additionally, Black/African American households at the low-income level and American Indian and Alaska Native households at the moderate-income level experience disproportionate housing problems. A summary of these disparities is provided below.

Housing Problems

- Extremely Low Income: Asian Households
- Very Low Income: No racial or ethnic groups
- Low Income: Black / African American households
- Moderate Income: American Indian and Alaska Native households

Severe Housing Problems

- Extremely Low Income: Asian households
- Very Low Income: No racial or ethnic groups
- Low Income: Pacific Islander households
- Moderate Income: American Indian and Alaska Native households

Housing Cost Burden

- Cost Burden: No racial or ethnic groups
- Severe Cost Burden: No racial or ethnic groups

If they have needs not identified above, what are those needs?

An additional analysis of the relationship between race and ethnicity, income, and housing problems is included in section MA-50.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The relationship between racial and ethnic groups with specific neighborhoods and low-income areas is discussed in MA-50.

NA-35 Public Housing – 91.205(b)

Introduction

Public housing was established to provide decent and safe rental housing for eligible low- and moderate-income families, the elderly, and persons with disabilities. Public housing includes federally subsidized, affordable housing that is owned and operated by the public housing authorities. Phoenix is primarily served by the City of Phoenix Housing Department (COPHD) who oversees HCV/ Section 8, Affordable Housing, and Public Housing administration. The COPHD also oversees the Housing Phoenix Plan program which establishes a goal of creating or preserving 50,000 homes by 2030 to address the housing shortage in Phoenix.

Data Note: The *Totals in Use* table is based on data from the PIH HCV Data Dashboard and the PIH Public Housing Dashboard, current as of November 2024. However, these sources do not provide resident characteristics, racial demographics, or ethnicity data. Therefore, data for the *Characteristics of Residents* table, the *Race of Residents* table, and the *Ethnicity of Residents* table was sourced from the PIC, which relies on an older dataset. As a result, there may be discrepancies in total counts between tables due to differences in reporting periods.

Totals in Use

	Program Type					
	Certificate	Mod-Rehab	Public Housing	Vouchers		
				Total	Project - based	Tenant - based
# of units vouchers in use	-	-	882	7,135	1572	4,680
					827	185
						220

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: HUD PIC (PIH HCV Data Dashboard 2024); HUD PIH Public Housing Dashboard 2024

Characteristics of Residents

Program Type								
	Certificate	Mod- Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	
							Family Unification Program	
Average Annual Income	0	0	5,281	11,697	11,110	8,268	11,190	10,053
Average length of stay	0	0	2	6	6	0	7	0
Average Household size	0	0	1	2	3	2	3	1
# Homeless at admission	0	0	0	10	0	0	0	0
# of Elderly Program Participants (>62)	0	0	13	594	656	2	624	30
# of Disabled Families	0	0	40	429	1,613	14	1,488	111
# of Families requesting accessibility features	0	0	89	2,149	5,029	34	4,726	269
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type								
Race	Certificate	Mod-Rehab	Public Housing	Vouchers				Disabled *
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
White	0	58	1,564	2,786	13	2,604	169	0
Black/African American	0	16	495	2,004	18	1,903	83	0
Asian	0	0	30	45	1	42	2	0
American Indian/Alaska Native	0	15	56	177	2	164	11	0
Pacific Islander	0	0	4	17	0	13	4	0
Other	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type						
	Certificate	Mod-Rehab	Public Housing	Vouchers			Disabled *
				Total	Project - based	Tenant - based	
Hispanic	14	1,236	1,698	18	1,639	41	14
Not Hispanic	75	913	3,331	16	3,087	228	75

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

In Phoenix, public housing tenants and applicants requiring accessible units face specific challenges under Section 504 of the Rehabilitation Act of 1973. Section 504 mandates that federally funded housing providers ensure accessibility for individuals with disabilities, including a requirement that at least 5% of housing units be accessible for persons with mobility disabilities and an additional 2% for individuals with hearing or vision impairments..

The City of Phoenix Housing Department offers fully accessible, ADA-compliant apartments for those in need. However, demand for these units frequently surpasses availability, resulting in extended waiting periods. According to Affordable Housing Online (2024), the average wait time for public housing units in Phoenix is approximately 37 months, underscoring the significant demand for accessible housing.

To address these needs, the Phoenix Housing Department allows individuals with disabilities to apply to all housing programs and provides reasonable accommodations to ensure equal access to housing opportunities. Despite these efforts, the limited availability of accessible units and long waiting lists emphasize the need for additional resources to meet the requirements of Section 504 and support the diverse needs of Phoenix residents with disabilities.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Residents of public housing and HCV holders in Phoenix face several pressing challenges, including affordability concerns and accessibility barriers. While compliance with Section 504 of the Rehabilitation Act of 1973 ensures a baseline level of accessibility, many needs remain unmet. Additionally, low-income households experience financial instability, housing insecurity, and limited access to essential services. Key challenges include the following:

Availability of Accessible Housing

The demand for accessible units exceeds supply, resulting in extended wait times for residents with mobility or sensory impairments. The limited availability of fully accessible units presents ongoing challenges for individuals who require housing accommodations.

Adaptive Technology and Supportive Services

Residents who require adaptive technologies, such as hearing aids, visual alert systems, or communication devices, may experience difficulties obtaining them. Additionally, some individuals need in-home supportive services, including personal care assistance and mental health counseling, to maintain stability in their housing.

Affordable Housing and Rent Burden

Many public housing residents and HCV holders experience financial strain due to the cost of rent and other necessary expenses such as utilities, transportation, and healthcare. Even with housing assistance, households often struggle to cover these costs, impacting overall financial stability.

Employment and Economic Barriers

Many low-income households, particularly those in public housing, face difficulties securing stable employment due to job availability, educational attainment, and the need for childcare services. Limited access to workforce training and career advancement opportunities affects financial independence.

Transportation Access

Public housing residents and HCV holders often encounter challenges related to transportation. Public transit routes may not align with employment centers, healthcare facilities, or essential services, making commuting difficult. Transportation barriers can limit access to jobs, medical care, and other necessary resources.

Food Insecurity and Healthcare Access

Some residents face food insecurity due to financial constraints and geographic barriers to grocery stores with affordable, nutritious options. Limited healthcare access, particularly for preventive and specialty care, remains a concern for low-income households.

Residents of public housing and HCV holders in Phoenix face financial, accessibility, and service-related challenges. The availability of affordable housing, transportation access, employment stability, and supportive services all play a role in housing security and overall well-being.

How do these needs compare to the housing needs of the population at large

The housing needs of public housing residents and Housing Choice Voucher holders in Phoenix differ from those of the general population due to additional financial and service-related challenges. While the broader population primarily faces concerns related to housing affordability, transportation access, and utility costs, public housing residents and HCV holders often experience more acute financial strain and barriers to stable housing.

In addition to affordability challenges, some residents require housing accommodations such as accessible units, adaptive technologies, and supportive services. Limited availability of these resources can create longer wait times and restrict housing options for certain populations. Furthermore, factors such as employment instability, food insecurity, and transportation barriers disproportionately impact low-income households, making it more difficult to maintain housing stability.

These differences underscore the distinct challenges faced by public housing residents and HCV holders compared to the general population, highlighting the role of affordability, accessibility, and supportive services in meeting their housing needs.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness is a challenging and multifaceted issue that affects communities nationwide, including Phoenix. Its complexity lies in the overlapping causes that contribute to an individual or family becoming homeless. These causes can be economic, such as unemployment, poverty, or the lack of affordable housing options. They can also be health-related, with many homeless individuals facing mental illness, physical disabilities, substance abuse, or chronic health conditions like HIV/AIDS. Additionally, social factors such as domestic violence, limited educational attainment, and systemic inequalities also contribute significantly to homelessness. Often, these causes are interconnected, requiring a comprehensive, collaborative, and community-based approach to effectively address homelessness.

The Stewart B. McKinney Homeless Assistance Act provides a clear definition of homelessness, identifying a "homeless individual" as someone lacking a fixed, regular, and adequate nighttime residence. This includes those residing in:

- Supervised shelters or temporary accommodations, such as welfare hotels, congregate shelters, or transitional housing;
- Institutions providing temporary housing for individuals awaiting institutionalization;
- Public or private spaces not intended for regular sleeping accommodations.

The AZ-502 Phoenix, Mesa/ Maricopa County Continuum of Care (CoC), also known as Maricopa Regional Continuum of Care, coordinates the region's response to homelessness, including conducting the annual Point-In-Time (PIT) Count. The PIT Count is conducted annually in late January to get a snapshot of sheltered and unsheltered homelessness in the community. The PIT Count provides valuable insights into the scope of homelessness, helping to shape targeted strategies that address the complex needs of homeless individuals and families. The data in this section comes from the 2024 PIT Count, conducted by the CoC, and estimates from the local Homeless Management Information System (HMIS). The data provided in this section are for the entirety of Maricopa County.

While the PIT Count and HMIS data below offer a broad view of homelessness, a closer look at the City of Phoenix in 2024 reveals that a total of 26,440 households were served, encompassing 29,223 clients. Among these households, 299 included both adults and minors, totaling 1,116 individuals (473 adults and 643 minors). Additionally, 25,965 households were composed solely of adults, accounting for 27,819 individuals, while 176 child-only households consisted of 288 minors.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	1,867	222	5,460	5,300	3,342	128
Persons in Households with Only Children	21	17	69	64	14	230
Persons in Households with Only Adults	3,471	3,837	12,526	12,077	2,878	114
Chronically Homeless Individuals	1,318	645	4,833	4,660	981	135
Chronically Homeless Families	160	108	681	661	423	137
Veterans	346	93	1,467	1,417	795	125
Unaccompanied Child	21	17	69	64	14	230
Persons with HIV	175	144	5,460	5,300	3,342	128

Table 27 - Homeless Needs Assessment

Data Source: AZ-502 Phoenix, Mesa/ Maricopa County CoC 2024 Point in Time Count; Estimates using data from HMIS

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Chronically Homeless Individuals and Families

Chronically homeless individuals and families experience prolonged or recurring homelessness, often due to mental health conditions, substance use disorders, or physical disabilities. These individuals require intensive support services and permanent housing solutions to achieve stability. In the CoC region, there are 1,318 chronically homeless individuals in shelters and 645 unsheltered, demonstrating a significant need for targeted interventions.

Families with Children

Homeless families with children often face economic instability, domestic violence, or a lack of affordable housing, which disrupts children's education, healthcare access, and overall well-being. In the CoC region, 1,867 individuals in families with children are sheltered, while 222 remain unsheltered, emphasizing the need for family-specific housing initiatives.

Veterans and Their Families

Veterans experiencing homelessness often struggle with physical disabilities, PTSD, or other mental health conditions linked to their military service. These individuals require specialized healthcare and housing assistance. In the CoC region, 346 homeless veterans are sheltered, while 93 remain unsheltered, reflecting ongoing challenges for this vulnerable population.

Unaccompanied Youth

Unaccompanied youth, typically under 24, often lack parental or guardian care due to family rejection, aging out of foster care, or abusive environments, leaving them vulnerable to exploitation, mental health issues, and barriers to education and employment. In the CoC region, 21 unaccompanied youth are in shelters, and 17 are unsheltered, indicating a population in need of targeted interventions.

While the data table provides insights at the CoC level, a closer look at the City of Phoenix reveals that in 2024, a total of 26,440 households were served, encompassing 29,223 clients. Among these, 299 households consisted of both adults and minors, totaling 1,116 individuals (473 adults and 643 minors). Additionally, 25,965 households were composed solely of adults, accounting for 27,819 individuals. There were also 176 child-only households, consisting of 288 minors.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	2,904	2807
Black or African American	1,854	853
Asian	40	18
American Indian or Alaska Native	280	285
Native Hawaiian/Pacific Islander	44	25
Middle Eastern/North African	2,904	2807
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	1,277	1,278
Not Hispanic/Multiple Race	4,082	2,798

Data Source: Balance of State Continuum of Care 2018 PIT Count

Data Source

Comments: AZ-502 Phoenix, Mesa/Maricopa County CoC

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Families with Children: The most recent Continuum of Care Point-in-Time (PIT) Count reports 2,089 sheltered individuals in families with at least one adult and one child within the Phoenix, Mesa/Maricopa County CoC. Of these, 1,867 are in emergency shelters or transitional housing and 222 are unsheltered. Additionally, there are 268 identified chronically homeless families with 160 in emergency shelters and 108 unsheltered. This significant number highlights the need for expanded resources to support stable, long-term housing solutions for at-risk families. Increasing access to permanent housing options is crucial to reducing the risk of recurring homelessness and ensuring stability for these families.

Veterans: The PIT Count identifies 439 veterans experiencing homelessness within the Phoenix, Mesa/Maricopa County CoC, with 346 sheltered and 93 unsheltered. These figures emphasize the ongoing need for targeted interventions to transition veterans into permanent housing, reducing the likelihood of repeated homelessness and providing essential stability and support for this vulnerable population.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

DATA NOTE: The table above does not include a category for people that identified their race as Middle Eastern, North African, or “multiple races”. Therefore, the numbers in the above table do not match the total number of people actually counted in the 2024 Point in Time Count.

Among those who responded to racial and ethnic questions in the 2024 Point-in-Time Count, 61% identified as White, while 29% identified as Black or African American. American Indian individuals made up 6%, and 3% identified as multiracial. Less than 1% of respondents identified as Pacific Islander, Asian, or Middle Eastern/North African. In terms of ethnicity, 27% identified as Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Approximately 56.8% of individuals experiencing homelessness within the Phoenix, Mesa/Maricopa CoC jurisdiction are sheltered, with the majority being individuals without children. This group also represents the highest percentage of unsheltered individuals, emphasizing the critical need for housing solutions and support services tailored to single adults. Of all persons surveyed in the 2024 Point-in-Time Count, 22% were experiencing chronic homelessness, underscoring the need for long-term housing and supportive services. Additionally, 14% reported having a serious mental illness, and 14% reported a substance use disorder, demonstrating the need for integrated healthcare and housing solutions. Furthermore, 7% of individuals surveyed identified as fleeing or surviving domestic violence, highlighting the necessity of trauma-informed housing and support programs. Addressing the unique challenges faced by these groups requires targeted interventions to ensure both immediate relief and long-term stability.

According to a recent study by Julius Happonen and Sara Shuman from Northern Arizona University (NAU), Arizona's homeless rate rose by 23.4% between 2020 and 2023, one of the largest increases in the U.S. The state's climate and terrain present unique challenges for those experiencing unsheltered homelessness, with extreme conditions ranging from frigid temperatures in Flagstaff to record-breaking heat in Phoenix. Addressing unsheltered homelessness is critical for improving health equity and ensuring safety for vulnerable populations.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The non-homeless special needs assessment includes the elderly, developmentally disabled individuals, persons with disabilities, persons with HIV/AIDS, and individuals with drug and alcohol addictions. These populations often face challenges in securing stable housing due to limited income, accessibility needs, or ongoing medical and supportive service requirements. Services for these groups are critical in the prevention of homelessness, as gaps in healthcare, supportive housing, or financial assistance can lead to housing instability. Addressing these needs requires a coordinated approach that integrates affordable housing, accessible transportation, and specialized care to ensure long-term housing stability and improved quality of life.

Describe the characteristics of special needs populations in your community:

Elderly: The elderly population in Phoenix faces significant challenges, emphasizing the need for affordable, accessible housing to support their health, independence, and emotional well-being. Remaining in familiar settings is particularly important for this group, but limited incomes and disabilities often place financial strain on elderly residents, reducing their independence. Rising living costs further exacerbate these challenges, as this population generally cannot increase their income to keep pace.

According to the latest data, approximately 11.9% of Phoenix's residents are aged 65 or older. Within this group, 32.5% have a disability, and 11.7% live below the poverty level. Elderly residents are more likely to live in owner-occupied housing (74.9%) compared to renter-occupied housing (25.1%), yet nearly 26.3% are cost-burdened, spending more than 30% of their income on housing. These figures underscore the need for targeted housing solutions that address affordability, accessibility, and stability for Phoenix's aging population.

HIV/AIDS: See discussion below.

Alcohol and Drug Addiction: Gathering accurate data about alcohol and drug addiction within a community is difficult. Addiction often goes unrecognized because people don't seek help due to fear of criminal charges and/or the social stigma associated with addiction and other medical issues. Often only when someone overdoses, gets arrested, or seeks treatment are they counted in statistics.

Substance use remains a critical public health concern in Arizona, with alcohol, opioids, and other illicit drugs being the most commonly used substances. According to data from the Centers for Disease Control and Prevention (CDC) – Behavioral Risk Factor Surveillance System (BRFSS) Prevalence and Trends Data Portal – in 2023, 51.9% of adults in the Phoenix-Mesa-Scottsdale, AZ Statistical Area reported consuming at least one drink within a 30-day period. Additionally, 5.6% of adults were classified as heavy drinkers, defined as men consuming more than 14 drinks per week and women consuming more than seven.

Data from September 2021 to August 2022 revealed 2,466 suspected nonfatal opioid overdoses, with fentanyl present in 47.7% of toxicology reports and methamphetamines in 46.2%. Additionally, polysubstance use, involving combinations of these and other drugs, was detected in over three-quarters

of tested cases. These trends align with a broader regional crisis where opioid misuse, especially involving fentanyl, continues to drive overdoses and fatalities. To address this, Maricopa County has implemented harm reduction strategies, including naloxone education and distribution programs, to mitigate overdose risks.

In 2023, Phoenix introduced a free naloxone distribution program to expand access to this life-saving medication. Naloxone kits, available at all 17 Phoenix Public Library locations and through community organizations, include two doses of nasal spray naloxone, rubber gloves, a face shield for rescue breaths, and instructions for use. By making naloxone easily accessible, the city aims to empower residents to respond to opioid overdoses effectively. This countywide initiative reflects the reality that substance use does not adhere to city limits and requires a collaborative regional approach to protect the health and safety of the entire community.

Disability: According to 2019–2023 ACS data, 184,831 individuals in Phoenix, or 11.5% of the population, live with a disability. Disability rates increase significantly with age, with residents aged 65 and older accounting for 33.4% (61,793 individuals) of this group. Conversely, disabilities are less common among children and youth, with 18,158 individuals aged 17 or younger reported as having a disability, including 1,199 under the age of 5.

Individuals with disabilities experience a range of mobility, cognitive, sensory, and independent living challenges that can affect their ability to access housing, transportation, employment, and healthcare. Older adults with disabilities often face additional barriers, such as fixed incomes, higher medical needs, and limited availability of accessible housing. Households with elderly individuals or children with disabilities may require modifications to their living environments, in-home care, or specialized support services.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly: The elderly population in Phoenix faces challenges related to affordability, accessibility, and access to essential services. Many older adults rely on fixed incomes, making affordable housing with features such as ramps, widened doorways, and grab bars essential. Additionally, proximity to healthcare facilities, public transportation, and grocery stores is vital for maintaining independence and quality of life.

Supportive services, including in-home care, meal delivery, and transportation assistance, are crucial for enabling elderly residents to age in place safely and comfortably. These needs are identified through community assessments and public consultations conducted by local organizations and government initiatives, which highlight service gaps and prioritize areas for investment. Addressing these challenges is vital to promoting stability, dignity, and an improved quality of life for Phoenix’s aging population.

HIV/AIDS: See discussion below.

Alcohol and Drug Addiction: The 2023 Maricopa County Substance Use Provider Needs Assessment highlights significant housing and supportive service needs for populations impacted by alcohol and substance use disorders. These needs include:

- **Access to Stable Housing:** Individuals recovering from substance use often face barriers to stable housing, exacerbating the risk of relapse. The lack of affordable sober living environments and transitional housing options is a critical gap. Stable housing provides a foundation for recovery and supports reintegration into the community.
- **Comprehensive Supportive Services:** Populations with substance use disorders require wraparound services, including mental health counseling, employment assistance, case management, and access to healthcare. These services are essential for addressing co-occurring disorders and building long-term stability.
- **Access to Recovery-Oriented Housing Models:** There is a need for housing models specifically designed to support recovery, such as sober living facilities and residential treatment programs. These environments promote peer support, accountability, and a structured path toward recovery.

These needs are determined through a combination of methods, including surveys of service providers, interviews with individuals impacted by substance use, and data analysis from local and state health systems. Providers have identified significant gaps in resources, such as the insufficient availability of affordable housing options that align with recovery needs and the fragmented delivery of supportive services. This comprehensive approach helps prioritize interventions and allocate resources effectively to meet the needs of this vulnerable population.

Disability: In Phoenix, approximately 184,831 individuals, or 11.5% of the population, live with disabilities, with prevalence increasing significantly among older residents. This population faces persistent challenges in accessing housing that is both affordable and physically accessible. Key features of accessible housing include ramps, widened doorways, modified bathrooms, and other accommodations that eliminate physical barriers. However, the availability of such housing options remains insufficient to meet demand, especially for individuals relying on fixed incomes, such as Social Security Disability Insurance or Supplemental Security Income.

Supportive services are equally critical to ensuring stability and independence for individuals with disabilities. These services include case management to assist with navigating housing applications and accessing benefits, in-home support for daily living activities, and transportation services tailored to mobility needs. Community assessments and housing data analyses consistently reveal significant gaps in resources, underscoring the need for expanded investment in both accessible housing units and comprehensive support systems. Addressing these needs is vital to enhancing quality of life and fostering greater self-sufficiency among Phoenix's disabled residents.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

In Maricopa County, the population living with HIV/AIDS has experienced a notable increase, reflecting broader state and county trends. In 2022, Arizona reported 975 new HIV/AIDS cases, a 20% rise from the previous year. Maricopa County, which includes Phoenix, accounted for 647 of these cases, representing approximately 66% of the state's total. This surge is partly attributed to reduced testing during the COVID-19 pandemic, leading to delayed diagnoses. The majority of new HIV diagnoses in Arizona were among males, who constituted over 86% of the cases. Men who have sex with men (MSM) remained the most affected group, accounting for 56% of new infections. Additionally, Hispanic individuals represented 42% of new cases, highlighting significant racial and ethnic disparities in HIV transmission.

To address the housing and supportive service needs of individuals living with HIV/AIDS, Phoenix offers a range of programs. The Housing Opportunities for Persons With AIDS (HOPWA) program, administered by the City of Phoenix Housing Department, provides critical housing assistance such as Tenant-Based Rental Assistance (TBRA), Transitional Housing, Permanent Housing Placement (PHP) and Short-Term Rent, Mortgage, and Utility (STRMU) Assistance. These programs aim to ensure stable housing, which is vital for maintaining continuity with treatment. Additionally, organizations like the Area Agency on Aging's, Region OneHIV Care Directions, funded by the Health Resources and Services Administration (HRSA) Ryan White HIV/AIDS Program (RWHAP), offers comprehensive services, including medical case management, medical and financial resources with. Other local providers, funded by RWHAP, also provide medical care, medications, and support services to people with HIV who meet income qualifications and lack adequate insurance coverage.

The determination of housing and supportive service needs involves several methodologies. Surveillance reports help identify trends in HIV transmission and affected demographics, while community feedback engages individuals living with HIV/AIDS to better understand their challenges and service gaps. Healthcare and social service providers also contribute insights on resource utilization and unmet needs. Addressing the rising cases of HIV/AIDS in Phoenix requires a multifaceted approach that includes expanding testing, enhancing prevention efforts, and ensuring comprehensive supportive services to improve health outcomes for affected individuals.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

N/A. The City will not be using HOME funds for TBRA activities.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Phoenix has identified a significant need for enhanced public facilities to support its growing population and address service gaps in underserved areas. Key priorities include the development and improvement of community centers, health facilities, parks, and emergency shelters to meet the needs of vulnerable populations, such as low-income families, seniors, and individuals experiencing homelessness. Facilities supporting mental health, childcare, and recreational activities are particularly essential to promote equitable access and improve the quality of life for residents.

How were these needs determined?

These needs were identified through a comprehensive assessment process that included citizen participation surveys conducted as part of the Consolidated Planning process, public hearings, and data analysis of community demographics and service gaps. A community-wide survey provided direct input from residents on housing and service priorities. Additionally, collaborations with stakeholders, including the Maricopa Association of Governments and city departments, further highlighted key areas requiring facility investments to align with Phoenix's strategic goals. Other citywide reports and plans were also reviewed to ensure a well-rounded understanding of community needs and priorities.

Describe the jurisdiction's need for Public Improvements:

Public infrastructure improvements in Phoenix are crucial to support sustainable growth and enhance the livability of neighborhoods. Priorities include upgrading sidewalks, roadways, and drainage systems; expanding access to broadband internet; and addressing environmental challenges through green infrastructure initiatives. Investment in neighborhood revitalization and ADA-compliant infrastructure is also a focus to promote accessibility and equity across the city.

How were these needs determined?

These needs were identified through a comprehensive assessment process that included citizen participation surveys conducted as part of the Consolidated Planning process, public hearings, and data analysis of community demographics and service gaps. A community-wide survey provided direct input from residents on housing and service priorities. Additionally, data from neighborhood assessments, infrastructure condition reports, and collaboration with regional planning entities informed the prioritization of public improvement projects. Phoenix's economic development and housing plans further emphasized the link between public infrastructure and community well-being.

Describe the jurisdiction's need for Public Services:

Phoenix requires expanded public services to address pressing community needs, particularly for low-income families, individuals experiencing homelessness, and vulnerable populations. Services such as job training, mental health counseling, substance use treatment, and emergency rental assistance are critical to stabilizing at-risk households. Additionally, programs for youth engagement, senior services, and transportation assistance remain high priorities to enhance accessibility and quality of life

How were these needs determined?

These needs were identified through a comprehensive assessment process that included citizen participation surveys conducted as part of the Consolidated Planning process, public hearings, and data analysis of community demographics and service gaps. A community-wide survey provided direct input from residents on housing and service priorities. Additionally, analysis of demographic and economic trends, as well as feedback from the Continuum of Care and other regional collaborations, provided insight into service gaps and emerging priorities. Public participation processes ensured that resident voices were integral to shaping the service delivery strategy. Other citywide reports and plans were also reviewed to ensure a well-rounded understanding of community needs and priorities..

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section examines Phoenix's housing market and supply through an analysis of key housing indicators. The assessment evaluates housing structure types, property age, pricing trends, and tenure patterns (ownership versus rental) to provide a comprehensive understanding of the city's housing stock. This analysis highlights critical issues such as affordability, availability, and the condition of housing units across Phoenix's diverse neighborhoods.

Phoenix offers unique attributes that make it a desirable place to live, including its growing economy, which is bolstered by industries such as technology, healthcare, and advanced manufacturing. The city's proximity to major transportation hubs, its vibrant arts and cultural scene, and its abundance of outdoor recreational opportunities further enhance its appeal as a residential destination. Additionally, Phoenix's warm climate and expansive suburban development contribute to its attractiveness for families and retirees alike.

Beyond traditional housing, the analysis includes an evaluation of homeless shelters, special needs housing, and other facilities designed to support vulnerable populations. Resources such as transitional housing, housing for individuals with disabilities, and Housing Opportunities for Persons With AIDS (HOPWA) are critical in addressing the needs of Phoenix's most vulnerable residents. Non-housing community development resources, such as public services and infrastructure investments, are also considered to understand Phoenix's broader housing environment.

Geographic Information System (GIS) mapping is employed to visualize and analyze housing trends and disparities, offering a spatial understanding of housing needs across Phoenix's diverse neighborhoods. This comprehensive approach informs strategies for addressing Phoenix's housing challenges while leveraging its unique assets to improve affordability, accessibility, and overall quality of life for all residents.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

This section examines Phoenix's housing stock in terms of housing type and tenure, detailing the number of units per structure, the distribution of multifamily housing, and unit sizes. It also analyzes the balance between owner-occupied and renter-occupied housing, providing a clearer understanding of the city's housing landscape and the availability of different housing options across the jurisdiction.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	385,021	59.9%
1-unit, attached structure	30,143	4.7%
2-4 units	39,764	6.2%
5-19 units	70,329	10.9%
20 or more units	98,161	15.3%
Mobile Home, boat, RV, van, etc	19,449	3.0%
Total	642,867	100%

Table 31 – Residential Properties by Unit Number

Data Source: 2019-2023 ACS

The table above outlines Phoenix's housing stock by structure type and count. Traditional single-family detached homes comprise approximately 59.9% of all housing units, representing the majority of the city's residential inventory. Multifamily housing, defined by HUD as buildings with more than four units, accounts for 26.2% of the total housing stock, showcasing Phoenix's emphasis on higher-density living options.

Single-unit attached structures, such as townhomes, make up only 4.7% of the housing stock, a relatively small portion compared to other housing types. Multifamily housing is further categorized by size, with small buildings (3–19 units), medium buildings (20–49 units), and large developments (50+ units) contributing significantly to the housing mix. This variety accommodates diverse household sizes and preferences, reflecting the city's ongoing efforts to address the housing needs of a growing and diverse population. However, the limited availability of single-unit attached properties, combined with the prevalence of cost-burdened households, indicates a potential need to expand this housing type to provide more affordable options for moderate-income families and individuals.

Multifamily Development Distribution

Phoenix has a total of 198,368 multifamily housing units within developments containing three or more units, according to 2019–2023 ACS data. Of these, the majority—100,207 units—are located in small multifamily buildings with 3 to 19 units. The remaining 98,161 units are part of larger multifamily developments with 20 or more units. This distribution highlights Phoenix’s diverse multifamily housing stock, with a notable emphasis on smaller-scale developments that offer flexible and accessible housing options for a variety of residents, including young professionals, small families, and individuals seeking affordable rental choices.

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	2,125	0.6%	20,576	8.0%
1 bedroom	6,215	1.8%	70,084	27.2%
2 bedrooms	51,137	14.9%	94,342	36.6%
3 or more bedrooms	283,892	82.7%	73,026	28.3%
Total	343,369	100%	258,028	100%

Table 32 – Unit Size by Tenure

Data Source: 2019-2023 ACS

Unit Size by Tenure

The size of available housing units in Phoenix varies significantly between owner-occupied and renter-occupied properties. Rental units are more evenly distributed by size, with 35.2% consisting of one bedroom or less, 36.6% featuring two bedrooms, and 28.3% having three or more bedrooms. In contrast, owner-occupied units tend to be much larger, with approximately 82.7% of these homes featuring three or more bedrooms. This disparity highlights a gap in housing options for certain populations, such as single-person households or first-time homebuyers looking to purchase a home. The limited availability of smaller, more affordable ownership properties may create barriers to homeownership for these groups, forcing them to remain in rental housing or seek alternative living arrangements. The lack of diverse ownership housing options could also impact long-term housing stability for seniors on fixed incomes who may prefer to downsize but are unable to find suitable properties.

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Phoenix's housing programs, administered by the City of Phoenix Housing Department (COPHD) and supported by federal initiatives, address the needs of low-income families, seniors, veterans, and individuals with disabilities. These programs include public housing, Section 8 Housing Choice Vouchers, Low-Income Housing Tax Credit (LIHTC) properties, and Section 202 supportive housing.

- **Public Housing Units:** Phoenix has 890 occupied public housing units out of a total of 1,029 public housing units managed directly by the COPHD. These units provide critical affordable housing options for low-income residents, ensuring access to stable housing. Additionally, the COPHD collaborates with nonprofit and private developers to expand the availability of affordable housing, supplementing resources for families and individuals in need.
- **Section 8 Housing Choice Vouchers:** The COPHD administers the Section 8 Housing Choice Voucher program, providing rental assistance to qualified Phoenix residents, including low-income families, elderly individuals, and people with disabilities. This program helps recipients afford private rental housing, addressing affordability challenges across the city. In September 2024, the Housing Department was recognized at the National Association of Housing Redevelopment Officials (NAHRO) Annual Conference with an Award of Merit in Administrative Innovation for the successful opening of the 2023 Phoenix Housing Choice Voucher Program waitlist, which resulted in more than 43,000 pre-applications received. . The City collaborated with internal/external partners to solicit input on critical documents and designed an innovative marketing plan to advertise the opening. The opening and all documents were publicized in eight languages online, television, radio, newspapers, all Phoenix Libraries and more, to create an accessible process for the community. Currently, the city of Phoenix administers over 7,700 vouchers to assist low-income individuals and families within the HCV program.
- **Low-Income Housing Tax Credit (LIHTC) Properties:** Phoenix has 812,504 total units within LIHTC developments, of which 4,464 are designated as assisted units, providing affordable rental housing for low-income families, seniors, and individuals with disabilities. These properties form a significant portion of the city's affordable housing stock, addressing diverse needs. Notable examples include developments tailored to seniors, veterans, and families, with accessible features and supportive services integrated into their designs.
- **Section 202 Supportive Housing:** Phoenix has 1,237 units within Section 202 properties, specifically designed for low-income seniors aged 62 and older. These properties ensure affordability by requiring residents to pay no more than 30% of their adjusted income for rent, with HUD subsidies covering the remainder. Section 202 housing in Phoenix also includes accessible features and on-site supportive services, such as transportation assistance and case management, to promote independence and well-being.
- **Community Development Block Grant (CDBG):** CDBG funds support multiple housing initiatives, including:

- Owner-Occupied Rehabilitation Program, assisting low- and moderate-income homeowners with emergency repairs, health and safety improvements, and energy efficiency upgrades.
- Rental Rehabilitation Program, providing financing for landlords to preserve affordable rental housing for LMI tenants.
- ADA Home Accessibility Modifications, improving housing accessibility for disabled and elderly LMI residents.
- Infill Program, redeveloping vacant or previously blighted properties into affordable single-family and multifamily housing.
- Down Payment Assistance Program, helping LMI households achieve homeownership after completing required housing counseling.
- **HOME Investment Partnerships Program (HOME):** HOME funds support the development and rehabilitation of affordable housing for low-income households earning 80% or below AMI and assist first time homebuyers with down payment assistance. The program is expected to assist in the following activities; acquisition/new construction/rehabilitation of multifamily rental housing, down payment assistance to first time homebuyers, and rehabilitation of owner-occupied residences. Additionally, Community Housing Development Organizations (CHDO's) receive HOME set aside funds to build/rehabilitate and manage affordable housing communities.
- **Emergency Solutions Grant (ESG):** ESG funds provide homeless housing and services, including emergency shelters, rapid rehousing, and homelessness prevention. These services assist individuals and families experiencing or at risk of homelessness by offering short-term rental assistance and supportive case management.

Housing Opportunities for Persons With AIDS (HOPWA): HOPWA provides housing assistance and supportive services for individuals with an HIV/AIDS diagnosis and their families that are at or below 80% of the Area Median Income (AMI). Funds support Tenant-Based Rental Assistance (TBRA); Transitional Housing; emergency eviction prevention financial assistance for rent, mortgage and utilities, move-in financial assistance; multiple supportive services programs and housing information and referrals.

Phoenix's affordable housing programs address the unique needs of its population, including seniors, veterans, and individuals with disabilities. However, the growing demand for housing and long waitlists underscore the need for additional resources and investment to expand housing options and enhance supportive services. By continuing to develop and improve these programs, Phoenix can ensure more equitable access to housing for its residents.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There are currently 58 properties in Phoenix with active Section 8 contracts. However, before the end of the period covered by this plan, 21 of these contracts are set to expire, potentially affecting 853 assisted units. These units serve as critical housing resources for low-income households in the city.

The table below outlines the properties at risk of contract expiration. It includes the property names, the number of assisted units in each development, the type of assistance provided, and a breakdown of units

by bedroom size. This information is essential for identifying and addressing potential gaps in affordable housing if these contracts are not renewed.

Section 8 Contracts Expiring within 5 years							
Development	Contract Expiration Date	# of Assisted Units	Program Type	Number of Units based on Bedrooms			
				0 BR	1 BR	2 BR	3 BR
Casa De Shanti	28-Feb-2025	24	PRAC/811	0	16	8	0
Mihalic's Project	28-Feb-2025	10	PRAC/811	0	2	8	0
Sweetwater Gardens	31-Mar-2025	24	202/8 NC	0	24	0	0
Peoria Place	30-Apr-2025	14	PRAC/811	0	12	2	0
KC Casa De Paz (202/162 NC/PAC)	31-Jul-2025	19	202/162 NC	15	4	0	0
Camelot Casitas	31-Jul-2025	8	PRAC/811	1	7	0	0
Plazas De Merced	31-Aug-2025	25	PRAC/811	1	4	18	2
Sunland Terrace	31-Aug-2025	80	Sec 8 NC	0	80	0	0
Cplc Villas	30-Sep-2025	41	202/8 NC	10	31	0	0
CASA DE PAZ APARTMENTS	30-Sep-2025	14	PRAC/811	0	14	0	0
Desert Sol	30-Sep-2025	14	PRAC/811	0	13	1	0
Colter Commons	30-Sep-2025	45	PRAC/202	0	45	0	0
Urban League Manor	31-Aug-2026	151	202/8 NC	0	144	7	0
Broadway House	30-Nov-2027	80	LMSA	0	48	32	0
St. Mary's Manor	31-Mar-2028	40	PRAC/202	10	30	0	0
Christian Care Manor III	30-Jun-2028	43	PRAC/202	0	43	0	0
Fillmore Courtyard	30-Sep-2028	24	PRAC/202	0	24	0	0
Hong Lok	31-Dec-2028	41	PRAC/202	0	41	0	0

Casa Mia	30-Apr-2029	63	PRAC/202	0	63	0	0
Casa Pedro F. Ruiz	31-Aug-2029	48	PRAC/202	0	48	0	0
Paseo Abeytia	31-Aug-2029	45	PRAC/202	0	45	0	0

Does the availability of housing units meet the needs of the population?

Phoenix's housing market faces significant challenges in meeting residents' needs. While rental units may suffice quantitatively, the homeowner market is constrained by a 0.9% vacancy rate, leaving limited options for prospective buyers. High home values and rents put much of the housing stock out of reach, with nearly 585,000 households cost-burdened. Additionally, only 2.4% of owner-occupied units have one bedroom or less, highlighting a shortage of affordable options for first-time buyers. Expanding affordable homeownership opportunities and increasing the housing supply are critical to addressing these gaps.

Describe the need for specific types of housing:

Phoenix faces a significant need for more affordable housing options and greater variety in the owner-occupied and renter-occupied markets. Specifically, there is a shortage of smaller, affordable units for prospective homeowners who may not require three or more bedrooms in a starter home.

For those pursuing homeownership, Phoenix's extremely low homeowner vacancy rate of 0.9% further limits housing availability, making it difficult for buyers to find and afford homes. This constrained market reduces opportunities for families and individuals to transition from renting to owning, particularly low- and moderate-income (LMI) households who may struggle to compete in a highly competitive housing market. The high demand and limited supply of affordable for-sale homes also contribute to rising housing costs, making homeownership less accessible for many residents.

Additionally, the demand for affordable rental units remains high, particularly for low-income families, seniors, and individuals with disabilities who require accessible housing options.

Expanding the availability of diverse, affordable housing types is essential to meeting Phoenix's growing housing needs and ensuring greater stability for residents.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

This section analyzes the cost of housing in Phoenix for both homeowners and renters. It includes a review of current home values and rental rates, along with an assessment of recent changes in these costs. Additionally, the section provides an in-depth examination of housing affordability for residents, evaluating how well the existing housing stock meets the financial needs of the city's population. This analysis is crucial for understanding the housing market's impact on residents and identifying affordability challenges within the community.

Cost of Housing

	Base Year: 2013	Most Recent Year: 2023	% Change
Median Home Value	\$158,000	\$381,900	141.7%
Median Contract Rent	\$723	\$1,274	76.2%

Table 33 - Cost of Housing

Data Source: 2019-2023 ACS

Rent Paid	Number	%
Less than \$500	8,731	3.5%
\$500-999	33,780	13.5%
\$1,000-1,499	90,574	36.2%
\$1,500-1,999	72,834	29.1%
\$2,000 or more	44,608	17.8%

Table 34 - Rent Paid

Data Source: 2019-2023 ACS

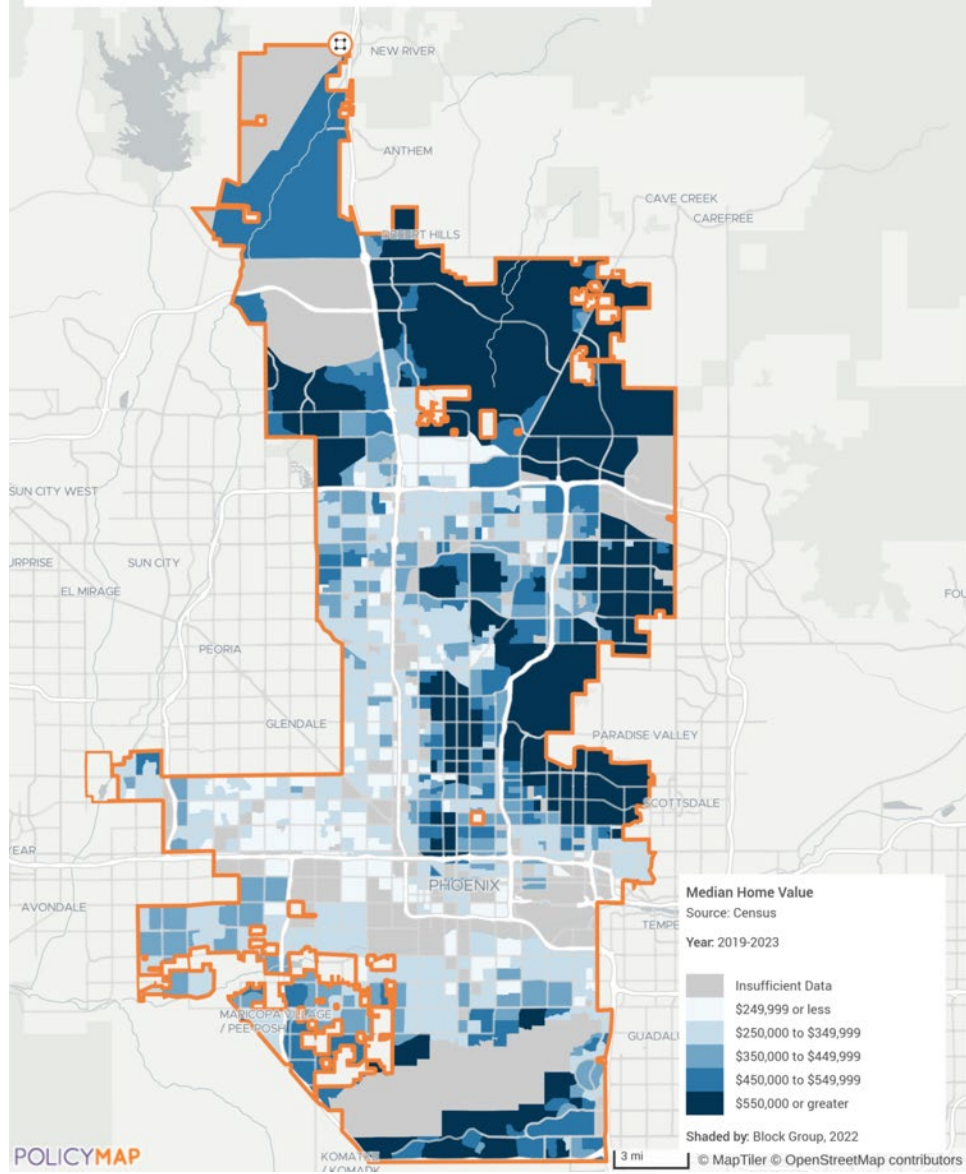
Housing Costs

Housing costs in Phoenix have seen significant increases over the past decade, though home prices have risen far more sharply than rents. Between 2013 and 2023, home prices surged by 141.7%, while rents increased by 76.2%. These rising costs have substantially impacted affordability for residents. According to recent data, 46.9% of renters in Phoenix pay \$1,500 or more per month for rent, exceeding the city's median rent. This trend highlights the financial strain on the majority of renters in the city. Later in this section, rental rates will be analyzed as a percentage of household income to better understand the affordability challenges faced by Phoenix's residents and the broader implications of these rising housing costs.

Median Home Values

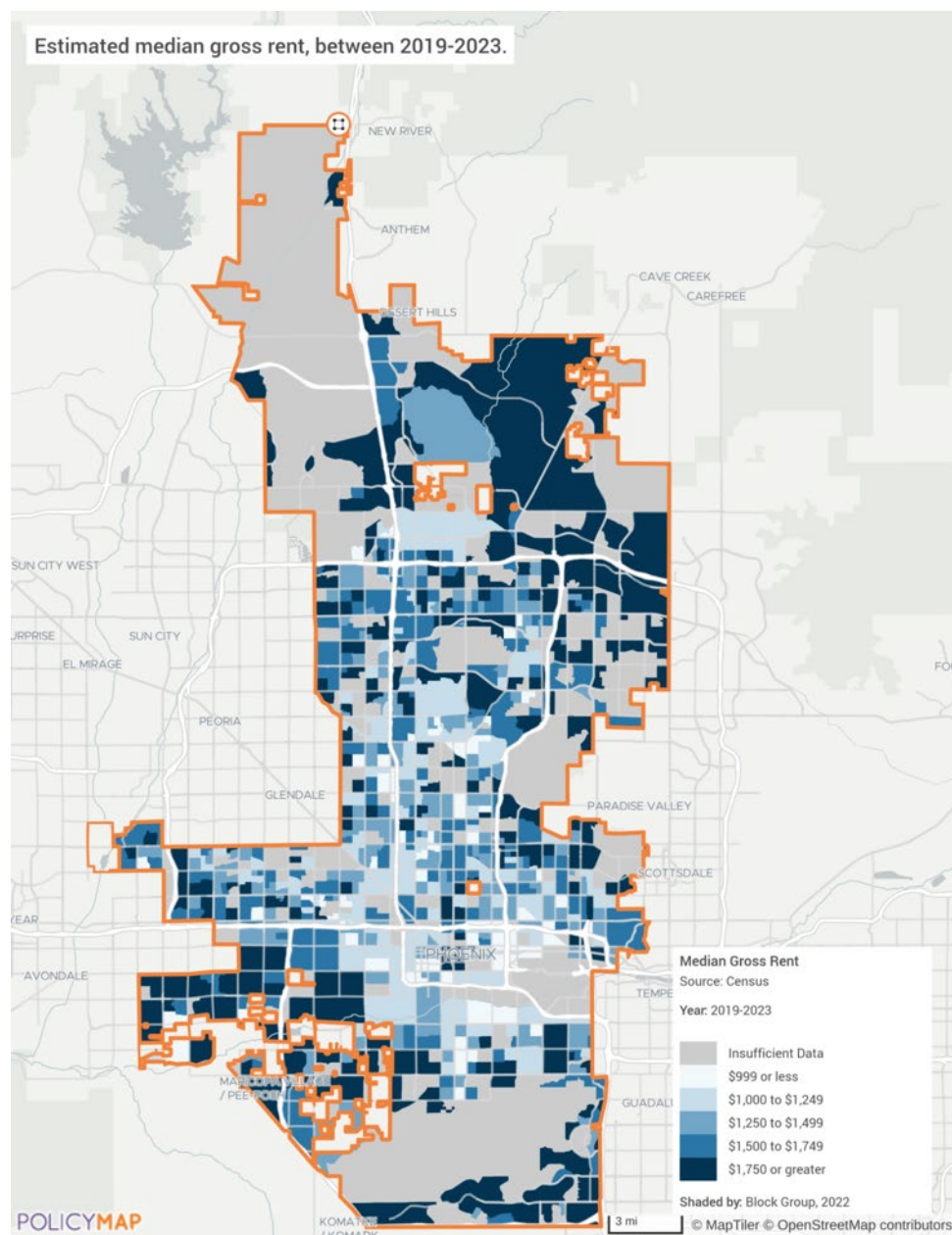
The map below illustrates significant disparities in median home values across Phoenix by Block Group. Northern, eastern, and southern areas show the highest values, with many tracts exceeding \$450,000 and some surpassing \$550,000. Conversely, central and southern areas display considerably lower values, with many tracts below \$350,000 and a substantial number under \$250,000. These patterns underscore the uneven distribution of housing affordability and value across the city, reflecting broader economic and market trends. Addressing these disparities will require targeted investments and policies to expand access to affordable housing and ensure equitable development that meets the needs of all residents.

Estimated median value of an owner-occupied home, between 2019-2023.



Median Rent

The map below illustrates median gross rent by census tract across Phoenix, highlighting geographic disparities in rental affordability. Higher rental rates, exceeding \$1,500 and, in some areas, surpassing \$1,750, are primarily concentrated in the northern and southwestern regions of the city. In contrast, rental rates across much of the central and southern portions of Phoenix generally range between \$1,000 and \$1,500, with several areas below \$1,000. These variations highlight significant differences in housing affordability across the city. Higher-cost areas may present greater financial strain for renters, particularly for lower-income households. Identifying and addressing these disparities is critical for developing strategies that ensure equitable access to affordable rental housing across all regions of Phoenix.



Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	10,045	No Data
50% HAMFI	46,940	18,860
80% HAMFI	150,845	72,690
100% HAMFI	No Data	111,195

Table 35 – Housing Affordability

Data Source: 2016-2020 CHAS

Data Source The most recent data for the Housing Affordability table above is from the 2016-2020 CHAS. HUD does not provide updated data through the Consolidated Planning/CHAS Data website, and this information was generated from HUD's Integrated Disbursement and Information System (IDIS).

Comments:

Housing affordability in Phoenix varies significantly by income level and tenure. For renters, there are approximately 10,045 units affordable to households earning 30% of the HUD Area Median Family Income (HAMFI), increasing to 46,940 units at 50% HAMFI and 150,845 units at 80% HAMFI. For homeowners, affordability starts at 50% HAMFI with 18,860 units, rising to 72,690 units at 80% HAMFI and 111,195 units at 100% HAMFI. The data reflects a shortage of affordable rental units for lower-income households and a broader range of options for homeownership at higher income levels.

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,460	1,599	1,877	2,541	2,890
High HOME Rent	1,150	1,233	1,482	1,703	1,880
Low HOME Rent	900	963	1,157	1,336	1,491

Table 36 – Monthly Rent

HUD FMR and HOME Rent Limit

Fair Market Rents (FMRs), set annually by the U.S. Department of Housing and Urban Development (HUD), are used to determine payment standards for HUD programs. These estimates are calculated for metropolitan areas defined by the Office of Management and Budget (OMB), HUD-defined subdivisions of OMB metropolitan areas, and nonmetropolitan counties. Phoenix is part of the Phoenix-Mesa-Scottsdale, AZ MSA.

HOME Rent Limits, derived from HUD-published FMRs, establish the maximum allowable rent for units assisted through the HOME program. These limits apply to new leases for HOME-assisted rental units, ensuring affordability for low-income households while aligning with local market conditions.

Is there sufficient housing for households at all income levels?

As outlined in Phoenix's Needs Assessment, the city faces a shortage of affordable housing, particularly smaller homeowner units that would accommodate young households moving out on their own and elderly households seeking to downsize. This shortage contributes to the high rate of cost-burdened households, as many residents struggle to find appropriately sized and affordable housing. This challenge is further exacerbated by a homeowner vacancy rate of just 0.9%. Rising home prices and competition from investors further restrict opportunities for first-time buyers, making it even more difficult for moderate-income households to achieve homeownership. On the rental side, the supply of units affordable to extremely low-income households remains insufficient, leaving many renters vulnerable to housing instability or forced to allocate a disproportionate share of their income toward rent. These factors highlight the urgent need for expanded affordable housing options to ensure residents at all income levels have access to stable and suitable housing.

How is affordability of housing likely to change considering changes to home values and/or rents?

Predicting changes in home values and rents in Phoenix is complex, as both metrics have experienced significant growth over the past decade. Between 2013 and 2023, the median home value in Phoenix increased by 141.7%, far outpacing the median contract rent increase of 76.2% over the same period. These trends highlight the rapid escalation in homeownership costs compared to rental costs, further exacerbating affordability challenges for prospective buyers. At the same time, the substantial rise in rental housing costs risks pricing lower-income households out of the housing market entirely, increasing the potential for displacement and housing insecurity across the city.

While rental cost increases may stabilize in the near future, the combined effects of rising home values and rents underscore the need for a substantial expansion of affordable housing options. Without targeted efforts to address these disparities, housing affordability challenges will persist, leaving many households—especially those with limited incomes—vulnerable to financial strain and instability. Expanding the housing supply at affordable price points is critical to ensuring that all residents have access to stable, secure housing.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The median contract rent in Phoenix is \$1,274, placing it below all HOME Fair Market Rental Limits. It exceeds both the low and high limits for efficiency and one-bedroom units, while falling between these limits for two-bedroom units. For units with three or more bedrooms, the median rent is below both the low and high limits. Notably, the median rent figure does not account for unit size, but based on data from the MA-10, 71.8% of rental units in Phoenix are two-bedroom or smaller. This suggests that the majority of renters are facing affordability challenges in smaller units, where rents often exceed HOME program limits. As a result, strategies to produce or preserve affordable housing should prioritize smaller units to better meet the needs of low-income households struggling with rising rents.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The tables and maps in this section offer insights into the condition of housing units across Phoenix by examining factors such as age, vacancy rates, and the occurrence of housing issues. HUD identifies four key housing conditions as problematic:

1. Homes lacking complete or adequate kitchen facilities.
2. Homes lacking complete or adequate plumbing facilities.
3. Overcrowding which is defined as more than one person per room.
4. Households that are cost burdened, spending more than 30% of their income on housing costs.

These factors provide a comprehensive overview of housing quality and affordability challenges throughout the city.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

In Phoenix, housing units are classified based on their compliance with local building codes, which are adaptations of the International Building Code (IBC). Units in "standard condition" adhere to the Phoenix Building Construction Code (PBCC), ensuring they meet all safety and habitability requirements. Conversely, "substandard housing" refers to units with one or more serious code violations, such as the absence of complete plumbing or a functional kitchen. Some substandard units may be deemed "suitable for rehabilitation" if the necessary repairs are both financially and structurally feasible. This classification framework helps distinguish between compliant housing and units needing intervention.

According to Section 39-8 of the Phoenix City Building Code, a building or structure is considered a nuisance and subject to abatement if any of the following conditions exist:

- The building's interior walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base.
- The building, excluding the foundation, has 33% or more damage or deterioration to supporting members or structural assemblies, or 50% damage or deterioration to non-supporting enclosing or outside walls or coverings.
- The building is infested by rodents, insects, or other noxious pests, rendering it uninhabitable.
- The building exhibits conditions that present actual hazards or dangers.
- The building has been vacant and unsecured for more than 48 hours on more than one occasion during a 12-month period.
- The building or its contents represent an imminent hazard.

These criteria ensure that structures posing health or safety risks are identified and addressed in accordance with city regulations.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	77,114	22.5%	121,189	47.0%
With two selected Conditions	2,967	0.9%	11,938	4.6%
With three selected Conditions	293	0.1%	466	0.2%
With four selected Conditions	0	0.0%	61	0.0%
No selected Conditions	262,995	76.6%	124,374	48.2%
Total	343,369	100%	258,028	100%

Table 37 - Condition of Units

Data Source: 2019-2023 ACS

Housing Conditions

The table above outlines the number of owner and renter households in Phoenix that experience at least one housing condition. HUD identifies four housing conditions as problems: (1) lacking complete or adequate kitchen facilities, (2) lacking complete or adequate plumbing facilities, (3) overcrowding (defined as more than one person per room), and (4) cost burden, where households spend more than 30% of their income on housing costs.

Approximately 23.4% of all owner-occupied housing units in Phoenix face at least one of these conditions, while 51.8% of renter households experience at least one. Instances of households with multiple housing problems are relatively uncommon. However, when compared to affordability statistics, it is evident that the overwhelming majority of housing problems in Phoenix stem from cost burden, disproportionately affecting lower-income households. This highlights the critical need for more affordable housing options to alleviate financial strain and improve overall housing stability.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	85,642	24.9%	70,814	27.4%
1980-1999	103,073	30.0%	87,961	34.1%
1950-1979	139,513	40.6%	88,985	34.5%
Before 1950	15,141	4.4%	10,268	4.0%
Total	343,369	100%	258,028	100%

Table 38 – Year Unit Built

Data Source: 2019-2023 ACS

Year Unit Built

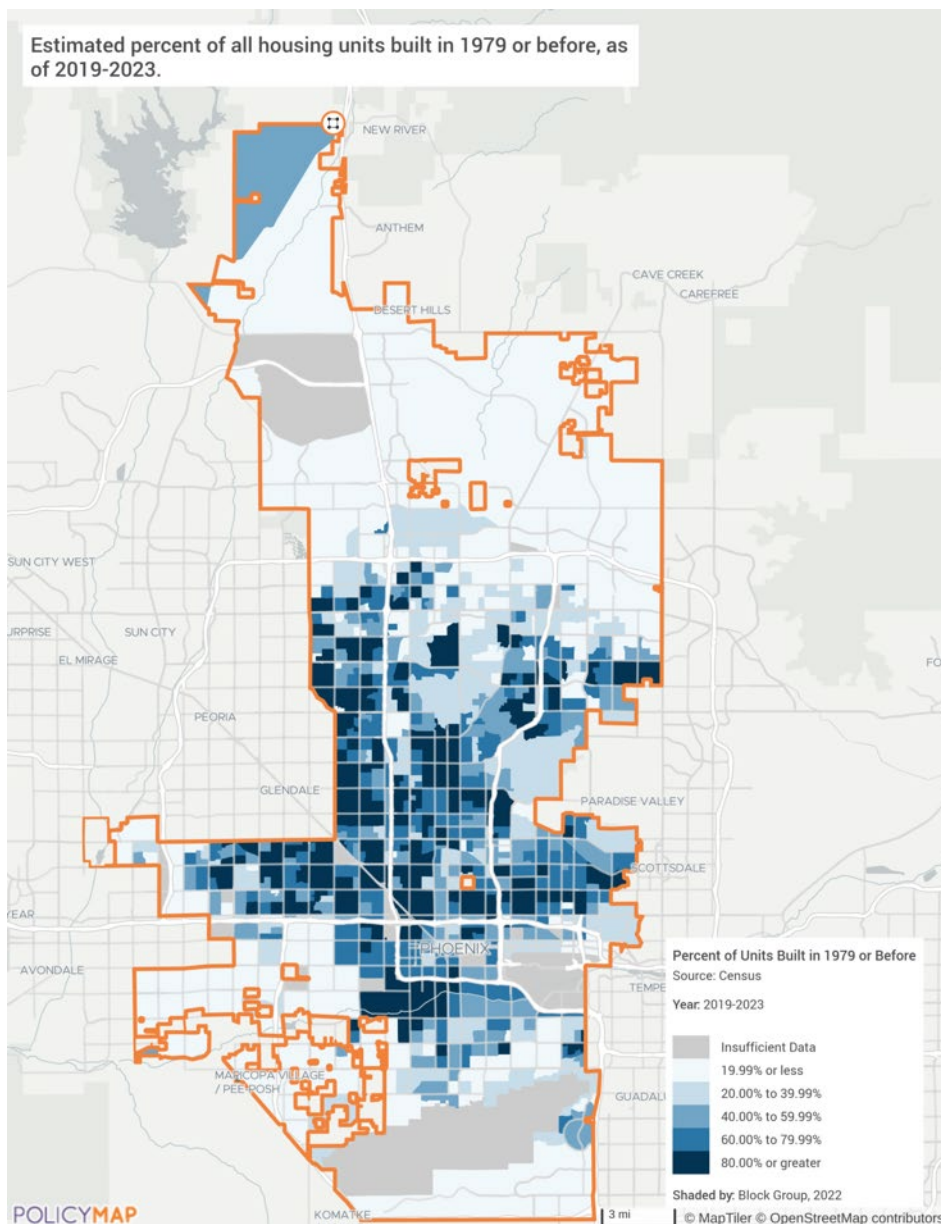
In Phoenix, a significant portion of the housing stock was built before 1980, putting many units at risk for lead-based paint hazards due to the widespread use of lead paint prior to its ban in 1978. Approximately 45.0% of owner-occupied units and 38.5% of renter-occupied units fall into this category, potentially exposing an estimated 253,907 households to lead hazards. This poses a serious public health concern, particularly for vulnerable populations such as young children, emphasizing the need for targeted mitigation strategies to reduce exposure risks.

To address this issue, Phoenix offers the Lead Safe Phoenix Program, which provides no-cost lead inspections and remediation services for eligible properties. This program is particularly focused on housing built before 1978 and aims to reduce childhood lead poisoning by creating lead-safe environments. This program plays a critical role in ensuring safer living conditions for households at risk, especially for young children who are most vulnerable to the harmful effects of lead exposure.

Age of Housing

The following map illustrates the prevalence of housing units in Phoenix built before 1980, which are at a higher risk of containing lead-based paint. The darker shaded areas represent census tracts with higher concentrations of older housing stock, predominantly located in and around the downtown area, where many tracts show over 40%, with some exceeding 80%. In contrast, housing built before 1980 is far less common in the northern and southern areas of the city, with most tracts reporting less than 20%.

This geographic distribution highlights the critical need for targeted lead mitigation efforts in neighborhoods with the highest concentrations of older housing stock. Programs such as the Lead Safe Phoenix Program play a vital role in addressing these risks, particularly for vulnerable populations like young children in the most affected areas.



Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980.	149,994	46%	111,195	43%
Housing units built before 1980 with children present	58,835	18%	29,750	11%

Table 39 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Data Source The most recent data for the Housing units built before 1980 w/ children is from the 2016-2020 CHAS. 2016-2020 ACS data was
Comments: used to match the data time period.

Lead-Based Paint Hazard

As mentioned previously, any housing unit built prior to 1980 may contain lead-based paint in portions of the home. The most common locations are window and door frames, walls, and ceilings, and in some cases, throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of lead-based paint hazards and should be tested in accordance with HUD standards. The greatest potential for lead-based paint and other environmental and safety hazards is in homes built before 1980. Within the city, there are over 261,189 housing units built before 1980, and based on the latest available data from the 2016-2020 CHAS, approximately 88,585 of these units have children present.

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	41,470	-	41,470
Abandoned Vacant Units	-	-	-
REO Properties	-	-	-
Abandoned REO Properties	-	-	-

Table 40 - Vacant Units

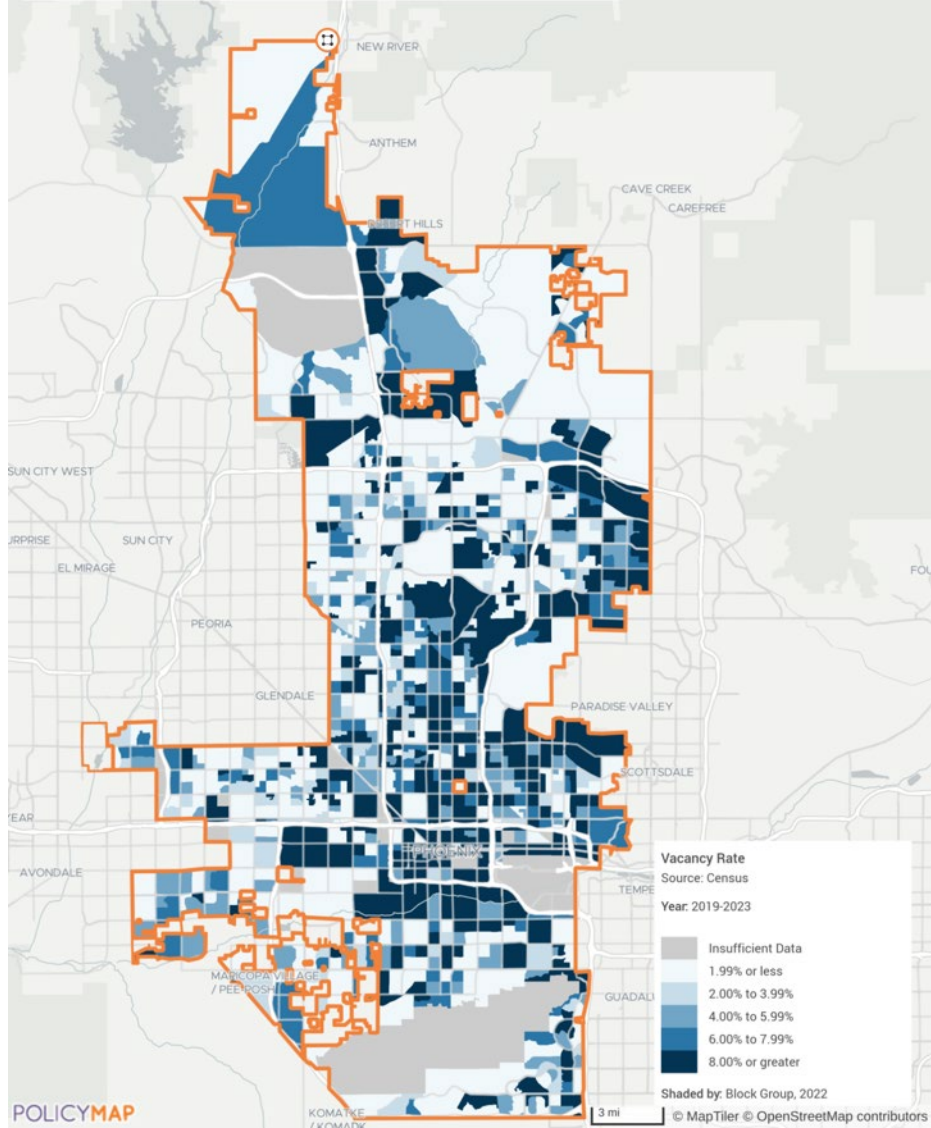
Data Source: 2019-2023 ACS Data

Data Source Vacant units data is from the 2019-2023 ACS. The City does not track the number of abandoned vacant units, REO properties
Comments: and abandoned REP properties.

Vacancy Rate

The map illustrates housing vacancy rates across Phoenix, highlighting notable variations between neighborhoods. The highest vacancy rates, exceeding 10% and with some tracts surpassing 20%, are concentrated in the downtown area and a portion of the northeastern region, as indicated by the darkest shading. These areas may reflect a combination of underutilized housing stock and economic factors influencing occupancy. In contrast, most other areas of the city display moderate vacancy rates, ranging between 3% and 10%. This distribution underscores the need to address localized factors contributing to high vacancy rates, particularly in areas with persistent vacancies, while ensuring that vacant units can be leveraged to meet housing demand across Phoenix.

Estimated percent of housing units that were vacant, between 2019-2023.



Need for Owner and Rental Rehabilitation

The City of Phoenix has a growing need for housing rehabilitation due to the prevalence of aging housing units. As these homes continue to age, maintaining safe and secure housing becomes increasingly important, particularly for low-income households residing in older properties. Financial constraints often prevent these residents from making essential repairs, leading to potential safety hazards and deteriorating living conditions. Addressing this need is essential for preserving the housing stock and ensuring long-term livability for residents.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Housing units built before 1980 in Phoenix may contain lead-based paint (LBP) in areas such as window and door frames, walls, ceilings, or even throughout the entire structure. These homes are considered at risk for LBP hazards and should be tested according to HUD standards. As indicated by the Age of Housing table and maps, 45.0% of owner-occupied and 38.5% of renter-occupied units in Phoenix were built before 1980. Given the potential risks, it is safest to assume that all homes with LBP hazards are occupied by LMI households, affecting approximately 253,907 units. This underscores the need for targeted interventions to mitigate potential health risks for these residents, particularly vulnerable populations.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Public housing in the City of Phoenix is managed by the City of Phoenix Housing Department (COPHD). The department's mission is "to provide sustainable and affordable rental housing and homeownership opportunities to Phoenix residents." COPHD oversees eleven public housing properties, comprising 882 leased units out of a total of 1,023 public housing units in the city. In addition to public housing, the department administers the Housing Choice Voucher (HCV) program, which provides rental assistance to low-income households, and oversees other affordable housing initiatives throughout Phoenix. These programs play a critical role in addressing housing affordability challenges and ensuring access to stable housing for the city's most vulnerable populations.

Totals Number of Units

	Program Type					
	Certificate	Mod-Rehab	Public Housing	Vouchers		
				Total	Project - based	Tenant - based
# of units vouchers available	-	-	1023	7,797	1,572	4,862
# of accessible units	-	-	-	-	-	-
					903	189
						241
						-

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 41 – Total Number of Units by Program Type

Data Source: HUD PIC (PIH HCV Data Dashboard 2024); HUD PIH Public Housing Dashboard 2024

Describe the supply of public housing developments:

Phoenix's affordable housing portfolio includes a range of public and privately managed properties. The City of Phoenix Housing Department (COPHD) oversees 11 public housing developments with a total of 1,023 units, 882 of which are currently leased. In addition, there are 58 HUD Multifamily properties in the city, providing 4,057 assisted units, including 13 Section 202 developments with 1,237 units designated for elderly residents. The city also has 122 Low-Income Housing Tax Credit (LIHTC) properties, offering 12,504 low-income units. This diverse housing stock highlights the city's efforts to address affordability challenges, though the aging public housing developments and growing demand underscore the need for continued investment and expansion.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The public housing stock in Phoenix, managed by the COPHD, consists of 11 developments that vary in age, condition, and inspection outcomes. Maintaining and modernizing this aging housing portfolio presents ongoing challenges. Recent Uniform Physical Condition Standards (UPCS) inspections reveal mixed results:

- Inspection scores for these developments range from 48c to 93c, with several properties scoring in the 60–80 range, indicating the need for maintenance and rehabilitation efforts.
- Older developments often face structural challenges and deferred maintenance, contributing to moderate or lower inspection scores, such as Henson Villages - Phase 1, which scored 48c.
- Newer or recently renovated properties, such as Aeroterra Phase II and III, achieved higher scores (93c and 92b, respectively), reflecting better conditions.

The combination of aging units and limited inventory underscores the importance of investing in rehabilitation and modernization to ensure these properties continue to meet the needs of Phoenix's low-income residents. These challenges also highlight the need to expand the city's affordable housing stock to address growing demand and prevent further strain on existing resources.

See the following table.

Public Housing Condition

Public Housing Development	Average Inspection Score
Aeroterra Phase II	93c*
Aeroterra Phase III	92b
Henson Villages - Seniors	90c
The Symphony	87c*
MARCOS DE NIZA	80c*
Scattered Sites AZ1-40	75c
Summit Apartments	74c*
Henson Villages - Phase 4	66c*
Henson Villages - Phase 3	63c*
Henson Villages - Phase 1	48c*

Table 42 - Public Housing Condition

Data Source: PH_UPC Inspection Data (Phoenix, AZ 2024)

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The inspection scores for public housing developments in Phoenix reveal a range of conditions, with several properties requiring maintenance or renovations to address safety, livability, and compliance issues. Lower scores indicate areas with more pressing needs for repairs and modernization, reflecting the challenges associated with maintaining an aging housing portfolio.

These conditions underscore the ongoing demand for investment in critical infrastructure improvements to ensure the housing stock meets federal standards and provides adequate living environments for low- and moderate-income households. Addressing these deficiencies is essential not only for maintaining compliance with HUD regulations but also for sustaining the long-term availability of affordable housing in Phoenix.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The City of Phoenix has initiated several programs to address the maintenance and renovation needs of its public housing developments:

- **Housing Phoenix Plan:** Launched in 2020, this plan aims to create or preserve 50,000 housing units by 2030. It includes strategies for rehabilitating existing public housing to ensure safety and compliance with current standards.
- **Choice Neighborhoods Initiative:** In July 2018, Phoenix received a \$30 million Choice Neighborhoods Implementation Grant from the U.S. Department of Housing and Urban Development. This funding supports the transformation of the Edison-Eastlake Community, replacing outdated public housing units with new mixed-income housing and enhancing neighborhood amenities.
- **General Obligation Bonds:** In December 2022, the Phoenix City Council approved a \$500 million General Obligation Bonds Program, allocating \$63 million to housing, human services, and homelessness. These funds are designated for the rehabilitation of existing public housing units and the development of new affordable housing projects.
- **Girasol Apartments Development:** In November 2024, the City of Phoenix Housing Department, in partnership with Gorman & Company, broke ground on Girasol Apartments. This project will replace 145 outdated public housing units with 364 new affordable and market-rate apartments in the Edison-Eastlake Community, demonstrating a commitment to modernizing the city's housing stock.

These initiatives reflect Phoenix's proactive approach to addressing the challenges within its public housing system, focusing on modernization, safety, and expanding affordable housing options for residents.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The Phoenix, Mesa/Maricopa County Continuum of Care (CoC) is a regional collaborative network dedicated to addressing homelessness within Maricopa County, including Phoenix and Mesa. The CoC coordinates services among local governments, nonprofits, and community organizations to provide shelter, housing, and supportive services. Its efforts focus on preventing and ending homelessness by facilitating access to resources, promoting housing stability, and implementing strategic initiatives aligned with federal guidelines. The following table presents data from the 2024 Maricopa Regional CoC Housing Inventory Chart (HIC). It is important to note that the HIC reflects bed availability across the entire CoC region, covering all of Maricopa County, not just Phoenix.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds		Current & New	Under Development
Households with Adult(s) and Child(ren)	1,808	0	513	1,321	-
Households with Only Adults	3,044	25	728	4,843	-
Chronically Homeless Households	0	0	0	1,687	-
Veterans	0	0	196	1,413	-
Unaccompanied Youth	115	0	118	0	-

Table 43 - Facilities and Housing Targeted to Homeless Households

Data Source:

HUD 2024 CoC Housing Inventory Chart (HIC)

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Phoenix offers a comprehensive array of mainstream services that complement targeted programs for individuals experiencing homelessness. These integrated efforts address essential needs, including health, mental health, food, shelter, and employment services, creating a robust support network to promote stability and self-sufficiency.

Health and Behavioral Health Services

- Circle the City: Provides mobile medical outreach, offering primary health care and mental health services to individuals facing homelessness across Maricopa County. Their street medicine teams deliver care directly in encampments, ensuring accessibility for those unable to visit fixed sites.
- PHX C.A.R.E.S.: A coordinated response initiative by the City of Phoenix, connecting individuals experiencing homelessness with essential services, including health and mental health resources. The program also facilitates encampment cleanups and offers education to promote public health and safety.

Food Services

- Phoenix Rescue Mission: Serves nearly 1,000 meals daily at their Community Services Center, addressing immediate nutritional needs of individuals experiencing homelessness. They also provide emergency shelter and supportive services to promote long-term stability.
- Nourish Phoenix: Offers food assistance and basic living essentials to those in need, contributing to the reduction of food insecurity among vulnerable populations.

Shelter Services

- Central Arizona Shelter Services (CASS): Operates the largest emergency shelter in Arizona, providing nightly accommodations and supportive services to individuals experiencing homelessness. CASS focuses on facilitating transitions to permanent housing and self-sufficiency.
- Salvation Army: Offers emergency shelter services and support to individuals and families, assisting them in establishing permanent homes and achieving self-sufficiency.

Employment Services

- St. Joseph the Worker: Provides employment services, including job readiness training, resume assistance, and job placement, to help individuals experiencing homelessness secure and maintain employment.
- Phoenix Rescue Mission's Vocational Development Program: Offers career preparation, literacy skills, financial coaching, and job placement services to assist individuals in achieving economic independence.

These services reflect Phoenix's commitment to addressing the multifaceted needs of its homeless population. By combining health, food, shelter, and employment services, the city provides a holistic

approach to tackling homelessness. Partnerships with community organizations and local agencies further strengthen this support network, enabling individuals and families to transition to stable housing and achieve long-term self-sufficiency. These collaborative efforts underscore Phoenix's dedication to fostering a resilient and wide-ranging community.

The City of Phoenix provides comprehensive and regularly updated resources to support individuals experiencing homelessness. Programs such as PHX C.A.R.E.S. connect individuals to essential services, including health, mental health, food, shelter, and employment assistance. The Human Services Department maintains current information on various programs aimed at preventing and addressing homelessness. Additionally, directories like the Homeless Shelter Directory offer updated listings of shelters, transitional housing, and supportive services across the city. These resources ensure individuals have access to the most up-to-date support needed to achieve stability and self-sufficiency.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Phoenix offers a variety of services and facilities tailored to meet the needs of individuals experiencing homelessness, including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. These services are designed to address the unique challenges faced by each group, providing comprehensive support to promote stability and self-sufficiency.

Chronically Homeless Individuals and Families

- Central Arizona Shelter Services (CASS): As the largest provider in Arizona, CASS offers emergency shelter and supportive services to individuals experiencing chronic homelessness. Their programs include case management, healthcare referrals, and assistance in transitioning to permanent housing.
- Native American Connections: Manages several permanent supportive housing communities in metro-Phoenix, providing housing stability and wraparound support services to low-income and chronically homeless individuals.

Families with Children

- UMOM New Day Centers: The largest shelter for homeless families in Phoenix, offering emergency shelter, transitional housing, and supportive services aimed at helping families achieve stability and self-sufficiency.
- Family Housing Hub: Serves as a centralized intake for families seeking shelter, connecting them to appropriate housing resources and support services.

Veterans and Their Families

- VA Phoenix Health Care System: Provides comprehensive services for homeless veterans, including immediate food and shelter, job training, life skills development, and healthcare. Homeless services care coordinators assist veterans in accessing these resources.
- MANA House: A peer-support organization offering transitional housing and support services to homeless veterans, focusing on reintegration and self-sufficiency.

Unaccompanied Youth

- Phoenix Children's Homeless Youth Outreach (HYO): Operates clinics and mobile services providing comprehensive healthcare to unaccompanied youth experiencing homelessness, ensuring access to medical care and support.
- Safe Place Program: Offers immediate help and safety for youth in crisis. Teens can text "Safe" and their address to 44357 or call 602-841-5799 to access services.

The City of Phoenix provides a regularly updated list of resources and services available to individuals experiencing homelessness. Through programs like PHX C.A.R.E.S. and the Office of Homeless Solutions (OHS), residents can access information on health services, shelters, transitional housing, and other essential support. Additionally, directories such as the Homeless Shelter Directory offer comprehensive and current listings of emergency shelters, food services, and housing programs across the city. These resources ensure individuals can readily find the support they need to achieve stability and self-sufficiency. These targeted services and facilities in Phoenix are designed to address the specific needs of diverse homeless populations, providing essential support and pathways toward stability and independence.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Within the City of Phoenix, four primary non-homeless special needs groups have been identified: the elderly and frail elderly, individuals affected by HIV/AIDS and their families, those experiencing alcohol and/or drug addiction, and people with mental or physical disabilities. Each group requires tailored support, including age-friendly and accessible housing, comprehensive medical care, rehabilitation programs, and affordable living options. Phoenix is actively working to meet these needs through specialized housing developments, integrated service programs, and partnerships with local organizations. However, ongoing efforts are essential to expand and enhance these support systems, ensuring that these vulnerable populations receive adequate and sustainable care and accommodations.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly: In Phoenix, housing options for elderly residents include independent living, assisted living, nursing homes, and adult day care centers. Key considerations for elderly housing include affordability, proximity to healthcare services, and ease of maintenance. As seniors face increased health challenges with age, access to healthcare, assistance with daily activities (such as meal preparation, shopping, and housekeeping), and transportation is essential to maintaining independence and quality of life. Safety is a significant concern, particularly for elderly individuals living alone, and housing modifications, like accessibility features, are often necessary to accommodate common aging-related disabilities.

Persons with Disabilities (Mental, Physical, Developmental): Phoenix's population includes individuals with a range of disabilities, each requiring varying levels of support to maintain a stable living environment. Many individuals with disabilities face limited incomes, narrowing their housing options to affordable or subsidized units. Independent individuals benefit from accessible, subsidized housing, while those needing more intensive care may reside in publicly funded community homes or private care facilities. Essential supportive needs include accessible transportation, case management, and assistance with daily living activities, all of which help residents maintain independence and improve their quality of life.

Persons with Alcohol or Drug Addictions: In Phoenix, supportive housing options for individuals dealing with substance abuse include sober living environments, which provide structured, substance-free settings crucial for recovery. Stable housing is often paired with employment support services, as stable income significantly contributes to long-term sobriety. Additionally, proximity to healthcare facilities ensures access to essential medical and psychological support. Connections with family and social networks offer emotional support, helping to reduce relapse rates and promote sustained recovery.

Persons with HIV/AIDS and Their Families: Phoenix has an ongoing need for stable, affordable housing for individuals living with HIV/AIDS, as housing stability directly impacts health outcomes. Supportive

housing that combines affordable living options with access to healthcare is essential, particularly for residents who cannot afford market-rate housing. Accessible housing options are also necessary to address the healthcare needs of aging residents. Comprehensive community services, including healthcare, mental health support, substance use services, and case management, are vital for effectively managing their condition and supporting high-risk groups.

Public Housing Residents: Phoenix's public housing residents often require additional support beyond affordable housing, such as access to job readiness programs, childcare, healthcare, and transportation. Many residents face financial barriers that hinder housing stability or economic improvement. Support services offering job training, educational opportunities, health care access, and family resources are crucial to assisting residents in achieving self-sufficiency and maintaining their quality of life within public housing.

Unaccompanied Youth: For unaccompanied youth, Phoenix provides emergency shelters and transitional housing options linked to education, job training, and counseling services. Youth often need access to life skills training, such as financial literacy, employment readiness, and health education, to prepare for independent adulthood. Supportive housing integrated with these social and educational services is vital for helping unaccompanied youth achieve stability and avoid prolonged homelessness.

These supportive housing options across categories aim to provide stable, accessible, and affordable environments that meet the unique needs of Phoenix's most vulnerable residents, enhancing their ability to lead independent and healthy lives.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

In Phoenix, several programs are in place to ensure that individuals transitioning from mental and physical health institutions receive appropriate supportive housing. These initiatives, provided by both government agencies and local organizations, aim to facilitate a smooth reintegration into the community by offering stable housing coupled with essential support services.

- **Arizona Health Care Cost Containment System (AHCCCS) Housing Programs:** AHCCCS offers permanent supportive housing and supportive services, primarily for members designated with Serious Mental Illness (SMI). These programs provide housing subsidies and supportive services, including case management and assistance with daily living skills, to promote independence and reduce homelessness among individuals transitioning from institutional settings.
- **Community Bridges, Inc. (CBI):** CBI provides a full continuum of substance use and mental health services, including housing resources such as Rapid Rehousing and Permanent Supportive Housing. These programs offer safe and stable housing options for individuals transitioning from institutional care, coupled with supportive services to maintain housing stability and improve overall quality of life.
- **Lifewell Behavioral Wellness:** Lifewell offers Community Living programs, including Transitional Living and Permanent Supportive Housing, integrating behavioral health treatment to help members achieve independence. These programs provide affordable, high-quality housing options and support services tailored to individuals transitioning from mental and physical health institutions.
- **Open Hearts Family Wellness:** Open Hearts operates "The Diamond," a transitional housing facility offering programs such as life skills training, financial literacy, psychiatric/mental health sessions, and employment assistance. These services empower individuals transitioning from institutional care for successful reintegration into the community.

These programs collectively work to ensure that individuals transitioning from mental and physical health institutions in Phoenix have access to supportive housing options that cater to their unique needs, promoting stability and independence within the community.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

In the upcoming fiscal year, the City of Phoenix plans to undertake several activities to address the housing and supportive service needs of non-homeless individuals with special needs, in alignment with 24 CFR 91.215(e). These initiatives include:

- **Housing Rehabilitation:** The City intends to utilize CDBG funds to support the rehabilitation of rental and owner-occupied housing units. This effort aims to preserve and increase the availability of accessible and affordable housing options for individuals with special needs.
- **Affordable Housing Development:** The HOME program will fund affordable rental housing development, down payment assistance and housing rehab activities that will benefit low- to moderate-income households Phoenix.
- **Supportive Services Expansion:** Through the CDBG program, Phoenix plans to fund various supportive services for individuals and families at-risk of or experiencing homelessness in Phoenix.

These planned activities align with Phoenix's one-year goals to enhance housing affordability, expand supportive services, and improve accessibility for non-homeless individuals with special needs, fostering a more all-encompassing and supportive community.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See above.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policies at the local, regional, and state levels have unintentionally created barriers to affordable housing development and residential investment in Phoenix, Arizona. The following highlights key areas where such policies have negatively impacted housing affordability:

- **Insufficient Funding and Incentives:** State-level policies in Arizona limit funding mechanisms for affordable housing initiatives. For example, while local governments are allowed to charge impact fees, these funds cannot legally be used for affordable housing purposes. This restriction, highlighted by the Morrison Institute, reduces the financial resources available for creating affordable housing, forcing Phoenix to rely on limited federal programs to fill the gap.
- **Community Opposition (NIMBYism):** Community resistance to affordable housing, known as NIMBYism, often delays or prevents developments in Phoenix. This resistance is frequently based on misconceptions that affordable housing will negatively impact property values or neighborhood character. Reports from *The State Press* indicate that this opposition influences local decision-making, creating additional challenges for securing approvals for affordable housing projects.
- **Preemption of Local Authority:** Arizona's state preemption laws prevent cities like Phoenix from implementing rent control or other housing policies to address affordability issues locally. As reported by *AZ Mirror*, this restriction limits Phoenix's ability to adopt tailored solutions to its housing affordability crisis, leaving the city reliant on state-led initiatives that may not adequately address local needs.
- **Gentrification and Displacement:** Urban revitalization efforts in Phoenix, while intended to promote economic growth, often lead to increased property values and the displacement of low-income residents. According to the *Phoenix New Times*, without proper safeguards such as rent protections or affordable housing requirements, these policies disproportionately harm vulnerable populations, exacerbating housing affordability challenges.

Addressing these challenges requires strategic policy reforms, such as revising zoning and funding mechanisms, enhancing local authority to implement housing solutions, and implementing safeguards against displacement. These actions are crucial to creating a more inclusive and fair housing market in Phoenix.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The following section provides insight into the non-housing assets within the City of Phoenix. It examines economic activity and education levels, using data to identify areas of economic concern and sectors where targeted support could have a meaningful impact. This analysis incorporates data from the Census Longitudinal Employer-Household Dynamics (LEHD) and the Bureau of Labor Statistics (BLS), among other sources.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	3,618	1,962	0%	0%	0%
Arts, Entertainment, Accommodations	80,128	80,603	10%	8%	-2%
Construction	69,808	63,058	9%	6%	-3%
Education and Health Care Services	158,444	189,669	19%	19%	0%
Finance, Insurance, and Real Estate	80,968	93,022	10%	9%	-1%
Information	14,800	18,156	2%	2%	0%
Manufacturing	57,389	52,641	7%	5%	-2%
Other Services	37,982	28,322	5%	3%	-2%
Professional, Scientific, Management Services	117,944	199,338	14%	20%	6%
Public Administration	27,888	51,332	3%	5%	2%
Retail Trade	95,742	85,096	12%	9%	-3%
Transportation & Warehousing	49,288	79,120	6%	8%	-2%
Wholesale Trade	19,557	47,630	2%	5%	3%
Grand Total	813,556	989,949	--	--	—

Table 45 - Business Activity

Data Source: 2017-2021 ACS (Workers), 2021 Longitudinal Employer-Household Dynamics (Jobs)

The table above illustrates the distribution of workers and jobs by sector in the City of Phoenix, highlighting key workforce trends and employment gaps. Notably, there are over 176,000 more jobs than available workers across the local economy. This disparity is particularly pronounced in the Professional, Scientific, and Management Services sector, which has the largest gap, with 81,394 more jobs than workers. Other sectors with significant imbalances include Education and Healthcare Services, Public Administration, and Transportation and Warehousing, all of which show a high demand for workers.

While the city has an overall surplus of jobs, certain industries still experience a notable shortage of positions relative to workforce availability. For example, the Arts, Entertainment, and Accommodations sector shows a shortfall of 16,800 workers, indicating significant employment opportunities within this field. Similarly, Construction, Manufacturing, and Other Services exhibit a mismatch between job supply and workforce demand. Additionally, the Retail Trade sector faces an imbalance, with 10,650 more workers than available jobs, suggesting a need for job creation or sector diversification.

Addressing these sector-specific workforce imbalances is critical to ensuring that Phoenix's labor force is aligned with industry needs. Strengthening workforce development and training programs will be essential in closing skill gaps, expanding career pathways, and optimizing economic growth throughout the city.

Labor Force

Total Population in the Civilian Labor Force	869,141
Civilian Employed Population 16 years and over	824,783
Unemployment Rate	3.5%
Unemployment Rate for Ages 16-24	11.6%
Unemployment Rate for Ages 25-65	4.2%

Table 46 - Labor Force

Data Source: 2019-2023 ACS; BLS Unemployment Rate 2023

Unemployment

There are several methods for measuring unemployment, each with distinct advantages and limitations. The U.S. Census collects annual unemployment data by census tract, enabling geographic comparisons of unemployment rates across smaller areas. However, this data is typically two or more years old, making it less useful for real-time analysis. In contrast, the Bureau of Labor Statistics (BLS) provides monthly unemployment data, which is more current but only available at the city level, limiting its ability to reflect localized trends within specific neighborhoods or tracts.

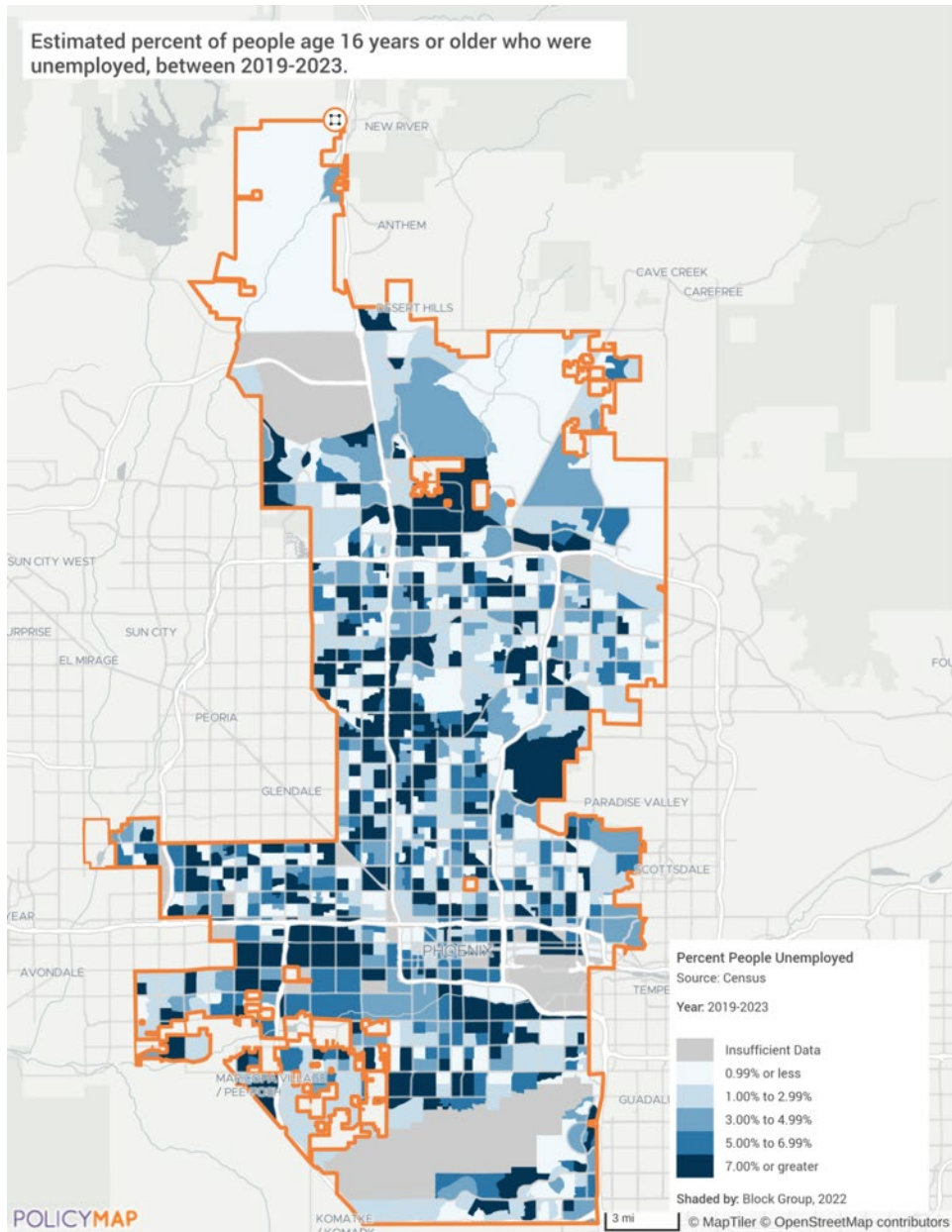
Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
3.2	3.2	3.1	3.0	3.4	3.8	3.8	4.0	3.8	3.8	3.4	3.4

Unemployment Rate in 2023, BLS – Phoenix, AZ

In 2023, Phoenix maintained a consistently low unemployment rate with minor fluctuations throughout the year. The year began with an unemployment rate of 3.2% in January, which declined to its lowest point of 3.0% in April. During the summer, the rate experienced a modest increase, peaking at 4.0% in August, before steadily declining to 3.4% in December. This trend closely paralleled the patterns observed in 2022, reflecting consistent external factors influencing the region's employment dynamics. The annual average unemployment rate for 2023 was 3.5%, aligning closely with the 2022 average of 3.4%, demonstrating ongoing strength in Phoenix's job market.

Unemployment

The map below highlights that unemployment rates in Phoenix remain below 3% across most areas of the city, reflecting the city's overall strong job market. However, a few areas exhibit elevated unemployment rates above 7%, scattered across various parts of the city. These localized disparities suggest potential challenges in access to employment opportunities or workforce development resources in specific neighborhoods, emphasizing the need for targeted economic initiatives to address unemployment in these higher-rate areas.



Occupations by Sector	Number of People
Management, business and financial	321,917
Farming, fisheries and forestry occupations	2,114
Service	139,508
Sales and office	182,142
Construction, extraction, maintenance and repair	76,420
Production, transportation and material moving	102,682

Table 47 – Occupations by Sector

Data Source: 2019-2023 ACS

Occupations by Sector

The "Occupations by Sector" table illustrates the distribution of job types across various industries in Phoenix, differing from a previous table that focused on the distribution of jobs within specific sectors. For instance, managerial positions, whether in corporate offices or retail, are classified under "Management, Business, and Financial" in this table but would be categorized by industry in the earlier table.

In Phoenix, the largest occupational group is the Management, business, and financial sector, with approximately 321,917 jobs. The second-largest group is the Sales and Office sector, comprising 182,142 jobs. These sectors encompass vital roles such as managers, financial analysts, business professionals, retail workers, administrative staff, and customer service representatives, emphasizing the importance of professional and office-related occupations in the city's workforce.

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	421,545	62.5%
30-59 Minutes	213,808	31.7%
60 or More Minutes	39,119	5.8%
Total	674,472	100%

Table 48 - Travel Time

Data Source: 2019-2023 ACS

Commute Travel Time

Based on 2019-2023 ACS data, long commutes are not a significant issue for most residents of Phoenix. Nearly 62.5% of all persons commuting to work have a commute of less than 30 minutes each way. Only 5.8% have a commute that is an hour or longer. The mean travel time to work for Phoenix residents was 25.7 minutes in 2023, slightly shorter than Maricopa County's mean travel time of 26.1 minutes.

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	84,889	6,742	48,430
High school graduate (includes equivalency)	145,691	11,647	49,653
Some college or Associate's degree	193,232	12,313	47,743
Bachelor's degree or higher	245,396	7,445	34,075

Table 49 - Educational Attainment by Employment Status

Data Source: 2019-2023 ACS

The table above details educational attainment by employment status for persons 16 years of age and older within the City. Unemployment is lower and labor force participation is generally higher for residents who have achieved a higher level of educational attainment.

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	3,390	9,209	16,875	37,781	18,775
9th to 12th grade, no diploma	23,373	19,456	22,698	31,565	10,708
High school graduate, GED, or alternative	59,895	69,641	50,443	84,251	43,023
Some college, no degree	49,216	59,406	43,414	79,661	43,888
Associate’s degree	7820	20,024	17,833	30,939	16,049
Bachelor’s degree	15,543	61,750	45,600	72,290	33,232
Graduate or professional degree	1,248	25,760	32,383	48,560	27,169

Table 50 - Educational Attainment by Age

Data Source: 2019-2023 ACS

Educational Attainment by Age

The previous table outlines educational attainment by age for individuals aged 18 and older in Phoenix. It highlights the varying levels of education achieved across different age groups, providing insights into the city's educational landscape and its potential impact on workforce development and economic opportunities.

A notable trend in the data is that higher educational attainment increases with age until the 45–65 age group, then declines in the 65+ population. The largest share of individuals with a bachelor’s or graduate

degree falls within the 25–65 age range, indicating a workforce with advanced skills and education. However, a significant portion of adults, particularly those 45 and older, have only a high school diploma or some college but no degree, suggesting potential gaps in educational advancement. The relatively high number of individuals with less than a high school diploma, especially in the 18–24 age group, highlights the need for adult education programs, workforce training initiatives, and pathways to higher education to improve economic mobility and job prospects.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$33,674
High school graduate (includes equivalency)	\$38,995
Some college or Associate’s degree	\$46,107
Bachelor’s degree	\$66,771
Graduate or professional degree	\$85,296

Table 51 – Median Earnings in the Past 12 Months

Data Source: 2019-2023 ACS

Median Earnings by Educational Attainment

Educational attainment is a key determinant of potential earnings and financial stability. In Phoenix, individuals with higher education levels experience significantly greater median earnings. For instance, a person with a Bachelor's degree typically earns around double the income of someone without a high school diploma, while those with a graduate or professional degree can expect to earn just over twice what someone earns with a high school education. Over the span of a career, this income disparity becomes even more pronounced. An individual with a Bachelor’s degree working from age 23 to 62 can expect to earn around \$2.6 million, compared to around \$1.5 million for someone with a high school diploma working from age 18 to 62—an earnings difference of nearly \$1,100,000. This gap in lifetime earnings contributes significantly to wealth accumulation, further supported by the higher likelihood of home ownership, investments, and retirement savings often associated with higher salaries.

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

In Phoenix, the Professional, Scientific, and Management Services sector, along with Education and Health Care Services, plays a critical role in the local economy. These industries account for 199,338 and 189,669

jobs, respectively, collectively representing 39% of all jobs in the city. Additionally, they employ 33% of the workforce, underscoring their significance in Phoenix's labor market.

The Professional, Scientific, and Management Services sector supports a wide range of high-skilled jobs, including positions in engineering, finance, business consulting, and technology development. This sector is instrumental in driving innovation, attracting investment, and fostering economic expansion. As Phoenix continues to grow as a regional business hub, demand for workers in this field is expected to increase, requiring a strong pipeline of talent with advanced skills and education.

Similarly, the Education and Health Care Services sector is vital to both economic stability and community well-being. The healthcare industry, in particular, has expanded rapidly due to population growth and an aging demographic, increasing demand for medical professionals, support staff, and specialized care providers. Meanwhile, education remains a cornerstone of the local economy, with schools, colleges, and universities playing a crucial role in workforce development and preparing residents for future employment opportunities.

Describe the workforce and infrastructure needs of the business community:

Phoenix's business community is experiencing significant growth, particularly in high-tech industries such as semiconductor manufacturing and data centers. This expansion has created an increased demand for a skilled workforce and robust infrastructure to support these developments.

Workforce Needs

According to the *Financial Times*, the establishment of major facilities, such as the Taiwan Semiconductor Manufacturing Company (TSMC) complex, underscores the need for a highly specialized labor force in Phoenix. However, the region has faced challenges due to a limited pool of skilled workers, leading to delays in project timelines for TSMC's operations (Financial Times, 2023). To address these challenges, the Phoenix Business and Workforce Development Board has developed a strategic plan that focuses on aligning training programs with industry demands. Based on information provided by *Arizona at Work*, this initiative involves partnerships with educational institutions and community organizations to strengthen the local workforce system and meet employer needs (Arizona at Work, 2023).

Infrastructure Needs

The rapid industrial and population growth in Phoenix has led to increased demands for infrastructure improvements. According to *American City & County*, significant construction activity is underway to address needs in transportation, utilities, and industrial facilities, driven by developments in high-tech industrial, commercial, and residential sectors (American City & County, 2023). To support this growth, the Greater Phoenix Leadership Community Infrastructure Committee collaborates with stakeholders to influence key policy decisions that promote sustainable infrastructure development. Based on information provided by the *Greater Phoenix Leadership*, these efforts aim to ensure that Phoenix can sustain its rapid economic expansion while meeting the demands of its residents and businesses (Greater Phoenix Leadership, 2023).

Phoenix's business community requires targeted workforce development initiatives and infrastructure investments to sustain economic growth and meet the evolving needs of industries and residents. Addressing these challenges is essential for maintaining the city's economic momentum and ensuring long-term success.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Phoenix is poised for significant economic transformation due to several major public and private sector investments and initiatives. These developments are expected to impact job creation and business growth opportunities during the planning period.

Major Investments and Initiatives

Halo Vista Development:

According to the *New York Post*, the Halo Vista project, a \$7 billion development surrounding the Taiwan Semiconductor Manufacturing Company (TSMC) complex, will span nearly 30 million square feet and include hotels, residential areas, and educational facilities. This "city within a city" is anticipated to create approximately 10,000 permanent jobs and an additional 80,000 indirect jobs in the surrounding area (New York Post, 2024).

Phoenix Five-Year Capital Improvement Plan:

Based on information from *AZBEX*, Phoenix has proposed a nearly \$10 billion Five-Year Capital Improvement Plan, focusing on critical sectors such as aviation, information technology, public transit, street transportation, and water and wastewater services. This investment aims to strengthen infrastructure, accommodate population growth, and support economic expansion (AZBEX, 2024).

Rio Salado Revitalization:

The Phoenix City Council recently approved a development agreement to revitalize the Rio Salado riverfront. According to *Orion Property Partners*, this initiative includes the creation of the Resource Innovation Campus, which will transform the area into a hub for sustainability and innovation, driving both environmental and economic benefits (Orion Property Partners, 2024).

Implications for Workforce Development, Business Support, and Infrastructure

Workforce Development:

The influx of high-tech industries and large-scale developments will require a skilled labor force. According to *Arizona at Work*, targeted training programs and partnerships with educational institutions and private sector stakeholders are essential to align workforce skills with industry demands (Arizona at Work, 2023).

Business Support:

New and expanding businesses will require support through streamlined permitting processes, tax incentives, and access to capital. The City of Phoenix's Economic Development Programs, as outlined on the city's official website, are designed to stimulate commercial growth and provide assistance during this period of expansion (City of Phoenix, 2024).

Infrastructure Enhancement:

The planned developments will significantly increase demands on transportation networks, utilities, and public services. As reported by *Phoenix Budget Documents*, investments in infrastructure revitalization are critical to supporting this growth and maintaining a high quality of life for residents (City of Phoenix Budget, 2024).

In summary, Phoenix's economic landscape is set to undergo substantial changes due to these transformative investments and initiatives. Addressing workforce development, business support, and infrastructure needs will be vital to sustaining economic growth and ensuring the city's long-term success.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The skills and education of Phoenix's workforce generally align with employment opportunities in key sectors, but notable gaps exist. The Education and Health Care Services sector demonstrates strong alignment, employing 19% of the workforce and representing the same proportion of jobs. However, the Professional, Scientific, and Management Services sector, accounting for 20% of jobs but only 14% of workers, highlights a need for more highly skilled professionals. Similarly, Transportation and Warehousing faces a worker shortage, while sectors like Retail Trade and Construction show slight worker surpluses, potentially leading to underemployment.

Educational attainment in Phoenix supports many sectors, with a significant portion of the workforce holding bachelor's degrees or higher, aligning with professional and technical roles. However, gaps in specific skills for high-demand sectors suggest a need for enhanced vocational training and advanced education programs. Expanding workforce development efforts will be critical to bridging these disparities and sustaining Phoenix's economic growth.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Phoenix has implemented several workforce training initiatives through collaborations among Workforce Investment Boards, community colleges, and various organizations to align with the city's short- and long-term economic goals.

ARIZONA@WORK Initiatives

ARIZONA@WORK, the statewide workforce development network, offers several programs to enhance employee skills:

- **Incumbent Worker Training Program:** This program assists current employees in acquiring skills necessary to retain employment and prevent job loss. Training activities are conducted by the local workforce development board in partnership with employers.
- **On-the-Job Training:** Employers may receive reimbursements for staff engaged in productive work while participating in on-the-job training, facilitating skill development directly in the workplace.
- **Customized Training Program:** Designed to meet specific employer requirements, this program relates to new production or service procedures, upgrading to new jobs requiring new skills, workplace literacy, or other purposes identified by the local board. Employers commit to employing individuals who complete the training.

Phoenix Business and Workforce Development Board (PBWD)

The PBWD Board serves as a catalyst in identifying and addressing the evolving business needs of Greater Phoenix. By convening partners, it provides customer-centric solutions and resources, offering employers access to a skilled workforce.

Community College Partnerships

Community colleges in Phoenix collaborate with workforce development programs to align educational training with necessary job skills. These partnerships focus on providing work-based learning, including apprenticeships and internships, to prepare talent for open positions.

Greater Phoenix Chamber Foundation

The Foundation's workforce collaboratives aim to:

- Align educational training to necessary job skills.
- Provide work-based learning, including apprenticeships and internships, to prepare future talent.
- Promote career awareness and opportunities for underrepresented populations in local industries.

Workforce Leadership Academy

The Workforce Leadership Academy is a fellowship program for Arizona workforce development professionals. It brings together leaders from various sectors to foster change and strengthen organizational and systems leadership skills.

Hospitality Workforce Training Initiative

An innovative workforce training program is being developed through a public-private-university partnership to train workers in the hospitality industry. This initiative aims to prepare the next cohort of hospitality professionals, supporting Phoenix's reputation as a top travel destination.

Alignment with Phoenix's Goals

These initiatives support Phoenix's short- and long-term goals by:

- **Enhancing Workforce Competitiveness:** By providing targeted training programs, the city ensures that workers possess skills aligned with industry demands, attracting and retaining businesses.
- **Promoting Economic Growth:** A skilled workforce contributes to economic development, making Phoenix a desirable location for business investment.
- **Supporting Industry Needs:** Customized training programs address specific employer requirements, ensuring that local industries have access to a talent pool tailored to their operational needs.

Through these collaborative efforts, Phoenix is proactively developing a workforce equipped to meet current and future economic challenges, fostering a resilient and dynamic local economy.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

The City of Phoenix does not have its own standalone Comprehensive Economic Development Strategy (CEDS). Instead, it collaborates with regional organizations that develop and implement CEDS to promote economic growth and resilience.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Phoenix and regional organizations are actively pursuing several economic development initiatives that align with the city's short- and long-term goals:

City of Phoenix Economic Development Initiatives

- **Community and Economic Development Department (CEDD):** According to *Invest in Phoenix*, the CEDD focuses on attracting high-quality jobs and training the workforce to fill them. The department manages innovation and retail initiatives, oversees the Phoenix Foreign Trade Zone, and collaborates with businesses to strengthen the community (Invest in Phoenix).
- **Economic Development Strategic Plan:** Based on information from the City of Phoenix, the City Council has adopted a strategic plan to guide CEDD's work. This plan emphasizes supporting growth in critical sectors, increasing outreach to businesses, and fostering collaboration with external organizations to expand capacity (Phoenix.gov).

Regional Economic Development Initiatives

- **Greater Phoenix Economic Council (GPEC):** GPEC assists companies in starting or relocating their businesses to the region. Its strategic plan for fiscal years 2023-2025 focuses on enhancing economic competitiveness, attracting quality businesses, and advocating for regional competitiveness (GPEC).
- **GPEC's Action Plan FY24:** This plan highlights strategies to amplify opportunities for action on economic imperatives. It includes setting regional economic health metrics and convening community leaders to articulate a vision for the region's future (GPEC Action Plan FY24).

Collaborative Initiatives

- Partnership for Economic Innovation (PEI): According to *PEI*, the organization enables Arizona innovators through initiatives like The Connective, which focuses on connectivity, mobility, equity, and sustainability ([PEI](#)).
- Arizona State University (ASU) Office of Economic Development: ASU supports Arizona's business attraction, retention, and expansion strategies. According to ASU, the university contributed \$4.6 billion to the state's gross product in FY 2020 (ASU Office of Economic Development).

Major Development Projects

- Halo Vista Development: As reported by the *New York Post*, the \$7 billion Halo Vista project surrounding the TSMC complex will create a "city within a city," including hotels, residential areas, and educational facilities. This development is expected to generate 10,000 permanent jobs and 80,000 indirect jobs (New York Post, 2024).

Alignment with Phoenix's Goals

These initiatives support Phoenix's goals by:

- **Job Creation:** Attracting businesses and creating high-quality employment opportunities (GPEC).
- **Workforce Development:** Aligning educational training with industry needs through collaborations with institutions like ASU (ASU Office of Economic Development).
- **Infrastructure Enhancement:** Investing in projects that improve connectivity and sustainability, such as The Connective ([PEI](#)).
- **Economic Diversification:** Encouraging growth across multiple sectors to build a resilient economy (Phoenix.gov).

Through these coordinated efforts, Phoenix and its regional partners are fostering sustainable economic growth and prosperity.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

HUD defines “housing problems” based on four specific data points: cost burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. In Phoenix, housing issues are infrequent overall, except for cost burden. According to the 2019-2023 ACS 5-Year Estimates, the citywide rates are as follows:

- Cost Burden Renters: 50.7%
- Cost Burden Homeowners: 21.0%
- Overcrowding: 6.1%
- Lack of Complete Plumbing Facilities: 0.6%
- Lack of Complete Kitchen Facilities: 0.7%

For an area to be considered "concentrated" with housing issues, it must exhibit two or more problems significantly above the citywide averages, using HUD's definition of “disproportionate.” This threshold in Phoenix is set at 10 percentage points higher than the city average, equating to: a cost burdened renter above 60.7%, a cost burdened homeowner above 31.0%, overcrowding above 16.1%, lack of plumbing facilities above 10.6%, and lack of kitchen facilities above 10.7%.

In Phoenix, the following census tracts experience concentrations of more than one of the above mentioned housing problems:

- Census Tract #04013112100: Lack of Complete Plumbing Facilities (11.23%); Lack of Complete Kitchen Facilities (11.05%); Overcrowded Renters (19.81%)
- Census Tract #04013112516: Overcrowded Renters (21.16%); Cost Burden Homeowners (38.8%)
- Census Tract #04013109706: Overcrowded Renters (24.8%); Cost Burden Renters (74.67%)

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

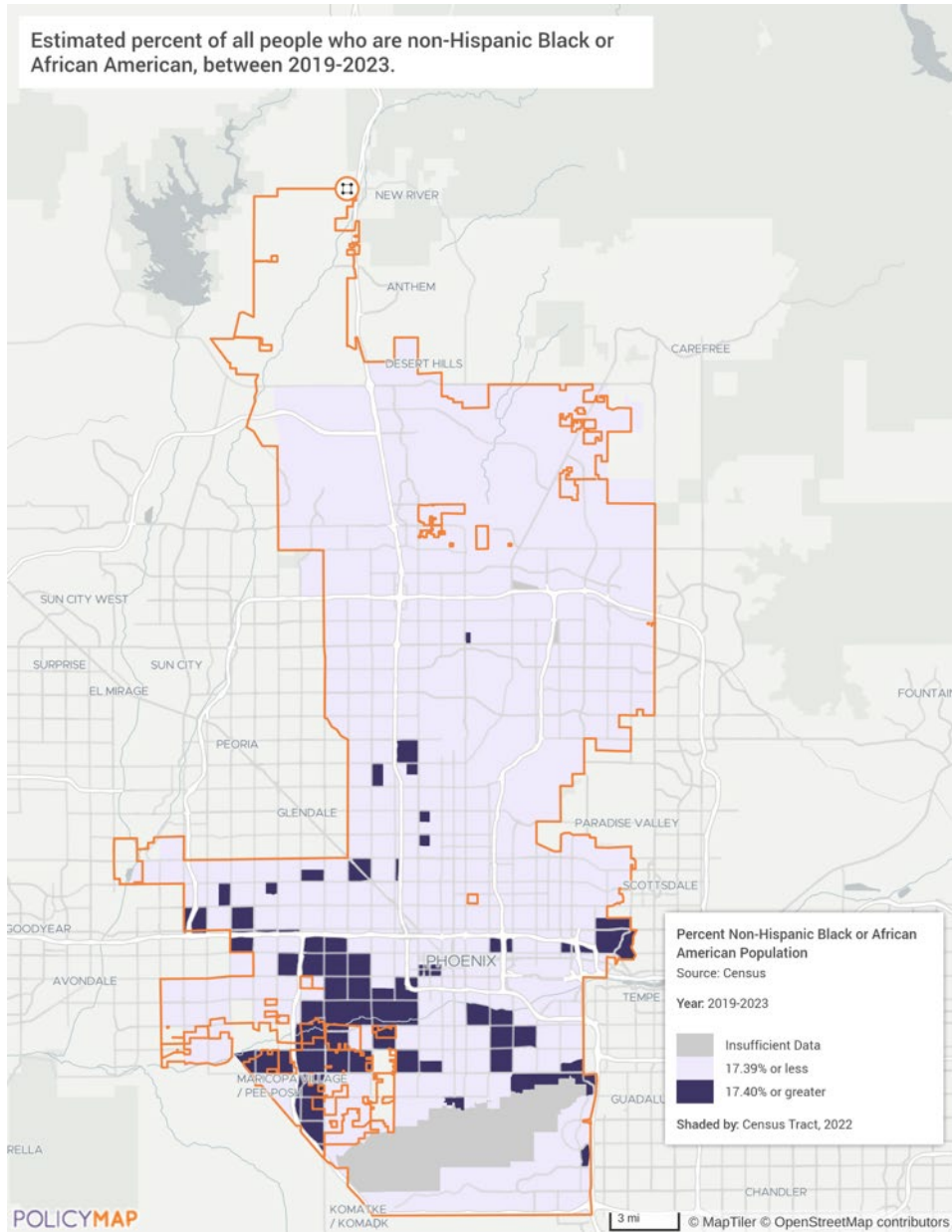
For the purposes of this analysis a “racial or ethnic concentration” will be any Census Tract where a racial or ethnic minority group makes up 10 percent or more of the population than the city as a whole. According to the 2019-2023 ACS 5-Year estimates the racial and ethnic breakdown of Phoenix’s population is:

- Black, non-Hispanic: 7.4%
- White, non-Hispanic: 41.3%
- American Indian and Alaska Native, non-Hispanic: 1.4%
- Asian, non-Hispanic: 3.8%
- Native Hawaiian and Other Pacific Islander, non-Hispanic: 0.2%
- Other Race, non-Hispanic: 0.4%
- Two or More Races, non-Hispanic: 3.6%

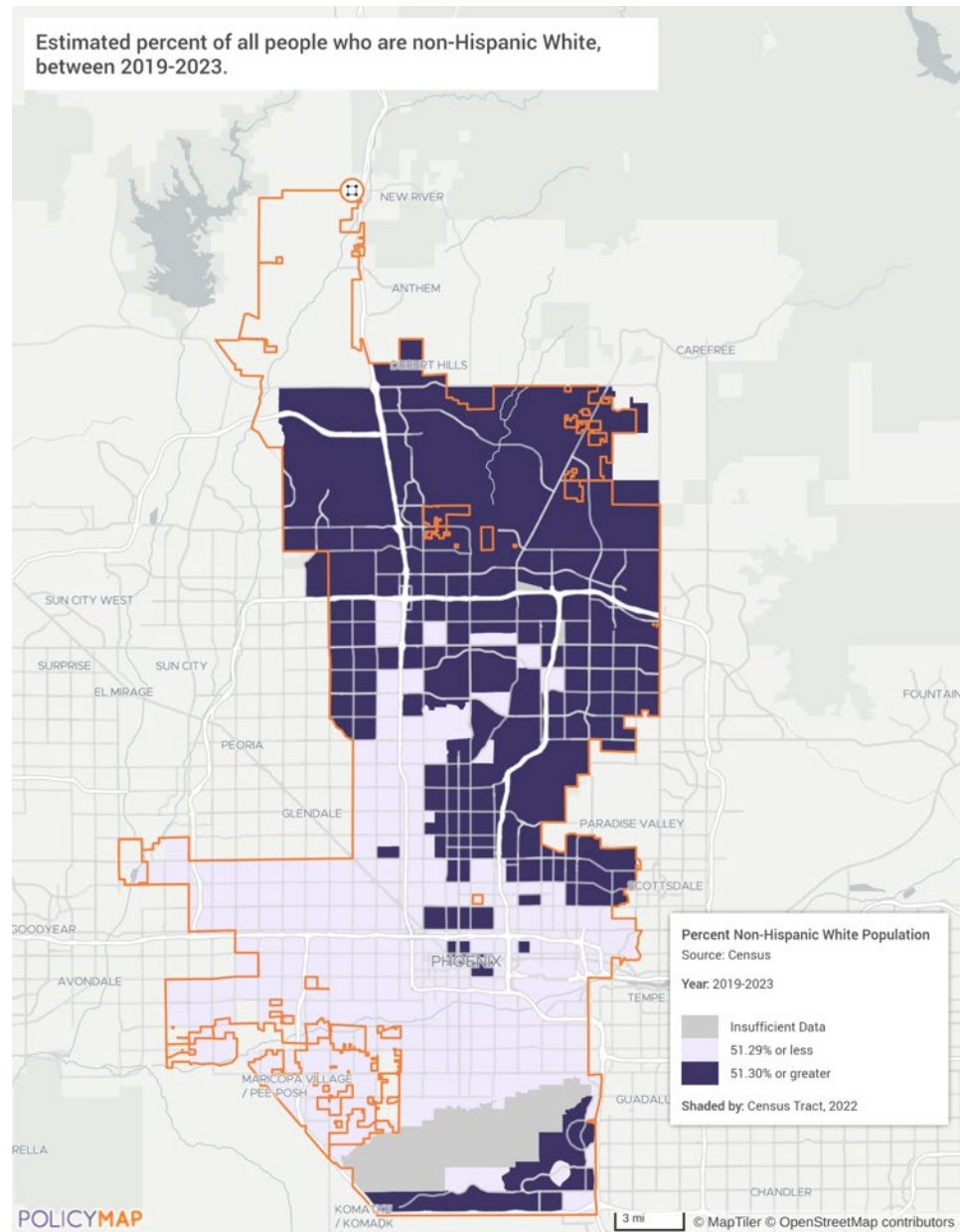
- Hispanic or Latino: 41.8%

The following maps show concentrations of populations based on race or ethnicity. Maps for populations without concentrations are not provided.

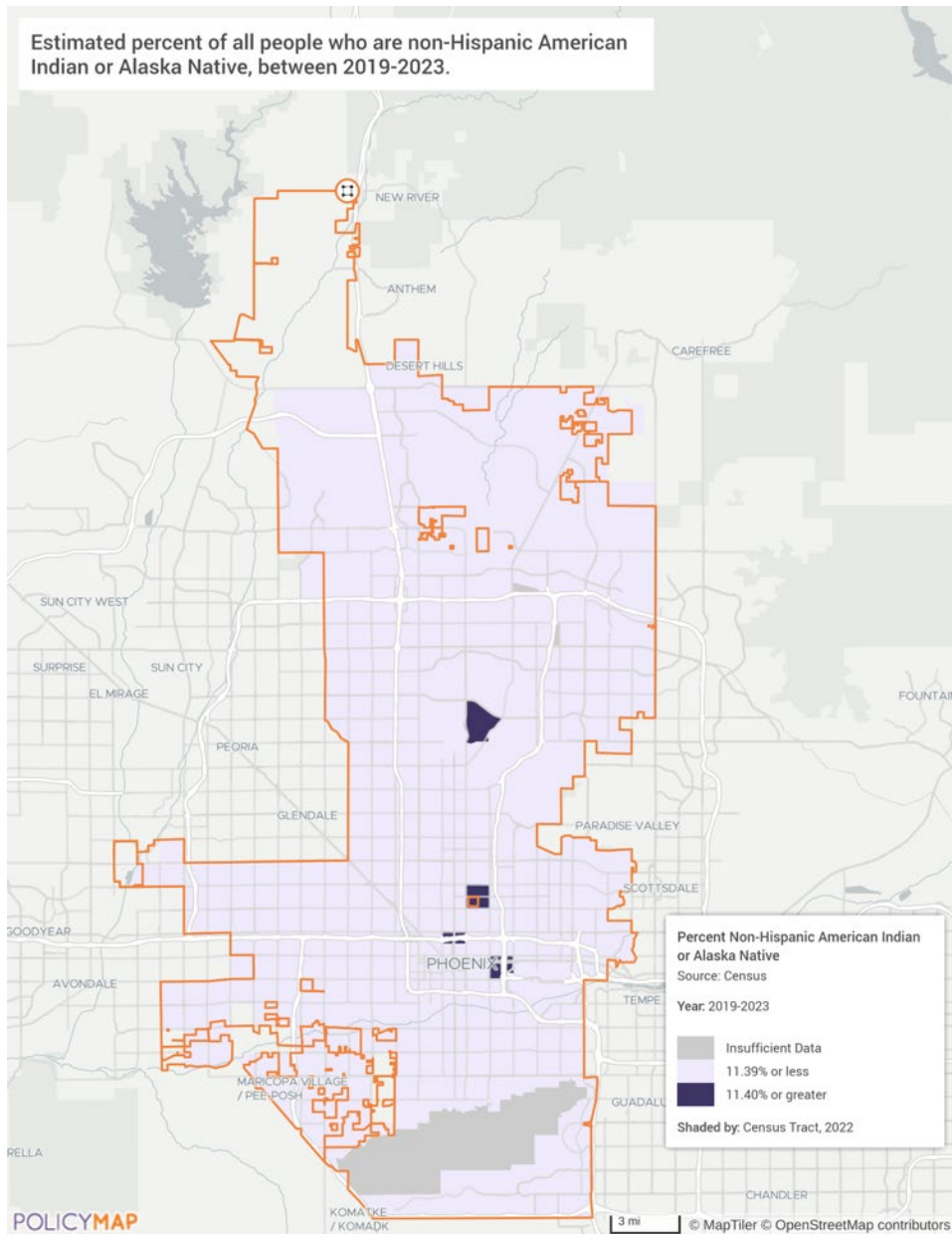
Concentration Black/African American (non-Hispanic) households over 17.4%



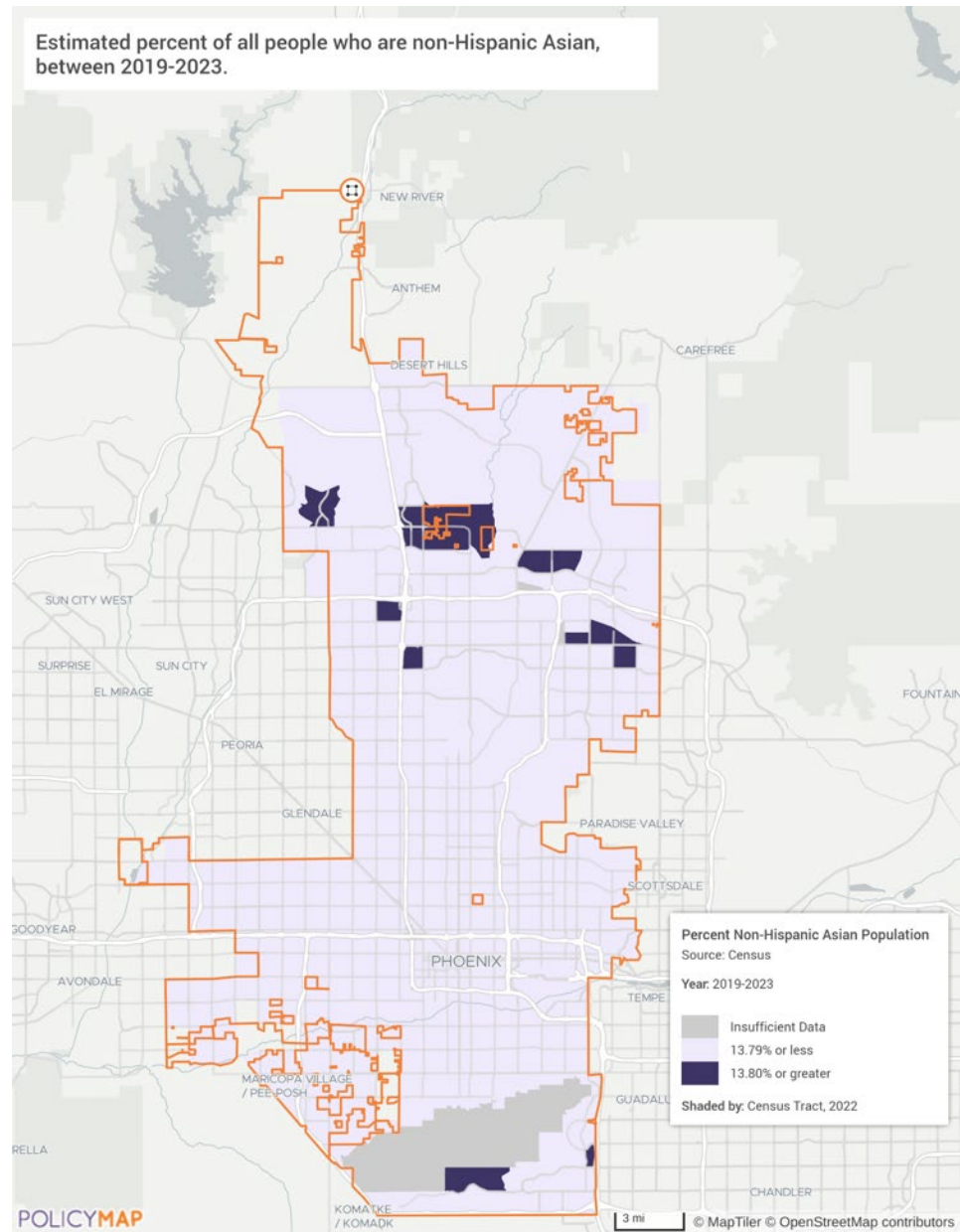
Concentration White (non-Hispanic) households over 51.3%



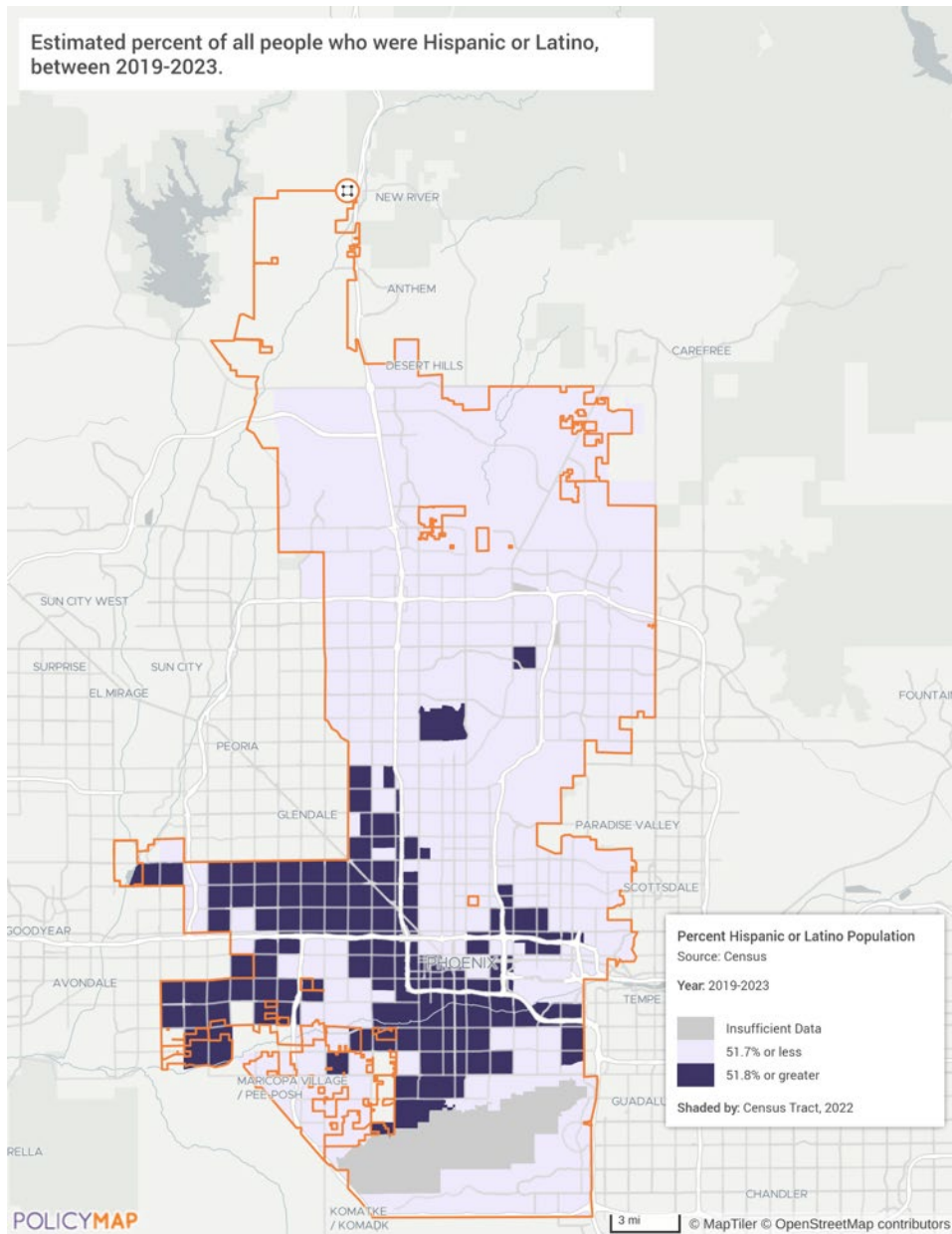
Concentration American Indian and Alaska Native (non-Hispanic) households over 11.4%



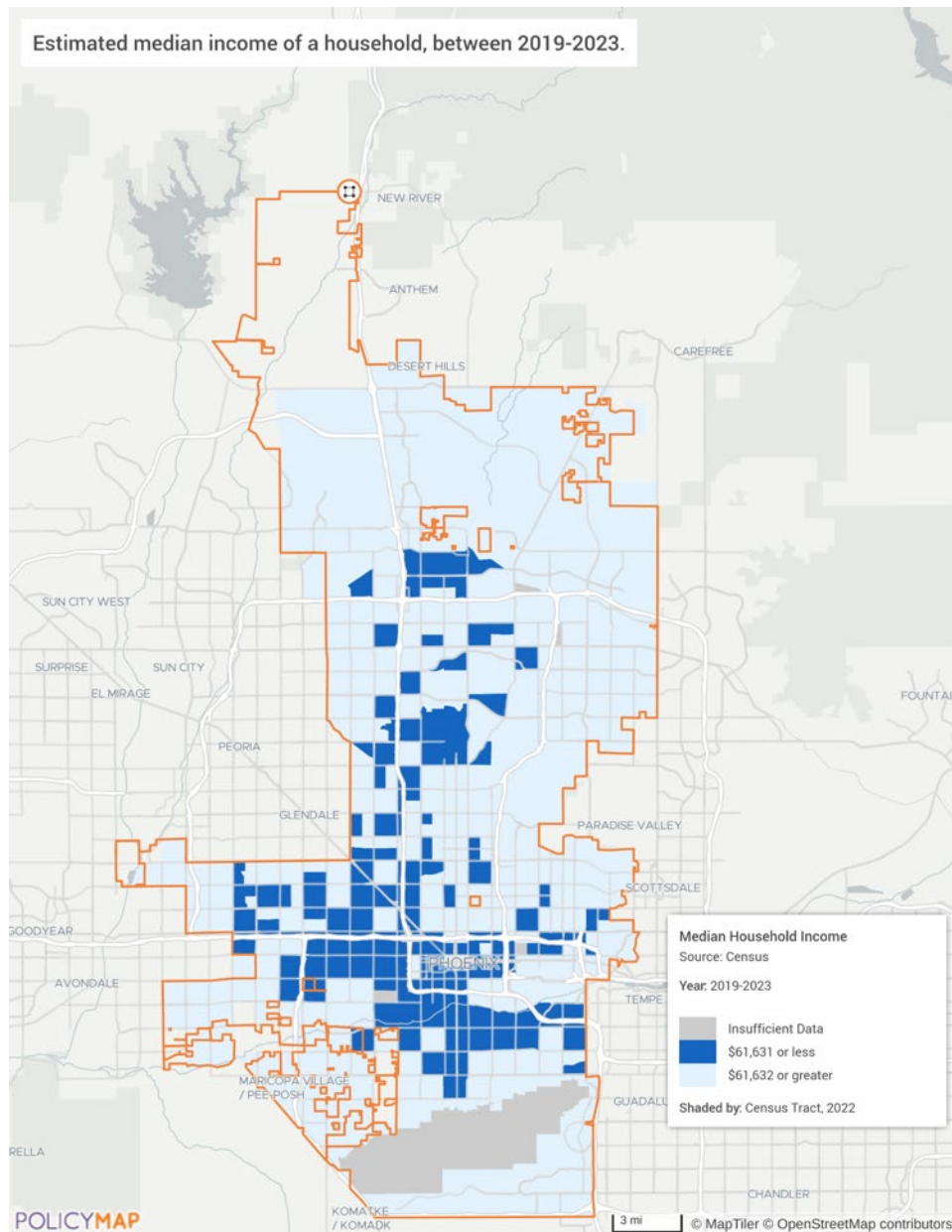
Concentration Asian (non-Hispanic) households over 13.8%



Concentration Hispanic/Latino households over 51.8%



Low-Income Households: The Median Household Income in the City is \$77,041. Any household making 80% or less (\$61,632) is considered “low-income” concentration. As shown in the following map, there are many tracts throughout Phoenix with median household incomes falling below the low-income threshold with particular concentrations of tracts in and around the downtown region as well as in the south western region and some areas northwest of downtown.



What are the characteristics of the market in these areas/neighborhoods?

Downtown Phoenix has undergone significant revitalization, yet pockets of low-income communities remain, particularly in older housing stock and areas with higher concentrations of cost-burdened renters.

While the district has seen an influx of investment in commercial and residential developments, many low-income residents face affordability challenges due to rising housing costs. The area also continues to experience economic disparities, with job opportunities expanding in professional and technical fields, yet many lower-income residents lack access to the skills and training needed for these industries. Despite ongoing redevelopment efforts, economic inequality persists, particularly for renters and long-time residents.

Are there any community assets in these areas/neighborhoods?

Despite economic challenges, these areas contain critical community assets, including public schools, parks, and local nonprofits that provide essential services to low-income households. Health clinics, food banks, and housing assistance programs serve as key resources for residents. Additionally, public transportation options, though somewhat limited compared to central Phoenix, connect these communities to employment centers and essential services. Community organizations continue to advocate for infrastructure improvements and increased economic development funding to address long-standing disparities.

Are there other strategic opportunities in any of these areas?

Phoenix is actively pursuing strategic opportunities to address economic disparities, particularly in low-income neighborhoods such as downtown, southwest, and central west areas. These initiatives aim to uncover untapped potential, bridge income gaps, and improve overall community resilience.

Economic Development and Investment Initiatives

1. **Neighborhood Economic Development Programs:** The City of Phoenix's Neighborhood Services Department (NSD) provides business assistance and financial incentives to encourage commercial development in low- to moderate-income (LMI) areas. The Neighborhood Economic Development (NED) program funds façade improvements and infrastructure enhancements to attract new businesses and revitalize underserved communities.
2. **Opportunity Zones:** Phoenix has designated Opportunity Zones in low-income communities to attract private investment. This federal program encourages investors to reinvest capital gains into targeted neighborhoods, supporting economic revitalization, job creation, and affordable housing development.
3. **Addressing Inequalities in South Phoenix:** Initiatives focused on South Phoenix are addressing disparities in food security, healthcare access, and workforce training. The Equality Health Foundation has partnered with community leaders to implement programs improving health outcomes and economic opportunities.
4. **Affordable Housing Expansion:** The City of Phoenix is expanding affordable housing initiatives to address shortages in low-income areas. Recent updates from the Phoenix Housing Department highlight ongoing and planned projects aimed at increasing affordable rental and homeownership opportunities for residents.
5. **Equitable Financing for Green Infrastructure:** Phoenix is developing financing strategies for green infrastructure projects to promote sustainability in underserved communities. These initiatives

focus on creating more livable environments and supporting community-led projects that address long-standing disparities (GIEquity.org).

6. **Workforce Development and Education:** Efforts to reduce income inequality include expanding access to job training and vocational programs. Strategies such as childcare support, transportation assistance, and healthcare access aim to remove barriers to employment and help low-income individuals acquire skills for higher-paying jobs.

Transportation and Infrastructure Investments

1. **Transportation 2050 (T2050) Initiative:** A long-term transportation plan to expand bus and light rail services, improve street infrastructure, and enhance mobility options for residents citywide ([T2050.org](https://www.t2050.org)).
2. **South Central Light Rail Extension (2025 Completion):** A 5.5-mile light rail extension along Central Avenue to improve transit access in South Phoenix, connecting residents to jobs and services.
3. **Northwest Phase II Light Rail Extension (2024 Completion):** A newly completed 1.6-mile expansion into the West Valley, improving connectivity for lower-income residents in western Phoenix (ENR.com).
4. **Bus Rapid Transit (BRT) System (2026-2028):** A high-capacity transit system in development to improve travel times and increase connectivity for transit-dependent neighborhoods.
5. **Downtown Transportation Plan Update (Ongoing):** A city-led initiative to improve accessibility, reduce congestion, and accommodate economic growth in downtown Phoenix.
6. **Capital Improvement Program (\$750 Million Investment):** A five-year infrastructure plan focused on street maintenance, safety enhancements, and public works projects to support economic development.

Phoenix is leveraging economic development programs, infrastructure investments, and workforce initiatives to bridge income disparities and revitalize low-income neighborhoods. Expanding public transportation, incentivizing business investment, and increasing access to affordable housing will help create economic mobility and long-term stability for residents. These strategic opportunities ensure that all areas of Phoenix, particularly historically underserved communities, benefit from the city's overall economic growth and development.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Internet access is a critical component of modern communication and information-sharing, enabling users to benefit from the growing interconnectedness of business, education, commerce, and everyday activities. Reliable internet connectivity has become essential for success in today's economic landscape. Communities without broadband access face significant challenges in keeping pace with the rest of the country. The lack of broadband infrastructure limits residents' ability to access educational and entrepreneurial opportunities, which is especially concerning in low- to moderate-income (LMI) areas where economic opportunities are often limited.

Research from the Pew Research Center underscores the vital role that high-speed internet plays in enhancing educational and employment opportunities, particularly in underserved communities. The center's studies have shown that individuals with reliable broadband access are more likely to engage in online learning, apply for jobs, and participate in economic activities that can improve their quality of life.

Similarly, reports from the Federal Communications Commission (FCC) highlight the direct correlation between broadband availability and economic development. The FCC's findings indicate that regions with robust internet infrastructure experience higher rates of job creation, educational attainment, and overall community growth.

Phoenix, Arizona, enjoys comprehensive broadband coverage, with the vast majority of the city offering multiple internet service provider options, including in LMI areas. The average Phoenix household has access to four (4) broadband-quality internet service options. According to ISPReports.org, Phoenix benefits from a variety of infrastructure options, including cable, fiber, fixed wireless, and DSL. Ninety-two percent (92%) of Phoenix households have an internet connection with 99.46% availability. Of those households, 78% have fiber, cable, or DSL, 8% have satellite, 0% are still on dial-up, and 2% of households have internet but don't pay for a subscription because it's subsidized by the Affordable Connectivity Program. The following map illustrates broadband availability throughout Phoenix, defined as advertised internet speeds of 768 kilobits per second or higher.

See map below: Broadband Access

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

To ensure high-quality broadband service, it is crucial to foster competition among service providers. A lack of competition, where a single provider dominates an area, can diminish the incentive to deliver reliable and consistent services. According to ISPReports.org, Phoenix is served by twenty-five (25)

Internet providers offering residential service. Among these, Cox and CenturyLink stand out as the leading providers in terms of coverage and speed. Internet providers throughout the city include:

CenturyLink (DSL and Fiber)

Cox (Cable and Fiber)

Quantum Fiber (Fiber)

Wyverd (Fiber)

Mediacom (Cable)

Orbitel Communications (Cable)

EarthLink (Fixed Wireless)

AT&T (Fixed Wireless)

AireBeam (Fixed Wireless)

BAM Broadband (Fixed Wireless)

CopperNet Systems (Fixed Wireless)

T-Mobile Home Internet (Fixed Wireless)

Verizon (Fixed Wireless)

Triad Wireless (Fixed Wireless)

Phoenix Internet (Fixed Wireless)

AirFiber (Fixed Wireless)

Resound Networks (Fixed Wireless)

TREPIC Networks (Fixed Wireless)

WeLink (Fixed Wireless)

Mojo Broadband (Fixed Wireless)

Dish (Satellite)

DirectTV (Satellite)

HughesNet (Satellite)

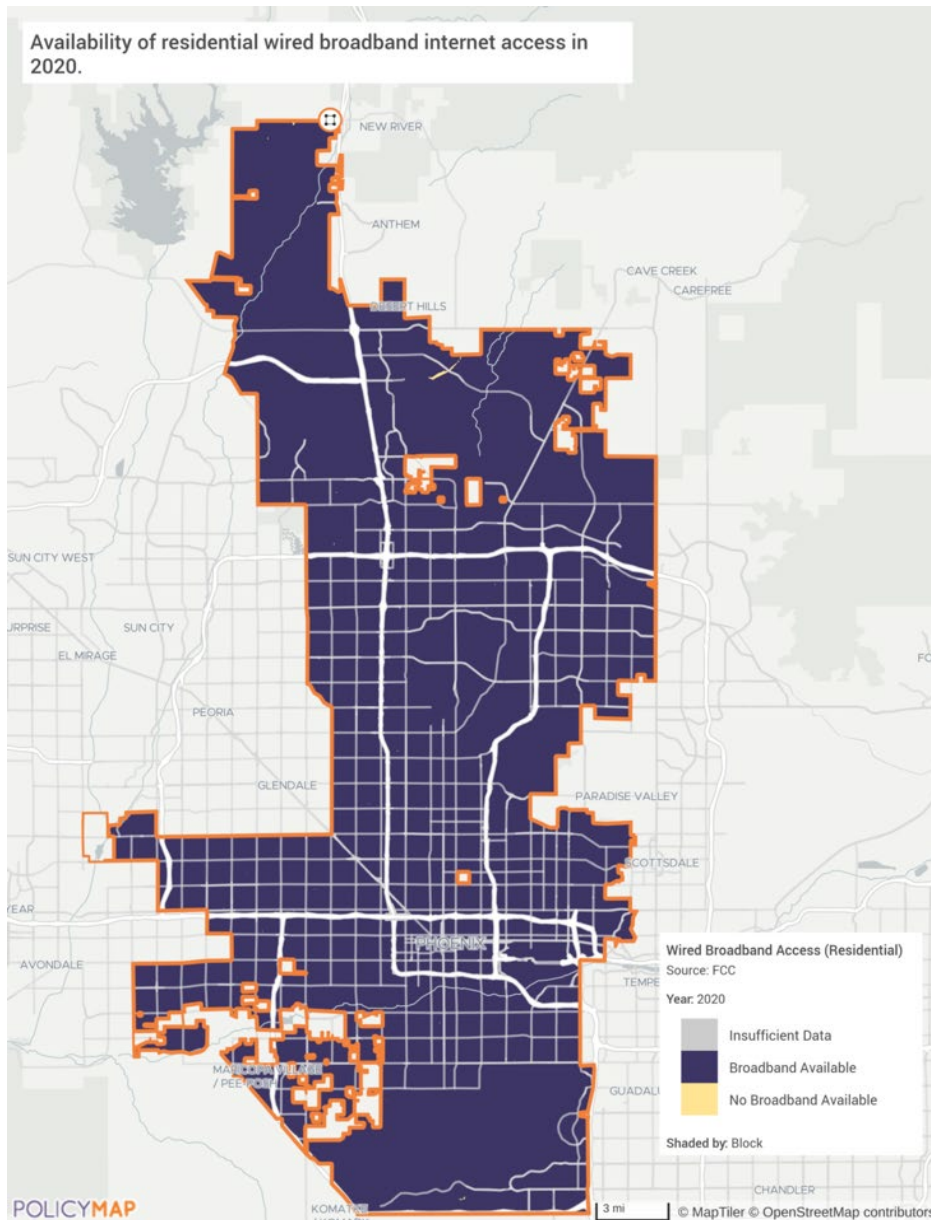
Viasat Internet (Satellite)

Starlink (Satellite)

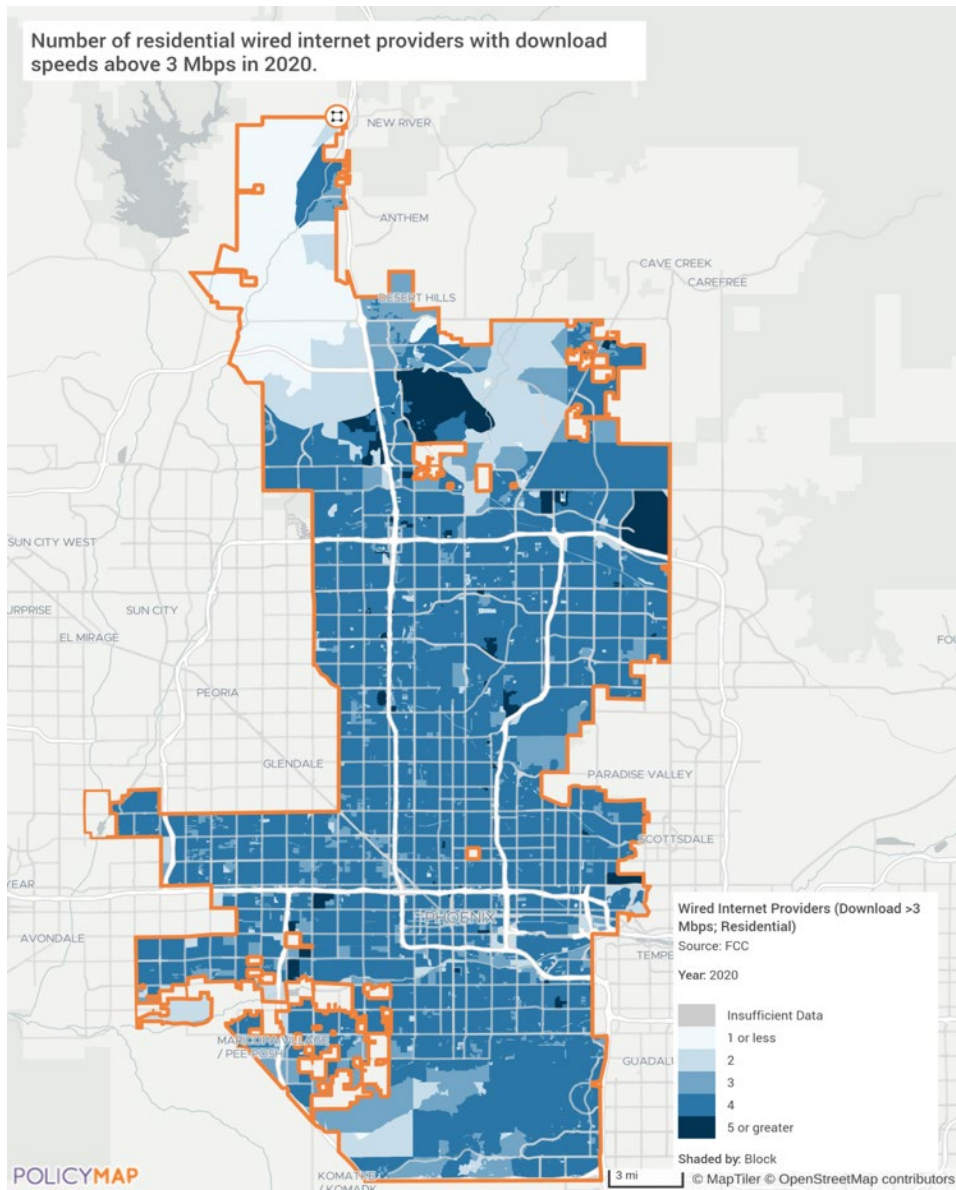
The following map shows the number of broadband service providers by census tract. Most of the city of Phoenix has at least four (4) options of high-speed internet with competitive providers. This variety ensures that residents have multiple choices for reliable and affordable internet access throughout the city.

See map below: Highspeed Internet Providers

Broadband Access



Highspeed Internet Providers



MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Phoenix, Arizona, situated within Maricopa County, faces a range of natural hazard risks, including drought, extreme heat, flooding, severe winds, and wildfires, as detailed in Maricopa County's [Multi-Jurisdictional Hazard Mitigation Plan](#) (MJHMP). The MJHMP underscores that climate change is intensifying these threats, leading to rising temperatures, prolonged droughts, and an increased frequency of wildfires. These environmental changes contribute to reduced water supply reliability, negatively affecting agriculture and the economic stability of rural communities. Additionally, urban centers like Phoenix face heightened health risks due to extreme heat, along with potential disruptions to electricity and water services. According to the FEMA National Risk Index, Maricopa County is particularly susceptible to hazards such as hail, heat waves, lightning, strong winds, and wildfires.

Although Phoenix is an inland city located approximately 200 miles from the coast, the impacts of rising sea levels and increased storm activity in coastal regions may drive population displacement. A potential influx of climate migrants seeking more stable environments could place additional pressure on local housing markets, job availability, and essential resources. According to the MJHMP, Phoenix experienced a 13.5% population increase from 2010 to 2020, with projections indicating an additional 10.7% increase by 2030. While it is uncertain whether this growth is directly linked to climate change, the increasing risks to vulnerable coastal regions may contribute to migration patterns that influence Phoenix's housing demand and infrastructure capacity.

Addressing climate-related challenges requires proactive planning and resilience-building strategies to mitigate risks and safeguard public health. The Centers for Disease Control and Prevention (CDC) emphasizes that climate change, combined with other environmental and human-induced stressors, exacerbates existing public health threats and introduces new risks, highlighting the need for comprehensive preparedness efforts. Similarly, the National Climate Assessment underscores the importance of adaptive mitigation planning, as traditional hazard probability models may no longer be sufficient in an evolving climate.

To effectively navigate these challenges, Phoenix must prioritize forward-thinking policies and adaptation strategies that account for climate-related risks and population shifts. The city's [Climate Action Plan](#) aims for carbon neutrality and zero waste by 2050, focusing on reducing greenhouse gas emissions and strengthening community resilience. To combat extreme heat, Phoenix has established an [Office of Heat Response and Mitigation](#), implementing cooling corridors, expanding urban tree cover, and utilizing reflective materials to lower temperatures while providing cooling centers and hydration stations for vulnerable populations. Community engagement is also a key component, with programs like the Urban Heat Leadership Academy, which educates residents on urban heat, air quality, and water issues, empowering them to implement local solutions. Through these initiatives, Phoenix is actively working to mitigate climate risks and promote long-term sustainability, ensuring resilience in the face of changing environmental and demographic conditions.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income households, whether renting or owning, are particularly vulnerable to climate change and natural disasters due to limited financial resources. Rising electricity and housing costs can push them into unstable living conditions, increasing the risk of homelessness or substandard housing. The 2024 America's Rental Housing Study from Harvard's Joint Center for Housing Studies highlights how escalating insurance premiums and coverage withdrawals in high-risk areas make securing protection against climate-related losses increasingly difficult, while stagnant operating income further limits property owners' ability to invest in climate resilience. The 2021 EPA study on Climate Change and Social Vulnerability reinforces these concerns, revealing that low-income individuals are more likely to live in areas experiencing rising mortality rates from extreme temperatures and face the highest labor hour losses due to weather exposure. Rural communities are especially disadvantaged, often lacking emergency support and resources for climate-related home repairs. As climate threats intensify, strengthening resilience among low- and moderate-income households is essential to ensuring their safety, stability, and long-term well-being.

FEMA's National Risk Index identifies Maricopa County as having a relatively low level of community resilience, indicating that its residents are less equipped to prepare for, adapt to, and recover from natural hazards. This assessment encompasses six broad categories: social, economic, community capital, institutional, infrastructural, and environmental factors at the county level. The map below illustrates FEMA's qualitative risk to natural hazards at the census tract level in Phoenix, AZ, providing an intuitive way to gauge community risk based on Expected Annual Loss (EAL), Social Vulnerability, and Community Resilience scores.

While most of the city is classified as having a "very low" risk, certain areas are designated as having "relatively low" to "relatively moderate" risk. This suggests that while the overall risk remains low, some neighborhoods may require targeted resources and interventions to address specific hazards, making them more vulnerable than other parts of the city. These two indexes measure risk from different perspectives—FEMA's risk index evaluates a community's ability to respond to hazards (resilience), while the city's qualitative assessment concentrates on the likelihood and severity of those hazards. This dual approach ensures that resources are allocated where they are most needed, promoting both preparedness and targeted intervention.

As part of the Maricopa County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP), Phoenix works to reduce risks to people and property, lower disaster recovery costs, and promote long-term sustainability. The plan identifies key hazards and outlines actions to prevent recurring damage from future disasters. It specifically highlights the vulnerability of low-income households to extreme heat, emphasizing that many lack access to adequate cooling resources, increasing their health risks. To address this, the plan stresses the need for targeted strategies to protect these communities from climate-related threats.

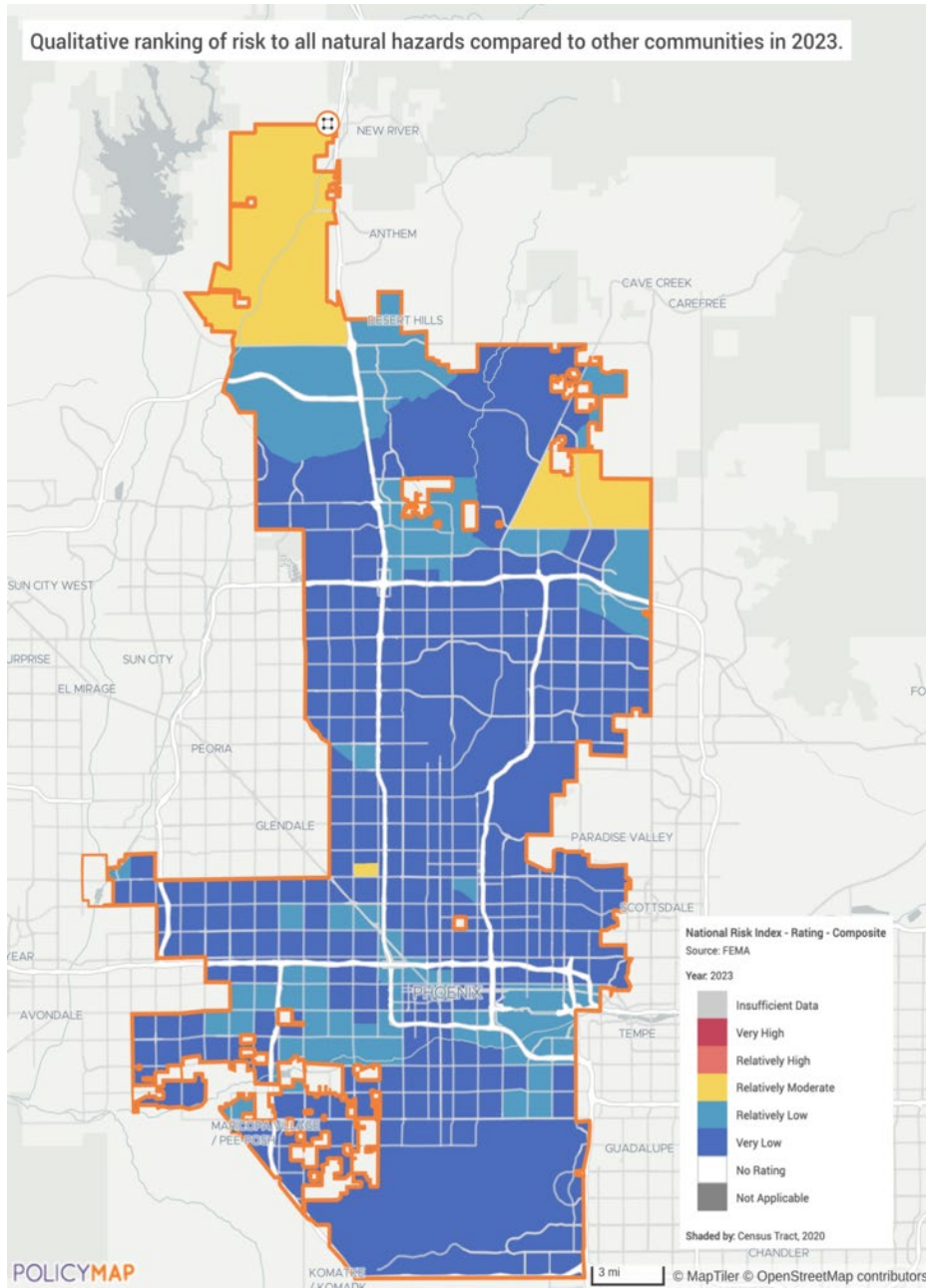
Recognizing that climate change disproportionately impacts low-income and minority communities, Phoenix is directing resources toward infrastructure improvements, air quality enhancements, and

expanded access to green spaces, as outlined in the city's Climate Action Plan. The plan also includes health impact assessments to identify and mitigate climate-related health risks, particularly in areas most affected by extreme heat and pollution. Beyond environmental resilience, Phoenix acknowledges that climate action is integral to economic growth and job creation. The city prioritizes workforce development in emerging green industries, ensuring equitable employment opportunities while advancing sustainability initiatives.

Phoenix is committed to educating and preparing its community for multi-hazard mitigation through a comprehensive approach that emphasizes communication, collaboration, and preparedness. The City utilizes its Homeland Security and Emergency Management website and social media platforms to provide timely updates and critical information. Residents can also access resources through the Maricopa County Emergency Management website, social media channels, the Wireless Emergency Alerts (WEA) system, the Community Emergency Notification System (CENS), and the Emergency Broadcast System (EAS) for TV and radio notifications. These efforts are further reinforced by the Maricopa County Community Organizations Active in Disaster (COAD), which enhances resilience through coordinated collaboration. Phoenix remains committed to strengthening community preparedness to hazard hazards and investing in adaptive strategies to address emerging challenges effectively.

See map: Risk to All Natural Hazards

Risk to All Natural Hazards



Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan outlines the City of Phoenix's housing and community development goals for the 2025-2029 Consolidated Plan. It details how the City plans to utilize CDBG, HOME, HOPWA and ESG funds to achieve HUD's objectives of ensuring a suitable living environment; providing safe, decent, and affordable housing for low- to moderate-income households; and expanding economic opportunity in the City.

Through data analysis in the Needs Assessment and Market Analysis and a comprehensive citizen participation process that involved input from the community and stakeholder organizations; the City was able to identify the priority needs that exist in Phoenix. The goals developed in the Strategic Plan address these needs over the five-year plan period.

The City has also identified three target areas where funds will be directed. The first two target areas are the Edison-Eastlake and Marcos de Niza-Grant Park communities. The Edison-Eastlake Community is the target of a Choice Neighborhoods Implementation Grant and is also a Neighborhood Revitalization Strategy Area (NRSA). In 2024, the Housing Department was awarded a \$500,000 Choice Neighborhoods Planning Grant to begin a community planning effort with the residents of the Marcos de Niza public and affordable housing community (AMP 22, 374 units, a mix of 281 Public Housing and 93 Section 8 PBV). This will begin 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 for the effort along with Choice Neighborhoods funds and any other sources that are available at the time. The transformation plan will form the basis for future implementation efforts including an application for Choice Neighborhoods Implementation grant funding.

The third target area does not traditionally target a certain neighborhood in Phoenix but expands the reach of programs and services to all low/mod income areas and also directly to eligible low- to moderate-income households in the City. Low/mod areas (LMA) are primarily residential and have at least 51 percent of residents who are considered low- and moderate-income persons as defined by HUD. The boundaries of these areas are defined at the block group tract level. The City also provides assistance to low- and moderate-income individuals and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. This assistance is provided citywide and is based on eligibility.

Low/mod areas are eligible for certain types of activities funded by CDBG. For example, public improvements such as those to neighborhood facilities, community centers or infrastructure like streets and sidewalks can be targeted to these low/mod block group tracts. Direct services to individuals and families are not targeted to areas; however, they must meet income qualifications in order to be eligible. These activities can be direct affordable housing assistance and public services. HOME, ESG and HOPWA funds are directed towards eligible households citywide under the guidance of each program.

The following are the eight (8) priority needs and associated goals identified in the Strategic Plan. More details of the priority needs are given in the SP-25 and the goals are detailed in the SP-45.

Priority Need: Affordable Housing

1A Develop & Preserve Affordable Housing

Priority Need: Public Services

2A Public Services for LMI & Special Need

Priority Need: Public Facilities & Infrastructure Investment

3A Improve Public Facilities & Infrastructure

Priority Need: Economic Development

4A Economic Development

Priority Need: Removal of Slum & Blight

5A Removal of Slum & Blight

Priority Need: Housing & Services for the Homeless

6A Homeless Housing & Services

Priority Need: Housing & Services for Persons w/ HIV/AIDS

7A Housing & Services for Persons w/ HIV/AIDS

Priority Need: Effective Program Administration

8A Effective Program Administration

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 4 - Geographic Priority Areas

1	Area Name:	Citywide Low/Mod Eligible
	Area Type:	Local Target area
	Other Target Area Description:	N/A
	HUD Approval Date:	N/A
	% of Low/ Mod:	N/A
	Revital Type:	Comprehensive
	Other Revital Description:	N/A
	Identify the neighborhood boundaries for this target area.	The City of Phoenix designates certain areas within its boundaries as low/mod areas (LMA) if they meet certain criteria. These areas are primarily residential and have at least 51 percent of residents who are considered low- and moderate-income persons as defined by HUD. The boundaries of these areas are defined at the block group tract level. The City also provides assistance to low- and moderate-income individuals and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. This assistance is provided citywide and based on eligibility.
	Include specific housing and commercial characteristics of this target area.	From 2013 to 2023, the population in Phoenix has seen a gradual growth of 10%. While there has been an increase in housing development over the past couple decades, there remains a demand to meet this need. Much of the housing stock remains very old as approximately 45% of owner-occupied housing and 39% of renter-occupied housing units were built before 1980 (Source: 2019-2023 ACS). These housing units will naturally have higher instances of deferred maintenance, deteriorating conditions and a greater risk of lead-based paint hazards.

<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>The City works with various agencies, organizations, and service providers to gather different viewpoints and input of local housing and service needs. These needs were identified through discussions with public officials and citizens, as well as an online survey for citizens and stakeholders. Furthermore, a public hearing and comment period were conducted to enable citizens to take part in the development of the plan.</p>
<p>Identify the needs in this target area.</p>	<p>Affordable housing development and preservation has been identified as one of the highest needs in Phoenix. Activities that will help to address affordable housing are housing rehab programs, new housing development and rental assistance for the most vulnerable groups in the City. Some of the key findings in the City 2024 Housing Needs Assessment include rising home prices, a widening gap in housing affordable to households earning below 50% AMI, a need to add multi-family housing units, increasing cost burden concerns for low-income households.</p> <p>There is a need to expand and improve public infrastructure as well as improve access to public facilities in Phoenix. Public infrastructure improvements will improve access to all residents, including seniors and persons with a disability. Improving access to public facilities is a need as support for neighborhood facilities will help improve the lives of low- and moderate-income households.</p> <p>There is a need for expanded and improved public services to provide support LMI households and individuals with special needs. Persons with special needs include the elderly, persons with a disability and victims of domestic violence.</p> <p>There is a need for homeless services. Support for emergency shelters, street outreach services, homeless prevention activities and rapid rehousing rental assistance will help to end homelessness in Phoenix. There is also a need to provide housing opportunities for individuals with HIV/AIDS and their families. This group needs housing that is located near medical clinics and service providers that meet their unique needs.</p>

	What are the opportunities for improvement in this target area?	<p>Investment towards low/mod areas and low- to moderate-income persons will improve the quality of life for citizens in the City of Phoenix.</p> <p>The removal of slum and blight will improve the health and safety of low/mod areas in Phoenix, and encourage revitalization efforts.</p> <p>Increasing affordable housing opportunities will promote population growth while ensuring a healthy development for residents across all income levels.</p>
	Are there barriers to improvement in this target area?	Access to funding is a barrier to improvements in the City.
2	Area Name:	Edison-Eastlake Choice Neighborhoods
	Area Type:	Local Target area
	Other Target Area Description:	N/A
	HUD Approval Date:	N/A
	% of Low/ Mod:	N/A
	Revital Type:	Comprehensive
	Other Revital Description:	N/A
	Identify the neighborhood boundaries for this target area.	<p>The Edison-Eastlake Choice Neighborhoods Community is a Neighborhood Revitalization Strategy Area (NRSA). Generally, the boundaries range from 16th Street on the west, Interstate 10 on the east, Interstate 10 on the north and the Union Pacific Railroad on the south.</p>

<p>Include specific housing and commercial characteristics of this target area.</p>	<p>This is a very small geographic area consisting of block groups 330.11, 330.14 and 390.02 with just over 2,700 population. Of the approximately 1,474 dwelling units, only 1,059 are occupied with about 8.4% being owner-occupied (89) and 91.6% being renter occupied (970). The remaining 415 units are vacant housing (28.2%).</p> <p>Two of the block groups (330.11 & 330.14) have experienced much housing development over the past couple decades and the median age of housing has risen to 2000 and above. Block group 390.02 still remains very old and in need new housing development as the median age of housing in this tract is 1963.</p> <p>The public housing developments are among the oldest dwelling units in the area and are no longer a quality housing option due to obsolete infrastructure and poor design.</p> <p>There are over 150 businesses in the area, which are primarily concentrated along 16th Street. The area also has direct access to Highway 10, assisting with making commute times shorter to and from work, large shopping centers, hospitals and health centers.</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>The City works with various agencies, organizations, and service providers to gather different viewpoints and input of local housing and service needs. These needs were identified through discussions with public officials and citizens, as well as an online survey for citizens and stakeholders. Furthermore, a public hearing and comment period were conducted to enable citizens to take part in the development of the plan.</p> <p>The Phoenix NRSA shares the same target area as the Edison-Eastlake Choice Neighborhoods target area due to its high poverty rate, concentration of obsolete public housing units, and lack of neighborhood amenities and services. Through an extensive community engagement process, residents and stakeholders created the Choice Neighborhoods Transformation Plan, called the One Vision Plan, to identify strategies to improve housing, lift people up, and improve neighborhood conditions overall within the defined target area.</p>

	Identify the needs in this target area.	<p>The needs of the Edison-Eastlake Choice Neighborhoods Community were identified in the Edison-Eastlake Choice Neighborhoods One Vision Plan. This plan includes activities targeted to the following three categories:</p> <p>HOUSING - Replace distressed public housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood.</p> <p>PEOPLE - Improve educational outcomes, health outcomes, and intergenerational mobility for youth with services and supports delivered directly to youth and their families.</p> <p>NEIGHBORHOOD - Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families' choices about their community.</p>
	What are the opportunities for improvement in this target area?	The opportunities for improvement in the Edison-Eastlake Choice Neighborhoods are connected to the activities targeted to the area, which are described above in the three categories of: Housing, People and Neighborhood.
	Are there barriers to improvement in this target area?	The Choice Neighborhoods Grant is an extensive revitalization process over a period of 5 years. Coordinating all the elements of this revitalization effort will take extensive resources and organization. Access to funding is also a barrier to improvements in the Edison-Eastlake Choice Neighborhoods.
3	Area Name:	Marcos de Niza-Grant Park Choice Neighborhoods
	Area Type:	Local Target area
	Other Target Area Description:	N/A
	HUD Approval Date:	N/A
	% of Low/ Mod:	N/A
	Revital Type:	Comprehensive
	Other Revital Description:	N/A

Identify the neighborhood boundaries for this target area.	The Marcos de Niza-Grant Park Choice Neighborhoods is located within the block groups tracts of 420.01 and 490.01. The boundaries of these block groups range from S. 7th Ave on the west, South Central Ave. on the east, Jackson Street on the north and the Maricopa Freeway to the south.
Include specific housing and commercial characteristics of this target area.	<p>This is a very small geographic area consisting of block groups 420.01 and 490.01 with a population of 3,196. The median age of housing in the area is very old as all three BG tracts have a median age below 1972. Of the 1,555 households, the vast majority are renters (80%) with 1,247 households while only 308 are homeowners (20%). The public housing developments are also old and need to be replaced.</p> <p>The median housing income (MHI) in all three BG tracts are well below the City MHI, and in particular BG 490.01 with only \$17,733 MHI.</p>
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City works with various agencies, organizations, and service providers to gather different viewpoints and input of local housing and service needs. These needs were identified through discussions with public officials and citizens, as well as an online survey for citizens and stakeholders. Furthermore, a public hearing and comment period were conducted to enable citizens to take part in the development of the plan.

	Identify the needs in this target area.	<p>The needs of the Marcos de Niza-Grant Park Choice Neighborhoods Community were identified through community workshops, focus groups and Resident and Youth Leadership Councils. This plan includes activities targeted to the following three categories:</p> <p>HOUSING - Replace distressed public housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood.</p> <p>PEOPLE - Improve educational outcomes, health outcomes, and intergenerational mobility for youth with services and supports delivered directly to youth and their families.</p> <p>NEIGHBORHOOD - Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families' choices about their community.</p>
	What are the opportunities for improvement in this target area?	The opportunities for improvement in the Marcos de Niza-Grant Park Choice Neighborhoods are connected to the activities targeted to the area, which are described above in the three categories of: Housing, People and Neighborhood.
	Are there barriers to improvement in this target area?	The Choice Neighborhoods Grant is an extensive revitalization process over a period of 5 years. Coordinating all the elements of this revitalization effort will take extensive resources and organization. Access to funding is also a barrier to improvements in the Marcos de Niza-Grant Park Choice Neighborhoods.
4	Area Name:	HOPWA EMSA
	Area Type:	Other
	Other Target Area Description:	N/A
	HUD Approval Date:	N/A
	% of Low/ Mod:	N/A
	Revital Type:	Other
	Other Revital Description:	N/A

Identify the neighborhood boundaries for this target area.	The HOPWA Eligible Metropolitan Statistical Area consists of Maricopa County and Pinal County.
Include specific housing and commercial characteristics of this target area.	Maricopa County and Pinal County are among the most populous counties in Arizona. Both counties have experienced a significant population growth over the past decade, and as a result continues to have steady housing development to meet this need. Maricopa County is home to the largest urban area in Arizona, and serves as the economic hub in the area.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City works with various agencies, organizations, and service providers to gather different viewpoints and input of local housing and service needs. These needs were identified through discussions with public officials and citizens, as well as an online survey for citizens and stakeholders. Furthermore, a public hearing and comment period were conducted to enable citizens to take part in the development of the plan.
Identify the needs in this target area.	Persons and their families living with HIV/AIDS need housing subsidy assistance and supportive services.
What are the opportunities for improvement in this target area?	HOPWA programs provide housing stability, services that reduce the risk of homelessness, and improve access to healthcare and other needed supportive services.
Are there barriers to improvement in this target area?	Access to funding is a barrier to quality of life improvements for all persons living with HIV/AIDS in the two-county HOPWA EMSA target area.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City has identified three target areas where funds will be directed. These target areas are the Edison-Eastlake Choice Neighborhoods Community, the Marcos de Niza-Grant Park Choice Neighborhoods and Citywide Low/Mod Eligible (areas and households), which expands the reach of programs and services to all low/mod income areas and also directly to eligible low- to moderate-income households in the City.

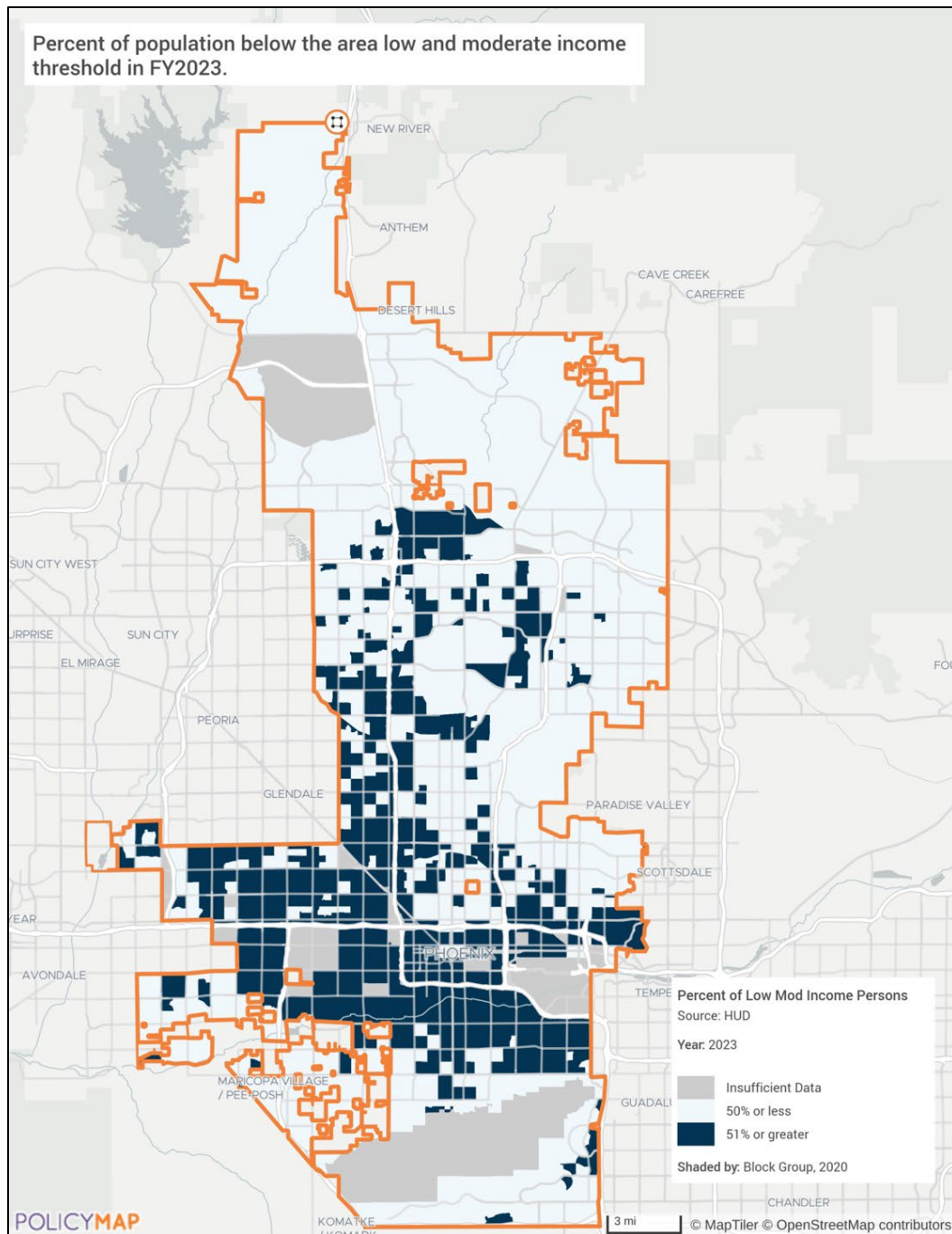
Citywide Low/Mod Eligible

For Citywide Low/Mod Eligible, the City of Phoenix does not allocate funding based solely on geographic areas. Most of the funding from the HUD Federal programs are available for use in any of the targeted low/mod income neighborhoods or citywide, depending on the specific activities. Direct services such as public services and affordable housing benefits are based on household income eligibility rather than area benefit. Improvements to public facilities and infrastructure have a low/moderate income benefit across a wider area, and the distribution of funds is based on need within eligible target areas. ESG funds may target those experiencing homelessness or at risk of homelessness citywide. HOPWA funding is available for use for individuals living with HIV/AIDS across the two-county HOPWA EMSA area, Maricopa and Pinal Counties. The City of Phoenix will continue to allocate HOPWA resources to serve client's meeting the program requirement of being at or below 80 percent of the Area Median Income who reside in the EMSA. The funding that will be allocated to each HOPWA program will be dependent on the demonstrated need, identified gaps in services and feedback from the community outreach.

In particular to CDBG, when planned activities are intended to serve individuals or households directly (LMC/LMH), beneficiaries must meet income qualifications, as well as residency requirements (residing within the City), in order to receive assistance from the program. In these instances, City staff and/or one of its partner agencies will complete an eligibility status review of the applicant before the activity is initiated.

The City has also identified infrastructure and public facility improvement activities. In which case, the planned activities will serve a low/mod community or neighborhood (LMA). These activities are said to have an "area-wide" benefit. Per HUD requirements, these areas must be within an eligible Low/Mod Block Group Tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are low-to moderate-income (or 51%). Public improvements which target special need groups such as the homeless, elderly or persons with a disability will be reported using the LMC designation.

To determine LMI tracts the City utilizes HUD's CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>.



FY 2023 HUD LMISD

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 5 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	Associated Goals	1A Develop & Preserve Affordable Housing
	Description	<p>There is a need for housing development and preservation as the City is growing and much of the housing stock remains old. From 2013-2023 the population grew 10% to 1,624,832 persons. Approximately 45% of owner-occupied housing and 39% of renter-occupied housing units were built before 1980 (Source: 2019-2023 ACS). The NA also identified that cost burden was the biggest housing issue in the City (households paying at least 30% of their income towards housing costs). An estimated 26% of homeowners with a mortgage and 51% of renters are cost burdened.</p> <p>The 2024 HNA reports that the City has benefited from a relatively ample supply of naturally occurring affordable housing (privately-owned housing affordable to households earning less than 80% AMI), however those units represent a vulnerable share of the overall rental supply. Market shifts are not subject to regulatory control and rent increases can increase drastically causing housing instability among LMI households. According to the most recent ACS, median contract rent has increased 76% from 2013 to 2023.</p> <p>Due to this, there is a need to provide housing rehabilitation for both owners and renters; increase affordable homeownership opportunities; and increase rental assistance for LMI renters.</p>

	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need for the preservation and development of affordable housing was identified. Additionally, fair housing is a requirement of HUD funded program. The basis for this need is to provide LMI residents with affordable housing.
2	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with a Disability Non-housing Community Development
	Geographic Areas Affected	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	Associated Goals	2A Public Services for LMI & Special Need
	Description	Provide supportive services for LMI and special needs persons in Phoenix. Services will focus on improving the lives of LMI and special needs persons, and help to alleviate housing instability that may lead to homelessness. Programs and services will be aimed at reducing poverty in Phoenix as currently 14.3% are living in poverty in Phoenix (Source: 2019-2023 ACS).
	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need for Public Services was identified. The basis for this need is to provide all citizens with access to services and sustainability for residents.
3	Priority Need Name	Public Facilities & Infrastructure Investment
	Priority Level	High

	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	Associated Goals	3A Improve Public Facilities & Infrastructure
	Description	Expand and improve public infrastructure in low/mod areas of Phoenix. The City will also improve access to public facilities that will benefit LMI and special need persons living in low/mod areas. The City will continue to invest funding towards rehabilitating the current infrastructure, develop new infrastructure, or revitalize specific neighborhoods to meet community needs related to street and alley improvements, sidewalk improvements, tree planting and landscape improvements, and community centers.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder the need to improve public infrastructure and facilities was identified. The basis is to improve accessibility for all residents and create a suitable living environment.
4	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	Associated Goals	4A Economic Development
	Description	Increase economic and workforce development opportunities for LMI residents throughout the City. Assistance to small businesses will help create and retain jobs.

	Basis for Relative Priority	Through community participation and consultation of local stakeholder the need to provide economic development opportunities was identified. The basis is to improve accessibility and create financial sustainability for all residents.
5	Priority Need Name	Removal of Slum & Blight
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	Associated Goals	5A Removal of Slum & Blight
	Description	The removal of slum and blight will improve the health and safety of low/mod areas in Phoenix, and encourage revitalization efforts.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need for the removal of slum and blight was identified. The basis for this need is to create a suitable environment and affordable housing opportunities.
6	Priority Need Name	Housing & Services for the Homeless
	Priority Level	High

	Population	Extremely Low Low Moderate Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	Associated Goals	6A Homeless Housing & Services
	Description	There is a need to address homelessness in Phoenix. According to the Phoenix, Mesa/ Maricopa County CoC 2024 Point in Time count there were over 7,000 homeless adults without children, and 2,000 homeless in families (with adults and children) on the night of survey across the entire CoC, which includes Phoenix. The City will address these needs through funding support for homeless prevention, rapid rehousing rental assistance activities and overnight emergency shelter operations.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder organizations the need for homeless services and strategies to address homelessness in Phoenix was identified. The basis for this need is to provide accessibility and sustainability for persons experiencing homelessness.
7	Priority Need Name	Housing & Supportive Services for People Living with HIV/AIDS
	Priority Level	High

	Population	Extremely Low Low Moderate Persons with HIV/AIDS
	Geographic Areas Affected	HOPWA EMSA
	Associated Goals	7A Housing & Supportive Services for People Living with HIV/AIDS
	Description	There is a need to support individuals and their families living with HIV/AIDS in Phoenix. The City will address these needs through funding support for supportive services and housing subsidy programs such as TBRA, STRMU, and permanent housing placement activities.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder organizations the need to support individuals and their families living with HIV/AIDS in Phoenix was identified. The basis for this need is to provide accessibility and affordable housing for persons living with HIV/AIDS.
8	Priority Need Name	Effective Program Administration
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods HOPWA EMSA
	Associated Goals	8A Effective Program Administration
	Description	Effective program management will include general administration and planning of HUD grant programs, monitoring subrecipients, and keeping strict grant-based accounting. Comprehensive planning requirements will include the development of AAPs, an evaluation of the performance of the programs through annual reports, and meeting citizen participation requirements.
	Basis for Relative Priority	There is a need to provide effective program management of HUD grant programs that will ensure compliance with each respective grant and their regulations and that programs meet their established objectives.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<p>TBRA will be provided in response to the needs of LMI and at-risk of homeless households identified below:</p> <ul style="list-style-type: none"> - Housing cost burden is the most significant housing problem facing LMI households.as reported in the NA-10, especially for renters. - A growing population and healthy economy has resulted in an increase in housing costs. Unfortunately, this has also resulted in an increase in housing costs limiting the supply of affordable housing. - The cost of rent has increased tremendously in the past decade. Median contract rent has increased 76% from 2013 to 2023. - Fair Market Rents (FMR) are out of reach for the lowest income households. - Homeless households have a need for stable housing as they work towards self-sustainability. - There is a need for additional Housing Choice Vouchers (HCV) as the PHA maintains a long waiting list. With a wait of 2- 3 years before qualifying waitlisted households receive an HCV voucher, LMI households are at great risk of homelessness. Even with rental vouchers in-hand, LMI renters are experiencing difficulties finding affordable market rate housing or landlords willing to rent to them. - As reported in the MA-15, there is a shortage of affordable rental units for lower income households.
TBRA for Non-Homeless Special Needs	<p>TBRA will be provided in response to the needs of non- homeless special needs households such as those in the HOPWA program identified below:</p> <ul style="list-style-type: none"> - Due to high housing costs within Phoenix it is difficult to transition program participants from HOPWA funded housing into the private rental market without rental subsidies. This puts those living with HIV/AIDS at a higher risk of becoming homeless. - There will also be an increase in the number of those needing services as those living with HIV/AIDS age, placing further strain on the already scarce resources. - The need for housing near available health services and resources. - See above about the limited supply of affordable housing.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
New Unit Production	<p data-bbox="459 268 1417 300">New Unit Production will be provided in response to the needs identified below:</p> <ul data-bbox="508 344 1417 1075" style="list-style-type: none"> <li data-bbox="508 344 1417 499">- There is a limited supply of affordable housing for LMI households as housing cost burden is the most significant housing problem in the City. An estimated 26% of homeowners with a mortgage and 51% of renters are cost burdened. <li data-bbox="508 510 1417 709">- Housing production cost is high for both rental and homeownership properties. These high development costs limit the construction of affordable housing. These include high construction and labor costs, prohibitive fees and permitting processes, and constrictive zoning and building codes. <li data-bbox="508 720 1417 793">- The median home value remains high for potential LMI homebuyers. As of the 2019-2023 ACS, the median home value was \$381,900. <li data-bbox="508 804 1417 877">- The cost of rent has increased dramatically in the past decade. Median contract rent has increased 76% from 2013 to 2023. <li data-bbox="508 888 1417 961">- As reported in the MA-15, there is a shortage of affordable homeowner and rental units for lower income households. <li data-bbox="508 972 1417 1075">- The 2024 HNA reports that there is an increased demand for housing, however the market is constrained by the limited supply and existing owners with very low interest rates.
Rehabilitation	<p data-bbox="459 1083 1417 1157">Housing Rehabilitation activities will be provided in response to the needs identified below:</p> <ul data-bbox="508 1201 1417 1890" style="list-style-type: none"> <li data-bbox="508 1201 1417 1444">- Much of the housing stock is very old and a significant number of units may be in need of repairs. As reported in the MA, approximately 45% of owner-occupied housing with a mortgage and 39% of renter-occupied housing units were built before 1980 (Source: 2019-2023 ACS). Households often reside in older and aging housing units, and without assistance may lack the finances to maintain their homes. <li data-bbox="508 1455 1417 1528">- The cost of new construction and/or housing replacement is prohibitive for lower income households. <li data-bbox="508 1539 1417 1738">- Similar constraints to producing new housing also applies to rehabilitation, specifically the cost of materials and labor. These costs impact the LMI community in being able to invest in home improvements, as well as challenges public sector funders to provide adequate affordable housing to meet the needs of the community. <li data-bbox="508 1749 1417 1822">- The condition of older housing units are also likely to require higher maintenance costs. <li data-bbox="508 1833 1417 1890">- There is a higher risk of lead-based paint hazards for older housing built before 1978.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	<p>Acquisition, for the purpose of rehabilitation will be provided in response to the needs identified below:</p> <ul style="list-style-type: none"> - The high cost of housing and land, and the persistent need for affordable rents, lead to insufficient resources to adequately provide enough income-restricted housing. However, the City is committed to identifying affordable housing units nearing the end of their income-restricted affordability terms and leveraging resources to extend that affordability. As a result, the City is investigating several avenues through which to expand the affordable housing stock, including utilizing publicly owned properties. - See above on the need for housing rehab.

Table 6 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Phoenix receives an annual allocation of funds from four federal formula grant programs: the Community Development Block Grant (CDBG), the HOME Investment Partnerships (HOME), Housing Opportunities for Persons Living With AIDS (HOPWA), and the Emergency Solutions Grants (ESG) programs. These grant funds support various initiatives, including community development programs, affordable housing development and preservation, housing subsidy programs and supportive services for individuals with HIV/AIDS and their families, and efforts to address homelessness. Program Year 2025 is the first year of the Five-Year Consolidated Plan for 2025-2029, and the City anticipates receiving similar allocation amounts each year throughout this period.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	14,461,954	500,000	21,709,428	36,671,382	59,847,816	PY 2025 is the first program year of the ConPlan. The funds expected for the remainder of ConPlan is 4x more years of the annual allocation and program income.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Homebuyer assistance Homeowner rehab Multifamily rental acquisition with new construction/rehabilitation TBRA	5,137,276	2,715,559	0	7,852,835	31,411,340	PY 2025 is the first program year of the ConPlan. The funds expected for the remainder of ConPlan is 4x more years of the annual allocation and program income. Annual Allocation = \$5,137,276 PI = 2,715,559 Total = 7,852,835
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	5,499,307	0	0	5,499,307	21,997,228	FY 2025 is the first program year of the ConPlan. The funds expected for the remainder of ConPlan is 4x more years of the annual allocation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,355,765	0	350,000	1,705,765	5,423,060	PY 2025 is the first program year of the ConPlan. The funds expected for the remainder of ConPlan is 4x more years of the annual allocation.

Table 7 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The CDBG program does not require matching funds; however, it provides opportunities to leverage private, local, state, and other federal funds for public service activities. To maximize the effectiveness of the formula grant funding, the City partners with various nonprofit organizations, private lending institutions, and other federal programs to enhance program funding.

The HOME program requires a matching contribution of at least 25% of the funds spent on affordable housing. The City utilizes a combination of federal, state, and local funds, as well as other non-federal resources, to fulfill this matching requirement. Examples of these funds include tax-exempt General Obligation Bond funds, tax-exempt bonds, and tax credits. The State of Arizona also plays a significant role in providing affordable housing in Phoenix through various means. This includes offering funding to applicants from the HOME Program and the Housing Trust Fund, as well as managing the distribution of tax-exempt development bonds and tax credit allocations. The state offers a State Low-Income Housing Tax Credit program designed for both 4% metro projects and 9% rural projects. The City of Phoenix will continue to encourage the State to take a more active role in addressing the demand for affordable housing. Additionally, the City will explore and promote opportunities for the State to offer tax incentives, such as tax credits and property tax waivers, for lands and structures that support affordable housing initiatives.

The City promotes the involvement of private businesses and nonprofit organizations in creating affordable and assisted housing. This is achieved by utilizing funds from the National Affordable Housing Act, Community Development Block Grant (CDBG) funds, and the HOME program. Additionally, the City will continue to use funds from its General Obligation Bond Program, when available, to implement comprehensive revitalization strategies in neighborhoods.

ESG has a 100% match requirement, which means funds must be matched dollar for dollar. The City of Phoenix fulfills ESG match funds with the City's General-Purpose funds. HOPWA does not have a match requirement.

On June 7, 2022, the Phoenix City Council approved an allocation of American Rescue Plan Act (ARPA) funds for Affordable Housing Programs - gap financing and a Community Land Trust (CLT). \$6 million in funding was allocated for the acquisition, rehabilitation, and/or new construction of affordable housing units to help fill financing gaps and encourage projects to stay on track toward completion. The Phoenix City Council allocated \$5 million in ARPA funds toward a CLT program with the goal of funding an all-inclusive CLT. A CLT looks to ensure permanent affordability by holding the land in a trust and selling the home to an eligible low-income home buyer. On June 14, 2023, the Phoenix City Council approved gap financing for four affordable housing developments that will support the creation of 544 affordable housing units and a CLT program administrator. Additionally, Council allocated ARPA funds towards a landlord incentive program to incentivize participating in the Housing Choice Voucher

Program. On September 15, 2023, an additional \$2.3 million was added to the program's previous \$4 million tranche in funds. A total of \$7.8 million in CARES Act and ARPA funds were completely allocated by Fall of 2024. Over 5,000 units were preserved, and 900 new landlords joined the voucher program.

With the strong support of the Phoenix City Council, the Landlord Incentive Program delivered a one-time \$2,000 incentive payment to landlords who rented units to Housing Choice Voucher (HCV) participants. Backed by \$7.3 million in American Rescue Plan Act funding, the program successfully disbursed over 4,000 incentives to more than 1,400 landlords, bringing in over 800 new landlords to the HCV program by its conclusion in August 2024. The HCV program now engages over 2,300 active landlords, playing a vital role in meeting the escalating demand for affordable housing and ensuring that thousands of low-income Phoenix residents have access to essential housing assistance.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Housing Phoenix Plan documents the findings of the city's Affordable Housing Initiative, which launched in 2019 with the goal of completing a housing needs assessment and establishing policy recommendations to address the city's current housing challenge. Through extensive research and community outreach, the plan identifies the community's housing needs, documents the housing gap, compiles nationwide best practices, and recommends nine policy initiatives to reach the goal of creating a stronger and more vibrant Phoenix through increased housing options for all. As the fifth largest city in the country, Phoenix has experienced consistent population growth which has outpaced the growth of the housing market.

This nine-point initiative plan was created to establish zoning incentives for affordable housing developers, create allowances for accessory dwelling units, increase resources, streamline processes, and establish an education campaign.

The City has properties set aside for public and private partnership in direct support of activities such as the CDBG Slum and Blight Acquisition, Infill Program. This program will allow new construction of single- and or multifamily homes on vacant lots within residential neighborhoods located in neighborhood initiative and redevelopment areas. In addition, the City will provide CDBG funds for homebuyer assistance to low- and moderate-income homebuyers. The Housing Department has identified underutilized parcels within the City's portfolio. These parcels will be made available to non-profit and for-profit developers through a Request for Proposal (RFP) process for redevelopment that would result in increased affordable housing units throughout the City of Phoenix. Progress has been made in 2024 to issue multiple RFPs, and a total of three have been awarded within the year. An RFP for four residential parcels in the Sunnyslope/Village Center neighborhood was awarded by Council on May 29,

2024. Two other RFPs including parcels under the Housing Phoenix Plan, including the Central and Columbus mixed income rental housing project and the Glendale and 27th Avenue affordable homeownership development project, were both awarded by Council on December 18, 2024. The most recent RFPs released by the Neighborhood Services Department include two parcels for the development of affordable housing in the Oakland Historic District. The solicitation for these parcels closed on December 13, 2024. Additionally, the Neighborhood Services Department released an RFP for an additional 8 parcels in the Sunnyslope/Village Center on December 16, 2024, which will close on March 14, 2025.

The City of Phoenix regularly commits publicly owned land or property to induce the development of desired affordable housing, supportive housing, homeless, economic development and neighborhood revitalization projects and programs. The commitment of such resources is executed through development agreements typically executed with development entities selected through a competitive process.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Phoenix Neighborhood Services Department	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
City of Phoenix Housing Department	Government	Non-homeless special needs Ownership Public Housing Rental	Jurisdiction
City of Phoenix Human Services Dept.	Government	Homelessness public services	Jurisdiction
City of Phoenix Equal Opportunity Department	Government	Planning	Jurisdiction
Maricopa Association of Governments	Continuum of care	Planning Homelessness	Region

Table 8 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Phoenix has a comprehensive system for implementing housing and community development projects. Several city departments are responsible for planning and executing grant programs, all managed by the Neighborhood Services Department. This includes the Housing Department, which oversees affordable housing initiatives and administers public housing within the city. Additionally, the Human Services Department manages homeless programs and provides various services for low and moderate-income residents, as well as those with special needs.

The City actively participates in the Maricopa Regional Continuum of Care (CoC), with the Director of the City of Phoenix Office of Homeless Solutions serving as a co-chair on the CoC Board. Additionally, several staff members are involved in CoC collaboratives, workgroups, and activities. The CoC members offer a

range of essential services to the community, including emergency shelter, homelessness prevention, and permanent supportive housing.

The City of Phoenix's Public Housing Authority (PHA) operates as part of the city's governmental structure, specifically within the Housing Department. The PHA is actively involved in developing affordable housing plans and plays a consultative role throughout the Annual Action Plan process.

The City departments and regional collaborations mentioned above represent key strengths in the delivery system, stemming from years of ongoing efforts to improve the lives of low- and moderate-income (LMI) residents in Phoenix. The City will maintain its leadership role by coordinating with housing and community development providers to address the needs of its residents.

Gaps in the delivery system are primarily due to the general lack of funding to meet all the needs of residents. To address these gaps, the City will promote collaboration between non-profit agencies and City departments. Whenever possible, it will connect service providers with funding sources, offer technical assistance to new organizations to enhance their program capacity, and provide funding to organizations with a proven track record of effectively and efficiently delivering services.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	X
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	

Supportive Services			
Transportation	X	X	X
Other			

Table 9 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Phoenix actively participates in the Maricopa Regional County Continuum of Care (CoC), which is organized and led by the Maricopa Association of Governments (MAG). The CoC is a collaboration among non-profit organizations, social service agencies, and various government entities, all aimed at addressing the needs of the homeless population in the area.

Through the services provided by CoC members, homeless individuals and families receive assistance that includes emergency shelter, transitional housing, rapid rehousing programs, homelessness prevention activities, and street outreach services. The CoC also works closely with mental health providers and regional governmental agencies to offer coordinated support to individuals and families experiencing homelessness.

The Maricopa Regional County Continuum of Care is responsible for the Coordinated Entry system, which is the primary system to assess and refer individuals and families to appropriate need-based housing and services. Any person at-risk or experiencing homelessness may be served through the Coordinated Entry system at one of the many access points throughout the region and the City of Phoenix. The CoC Board serves as the Governance body for Coordinated Entry. As the Governance body, the Board meets at least monthly, and more often as necessary. Access points can be found at the following link: <https://azmag.gov/Portals/0/Homelessness/Resources/Coordinated-Entry-Access-Points.pdf?ver=WNyrsxAPdfKpyZOIFsVbFw%3D%3D>

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

A significant strength of the service delivery system is the network of nonprofit service providers in the City of Phoenix and the larger Continuum of Care (CoC) area. There is a wide range of services designed to meet the needs of special populations, including the elderly, individuals with disabilities, victims of domestic violence, and those living with HIV/AIDS, along with their families. Comprehensive services are available throughout the city and surrounding areas to support these vulnerable groups.

The homeless Continuum of Care network for individuals experiencing homelessness is coordinated by the Maricopa Regional Continuum of Care, which utilizes coordinated entry to connect households with available services across the region.

However, a major gap in the service delivery system is the general lack of resources to fund programs and services that address the needs of the homeless and special populations. The number of requests for assistance often exceeds the available funding from the City's CDBG, HOME, ESG and HOPWA grant programs.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City's strategy to address gaps in the institutional structure and delivery system involves ongoing collaboration with various service providers in Phoenix. The City has established a committee to address community needs through the budgetary priorities outlined in this Consolidated Plan, resulting in targeted budget allocations. Additionally, the City will leverage and match other funding sources, including federal funds for public facility improvements and public services. Private resources will also be utilized, including contributions from Arizona Public Service, Southwest Gas, Salt River Project, and general public donations, to support housing programs for low- and moderate-income (LMI) families.

Furthermore, the City will continue to collaborate with the region's CoC and nonprofit partners to address service gaps and reduce homelessness while working towards the goals of this Strategic Plan. The City will hold frequent HOPWA meetings and maintain regular communication with agencies to gather feedback on client needs. This collaboration will also enable Project Sponsors to assess service gaps effectively.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Develop & Preserve Affordable Housing	2025	2029	Affordable Housing	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods	Affordable Housing	CDBG: \$26,085,665 HOME: \$36,695,540	HOME Rental units constructed: 750 Household Housing Unit HOME Rental Units Constructed via (CHDO): 250 Household Housing Unit Homeowner Housing Rehabilitated: 380 (HOME = 1) Household Housing Unit HOME Direct Financial Assistance to Homebuyers: 12 Households Assisted Housing Code Enforcement/Foreclosed Property Care: 150 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	2A Public Services for LMI & Special Need	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods	Public Services	CDBG: \$6,194,905	Public service activities for Low/Moderate Income Housing Benefit: 19175 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 400 Households Assisted
3	3A Improve Public Facilities & Infrastructure	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods	Public Facilities & Infrastructure Investment	CDBG: \$34,258,888	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 156000 Persons Assisted
4	4A Economic Development	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods	Economic Development	CDBG: \$2,017,785	Facade treatment/business building rehabilitation: 10 Business Businesses assisted: 125 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	5A Removal of Slum & Blight	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods	Removal of Slum & Blight	CDBG: \$13,500,000	Buildings Demolished: 20 Buildings Housing Code Enforcement/ Foreclosed Property Care: 200 Households Assisted
6	6A Homeless Housing & Services	2025	2029	Homeless	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods	Housing & Services for the Homeless	ESG: \$6,620,415	Tenant-based rental assistance / Rapid Rehousing: 200 Households Assisted Homelessness Prevention: 500 Persons Assisted Homeless Person Overnight Shelter: 14700 Persons Assisted
7	7A Housing & Supportive Services for People Living with HIV/AIDS	2025	2029	Non-Housing Community Development	HOPWA EMSA	Housing & Supportive Services for People Living with HIV/AIDS	HOPWA: \$26,671,639	Tenant-based rental assistance / Rapid Rehousing: 825 Households Assisted Homelessness Prevention: 550 Persons Assisted HIV/AIDS Housing Operations: 650 Household Housing Unit Other (Supportive Services): 4350

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	8A Effective Program Administration	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods HOPWA EMSA	Effective Program Administration	CDBG: \$14,461,955 ESG: \$508,410 HOME: \$2,568,638 HOPWA: \$824,896	Other: 5

Table 10 – Goals Summary

Goal Descriptions

1	Goal Name	1A Develop & Preserve Affordable Housing
	Goal Description	Promote and fund new affordable housing development such as homeownership opportunities for low- and moderate-income households; development of new rental housing inventory; homeowner housing rehabilitation activities; and CHDO affordable housing development activities in the city. Code enforcement activities will revitalize communities and help improve the health and safety of low/mod neighborhoods.
2	Goal Name	2A Public Services for LMI & Special Need
	Goal Description	Provide for supportive services for low- to moderate-income and special need populations. Services for LMI will include youth programs, health services, employment training, housing information and referral services and other eligible services under the CDBG program. Public services assisting special needs populations may include homeless programs, senior services, services for persons with a disability, services for victims of domestic violence.
3	Goal Name	3A Improve Public Facilities & Infrastructure
	Goal Description	Provide funds to improve and expand public facilities and infrastructure such as neighborhood facilities, parks and rec centers, water/sewer systems, sidewalks, and streets. Public facility improvements may also help special need groups and may be directed towards homeless shelters, senior centers and community centers.
4	Goal Name	4A Economic Development
	Goal Description	Provide support for activities and promote job retention or creation for low- and moderate-income residents. Activities may include financial aid and technical assistance. There is also a need to provide support for façade improvements to commercial sites located in low/mod areas in Phoenix.
5	Goal Name	5A Removal of Slum & Blight
	Goal Description	Provide support for the removal of slum and blight in low/mod areas in Phoenix. Demolition activities of aging and dilapidated structures will encourage revitalization efforts, and help improve the health and safety of these areas.

6	Goal Name	6A Homeless Housing & Services
	Goal Description	Provide support for overnight shelter services for individuals and families experiencing homelessness. Emergency shelter will include wraparound services that help individuals and families gain self-sufficiency. The City will also provide homeless prevention services for those at-risk of homelessness, and rapid rehousing assistance to homeless individuals and families with the goal of eliminating or reducing homelessness in the City.
7	Goal Name	7A Housing & Supportive Services for People Living with HIV/AIDS
	Goal Description	Provide funding support for housing subsidy activities for people living with HIV/AIDS, which include Transitional Housing, Tenant-Based Rental Assistance (TBRA), Short-Term Rent, Mortgage and Utility (STRM) Assistance and Permanent Housing Placement (PHP). Several supportive services activities address the needs of eligible clients, increase accessibility to medical care and other vital resources.
8	Goal Name	8A Effective Program Administration
	Goal Description	Effective program management of HUD grant programs will ensure compliance with each respective grant and their regulations and that programs meet their established objectives. This includes a range of activities such as general administration and planning of the CDBG, ESG, HOME and HOPWA grant programs, monitoring subrecipients, fair housing activities and keeping strict grant-based accounting.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Phoenix estimates that it will assist low- to moderate-income households with CDBG and HOME funds over the next five years of the 2025-2029 Consolidated Plan with affordable housing activities:

Rental units constructed (HOME/5-Yr goal): 750 Household Housing Unit
Rental units constructed (CHDO HOME/5-Yr goal): 250 Household Housing Unit
Direct Financial Assistance to Homebuyers (HOME/5-Yr goal): 12 Households Assisted
Homeowner Housing Rehabilitated (HOME/5-Yr goal): 1 unit
CDBG Homeowner Housing Rehabilitated (5-Yr goal): 380 Household Housing Unit

Consolidated Plan

PHOENIX

185

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Unlike most areas in the country, Phoenix's Public Housing Authority (PHA) operates within the governmental structure of the City of Phoenix (CoP) and is known as its Housing Department (HOU). The majority of HOU's activities are similar to those of a traditional PHA. Currently, HOU administers 1,023 traditional public housing units and 7,797 Housing Choice Vouchers (HCV). In accordance with Section 504 and ADA requirements, all new construction and major renovation projects incorporate these accessibility standards as part of HOU's development program. If any households require accessible units, HOU is committed to making reasonable accommodations to meet their needs. At present, there is no requirement to increase the number of accessible units.

Activities to Increase Resident Involvements

The City's Housing Department is dedicated to providing a variety of programs designed to empower residents of public and assisted housing with economic opportunities and avenues for developing social support. Current activities and initiatives include: The Family Self-Sufficiency (FSS) program offers long-term case management services to assist low-income households living in subsidized housing. Its goal is to help these households overcome barriers to self-sufficiency and achieve financial independence. FSS participants can access educational training, job training, job coaching, life skills training, and facilitated employment opportunities for up to seven years.

The Phoenix Housing Department manages a public housing program for seniors aged 62 and older, as well as for individuals with disabilities. This program operates in five apartment complexes and two affordable housing sites. On-site Service Coordinators are available to connect residents with services that support independent living. There are also recreational and social activities offered, such as bingo, exercise classes, workshops, and community gardening. Additionally, the Jobs Plus Program, known as iWORK (Improving Work Opportunities and Resident Knowledge), is affiliated with ARIZONA@WORK. The iWORK program focuses on job-driven strategies to enhance earnings and improve employment outcomes for residents of the Marcos de Niza Community. It provides work readiness training, employer connections, job placement services, educational advancement, technology skills training, and financial literacy education.

Choice Neighborhoods: In July 2017, the City was awarded a \$30 million Choice Neighborhoods Grant to support a six-year implementation process in the Edison-Eastlake Community. This initiative allowed the Housing Department to redevelop three outdated public housing sites into high-quality, mixed-income communities equipped with modern amenities. Additionally, the Housing Department applied for a Choice Neighborhoods Planning Grant and initiated community planning efforts with residents of the Marcos de Niza public and affordable housing community, which consists of 374 units, including 281 Public Housing units and 93 Section 8 units. The primary goal was to develop a community-driven Neighborhood Transformation Plan to guide the revitalization of Marcos de Niza and its surrounding neighborhood. Local

funding from the City of Phoenix will also be utilized for this effort, alongside the Choice Neighborhoods funds (if received) and any other available sources at that time. The completed transformation plan will serve as the foundation for future implementation efforts, including an application for Choice Neighborhoods Implementation Grant funding.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

N/A. The City of Phoenix HOU (AZ001) is a Standard PHA, and not designated as a troubled public housing agency.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Public policies at the local, regional, and state levels have unintentionally created barriers to affordable housing development and residential investment in Phoenix, Arizona. The following highlights key areas where such policies have negatively impacted housing affordability:

- **Insufficient Funding and Incentives:** State-level policies in Arizona limit funding mechanisms for affordable housing initiatives. For example, while local governments are allowed to charge impact fees, these funds cannot legally be used for affordable housing purposes. This restriction, highlighted by the Morrison Institute, reduces the financial resources available for creating affordable housing, forcing Phoenix to rely on limited federal programs to fill the gap.
- **Community Opposition (NIMBYism):** Community resistance to affordable housing, known as NIMBYism, often delays or prevents developments in Phoenix. This resistance is frequently based on misconceptions that affordable housing will negatively impact property values or neighborhood character. Reports from *The State Press* indicate that this opposition influences local decision-making, creating additional challenges for securing approvals for affordable housing projects.
- **Preemption of Local Authority:** Arizona's state preemption laws prevent cities like Phoenix from implementing rent control or other housing policies to address affordability issues locally. As reported by *AZ Mirror*, this restriction limits Phoenix's ability to adopt tailored solutions to its housing affordability crisis, leaving the city reliant on state-led initiatives that may not adequately address local needs.
- **Gentrification and Displacement:** Urban revitalization efforts in Phoenix, while intended to promote economic growth, often lead to increased property values and the displacement of low-income residents. According to the *Phoenix New Times*, without proper safeguards such as rent protections or affordable housing requirements, these policies disproportionately harm vulnerable populations, exacerbating housing affordability challenges.

Addressing these challenges requires strategic policy reforms, such as revising zoning and funding mechanisms, enhancing local authority to implement housing solutions, and implementing safeguards against displacement. These actions are crucial to creating a more all-encompassing and reasonable housing market in Phoenix.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City may undertake any of the following actions to help foster the removal of barriers for affordable housing production. Actions to implement the strategies may vary during this reporting year:

- Ongoing availability of down payment and closing costs assistance for 1st time homebuyers at or below 80% area median income
- Ensure housing needs of special needs populations are met by setting aside funding for specialized

projects

- Competition for Low-income Housing Tax Credits (LIHTC) for the purpose of replacing aging public housing units with new, energy efficient units
- Acquisition of properties by the City through its non-profit organization, Phoenix Residential Investment Development Effort (PRIDE)
- Inclusion of a refinancing option using HOME funds for non-profit developers/owners of affordable housing who include major rehabilitation to the property
- Willingness to provide loan modifications for City loans when cash flow problems are not caused by poor financial or property management
- Provide HOME and CDBG funds for aging properties with rent restricted units which need major rehabilitation
- Participation in Choice Neighborhoods Program by which public housing units can be increased and replaced with updated units
- Utilize the RAD program to redevelop Public Housing units
- Identification of underutilized Public Land for housing redeveloped by non-profit and for-profit developers
- Project-based Section 8 Housing Choice Vouchers and public housing units
- Utilization of VASH Vouchers

The implementation of the nine policy initiatives included in the Housing Phoenix Plan will establish zoning incentives for affordable housing developers, create allowances for accessory dwelling units, increase resources (such as grants and loans for affordable housing developers), streamline processes, and continue to implement an education campaign to help communicate the importance of housing in our community.

Updating zoning regulations will make it easier and cheaper to build or preserve a variety of housing options while preserving the character of the neighborhood. The Accessory Dwelling Units (ADU) text amendment (TA) was approved by City Council on September 6, 2023, to help increase the overall supply of housing as well as offer an additional housing option within a neighborhood, and updates have been approved to address state statute changes. The Walkable Urban Code (WU) text amendment was approved by City Council on February 2, 2022, to create the opportunity for more flexible infill development and adaptive reuse without requiring the property owner to complete the rezoning process. Two out of the three Mobile Home text amendments proposed were approved by City Council on June 28, 2023, to aid in affordable housing choices. The first text amendment added definitions for the different mobile home models and revised the ordinance to outline offsite manufactured home developments while the second text amendment allows existing mobile home developments to expand the number of units through an administrative review. A multifamily parking text amendment was approved by Council on January 24, 2024, which decreased the minimum number of required parking spots per unit, to eliminate possible barriers to housing development. Additional text amendments are being evaluated to help facilitate more housing options in the city such as the Affordable Housing Framework text

amendment that was initiated by the Planning Commission.

Development of affordable housing requires additional subsidies to ensure long-term affordability. This can be achieved through grants, loans, and tax programs or can be achieved through a reduction of other costs associated with development or operating affordable housing such as pre-development design costs and permitting fees. There are continual efforts to discover alternative funding sources to help aid in the reduction of planning and permitting fees, along with plans to increase public support for and developer interest in affordable housing. In November 2024, the Housing Department was awarded a Technical Assistance Grant to assist in continuing a targeted education campaign to provide residents and developers with essential information on affordable housing in Phoenix. This will be an ongoing effort throughout 2025.

Discussion:

The Open Doors Down Payment Assistance (DPA) is a City-wide program targeting first-time homebuyers. Eligible families receive direct subsidy of down payment and/or closing costs assistance through a zero percent interest forgivable loan. The home must be used as their primary residence during the period of affordability. The Housing Department has contracted with HUD approved Housing Counseling Agencies (HCA) to administer the program and assist families through the close of escrow.

Soluna I, the first phase of the Edison-Eastlake Community redevelopment completed in Dec. 2021, includes 111 units and Soluna II with 66 units completed in April 2022. In Fiscal Year (FY) 2022-23, as part of the second phase, Harmony at the Park (HATP) I, located on the former Frank Luke Homes site, that includes 120 units opened in February 2023, and during FY 2023-24, HATP II with 115 units was completed in December 2023. Redevelopment of the former Sidney P. Osborn site, now known as Girasol, began in FY 2024-25 as Phase One (115 units) commenced in February 2025. During FYs 2024-2025 and 2025-26, the following developments, as part of the third and fourth phases will be underway: Construction of the third phase, HATP III, a 90-unit residential community, commenced in October 2023 and is anticipated to be completed in summer 2025 while demolition of the former A.I. Krohn (ALK) site was completed to make way for Horizon on Villa, a 109-unit mixed-income community. The fourth phase includes the demolition and redevelopment of the former Sidney P. Osborn site into a 364-unit apartment community, now known as Girasol, to be developed in three phases: Phase One construction of 115-units, is anticipated to commence in March 2025. Construction on Phase II, to include 109 units is anticipated to begin in spring 2025, and Phase III with 140 units is expected to commence in early 2026. All phases of the CN multi-family redevelopment projects will include Section 8 project-based vouchers, Low Income Housing Tax Credits and market-rate units. Lastly, construction of the 44-unit mixed-income homeownership townhome community (29 affordable and 15 market-rate) is anticipated to begin in summer 2025. Neighborhood: Planned improvements include new and expanded parks featuring shade and modern family-friendly amenities. Construction of the Edison Park Expansion and new Linear Park projects will commence in summer 2025, while the redevelopment of Kana Park as part of the SPO/Girasol Phase Three housing community is expected to begin in early 2026. Other neighborhood improvements include open space; bike lanes, pedestrian safety upgrades; beautification; public art; Wi-Fi; and digital literacy. In

addition, targeted demolition and rehabilitation of the former Crippled Children’s Hospital into the Edison Impact Hub (to be renamed “Thash Mahd”) is anticipated to begin in March 2025. Thash Mahd will house a behavioral and health clinic, community kitchen, workforce development center, digital literacy lab, office space, and classrooms/meeting rooms. People: Supportive services that are being offered include case management; relocation assistance; workforce/employment; healthy living and educational needs; youth services; and resident and community engagement. The Aeroterra Community Center, located within the EEC, was the first HUD-approved EnVision Center in Arizona, where public-private and nonprofit partners provide services designed to assist residents in achieving self-sufficiency.

For the 25-26 Fiscal Year, Aeroterra II and Aeroterra III will continue to pursue conversion through the RAD Program without any rehabilitation. This will convert the properties subsidy from Public Housing to Project-Based Section 8 which is a more sustainable long term funding source and provides more flexibility for future capital improvements.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Phoenix established the Office of Homeless Solutions (OHS) in 2022 to enhance and implement initiatives related to homelessness within the city. OHS operates under the City Manager's Office and demonstrates the City's commitment to increasing transparency and direct outreach to the community. OHS is the largest funder of street outreach in the region. The office includes 16 positions focused on community-facing activities, such as outreach caseworkers, PHX C.A.R.E.S. workers, and Homeless Liaisons. Additionally, OHS provides funding to partners for rapid rehousing, temporary emergency shelter, shelter operations, navigation services, and behavioral health support. OHS is dedicated to assisting individuals experiencing homelessness and is committed to ending homelessness through a comprehensive regional approach. This includes providing shelter and heat relief, outreach, supportive and behavioral health services, homelessness prevention, and housing solutions. The office has primarily focused on creating new indoor shelter beds through significant capital investments and offering heat relief during the hot summer months.

The City has restructured its services and outreach efforts to make them more effective and to reduce barriers that prevent people from accepting assistance, which is a major reason why individuals are now more willing to seek help. The City now offers shelters that allow pets, spaces where couples can stay together, and storage options so that individuals can keep their belongings when entering a shelter.

Additionally, City staff provides direct outreach and engagement services through an innovative partnership called Phoenix C.A.R.E.S. This initiative brings together the Human Services, Office of Homeless Solutions, Police, Neighborhood Services, Street Transportation, and Public Works departments to address the increasing number of homeless encampments throughout the city. This collaborative team, in partnership with community-based crisis intervention and outreach providers, works together to eliminate homeless encampments and reconnect individuals to housing and services through a combination of support, enforcement, and abatement strategies.

Finally, the City collaborates with the Maricopa County Outreach Collaborative to develop and implement regional best practices for street outreach services. This partnership also coordinates outreach activities and initiatives across the region. Additionally, the City supports and takes part in Project Connect events organized by the Valley of the Sun United Way, which aim to connect or reconnect individuals experiencing homelessness with necessary services.

Addressing the emergency and transitional housing needs of homeless persons

The City is committed to supporting emergency shelter services for individuals and families through various contracts with non-profit providers. These include Central Arizona Shelter Services (for single adults), United Methodist Outreach Ministries (for single women and families), and Chicanos Por La Causa (for families). Funding for these services comes from Emergency Solutions Grant (ESG) and Community Development Block Grant (CDBG) funds. Additionally, the City is using General Funds and American Rescue Plan Act funds to support new shelter projects in the area. These projects will provide accommodations for seniors, single adults, and family units.

The City is committed to regional efforts aimed at reducing the duration of homelessness by adopting a Housing First approach, which is an initiative shared by the CoC. To accomplish this goal, the City is prioritizing resources for rapid rehousing interventions. These interventions are generally more flexible and efficient than traditional transitional housing models, which can be time-consuming and resource-intensive.

The Housing Department (HOU) was awarded 390 Emergency Housing Vouchers (EHVs) effective July 1, 2021. These vouchers are intended for individuals and families who are: (1) homeless; (2) at risk of homelessness; (3) fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; or (4) recently homeless and in need of rental assistance to prevent further homelessness or housing instability.

The HOU collaborates with the Maricopa Association of Governments (MAG) and the Coordinated Entry System to receive referred applicants and provide housing search and leasing assistance to eligible populations. EHVs operate similarly to the HOU's tenant-based voucher program, unless otherwise specified in the applicable Housing Choice Voucher (HCV) Administrative Plan. Additionally, the HOU has applied for an allocation of Stability Vouchers (SVs). If awarded, the HOU plans to administer these SVs to serve the homeless, those at risk of homelessness, individuals fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, as well as veterans and families that include a veteran family member meeting one of the aforementioned criteria. SVs will operate in the same manner as the HOU's tenant-based voucher program, except as specified in the HCV Administrative Plan.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City of Phoenix has been focused on increasing the number of available shelter beds in the region while also providing homelessness prevention services, street outreach, and rapid re-housing programs. Additionally, the city is emphasizing the impact of innovative collaborations and partnerships aimed at

achieving regional results. By working with the Continuum of Care, the region is aligning contracted services for Emergency Shelter, Outreach, and Rapid Re-Housing through the ESG Collaborative. This alignment will enhance regional reporting and enable service providers to use consistent measurements, ensuring that they report the same outcomes regardless of the funding source. Ultimately, this will allow for the ability to "right size" interventions and ensure that resources are allocated where they are needed most.

The Maricopa County region has established a Coordinated Entry System aimed at prioritizing resources for the most vulnerable individuals and reducing the length of time spent in homelessness. This system includes five primary points of entry: 1. The Family Hub, dedicated to families with children. 2. The Welcome Center, serving single men and women. 3. Centralized Screening for victims of domestic violence. 4. An entry point for unaccompanied youth. 5. A specific entry point for US military veterans. The Continuum of Care (CoC) has adopted the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT) as its regional housing needs assessment tool. Individuals, families, and unaccompanied youth are prioritized for housing and services based on their acuity, chronicity, and length of time experiencing homelessness. Recently, the CoC introduced a pilot program to refine assessment and prioritization processes moving forward.

The City of Phoenix's Human Services and Housing Departments have collaborated to provide permanent supportive housing for 33 chronically homeless individuals and families, with a preference for veterans, at a new public housing site called Aeroterra. Previously known as Luke Krohn, Aeroterra is a unique, affordable master-planned housing development that accommodates individuals and families from mixed income levels, including seniors. The 33 chronically homeless individuals and families are identified and referred through the regional Coordinated Entry System established by the Maricopa Association of Governments Regional Continuum of Care. In addition to offering permanent supportive housing, Aeroterra provides on-site intensive case management services to ensure that these individuals and families receive the necessary support and resources to successfully transition from homelessness to stable and thriving homes.

The Human Services and Housing Departments will continue their partnership with the Veterans Administration (VA) in the coming year to support move-in assistance and rent/utility deposits for Veterans receiving VASH vouchers. Through this partnership, the lease-up process has decreased to as little as 30-days from identification to housing.

The City has also increased affordable units by overcoming barriers that limited the City from certain acquisition opportunities through the creation of the Phoenix Residential Investment Development Effort (PRIDE) Board, a 501c3 nonprofit agency. PRIDE was created by the City to pursue development or acquisition opportunities to increase the supply of affordable housing for low- and moderate income families. As a non-profit entity, PRIDE is able to access various funding sources not directly available to the City or to acquire/construct single and multi-family housing.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from

a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Human Services Department addresses emergency housing and service needs through a variety of programs and services. Three Phoenix Family Services Centers operate year-round, offering case management, navigation, and financial assistance to clients by utilizing a diverse range of funding resources. Through this direct service system, staff at the Family Services Centers help clients prevent eviction and foreclosure, as well as assist families in moving to more affordable or suitable living environments by covering move-in deposits and providing rental and utility assistance. Additionally, the department collaborates closely with organizations that offer behavioral health and detox services for individuals and families in crisis.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The reduction of Lead-Based Paint (LBP) hazards remains a priority in Phoenix. The City offers housing rehabilitation programs funded by HUD to help homeowners protect children and families from the dangers of LBP. The Lead Safe Phoenix program is available to individuals living in homes built before 1978 who have children under the age of six or a pregnant woman in the household. Eligibility is also limited to residents in specific high-risk zip codes identified for lead poisoning. Initial rehabilitation procedures include inspections and assessments conducted by EPA-certified Lead-Based Paint inspectors to test for lead hazards in eligible homes.

Certified lead abatement contractors offer remediation and abatement services for lead hazards, and residents are temporarily relocated until the unit passes clearance tests. EPA-certified housing rehabilitation specialists prepare work scopes and oversee all activities conducted. Lead-safe housing units are listed on a publicly accessible rental registry website.

Lead Safe Phoenix is a program funded by HUD through the Office of Lead Hazard Control and Healthy Homes (OLHCHH). This program conducts educational initiatives focused on the dangers of lead-based paint, targeting healthcare providers, case managers, home health professionals, and other key stakeholders. Homes enrolled in the program are assessed for lead-based paint hazards by EPA-certified testing consultants. If lead hazards are detected, the homes are further evaluated for other health and safety issues. Certified housing rehabilitation specialists then prepare a plan to address any identified hazards. Lead hazard removal is conducted by EPA-certified contractors. In cases where lead hazards are found, residents may be temporarily relocated from their homes until the hazards are safely removed, allowing them to return once it is deemed safe. Lead Safe Phoenix concentrates on reducing childhood exposure to lead-based paint hazards by providing community education and implementing housing rehabilitation interventions that help create safe and healthy living environments.

How are the actions listed above related to the extent of lead poisoning and hazards?

In Phoenix, much of the housing stock is very old as approximately 45% of owner-occupied housing and 39% of renter-occupied housing units were built before 1980 (Source: 2019-2023 ACS). These housing units will naturally have higher instances of deferred maintenance, deteriorating conditions and a greater risk of lead-based paint hazards.

The Neighborhood Services Department (NSD) focuses on properties within specific targeted areas for neighborhood preservation and revitalization. These areas typically contain some of the oldest housing in Phoenix and are the focus of comprehensive revitalization efforts, which provide additional resources. To qualify for grant funds, properties must house families with incomes at or below 80% of the Area Median Income and include a child under the age of six. Eligible housing must have been constructed prior to 1978.

All eligible properties undergo thorough testing for lead in soil, dust, and paint. They receive a combination of lead abatement and interim controls to manage lead hazards, all at a minimal per-unit cost, in accordance with HUD Guidelines. Testing, remediation, blood lead testing, parent education, and any necessary temporary relocation are funded by grants at no cost to property owners or tenants. In Arizona, state law requires that all children tested and found to have elevated blood lead levels (EBLL) be reported to the Arizona Department of Health Services (ADHS). Cases involving children living in Phoenix are referred by ADHS to the NSD for assistance. If a child resides in pre-1978 owner-occupied housing that qualifies for the Emergency Home Repair program, the home will be tested for lead and remediated. For children with EBLL living in rental housing, consultation services will be provided by ADHS and NSD.

How are the actions listed above integrated into housing policies and procedures?

The City requires all rehabilitation contractors to obtain EPA Renovate, Repair, and Paint (RRP) certification. Additionally, subrecipients and other partners must be informed about regulations concerning LBP and lead-safe work practices. These requirements are included in various City documents, such as the CDBG Program Guidelines, the annually updated Housing Department Administrative Plan (which includes the HCV Administrative Plan and TBRA Administrative Plans), as well as contracts, agreements, memorandums of understanding, Notices of Funding Availability, project checklists, and HUD regulations, manuals, guidebooks, and checklists.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The activities developed in this Strategic Plan are designed to directly reduce poverty and alleviate homelessness in Phoenix. The CDBG public improvements focus on enhancing accessibility and the overall quality of life for residents. Public services will specifically target low-income individuals by providing assistance that improve their quality of life, promotes housing stability, and avoid homelessness through initiatives that encourage self-sustainability. Additionally, supportive services will support special needs groups, including the elderly, individuals with disabilities, persons recovering from substance abuse, and victims of domestic violence. Economic development activities will work to promote job retention or creation new jobs for low- and moderate-income residents.

HOME funded affordable housing development and preservation programs will create and maintain living conditions that help LMI households avoid homelessness. ESG funds will fund homeless prevention activities and homeless services. These programs are designed to help them attain economic sustainability. HOPWA funds will support housing subsidy programs and supportive services that will increase the accessibility of opportunities for persons living with HIV/AIDS.

The City of Phoenix Human Services Department's Family Services Centers provide a variety of social services for low-income households facing crises. These services are offered through three Family Services Centers that are strategically located throughout the city. Each center offers a wide range of support to residents with urgent needs, including assistance with utility bills, eviction prevention, rent or mortgage payments, as well as move-in and deposit costs. Caseworkers also offer help with employment, budgeting, benefit applications, and the development of social and life skills through case management and navigation. These services aim to help families and individuals identify and overcome barriers to poverty, ultimately leading them toward self-sufficiency.

The Volunteer Income Tax Assistance (VITA) Program, administered by the City of Phoenix Human Services Department, aims to help low- to moderate-income households access free tax preparation services. This includes assistance with filing for the Earned Income Tax Credit (EITC), which is recognized as the largest and most effective anti-poverty program in the nation. In the 2022-2023 period, 259 volunteers prepared tax returns for 3,574 households, resulting in over \$4.3 million in federal refunds. These refunds not only provide essential financial relief to recipients but also benefit the entire community economically. Additionally, volunteers offer financial education related to filing income tax returns, helping to raise awareness of the income tax preparation process.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

During the five-year Consolidated Plan period, the City will select projects for funding that are designed to reduce the number of persons in poverty. The City will collaborate with other City departments, nonprofit service providers and local/county organizations that operate programs that similarly have a

goal of reducing the poverty level in Phoenix. Actions that the City will implement over the 2025-2029 Consolidated Plan include:

- Target federal resources to low/mod block group tracts which are likely have high poverty rates;
- Expand and improve public facilities and infrastructure in low/mod areas;
- Provide public services for LMI and special needs such as the elderly, persons with a disability, and persons at-risk or experiencing homelessness;
- Fund housing rehab activities for LMI households;
- Support and fund homeownership activities for LMI households;
- Expand and the affordable rental housing stock through new construction developments;
- Fund CHDO affordable housing development activities;
- Provide economic development opportunities that support small businesses to create and retain jobs;
- Provide for the removal of slum and blight in affected low/mod areas to help improve the revitalization of these neighborhoods;
- Provide homeless prevention activities for individuals and families at risk of homelessness
- Provide housing and supportive services that meet the needs of persons with HIV/AIDS and their families.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

CDBG & ESG Monitoring Procedures: The City's works with organizations that receive CDBG & ESG to ensure funds are used appropriately and in the most effective manner possible. Prior to the start of the contract, the City provides a comprehensive orientation to assist subrecipients in understanding their contract, effective administration and performance goals. Federal and local regulations, reimbursement procedures, reporting requirements and monitoring procedures are reviewed and discussed and subrecipient organizations may meet with City staff to discuss. For ESG, staff meet on a quarterly basis with subrecipients to review spending and provide technical assistance. ESG Subrecipients are required to submit monthly contract payment requests, program reports, and outcome status reports to ensure that funds are drawn down appropriately and services are provided to their target population. For CDBG, reimbursements to contractors were based on the monthly or periodic submission of a financial statement and progress report by each contractor. A financial report is prepared monthly by the staff, and financial and programmatic monitoring of all contracts is carried out annually. A formal fiscal monitoring is conducted once a year by an outside auditing firm for ESG subrecipients. Additionally, a desk review of supporting documentation takes place every month during the processing of monthly invoices. Onsite programmatic monitoring visits are conducted for ESG recipients.

HOME Monitoring Procedures: Housing Department staff monitors HOME properties during the period of affordability.. Any findings as a result of monitoring are followed-up on until all appropriate actions are taken to resolve the issue(s). Monitoring responsibilities include but are not limited to a risk assessment, compliance with rent limits, review of supporting documentation for income eligibility, property visits, outreach to minority businesses, and review of expenditures and income. The City monitors all HOME Program activities in accordance with HUD regulations. The City has updated its Monitoring Policies and Procedures Manual for recipients of HOME Program funds. The manual is designed to provide guidance to HOME Program participants to assist them in maintaining program and project records; records pertaining to rents, tenant income and affirmative fair housing guidelines throughout the affordability period; and compliance with minimum housing quality standards for safe, decent, and sanitary housing. Recipients of the HOME Program must comply with all amendments and updates to the federal HOME Program rules and regulations.

HOPWA Monitoring Procedures: The Project Sponsors receiving HOPWA funding are required to submit monthly reports on persons served. Invoices are submitted with supporting documentation that details hours worked in support of the program and direct costs associated with program delivery. The City generates a monthly financial report for the HOPWA funds detailing funds committed and expended. The City's monthly financial reports are used to complete IDIS draws. The Housing Department conducts both desk and on-site audits to support its monitoring functions and provides technical assistance to ensure

that funds are used effectively to meet both City and federal HOPWA Program objectives. Additionally, the Housing Department performs Housing Quality Standards (HQS) inspections on designated HOPWA units. The department will maintain its current monitoring processes and develop new initiatives as necessary.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Phoenix receives an annual allocation of funds from four federal formula grant programs: the Community Development Block Grant (CDBG), the HOME Investment Partnerships (HOME), Housing Opportunities for Persons Living With AIDS (HOPWA), and the Emergency Solutions Grants (ESG) programs. These grant funds support various initiatives, including community development programs, affordable housing development and preservation, housing subsidy programs and supportive services for individuals with HIV/AIDS and their families, and efforts to address homelessness. Program Year 2025 is the first year of the Five-Year Consolidated Plan for 2025-2029, and the City anticipates receiving similar allocation amounts each year throughout this period.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	14,461,954	500,000	21,709,428	36,671,382	59,847,816	PY 2025 is the first program year of the ConPlan. The funds expected for the remainder of ConPlan is 4x more years of the annual allocation and program income.

Annual Action Plan
2025

202

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	5,137,276	2,715,559	0	7,852,835	31,411,340	PY 2025 is the first program year of the ConPlan. The funds expected for the remainder of the ConPlan is 4x more years of the annual allocation and program income. Annual Allocation = \$5,137,276 PI = 2,715,559 Total = 7,852,835
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	5,499,307	0	0	5,499,307	21,997,228	FY 2025 is the first program year of the ConPlan. The funds expected for the remainder of the ConPlan is 4x more years of the annual allocation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,355,765	0	350,000	1,705,765	5,423,060	PY 2025 is the first program year of the ConPlan. The funds expected for the remainder of ConPlan is 4x more years of the annual allocation.

Table 11 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The CDBG program does not require matching funds; however, it provides opportunities to leverage private, local, state, and other federal funds for public service activities. To maximize the effectiveness of the formula grant funding, the City partners with various nonprofit organizations, private lending institutions, and other federal programs to enhance program funding.

The HOME program requires a matching contribution of at least 25% of the funds spent on affordable housing. The City utilizes a combination of federal, state, and local funds, as well as other non-federal resources, to fulfill this matching requirement. Examples of these funds include tax-exempt General Obligation Bond funds, tax-exempt bonds, and tax credits. The State of Arizona also plays a significant role in providing affordable housing in Phoenix through various means. This includes offering funding to applicants from the HOME Program and the Housing Trust Fund, as well as managing the distribution of tax-exempt development bonds and tax credit allocations. The state offers a State Low-Income Housing Tax Credit program designed for both 4% metro projects and 9% rural projects. The City of Phoenix will continue to encourage the State to take a more active role in addressing the demand for affordable housing. Additionally, the City will explore and promote opportunities for the State to offer tax incentives, such as tax credits and property tax waivers, for lands and structures that support affordable housing initiatives.

The City promotes the involvement of private businesses and nonprofit organizations in creating affordable and assisted housing. This is achieved by utilizing funds from the National Affordable Housing Act, Community Development Block Grant (CDBG) funds, and the HOME program. Additionally, the City will continue to use funds from its General Obligation Bond Program, when available, to implement comprehensive revitalization strategies in neighborhoods.

ESG has a 100% match requirement, which means funds must be matched dollar for dollar. The City of Phoenix fulfills ESG match funds with the City's General Purpose funds. HOPWA does not have a match requirement.

On June 7, 2022, the Phoenix City Council approved an allocation of American Rescue Plan Act (ARPA) funds for Affordable Housing Programs - gap financing and a Community Land Trust (CLT). \$6 million in funding was allocated for the acquisition, rehabilitation, and/or new construction of affordable housing units to help fill financing gaps and encourage projects to stay on track toward completion. The Phoenix City Council allocated \$5 million in ARPA funds toward a CLT program with the goal of funding an all-inclusive CLT. A CLT looks to ensure permanent affordability by holding the land in a trust and selling the home to an eligible low-income home buyer. On June 14, 2023, the Phoenix City Council approved gap financing for four affordable housing developments that will support the creation of 544 affordable housing units and a CLT program administrator. Additionally, Council allocated ARPA funds towards a landlord incentive program to incentivize participating in the Housing Choice Voucher

Annual Action Plan
2025

205

Program. On September 15, 2023, an additional \$2.3 million was added to the program's previous \$4 million tranche in funds. A total of \$7.8 million in CARES Act and ARPA funds were completely allocated by Fall of 2024. Over 5,000 units were preserved, and 900 new landlords joined the voucher program.

With the strong support of the Phoenix City Council, the Landlord Incentive Program delivered a one-time \$2,000 incentive payment to landlords who rented units to Housing Choice Voucher (HCV) participants. Backed by \$7.3 million in American Rescue Plan Act funding, the program successfully disbursed over 4,000 incentives to more than 1,400 landlords, bringing in over 800 new landlords to the HCV program by its conclusion in August 2024. The HCV program now engages over 2,300 active landlords, playing a vital role in meeting the escalating demand for affordable housing and ensuring that thousands of low-income Phoenix residents have access to essential housing assistance.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Housing Phoenix Plan documents the findings of the city's Affordable Housing Initiative, which launched in 2019 with the goal of completing a housing needs assessment and establishing policy recommendations to address the city's current housing challenge. Through extensive research and community outreach, the plan identifies the community's housing needs, documents the housing gap, compiles nationwide best practices, and recommends nine policy initiatives to reach the goal of creating a stronger and more vibrant Phoenix through increased housing options for all. As the fifth largest city in the country, Phoenix has experienced consistent population growth which has outpaced the growth of the housing market.

This nine-point initiative plan was created to establish zoning incentives for affordable housing developers, create allowances for accessory dwelling units, increase resources, streamline processes, and establish an education campaign.

The City has properties set aside for public and private partnership in direct support of activities such as the CDBG Slum and Blight Acquisition, Infill Program. This program will allow new construction of single- and or multifamily homes on vacant lots within residential neighborhoods located in neighborhood initiative and redevelopment areas. In addition, the City will provide CDBG funds for homebuyer assistance to low- and moderate-income homebuyers. The Housing Department has identified underutilized parcels within the City's portfolio. These parcels will be made available to non-profit and for-profit developers through a Request for Proposal (RFP) process for redevelopment that would result in increased affordable housing units throughout the City of Phoenix. Progress has been made in 2024 to issue multiple RFPs, and a total of three have been awarded within the year. An RFP for four residential parcels in the Sunnyslope/Village Center neighborhood was awarded by Council on May 29,

2024. Two other RFPs including parcels under the Housing Phoenix Plan, including the Central and Columbus mixed income rental housing project and the Glendale and 27th Avenue affordable homeownership development project, were both awarded by Council on December 18, 2024. The most recent RFPs released by the Neighborhood Services Department include two parcels for the development of affordable housing in the Oakland Historic District. The solicitation for these parcels closed on December 13, 2024. Additionally, the Neighborhood Services Department released an RFP for an additional 8 parcels in the Sunnyslope/Village Center on December 16, 2024, which will close on March 14, 2025.

The City of Phoenix regularly commits publicly owned land or property to induce the development of desired affordable housing, supportive housing, homeless, economic development and neighborhood revitalization projects and programs. The commitment of such resources is executed through development agreements typically executed with development entities selected through a competitive process.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Develop & Preserve Affordable Housing	2025	2029	Affordable Housing	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods	Affordable Housing	CDBG: \$13,217,133 HOME: \$7,339,108	HOME Rental units constructed: 252 Household Housing Unit HOME Rental Units Constructed via (CHDO): 161 Household Housing Unit Homeowner Housing Rehabilitated: 76 (HOME=1) Household Housing Unit HOME Direct Financial Assistance to Homebuyers: 8 Households Assisted Housing Code Enforcement/ Foreclosed Property Care: 30 Households Assisted

Annual Action Plan
2025

208

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	2A Public Services for LMI & Special Need	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods	Public Services	CDBG: \$1,238,981	Public service activities for Low/Moderate Income Housing Benefit: 3835 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 80 Households Assisted
3	3A Improve Public Facilities & Infrastructure	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods	Public Facilities & Infrastructure Investment	CDBG: \$16,219,320	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 31200 Persons Assisted
4	4A Economic Development	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods	Economic Development	CDBG: \$403,557	Facade treatment/business building rehabilitation: 2 Business Businesses assisted: 25 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	5A Removal of Slum & Blight	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods	Removal of Slum & Blight	CDBG: \$2,700,000	Buildings Demolished: 4 Buildings Housing Code Enforcement/ Foreclosed Property Care: 40 Households Assisted
6	6A Homeless Housing & Services	2025	2029	Homeless	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods	Housing & Services for the Homeless	ESG: \$1,604,083	Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted Homelessness Prevention: 100 Persons Assisted Homeless Person Overnight Shelter: 2940 Persons Assisted
7	7A Housing & Supportive Services for People Living with HIV/AIDS	2025	2029	Non-Housing Community Development	HOPWA EMSA	Housing & Supportive Services for People Living with HIV/AIDS	HOPWA: \$5,334,328	Tenant-based rental assistance / Rapid Rehousing: 165 Households Assisted Homelessness Prevention: 110 Persons Assisted HIV/AIDS Housing Operations: 130 Household Housing Unit Other (Supportive Services): 870

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	8A Effective Program Administration	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods HOPWA EMSA	Effective Program Administration	CDBG: \$2,892,391 ESG: \$101,682 HOME: \$513,728 HOPWA: \$164,979	Other: 1

Table 12 – Goals Summary

Goal Descriptions

1	Goal Name	1A Develop & Preserve Affordable Housing
	Goal Description	Promote and fund new affordable housing development such as homeownership opportunities for low- and moderate-income households; development of new rental housing inventory; homeowner housing rehabilitation activities; and CHDO affordable housing development activities in the City. Code enforcement activities will revitalize communities and help improve the health and safety of low/mod neighborhoods.
2	Goal Name	2A Public Services for LMI & Special Need
	Goal Description	Provide for supportive services for low- to moderate-income and special need populations. Services for LMI will include youth programs, health services, employment training, housing information and referral services and other eligible services under the CDBG program. Public services assisting special needs populations may include homeless programs, senior services, services for persons with a disability, services for victims of domestic violence.
3	Goal Name	3A Improve Public Facilities & Infrastructure
	Goal Description	Provide funds to improve and expand public facilities and infrastructure such as neighborhood facilities, parks and rec centers, water/sewer systems, sidewalks, and streets. Public facility improvements may also help special need groups and may be directed towards homeless shelters, senior centers and community centers.
4	Goal Name	4A Economic Development
	Goal Description	Provide support for activities and promote job retention or creation for low- and moderate-income residents. Activities may include financial aid and technical assistance. There is also a need to provide support for façade improvements to commercial sites located in low/mod areas in Phoenix.
5	Goal Name	5A Removal of Slum & Blight
	Goal Description	Provide support for the removal of slum and blight in low/mod areas in Phoenix. Demolition activities of aging and dilapidated structures will encourage revitalization efforts, and help improve the health and safety of these areas.

6	Goal Name	6A Homeless Housing & Services
	Goal Description	Provide support for overnight shelter services for individuals and families experiencing homelessness. Emergency shelter will include wraparound services that help individuals and families gain self-sufficiency. The City will also provide homeless prevention services for those at-risk of homelessness, and rapid rehousing assistance to homeless individuals and families with the goal of eliminating or reducing homelessness in the City.
7	Goal Name	7A Housing & Supportive Services for People Living with HIV/AIDS
	Goal Description	Provide funding support for housing subsidy activities for people living with HIV/AIDS, which include Transitional Housing, Tenant-Based Rental Assistance (TBRA), Short-Term Rent, Mortgage and Utility (STRM) Assistance and Permanent Housing Placement (PHP). Several supportive services activities address the needs of eligible clients, increase accessibility to medical care and other vital resources.
8	Goal Name	8A Effective Program Administration
	Goal Description	Effective program management of HUD grant programs will ensure compliance with each respective grant and their regulations and that programs meet their established objectives. This includes a range of activities such as general administration and planning of the CDBG, ESG, HOME and HOPWA grant programs, monitoring subrecipients, fair housing activities and keeping strict grant-based accounting.

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects included in this section are designed to address the needs of the Phoenix community as outlined in the Consolidated Plan.

CDBG will fund public service programs, public facilities and infrastructure improvements, housing rehabilitation activities, economic development, the removal of slum and blight, and admin of the program. The CDBG program has a 20% grant cap allowed for administrative costs and no more than 15% of the grant may be allocated towards public services.

HOME will fund affordable housing development and preservation and Community Housing Development Organization (CHDO) development activities as required under grant guidelines. There is a 10% grant cap for administrative activities and 15% of the total grant is reserved for CHDO activities.

ESG will fund homeless programs such as homelessness prevention, rapid rehousing rental assistance, street outreach services and shelter operations. For ESG, there is a 7.5% grant cap for administrative activities, and no more than 60% may be allocated towards emergency shelter operations.

HOPWA will fund housing programs and supportive services for eligible people living with HIV/AIDS. Projects are listed by HOPWA Project Sponsors. There is a 3% grant cap for administrative costs.

Projects

#	Project Name
1	CDBG Administration
2	CDBG Affordable Housing
3	CDBG Public Services
4	CDBG Homeless Programs
5	CDBG Public Facilities & Infrastructure
6	CDBG Economic Development
7	CDBG Removal of Slum & Blight
8	HOME Administration
9	HOME CHDO Set-Aside (15%)
10	HOME Projects
11	ESG25 Phoenix
12	2025-2028 City of Phoenix AZH25F001 (COP)
13	2025-2028 Southwest Behavioral & Health Services AZH25F001 (SBH)

#	Project Name
14	2025-2028 Area Agency on Aging AZH25F001 (AAA)

Table 13 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Phoenix allocates funds based on the needs identified in the 2025-2029 Consolidated Plan. The priority needs were affordable housing, public services, public facility and infrastructure improvements, economic development opportunities, the removal of slum and blight, housing for homeless and homeless services and addressing the needs of individuals and their families living with HIV/AIDS. Projects funded in PY 2025 will address several of these priorities.

Public facilities and infrastructure improvements and expanded access have been identified as a need in Phoenix, specifically in low- and moderate-income areas. These improvements may include activities such as streets, sidewalks, water/sewer systems, neighborhood facilities, parks and rec centers, senior centers and homeless shelters.

Public services that provide basic needs for LMI and special needs are a high priority. These services focus on helping individuals and families avoid homeless and gain self-sufficiency. Often times this need exceeds the amount of funds available. CDBG has a 20% admin and 15% public services grant cap.

The preservation and development of affordable housing, for both rental and homeownership opportunities, remains one of the highest priorities in the City. These needs are addressed by CDBG and HOME funds as eligible under each grant guideline. Activities include direct financial assistance, rental housing construction, existing homeowner housing rehab, tenant-based rental assistance and other homeownership opportunities. HOME has a 10% admin grant cap and must allocation at least 15% towards CHDO affordable housing development.

Economic development to support activities that promote job retention or creation for low- and moderate-income residents in a priority. Activities may include financial aid and technical assistance. There is also a need to provide support for façade improvements to commercial sites located in low/mod areas in Phoenix.

Homeless services that work to end homelessness in Phoenix are a priority and this need is addressed through the ESG program. The City will fund programs that help with homeless prevention and rapid rehousing activities to help families avoid homelessness, as well as emergency shelter services for persons experiencing homelessness. ESG has a 7.5% admin grant and shelter services are limited as there is a 60% grant cap allocation for this type of activity.

The removal of slum and blight is also a priority for Phoenix. Demolition activities of aging and dilapidated structures will encourage revitalization efforts, and help improve the health and safety of these areas.

Supportive services and housing subsidy programs are vital for individuals and families living with HIV/AIDS as any housing instability may greatly affect the ability for this group to receive the care they need. HOPWA has an admin cap of 3%.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Administration
	Target Area	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	Goals Supported	8A Effective Program Administration
	Needs Addressed	Effective Program Administration
	Funding	CDBG: \$2,892,391
	Description	National Objective: 24 CFR 570.208(d)(4) Program Administration Matrix Code: 24 CFR 570.206 21A-General Program Admin Funds will be used to administer the CDBG program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A.
	Location Description	Citywide, eligible.
2	Planned Activities	CDBG admin funding covers a broad range of activities to include compliance and reporting activities, neighborhood coordination and support, and neighborhood outreach. Additionally, CDBG admin funds are utilized by partner departments for critical services to include: 1. The Housing Department's Development Division to oversee critical affordable housing activities.
	Project Name	CDBG Affordable Housing
	Target Area	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	Goals Supported	1A Develop & Preserve Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$2,717,133 EN + \$500,000 PI + \$10,000,000 prior year funds

	<p>Description</p>	<p>Utilize CDBG current year, prior year, and/or Program Income funds to increase and preserve affordable rental housing and homeowner housing for low- and moderate-income residents. Activities, corresponding National Objectives and matrix codes, that support this project may include:</p> <p>Housing Department:</p> <ol style="list-style-type: none"> 1. CDBG Housing Development Operations, Project Delivery and Request for Proposal - Housing Department, National Objective: 24 CFR 570.208(a)(3) LMH-Low/Mod Housing Benefit, Eligible Activity: 24 CFR 570.02 (a)(1), (b)(1), IDIS Matrix Code: 14B, 14J funds operations costs to support the Housing Department's Call for Interest in identifying HOME eligible affordable multi-family housing development projects and project delivery for HOME funded DPA program. Funded with 2025-2026 CDBG funds. <p>Neighborhood Services Revitalization Division:</p> <ol style="list-style-type: none"> 1. Infill Program (Staff and Request for Proposal), National Objective: 24 CFR 570.208(b)(1) SBA-Slum/Blight Area Benefit, 24 CFR 570.208(b)(2) SBS-Slum/Blight Spot Benefit, Eligible Activity: 24 CFR 570.201(a), (b), (d), (i), IDIS Matrix Code: Various 01, 02, 04, 04A, 06, 08, supporting acquisition, disposition, clearance and demolition, relocation to support affordable housing construction. 2. Down Payment Assistance, National Objective: 24 CFR 570.208(a)(3) LMH - Low/Mod Housing Benefit, Eligible Activity: 570.201(n), IDIS Matrix Code: 13B Homeownership Assistance-excluding Housing Counseling (Housing Counseling to be reported under 13A as separate activity). 3. Housing Counseling, National Objective: 24 CFR 570.208(a)(3) LMH-Low/Mod Housing Benefit, Eligible Activity: 24 CFR 570.201(e), IDIS Matrix Code: 05U. <p>Neighborhood Services Revitalization Division, Housing Rehabilitation Section:</p> <ol style="list-style-type: none"> 1. Owner Occupied Rehabilitation Program, National Objective: 24 CFR 570.208(a)(3) LMH-Low/Mod Housing Benefit, Eligible Activity: 24 CFR 570.202 (a)(1), IDIS Matrix Code: 14A-Rehab. 2. Rental Rehabilitation Program, National Objective: 24 CFR 570.208(a)(3) LMH-Low/Mod Housing Benefit, Eligible Activity: 24 CFR 570.202 (a)(1), IDIS Matrix Code: 14A-Rehab. 3. Housing Rehab Request for Proposal (ADA Modifications), National Objective: 24 CFR 570.208(a)(3) LMH-Low/Mod Housing Benefit,
--	---------------------------	---

		<p>Eligible Activity: 24 CFR 570.202 (a)(1), IDIS Matrix Code: 14A-Rehab.</p> <p>4. Hardship Assistance Program, National Objective: 24 CFR 570.208(a)(3) LMH-Low/Mod Housing Benefit, Eligible Activity: 24 CFR 570.202(a)(1). Matrix Code: 14A-RehabHardship Assistance Program (HAP).</p> <p>Neighborhood Preservation Division:</p> <p>1. Code Enforcement, National Objective: 24 CFR 570.208(a)(1) LMA-Low/Mod Area Benefit, Eligible Activity 24 CFR 570.201(c), Matrix Code: 15-Code Enforcement LMA Low/Mod Area Benefit. 2025-26 Funding</p>
	Target Date	6/30/2026

	<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Housing Department:</p> <ol style="list-style-type: none"> 1. CDBG Housing Development Operations, Project Delivery and Request for Proposal - Goal Outcome Indicator: Rental Units Constructed. Quantity: 413. Unit of Measure: Household Housing Unit and Goal Outcome Indicator: Direct Financial Assistance to Homebuyers. Quantity: 8. Unit of Measure: Households Assisted. 1 owner occupied rehab assisted w/HOME Funds. <p>Neighborhood Services Revitalization Division:</p> <ol style="list-style-type: none"> 1. Infill Program (Staff and Request for Proposal) - Goal Outcome Indicator: Homeowner Housing Added. Quantity: TBD. Unit of Measure: Household Housing Unit. Quantity to be determined if funded. 2. Down Payment Assistance- Goal Outcome Indicator: Direct Financial Assistance to Homebuyers. Quantity: TBD. Unit of Measure: Households Assisted. Quantity to be determined if funded. 3. Housing Counseling - Goal Outcome Indicator: Direct Financial Assistance to Homebuyers. Quantity: 0. Unit of Measure: Households Assisted. Quantity to be determined if funded. <p>Neighborhood Services Revitalization Division, Housing Rehabilitation Section:</p> <ol style="list-style-type: none"> 1. Owner Occupied Housing Rehab- Goal Outcome Indicator: Homeowner Housing Rehab. Quantity: 50. Unit of Measure: Household Housing Unit 2. Rental Rehab- Goal Outcome Indicator: Homeowner Housing Rehab. Quantity: TBD. Unit of Measure: Household Housing Unit. Quantity to be determined if funded. 3. Housing Rehab Request for Proposal (ADA Modifications- Goal Outcome Indicator: Homeowner Housing Rehab. Quantity: 10. Unit of Measure: Household Housing Unit 4. Hardship Assistance- Goal Outcome Indicator: Homeowner Housing Rehab. Quantity: 15. Unit of Measure: Household Housing Unit <p>Neighborhood Preservation Division:</p> <ol style="list-style-type: none"> 1. Code Enforcement - Goal Outcome Indicator: Housing Code Enforcement Quantity: 30 Unit of Measure: Household Housing Unit
	<p>Location Description</p>	<p>Citywide, eligible.</p>

	<p>Planned Activities</p>	<p>Planned activities to preserve and develop affordable rental housing and homeowner housing for low- and moderate-income residents may include:</p> <p>Housing Department:</p> <ol style="list-style-type: none"> 1. Housing Department Development Operations funds the initiation and administration of many diverse housing programs, all of which increase the supply of affordable rental housing or homeownership opportunities for lower income households. These housing programs concentrate on providing assistance to households with incomes at or below 80% of area median income with HOME funded affordable housing development and Down Payment assistance programs. <p>Neighborhood Services Revitalization Division:</p> <ol style="list-style-type: none"> 1. Infill Program (Staff and Request for Proposal) conveys previously slum and blighted and or strategically acquired properties to nonprofit agencies and/or for-profit developers through a competitive request for proposals (RFP) process for construction and disposition of single- family homes or multifamily projects. The construction may be funded through private financing and or a combination of federal and private funds. 2. Down Payment Assistance program provides financial homeownership assistance to LMI households purchasing a home after completing housing counseling requirements. 3. Housing Counseling Request for Proposal funds a subrecipient to provide comprehensive housing counseling services to assist homebuyers and homeowners meeting HUD's low-moderate criteria of up to 80 percent Area Median Income (AMI) with HOME funded affordable housing development and Down Payment assistance programs. <p>Neighborhood Services Revitalization Division, Housing Rehabilitation Section:</p> <ol style="list-style-type: none"> 1. Owner Occupied Rehabilitation Program provides financial assistance (in the form of grants or loans) to eligible low- and moderate-income homeowners for emergency home repairs that address health or safety hazards. The program may also address non-emergency home repairs to stabilize critical home systems (electrical, mechanical, plumbing, roofing), to remediate lead hazards, to improve the homes energy efficiency, and to meet healthy homes standards.
--	----------------------------------	--

		<p>2. Rental Rehabilitation Program provides flexible financing for the rehabilitation of single family/multifamily rental units intended to be occupied by low- and moderate-income tenants. Owner contribution/matching funds may be required.</p> <p>3. ADA Home Accessibility Modifications Program Rehab Request for Proposal will fund a subrecipient to perform repairs to improve the accessibility of homes of low- and moderate-income disabled and or elderly residents.</p> <p>4. Hardship Assistance Program (HAP) provides assistance (in the form of grants or loans) to low- and moderate-income eligible Phoenix homeowners to correct potential or existing exterior violations of the Neighborhood Preservation and Zoning ordinances, and or health and safety codes</p> <p>Neighborhood Preservation Division:</p> <p>1. Code Enforcement Program focus on addressing common blight violations included in the Neighborhood Preservation Ordinance (high and/or dry vegetation, accumulation of litter/debris, outdoor storage of personal property and inoperable vehicles, unsecured/vacant structures, fences in disrepair, graffiti and vehicles parked on non-dustproof surfaces).</p>
3	Project Name	CDBG Public Services
	Target Area	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	Goals Supported	2A Public Services for LMI & Special Need
	Needs Addressed	Public Services
	Funding	CDBG: \$71,699

	Description	<p>The City will fund for public services to low- and moderate-income residents in Phoenix. No more than 15% of the CDBG annual allocation may be allocated towards public service activities.</p> <p>Housing Department:</p> <ol style="list-style-type: none"> 1. Family Self-Sufficiency Program - Housing Department, National Objective: 24 CFR 570.208(a)(2) LMC-Low/Mod Limited Clientele Benefit, Eligible Activity: 24 CFR 570.201(e), IDIS Matrix Code: 05Z-Other Public Services Not Listed in 03T and 05A-05Y. Funded with 2025-2026 CDBG funds. 2. Aeroterra Program - Housing Department, National Objective: 24 CFR 570.208(a)(2) LMC-Low/Mod Limited Clientele Benefit, Eligible Activity: 24 CFR 570.201(e), IDIS Matrix Code: 05D-Youth Services. 3. Phoenix Starfish Place - Housing Department, National Objective: 24 CFR 570.208(a)(2) LMC-Low/Mod Limited Clientele Benefit, Eligible Activity: 24 CFR 570.201(e), IDIS Matrix Code: 05Z-Other Public Services Not Listed in 03T and 05A-05Y. Funded with 2025-2026 CDBG funds. <p>Neighborhood Engagement Division:</p> <ol style="list-style-type: none"> 1. Neighborhood Engagement Coordination (Neighborhood Specialist), National Objective: 24 CFR 570.208(a)(1) LMA-Low/Mod Area Benefit, Eligible Activity: 24 CFR 570.201(e), IDIS Matrix Code: 05Z-Other Public Services Not Listed in 03T and 05A05Y. Activity is funded with 2025-2026 CDBG fund. <p>Neighborhood Revitalization Division, Neighborhood Enhancement Section</p> <ol style="list-style-type: none"> 1. Utilize CDBG current year and/or CDBG-CV funds for public and community services to Low/Mod Limited Clientele, including vulnerable populations with special needs. Activities, corresponding National Objectives and matrix codes, that support this project may include: Public Services Notice of Funding Opportunity and Homeless Services Support, National Objective: 24 CFR 570.208(a)(2) LMC-Low/Mod Limited Clientele Benefit. IDIS Matrix Code: 05A through 05Z.
	Target Date	6/30/2026

	<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Housing Department:</p> <ol style="list-style-type: none"> 1. Family Self-Sufficiency Program - Housing Department - Goal Outcome Indicator: Public service activities for Low/Moderate Income Housing Benefit. Quantity: 300. Unit of Measure: Households Assisted 2. Aeroterra Program – Housing Department – Goal Outcome Indicator: Public service activities for Low/Moderate Income Housing Benefit. Quantity: 65-70. Unit of Measure: Households Assisted 3. Phoenix Starfish Place - Housing Department - Goal Outcome Indicator: Public service activities for Low/Moderate Income Housing Benefit. Quantity: 15. Unit of Measure: Households Assisted <p>Neighborhood Engagement Division:</p> <ol style="list-style-type: none"> 1. Neighborhood Engagement Coordination (Neighborhood Specialist) - Goal Outcome Indicator: Public service activities other than Low/Moderate Income Housing Benefit. Quantity: 500. Unit of Measure: Persons Assisted. <p>Neighborhood Revitalization Division, Neighborhood Enhancement Section</p> <ol style="list-style-type: none"> 1. It is estimated that approximately 0 vulnerable individuals will benefit from public service activities funded in FY 25.
	<p>Location Description</p>	<p>Citywide, eligible.</p>

	Planned Activities	<p>Planned public service activities may include:</p> <p>Housing Department:</p> <ol style="list-style-type: none"> 1. The FSS Program, administered by the City Housing Department, provides direct case management through Housing Department staff to support families in Section 8, conventional, and scattered site housing. The program focuses on identifying and eliminating barriers to self-sufficiency, empowering families to achieve financial independence and long-term stability. 2. The Aeroterra Program, administered by the City of Phoenix Housing Department, is a vital investment in the long-term stability of families transitioning from chronic homelessness. Targeted on-site counseling and case management for youth struggling to adjust to permanent housing significantly increase the likelihood of maintaining stable housing and improving family outcomes. 3. Phoenix Starfish Place is administered by the City Housing Department and is a city owned fifteen-unit apartment complex where victims of sex and human trafficking receive supportive services, direct counseling, assistance developing life and parenting skills, assistance with their educational goals and with gaining meaningful employment. provide direct services in a residential setting to the victims of sex and human trafficking and their immediate families. <p>Neighborhood Engagement Division:</p> <ol style="list-style-type: none"> 1. Neighborhood Engagement Coordination (Neighborhood Specialists) funds support various neighborhood engagement efforts in low- to moderate-income areas to foster successful coordination and valuable feedback on neighborhood revitalization projects. <p>Neighborhood Revitalization Division, Neighborhood Enhancement Section</p> <ol style="list-style-type: none"> 1. Public Services Notice of Funding Opportunity and Homeless Services Support.
4	Project Name	CDBG Homeless Programs
	Target Area	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods

	Goals Supported	2A Public Services for LMI & Special Need
	Needs Addressed	Public Services
	Funding	CDBG: \$1,167,282

	<p>Description</p>	<p>Utilize CDBG funds to assist individuals and families gain stable housing after experiencing homelessness or prevent a housing crisis. Activities, corresponding National Objectives, and matrix codes that support this project may include:</p> <p>Human Services Department:</p> <ol style="list-style-type: none"> 1. Landlord and Tenant Education Program (Staff) - Human Services Department, National Objective: 24 CFR 570.208(a)(2) LMC-Low/Mod Limited Clientele Benefit, Eligible Activity: 24 CFR 570.201(e), IDIS Matrix Code: OSK Tenant/Landlord Counseling. Activity is funded with 2025-26 CDBG fund. 2. Tenant Emergency Assistance - Human Services Department, National Objective: 24 CFR 570.208(a)(2) LMC- Low/Mod Limited Clientele Benefit, Eligible Activity: 24 CFR 570.201(e), 24 CFR 570.207(b)(4) and 24 CFR 570.408(c)(2), IDIS Matrix Code: 05Q Subsistence Payments (emergency payments on behalf of individuals or families). Activity is funded with 2025-26 CDBG fund. <p>Office of Homeless Solutions</p> <ol style="list-style-type: none"> 1. Emergency Shelter - Office of Homeless Solutions, National Objective: 24 CFR 570.208(a)(2) LMC-Low/Mod Limited Clientele Benefit, Eligible Activity: 24 CFR 570.201(e), IDIS Matrix Code: 03T- Homeless/AIDS Patients. Activity is funded with 2025-26 CDBG fund. 2. Navigation and Wrap Around Services for Justice Involved Individuals Experiencing Homelessness - Office of Homeless Solutions, National Objective: 24 CFR 570.208(a)(2) LMC-Low/Mod Limited Clientele, Eligible Activity: 24 CFR 570.201(e), IDIS Benefit Matrix Code: 05Z-Other Public Services Not Listed in 03T and 05A-05Y. Activity is funded with 2025-26 CDBG fund. 3. Rapid Rehousing and Housing Stabilization Support- Office of Homeless Solutions, National Objective: 24 CFR 570.208(a)(2) LMC-Low/Mod Limited Clientele Benefit, Eligible Activity: 24 CFR 570.201(e), IDIS Matrix Code: 05Z-Other Public Services Not Listed in 03T and 05A-05Y. Activity is funded with \$0 in 2025-26 CDBG funds, if funded, will be funded with prior year funds. 4. Outreach and Engagement for Persons Experiencing Homelessness - Office of Homeless Solutions, National Objective: 24 CFR 570.208(a)(2) LMC-Low/Mod Limited Clientele Benefit, Eligible Activity: 24 CFR 570.201(e), IDIS Matrix Code: 05Z-Other Public
--	---------------------------	--

		Services Not Listed in 03T and 05A-05Y. Activity is funded with 2025-26 CDBG fund.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	<p>Human Services Department:</p> <ol style="list-style-type: none"> 1. Landlord and Tenant Education Program (Staff) - Human Services Department - Outcome Goal Indicator: Public services activities for Low/Moderate Income Housing Benefit. Quantity: 3,500. Unit of Measure: Persons assisted. 2. Tenant Emergency Assistance - Human Services Department - Goal Outcome Indicator: Public services activities for Low/Moderate Income Housing Benefit. Quantity: 10. Unit of Measure: Persons Assisted <p>Office of Homeless Solutions</p> <ol style="list-style-type: none"> 1. Emergency Shelter – Office of Homeless Solutions - Goal Outcome Indicator: Homeless Person Overnight Shelter. Quantity: TBD. Unit of Measure: Persons Assisted. Quantity to be determined once the subrecipient is awarded a contract. 2. Navigation and Wrap Around Services for Justice Involved Individuals Experiencing Homelessness - Office of Homeless Solutions - Goal Outcome Indicator: Public service activities for Low/Moderate Income Housing Benefit. Quantity: TBD. Unit of Measure: Households Assisted. Quantity to be determined once the subrecipient is awarded a contract. 3. Rapid Rehousing and Housing Stabilization Support- Office of Homeless Solutions - Goal Outcome Indicator: Public service activities for Low/Moderate Income Housing Benefit. Quantity: TBD. Unit of Measure: Households Assisted. Quantity to be determined once the subrecipient is awarded a contract. 4. Outreach and Engagement for Persons Experiencing Homelessness - Office of Homeless Solutions - Goal Outcome Indicator: Public service activities for Low/Moderate Income Housing Benefit. Quantity: TBD. Unit of Measure: Households Assisted. Quantity to be determined once the subrecipient is awarded a contract.
	Location Description	Citywide, eligible.

	Planned Activities	<p>Utilize CDBG funds to assist individuals and families gain stable housing after experiencing homelessness or prevent a housing crisis with activities that may include:</p> <p>Human Services Department:</p> <ol style="list-style-type: none"> 1. Landlord and Tenant Education Program (Staff) administered by the Human Services Department, provides education and counseling to tenants and landlords via the telephone, e-mails and face to face sessions and also conducts regular educational sessions/workshops on the Arizona Residential Landlord and Tenant Act and the Arizona Mobile Home Act. 2. Tenant Emergency Assistance administered by the Human Services Department, provides emergency one-time assistance to Phoenix tenants whose income is low- and moderate-income and are facing homelessness as a direct result of code enforcement for imminent hazards or other health and safety conditions. <p>Office of Homeless Solutions</p> <ol style="list-style-type: none"> 1. Emergency Shelter – Office of Homeless Solutions will administer a request for proposal to identify a subrecipient, or subrecipients, for emergency shelter operations and services, for families identified by City Police, Fire and Office of Homeless Solutions Officials. 2. Navigation and Wrap Around Services for Justice Involved Individuals Experiencing Homelessness - Office of Homeless Solutions, a request for proposal will identify a subrecipient, or subrecipients, to support persons experiencing homelessness who become involved in the criminal justice system, within the City of Phoenix. 3. Rapid Rehousing and Housing Stabilization Support- Office of Homeless Solutions, a request for proposal will identify a subrecipient, or subrecipients, to support individuals moving from sheltered or unsheltered homelessness to permanent housing using a Housing First model. 4. Outreach and Engagement for Persons Experiencing Homelessness - Office of Homeless Solutions, a request for proposal to identify a subrecipient, or subrecipients, to support outreach and engagement services for persons experiencing homelessness.
	Project Name	CDBG Public Facilities & Infrastructure

5	Target Area	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	Goals Supported	3A Improve Public Facilities & Infrastructure
	Needs Addressed	Public Facilities & Infrastructure Investment
	Funding	CDBG: \$4,509,892 EN + \$11,709,428 prior year funds

	Description	<p>Utilize CDBG current year, prior year, and/or Program Income, and/or CDBG-CV funds to foster the development of vibrant and thriving neighborhoods by investing in facilities, infrastructure and addressing blight. Activities, corresponding National Objectives and matrix codes, that support this project may include:</p> <p>Housing Department:</p> <ol style="list-style-type: none"> 1. CDBG Project Delivery, National Objective: 24 CFR 570.208(a)(1) LMA - Low/Mod Area Benefit, 24 CFR 570.208(a)(2) LMC - Low/Mod Limited Clientele Benefit, Eligible Activity: 24 CFR 570.201(c), Matrix Code: 03A Senior Centers, 03B Facilities for Persons w. Disabilities, 03C Homeless Facilities (not operating costs), 03D Youth Centers, 03E Neighborhood Facilities, 03F Parks, Recreational Facilities, 03G Parking Facilities, 03H Solid Waste Disposal Improvements, 03I Flood Drainage Improvements, 03J Water/Sewer Improvements, 03K Street Improvements, 03L Sidewalks, 03M Child Care Centers, 03N Tree Planting, 03O Fire Stations/Equipment, 03P Health Facilities, 03Q Facilities for Abused and Neglected Children, 03R Asbestos Removal, 03S Facilities for AIDS Patients (not operating costs), 03Z-Other Public Improvements Not Listed in 03A-03S. This activity incorporates staff costs for project management and monitoring of cross cutting requirements. 2. Neighborhood Enhancement and Infrastructure Program, National Objective: 24 CFR 570.208(a)(1) LMA-Low/Mod Area Benefit, 24 CFR 570.208(a)(2) LMC - Low/Mod Limited Clientele Benefit, Eligible Activity: Eligible Activity: 24 CFR 570.201(c), IDIS Matrix Code: Various 03A-03S and 03Z Other Public Improvements not listed in 03A-03S. 2024 Funding: \$0 will use prior year funds if funded. <p>Neighborhood Preservation Division:</p> <ol style="list-style-type: none"> 1. Graffiti Removal, National Objective: 24 CFR 570.208(a)(1) LMA-Low/Mod Area Benefit, Eligible Activity: 24 CFR 570.201(c), Matrix Code: 03Z Other Public Improvements not listed in 03A-03S. 2025-26 Funding <p>Neighborhood Services Revitalization Division:</p> <ol style="list-style-type: none"> 1. Strategic Acquisition (Affordable Housing Development, Shelter Support, & other Public Facilities), National Objective: 24 CFR 570.208(a)(1) LMA-Low/Mod Area Benefit, Eligible Activity: 24 CFR 570.201(a), (c), (d), (i), IDIS Matrix Code: 01, 03C, 03Z, 04, 08,
--	--------------------	---

	<p>supporting acquisition, clearance and demolition, relocation to support affordable housing development, shelter support and other Public Facilities.</p> <p>Neighborhood Revitalization Division, Neighborhood Enhancement Section</p> <ol style="list-style-type: none"> 1. CDBG Project Delivery, National Objective: 24 CFR 570.208(a)(1) LMA - Low/Mod Area Benefit, 24 CFR 570.208(a)(2) LMC - Low/Mod Limited Clientele Benefit, Eligible Activity: 24 CFR 570.201(c), Matrix Code: IDIS Matrix Code: 01, 02, 04, and 08, 03A through 03S and 03Z. This activity incorporates staff costs for project management and monitoring of cross-cutting requirements. Funding: \$0.00 will use prior year funds if needed. 2. Neighborhood Enhancement and Infrastructure Program, National Objective: 24 CFR 570.208(a)(1) LMA-Low/Mod Area Benefit, 24 CFR 570.208(a)(2) LMC - Low/Mod Limited Clientele Benefit, IDIS Matrix Code: Various 03A through 03S and 03Z. 3. Public Facilities Notice of Funding Opportunity, National Objective: 24 CFR 570.208(a)(1) LMA-Low/Mod Area Benefit, 24 CFR 570.208(a)(2) LMC - Low/Mod Limited Clientele, IDIS Matrix Code: Various 03A through 03S and 03Z. 4. Strategic Acquisition and Disposition (Affordable Housing Development, Shelter Support, & other Public Facilities), National Objective: 24 CFR 570.208(a)(1) LMA-Low/Mod Area Benefit, 24 CFR 570.208(a)(2) LMC - Low/Mod Limited Clientele Benefit, Eligible Activity: 24 CFR 570.201(a), (c), (d), (i), IDIS Matrix Code: 01, 02, 04, and 08, 03A through 03S and 03Z. Funding: \$0.00 will use prior year funds if funded.
Target Date	6/30/2026

	<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Housing Department:</p> <ol style="list-style-type: none"> 1. Project Delivery and Environmental Support - Goal Outcome Indicator: Public Facilities or Infrastructure other than Housing Benefit. Quantity: 200 Unit of Measure: Persons Assisted. 2. <u>Neighborhood Enhancement and Infrastructure Program</u> - Goal Outcome Indicator: Public Facilities or Infrastructure other than Housing Benefit. Quantity: TBD Unit of Measure: Persons Assisted. <p>Neighborhood Preservation Division:</p> <ol style="list-style-type: none"> 1. Graffiti Removal - Goal Outcome Indicator: Other Quantity: 30,000 Unit of Measure: Other (Households Assisted). <p>Neighborhood Services Revitalization Division:</p> <ol style="list-style-type: none"> 1. Strategic Acquisition (Affordable Housing Development, Shelter Support, & other Public Facilities) - Goal Outcome Indicator: Other. Quantity: 0. Unit of Measure: Properties acquired. Quantity to be determined if funded. <p>Neighborhood Revitalization Division, Neighborhood Enhancement Section</p> <ol style="list-style-type: none"> 1. Project Delivery and Environmental Support - Goal Outcome Indicator: Public Facilities or Infrastructure other than Housing Benefit. Quantity: 0 Unit of Measure: Persons Assisted 2. Neighborhood Enhancement and Infrastructure Program - Goal Outcome Indicator: Public Facility or Infrastructure other than Housing Benefit. Quantity: 1000 Unit of Measure: Persons Assisted 3. Public Facilities Notice of Funding Opportunity - Goal Outcome Indicator: Public Facility or Infrastructure activity other than Housing Benefit. Quantity: 0. Unit of Measure: Number of Persons Assisted. 4. Strategic Acquisition and Disposition (Affordable Housing Development, Shelter Support, & other Public Facilities) - Goal Outcome Indicator: Other. Quantity: TBD. Unit of Measure: Properties acquired. Quantity to be determined if funded.
	<p>Location Description</p>	<p>Citywide, eligible.</p>

	Planned Activities	<p>Utilize CDBG current year, prior year, and/or Program Income, and/or CDBG-CV funds to foster the development of vibrant and thriving neighborhoods by investing in facilities, infrastructure and addressing blight through activities that may include:</p> <p>Housing Department:</p> <ol style="list-style-type: none"> 1. Project Delivery and Environmental Support will ensure the implementation of CDBG-funded projects. Project Management staff will ensure CBDG projects are compliant with all federal and cross-cutting requirements. Beneficiaries for this program are derived from various Public Facility projects. 2. Neighborhood Enhancement and Infrastructure Program will include funding projects through a combination of city or community-driven Needs Assessments, review of unsolicited proposals or emergency-based requests from non-profits, and issuance of Notices of Funding Opportunities (NOFO), Open Application Funding Opportunities (OAFO), and Request for Proposals (RFP) to fund the creation of new or improvements to existing public facilities that support a low-and-moderate income clientele or area and public infrastructure improvements in low-and-moderate income areas. Funds will be focused on city, community, and non-profit organizations demonstrating a need for the improvement, a low-and-moderate income clientele or area, a lack of funding, a manageable risk, and alignment with city departments, community-based organizations/associations, and areas that have improvement goals and strategies in place. <p>Neighborhood Preservation Division:</p> <ol style="list-style-type: none"> 2. Graffiti Removal Program removes graffiti in all low- and moderate-income areas from rights-of-way and approved public facilities open to the public. 3. Code Enforcement Program focus on addressing common blight violations included in the Neighborhood Preservation Ordinance (high and/or dry vegetation, accumulation of litter/debris, outdoor storage of personal property and inoperable vehicles, unsecured/vacant structures, fences in disrepair, graffiti and vehicles parked on non-dustproof surfaces). 4. Demolition Program addresses vacant structures that pose a threat to the health, safety and welfare of residents and adjacent properties through education and enforcement of the Neighborhood Preservation Ordinance, including contractual
--	---------------------------	---

	<p>demolition of deteriorated, unsafe, and uninhabitable vacant structures.</p> <p>5. Abatement Coordination addresses open and unsecured, vacant structures that pose a threat to the health, safety and welfare of residents and adjacent properties through education and enforcement of the Neighborhood Preservation Ordinance, including contractual board up of deteriorated and unsafe vacant structures.</p> <p>Neighborhood Services Revitalization Division:</p> <p>1. Strategic Acquisition (Affordable Housing Development, Shelter Support, & other Public Facilities) utilizes funds for the acquisition and related costs of strategic properties located in targeted areas for single family infill and/or neighborhood commercial infill redevelopment projects. Funds used are to support strategic acquisition activities and must align with current redevelopment efforts.</p> <p>Neighborhood Revitalization Division, Neighborhood Enhancement Section</p> <p>1. Project Delivery and Environmental Support will ensure the implementation of CDBG-funded projects. Project Management staff will ensure CBDG projects are compliant with all federal and cross-cutting requirements. Beneficiaries for this program are derived from various Public Facility projects.</p> <p>2. Neighborhood Enhancement and Infrastructure Program will include funding projects through a combination of city or community-driven Needs Assessments, review of unsolicited proposals or emergency-based requests from non-profits, and issuance of Notices of Funding Opportunities (NOFO), Open Application Funding Opportunities (OAFO), and Request for Proposals (RFP) to fund the creation of new or improvements to existing public facilities that support a low-and-moderate income clientele or area and public infrastructure improvements in low-and-moderate income areas. Funds will be focused on city, community, and non-profit organizations demonstrating a need for the improvement, a low-and-moderate income clientele or area, a lack of funding, a manageable risk, alignment with city departments, community-based organizations/associations, and areas that have improvement goals and strategies in place, or a combination of those factors.</p>
--	---

		<p>3. Public Facilities Notice of Funding Opportunity will fund the acquisition, construction, energy efficiency upgrades, and rehabilitation of senior and youth centers, neighborhood facilities, childcare facilities, domestic violence shelters, Americans with Disabilities Act (ADA) projects, and other facility improvements benefitting low-income areas and persons.</p> <p>4. Strategic Acquisition and Disposition (Affordable Housing Development, Shelter Support, & other Public Facilities) will utilize funds for the acquisition and disposition, including related costs, of strategic properties that address blight (including demolition and clearance), support single-family, multi-family and/ or neighborhood commercial infill and redevelopment projects, and public facilities and improvements benefitting low-income areas and persons.</p>
6	Project Name	CDBG Economic Development
	Target Area	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	Goals Supported	4A Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$403,557

	Description	<p>Utilize CDBG funds to enhance the City's economic stability by investing in opportunities to develop and strengthen small businesses and micro-enterprises through activities that may include:</p> <p>Neighborhood Revitalization Division, Neighborhood Enhancement Section:</p> <ol style="list-style-type: none"> 1. Neighborhood Commercial Rehabilitation (Subrecipient, Operations and Projects), National Objective: 24 CFR 570.208(a)(1) LMA-Low/Mod Area Benefit, Eligible Activity: 24 CFR 570.202(a)(3), IDIS Matrix Code: Various, 14-E, 16B, 17A through 17D, 18A through 18C, 19C and 19E. 2024 Funding: \$0 2. Small Business and Microenterprise Support Programs (Subrecipient, Consultants and Operations), National Objective: 24 CFR 570.208(a)(1) LMA-Low/Mod Area Benefit, 24 CFR 570.208(a)(2) LMC-Low/Mod Clientele Benefit, 24 CFR 570.208(a)(4) LMJ-Low/Mod Job Creation or Retention Activities, Eligible Activity: 24 CFR 570.203(c), 24 CFR 570.201(o), IDIS Matrix Code: 18B and 18C. 2024 Funding: \$389,704
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	<p>Neighborhood Revitalization Division, Neighborhood Enhancement Section:</p> <ol style="list-style-type: none"> 1. Goal Outcome Indicator: Businesses assisted. Quantity: 25. Unit of Measure: Businesses Assisted. 2. Goal Outcome Indicator: Facade treatment/business building rehabilitation. Quantity: 2. Unit of Measure: Business. Quantity to be determined if funded.
	Location Description	Citywide, eligible.
	Planned Activities	<p>Utilize CDBG funds to enhance the City's economic stability by investing in opportunities to develop and strengthen small businesses and micro-enterprises through activities that may include:</p> <p>Neighborhood Revitalization Division, Neighborhood Enhancement Section:</p> <ol style="list-style-type: none"> 1. Neighborhood Commercial Rehabilitation Programs (Subrecipient, Operations and Projects), including façade improvement for privately owned businesses serving low-income areas and persons. 2. Small Business and Microenterprise Support Programs (Subrecipient, Consultants & Operations), including management technical assistance.

7	Project Name	CDBG Removal of Slum & Blight
	Target Area	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	Goals Supported	5A Removal of Slum & Blight
	Needs Addressed	Removal of Slum & Blight
	Funding	CDBG: \$2,700,000
	Description	<p>The City will fund the removal of slum and blight in low/mod areas in Phoenix. Demolition activities of aging and dilapidated structures will encourage revitalization efforts, and help improve the health and safety of these areas.</p> <p>Neighborhood Preservation Division:</p> <ol style="list-style-type: none"> 1. Demolition, National Objective: 24 CFR 570.208(b)(2) SBS-Slum/Blight Spot Benefit, Eligible Activity: 24 CFR 570.201(d), IDIS Matrix Code: 04-Clearance and Demolition. 2025-26 Funding 2. Abatement Coordination, National Objective: 24 CFR 570.208(b)(2) SBS-Slum/Blight Spot Benefit, Eligible Activity: 24 CFR 570.202(a)(1), Matrix Code: 04-Clearance and Demolition. 2025-26 Funding
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	<p>Neighborhood Preservation Division:</p> <ol style="list-style-type: none"> 1. Demolition - Goal Outcome Indicator: Building Demolished Quantity: 4 Units of Measure: Buildings 2. Abatement Coordination - Goal Outcome Indicator: Housing Code Enforcement Quantity: 40 Unit of Measure: Household Housing Unit
	Location Description	Citywide, eligible.

	Planned Activities	<p>Planned activities include:</p> <p>Neighborhood Preservation Division:</p> <ol style="list-style-type: none"> 1. Demolition Program addresses vacant structures that pose a threat to the health, safety and welfare of residents and adjacent properties through education and enforcement of the Neighborhood Preservation Ordinance, including contractual demolition of deteriorated, unsafe, and uninhabitable vacant structures. 2. Abatement Coordination addresses open and unsecured, vacant structures that pose a threat to the health, safety and welfare of residents and adjacent properties through education and enforcement of the Neighborhood Preservation Ordinance, including contractual board up of deteriorated and unsafe vacant structures.
8	Project Name	HOME Administration
	Target Area	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	Goals Supported	8A Effective Program Administration
	Needs Addressed	Effective Program Administration
	Funding	HOME: \$513,728
	Description	Administration of the 2025 HOME Program. No more than 10% of the HOME annual allocation may be allocated towards admin costs.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A.
	Location Description	Citywide, eligible.
	Planned Activities	Administration of the 2025 HOME Program.
9	Project Name	HOME CHDO Set-Aside (15%)
	Target Area	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	Goals Supported	1A Develop & Preserve Affordable Housing

	Needs Addressed	Affordable Housing
	Funding	HOME: \$770,591
	Description	The City will provide HOME resources to a local certified CHDO to develop affordable housing units for low- to moderate-income households in Phoenix. There is a 15% set-aside of the HOME grant for CHDO development activities.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Rental Housing constructed (CHDO): 161 Household Housing Unit
	Location Description	Citywide, eligible.
	Planned Activities	Planned activities include affordable housing development by a certified CHDO.
10	Project Name	HOME Projects
	Target Area	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	Goals Supported	1A Develop & Preserve Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$3,852,957
	Description	The City will fund affordable rental housing development, down payment assistance and housing rehab activities that will benefit low- to moderate-income households Phoenix.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Rental units constructed: 252 Household Housing Unit Direct Financial Assistance to Homebuyers: 8 Households Assisted Homeowner Housing Rehabilitated: 1 Household Housing Unit
	Location Description	Citywide, eligible.

	Planned Activities	Planned affordable housing activities may include acquisition and/or rehabilitation of multifamily projects; new construction of multifamily housing units; special needs multifamily rental housing; owner-occupied housing rehabilitation; homeownership assistance in the form of a direct subsidy to be used to assist homebuyers with down payment and/or closing cost; acquisition and/or rehabilitation of homebuyer properties; and new construction of homeowner housing.
11	Project Name	ESG25 Phoenix
	Target Area	Citywide Low/Mod Eligible Edison-Eastlake Choice Neighborhoods Marcos de Niza-Grant Park Choice Neighborhoods
	Goals Supported	6A Homeless Housing & Services
	Needs Addressed	Housing & Services for the Homeless
	Funding	ESG: \$1,355,765 + \$350,000 prior year funds
	Description	The City will fund homeless prevention for individual and families at-risk of homelessness, rapid rehousing rental assistance activities, street outreach services and emergency and transitional shelter facilities.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted Homelessness Prevention: 100 Persons Assisted Homeless Person Overnight Shelter: 2940 Persons Assisted
	Location Description	Citywide, eligible.
	Planned Activities	Planned activities include: ESG Program Administration: \$101,682 Costs associated with administering the ESG program will be funded at 7.5% of the total grant. Emergency shelter and street outreach services may not exceed 60% of the total ESG annual allocation funding, and the balance of funds will be allocated towards homeless prevention and rapid rehousing activities (32.5%).
12	Project Name	2025-2028 City of Phoenix AZH25F001 (COP)
	Target Area	HOPWA EMSA
	Goals Supported	7A Housing & Supportive Services for People Living with HIV/AIDS
	Needs Addressed	Housing & Supportive Services for People Living with HIV/AIDS

	Funding	HOPWA: \$3,955,083
	Description	The City will fund Resource Identification for planning and collaboration; Permanent housing through the Tenant-Based Rental Assistance (TBRA) housing program; Short-Term Rent, Mortgage and Utility (STRMU) Assistance to assist with preventing homelessness; Permanent Housing Placement (PHP) funds to assist with move-in housing expenses and associated costs. The Housing Advocate assists eligible HIV/AIDS clients and their families with maintaining housing stability by helping resolve landlord/tenant issues and providing additional supportive services and referrals. The City will also provide funds for the administration and coordination of program management for the HOPWA program, not to exceed 3% of the total grant allocation.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Tenant-based Rental Assistance (TBRA) : 165 Households Permanent Housing Placement (PHP): 35 Households – Short-Term, Rent, Mortgage and Utility (STRMU) Assistance: 75 Households Housing Advocacy: 50 Households
	Location Description	Maricopa and Pinal Counties
	Planned Activities	Planned activities include: Grantee Administration (not to exceed 3% of the total grant allocation) Resource Identification Tenant-Based Rental Assistance (TBRA) Short-Term, Rent, Mortgage and Utility (STRMU) Assistance Permanent Housing Placement (PHP) Housing Advocacy
13	Project Name	2025-2028 Southwest Behavioral & Health Services AZH25F001 (SBH)
	Target Area	HOPWA EMSA
	Goals Supported	7A Housing & Supportive Services for People Living with HIV/AIDS
	Needs Addressed	Housing & Supportive Services for People Living with HIV/AIDS
	Funding	HOPWA: \$1,350,607

	Description	Southwest Behavioral & Health Services provides Transitional and Emergency Housing for individuals living with HIV/AIDS. Funding will be provided for leasing and operating for persons experiencing homelessness, at risk for homelessness or unstably housed. Both master-leased and agency owned units are utilized for the Transitional Housing program. Transitional Housing Supportive Services are also provided to housed clients. Employment Services are provided to assist persons with preparing for and securing employment.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Transitional Housing Leasing and Operating/Emergency Housing: 130 Households Transitional Housing Supportive Services: 130 households Employment Services: 75 households
	Location Description	Maricopa and Pinal Counties
	Planned Activities	Planned activities include: Transitional Leasing and Operating/Emergency Housing Transitional Housing Supportive Services Employment Services
14	Project Name	2025-2028 Area Agency on Aging AZH25F001 (AAA)
	Target Area	HOPWA EMSA
	Goals Supported	7A Housing & Supportive Services for People Living with HIV/AIDS
	Needs Addressed	Housing & Supportive Services for People Living with HIV/AIDS
	Funding	HOPWA: \$193,617
	Description	The Area Agency on Aging provides Housing Information Services, Housing Advocacy and Tenant-Based Rental Assistance (TBRA) Supportive Services. The Housing Information Services program assists people living with HIV/AIDS to match housing needs with appropriate housing providers in Maricopa and Pinal Counties. The Housing Advocate assists eligible HIV/AIDS clients and their families with maintaining housing stability by helping resolve landlord/tenant issues and providing additional supportive services and referrals. The Housing Case Managers provide ongoing supportive services to clients housed through the HOPWA TBRA program.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	Housing Information Services: 450 Households Tenant-Based Rental Assistance(TBRA)) Supportive Services: 165 Households
	Location Description	Maricopa and Pinal Counties
	Planned Activities	Planned activities include: Housing Information Services Tenant-Based Rental Assistance (TBRA) Supportive Services

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Phoenix identified three target areas where funds will be directed. The first two target areas are the Edison-Eastlake and Marcos de Niza-Grant Park communities. The Edison-Eastlake Community is the target of a Choice Neighborhoods Implementation Grant and is also a Neighborhood Revitalization Strategy Area (NRSA). In 2024, the Housing Department was awarded a \$500,000 Choice Neighborhoods Planning Grant to begin a community planning effort with the residents of the Marcos de Niza public and affordable housing community (AMP 22, 374 units, a mix of 281 Public Housing and 93 Section 8 PBV). This will begin 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 for the effort along with Choice Neighborhoods funds and any other sources that are available at the time. The transformation plan will form the basis for future implementation efforts including an application for Choice Neighborhoods Implementation grant funding.

The third target area does not traditionally target a certain neighborhood in Phoenix, but expands the reach of programs and services to all low/mod income areas and also directly to eligible low- to moderate-income households in the City. Low/mod areas (LMA) are primarily residential and have at least 51 percent of residents who are considered low- and moderate-income persons as defined by HUD. The boundaries of these areas are defined at the block group tract level. The City also provides assistance to low- and moderate-income individuals and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. This assistance is provided citywide and is based on eligibility.

A description of the areas of low-income and minority concentration are located in the “Discussion”.

Geographic Distribution

Target Area	Percentage of Funds
Edison-Eastlake Choice Neighborhoods	1
Marcos de Niza-Grant Park Choice Neighborhoods	1
Citywide Low/Mod Eligible	98
HOPWA EMSA	100

Table 14 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Funding is generally used throughout the City of Phoenix in low-income areas, however funding may be prioritized for specific targeted areas, such as deteriorated and deteriorating areas for Code Enforcement activities, or as leverage for other funding opportunities, such as the designated area in the Phoenix Choice Neighborhoods Grant, a Neighborhood Revitalization Strategy Areas (NSRA). Less than 1% of the

2025 CDBG allocation will be expended in each of the Edison-Eastlake and Marcos de Niza-Grant Park Choice Neighborhoods Target Areas.

Citywide Low/Mod Eligible

For Citywide Low/Mod Eligible, the City of Phoenix does not allocate funding based solely on geographic areas. Most of the funding from the HUD Federal programs are available for use in any of the targeted low/mod income neighborhoods or citywide, depending on the specific activities. Direct services such as public services and affordable housing benefits are based on household income eligibility rather than area benefit. Improvements to public facilities and infrastructure have a low/moderate income benefit across a wider area, and the distribution of funds is based on need within eligible target areas. ESG funds may target those experiencing homelessness or at risk of homelessness citywide. HOPWA funding is available for use for individuals living with HIV/AIDS across the two-county HOPWA EMSA area, Maricopa and Pinal Counties. The City of Phoenix will continue to allocate HOPWA resources to serve client's meeting the program requirement of being at or below 80 percent of the Area Median Income who reside in the EMSA. The funding that will be allocated to each HOPWA program will be dependent on the demonstrated need, identified gaps in services and feedback from the community outreach.

In particular to CDBG, when planned activities are intended to serve individuals or households directly (LMC/LMH), beneficiaries must meet income qualifications, as well as residency requirements (residing within the City), in order to receive assistance from the program. In these instances, City staff and/or one of its partner agencies will complete an eligibility status review of the applicant before the activity is initiated.

The City has also identified infrastructure and public facility improvement activities. In which case, the planned activities will serve a low/mod community or neighborhood (LMA). These activities are said to have an "area-wide" benefit. Per HUD requirements, these areas must be within an eligible Low/Mod Block Group Tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are low-to moderate-income (or 51%). Public improvements which target special need groups such as the homeless, elderly or persons with a disability will be reported using the LMC designation.

To determine LMI tracts the City utilizes HUD's CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>.

Discussion

Low-Income Households

Households earning less than 80% of the area median income (AMI) are considered low-income. To be considered a tract with a concentration of low-income households, the tract's median household income is less than 80% of the area's median household income.

The City's AMI is \$77,041, and at 80% AMI, low income is estimated at \$61,633. Based on this criteria, the majority of tracts with a concentration of low-income households are scattered in and around the downtown areas of the City. There are also a few tracts with a concentration just north of Pima Freeway, and running north and south along Black Canyon Freeway.

Minority Concentrations:

For the purposes of this analysis, a concentration is any Census tract where the racial or ethnic minority group makes up 10% more than the Citywide average. Data was taken from the most recent 2019-2023 ACS. Minority groups that made up less than 1% were not included in this analysis.

Black and African American, non-Hispanic persons comprise of an estimated 7.4% of the population in Phoenix, and a tract with a concentration is 17.4% or more. The majority of tracts with a concentration of this minority group is located in the southwest part of Phoenix.

American Indian and Alaska Native, non-Hispanic persons are 1.4% of the population, and a tract with a concentration is 11.4% or more. There are four tracts with a concentration, with three located in the downtown area (04013110600, 04013113000 & 04013113900), and one located centrally in the City (04013103702) just south of East Thunderbird Rd and in between North 7th St. and North Cave Creek Rd.

Asian, non-Hispanic persons make up an estimated 3.8% of the population in Phoenix, and a tract with a concentration is 13.8% or more. The majority of tracts with a concentration of this minority group are located in scattered tracts in the northern part of the City.

Finally, persons that are ethnically Hispanic make up 41.8% of the City's total population. This would make a tract with a concentration 51.8% or more. The vast majority of tracts with a concentration of Hispanic persons is located in the southwest part of the City, from the downtown area to the western city limits.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The need for affordable housing in Phoenix for lower-income persons with a broad range of needs is well documented. The City is planning to utilize HOME funds for rental housing development activities to assist LMI households attain affordable housing and to avoid homelessness. Funds will also support homeowner opportunities such as rehabilitation and downpayment assistance. As per HOME grant regulations, the City has set aside 15% for CHDO development activities for eligible LMI households. CDBG funds will support owner-occupied housing rehabilitation activities.

The annual goals listed in the AP-20 specify the following goals and outcomes for affordable housing assistance for non-homeless populations. The terms for affordable housing are defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. This section only reports grant program activities under the CDBG and HOME programs.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	422
Special-Needs	0
Total	422

Table 15 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	421
Rehab of Existing Units	1
Acquisition of Existing Units	0
Total	422

Table 16 - One Year Goals for Affordable Housing by Support Type

Discussion

Rental units constructed: 252 Household Housing Unit

Rental units rehabilitated: 15 Household Housing Unit (Housing Dept/HOME = 0)

Homeowner Housing Added (CHDO): 161 Rental Household Housing Units Constructed

Homeowner Housing Rehabilitated (CDBG & HOME): 76 Household Housing Unit (1 = HOME Housing Dept)

Direct Financial Assistance to Homebuyers (CDBG & HOME): 13 Households Assisted (8 = HOME/HOU Dept.)

Housing Dept Total = 422 (252 New rental const, 161 CHDO New rental const, 8 DPA, 1 Homeowner Occupied Housing Rehab)

AP-60 Public Housing – 91.220(h)

Introduction

Unlike most areas in the country, Phoenix's Public Housing Authority (PHA) operates within the governmental structure of the City of Phoenix (CoP) and is known as its Housing Department (HOU). The majority of HOU's activities are similar to those of a traditional PHA. Currently, HOU administers 1023 traditional public housing units and 7,797 Housing Choice Vouchers (HCV). The Housing Department Director reports to an executive in the City Manager's Office who then reports to the City Manager. All Housing Department employees, including those who provide public housing services, are hired in accordance with the City's civil service rules and regulations.

Contracting and procurement by the HOU is also accomplished through the City's Administrative Rules. Any federal considerations are incorporated into the contracting and procurement processes. Services benefitting the Housing Department and its tenants that are funded by the City of Phoenix include various recreation programs through the Parks and Recreation and Library departments and case management services from the Human Services Department.

Any proposed development sites, which are selected in accordance with the relevant policies in the Consolidated Plan, must be approved by the City Council before they are purchased. The City's Five-Year and Annual Public Housing Authority (PHA) Plan is also approved by the City Council.

Actions planned during the next year to address the needs to public housing

For the 25-26 FY, COP HOU will submit an allocation plan to HUD for the Capital Fund Program formula grant for \$3,500,000. Funding will support the Rental Assistance Demonstration (RAD) conversion at Maryvale Parkway Terrace. This is a HUD program that will convert Maryvale from public housing to a Section 8 Project-Based property. This is a more sustainable funding source that is long term and allows more flexible funding options when the property needs capital improvements in the future.

In 2018, HOU was awarded a \$30 million HUD CN Implementation Grant to revitalize the Edison-Eastlake Community (EEC) located east of downtown Phoenix. In 2023, HOU was awarded a \$10 million CN Supplemental Grant, and in 2024, 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. Through CN, HOU is charged with redeveloping public housing sites into new, energy-efficient mixed-income housing, revitalizing and improving conditions in the surrounding neighborhood, and providing supportive services to individuals, families and youth in the area. The grant involves a six-year comprehensive implementation process with residents, City departments, private partners and community stakeholders. Using the EEC's Transformation Plan, known as the community-driven One Vision Plan (OVP), to address Housing, People and Neighborhoods, Phoenix will leverage and finance development activities that will initiate neighborhood change. Housing: Redevelop the EEC's three aged and obsolete public housing developments that include 577 units, Sidney P. Osborn Homes (SPO), A.L.

Krohn Homes (ALK), and Frank Luke Homes (FLH) into 1,019 units of high quality, mixed-income living with modern amenities. Soluna is the first phase of the redevelopment: Soluna I, completed in Dec. 2021, includes 111 units while Soluna II, completed in April 2022, includes 66 units. Harmony at the Park (HATP) I includes 120 units opened in February 2023 while HATP II with 115 units was completed in December 2023. During Fiscal Year 2025-26, the following developments, as part of the third and fourth phases will be underway and/or completed: Construction of HATP III, a 90-unit residential community that commenced in October 2023 is anticipated to be completed in October 2025 while Horizon on Villa, a 109-unit community that will include the historic preservation of five historic buildings and repurposed into a Family Education Center, is slated to commence construction in summer 2025. The fourth phase includes the demolition and redevelopment of SPO into a 364-unit apartment community named "Girasol", to be developed in three phases. Construction of Girasol Phase One (115 units) commenced in February 2025 while construction on Phase II (109 units) is anticipated to begin in spring 2025. Girasol Phase III (140 units) is expected to commence in early 2026 and will include the redevelopment of an existing on-site park. All phases of the CN multi-family redevelopment projects will include Section 8 project-based vouchers, LIHTC Credits and market-rate units. All multi-family communities will incorporate public art to contribute to neighborhood beautification/revitalization. Lastly, construction is anticipated to begin in summer 2025 on the 44-unit mixed-income homeownership townhome community: 29 will be affordable, 15 market-rate.

In 2024, the Housing Department was awarded a \$500,000 Choice Neighborhoods Planning Grant to begin a community planning effort with the residents of the Marcos de Niza public and affordable housing community (AMP 22, 374 units, a mix of 281 Public Housing and 93 Section 8 PBV). This will begin 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 for the effort along with Choice Neighborhoods funds and any other sources that are available at the time. The transformation plan will form the basis for future implementation efforts including an application for Choice Neighborhoods Implementation grant funding.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City is increasing homeownership activities with the Section 32 Program that will assist approximately 10 first time homebuyers through the purchase of their first home. The Housing Department has been approved to sell two hundred ninety-nine homes from the City of Phoenix public housing portfolio to low-income first-time homebuyers through the Section 32 Program. As part of this program, families must maintain the home as their permanent residence for ten years to receive a forgivable down payment assistance loan equal to a 20% discount off the home's appraised value. The Housing Department is planning to sell thirty-five (35) homes during FY 2025-2026. During the FY 2025-2026, the Housing Department anticipates selling ten (10) homes through the Section 32 Program and twenty-five (25)

homes through the Section 18 Program.

The City's Housing Department is dedicated to providing a variety of programs designed to empower residents of public and assisted housing with economic opportunities and avenues for developing social support. Current activities and initiatives include: The Family Self-Sufficiency (FSS) program offers long-term case management services to assist low-income households living in subsidized housing. Its goal is to help these households overcome barriers to self-sufficiency and achieve financial independence. FSS participants can access educational training, job training, job coaching, life skills training, and facilitated employment opportunities for up to seven years.

The Jobs Plus Program, known as iWORK (Improving Work Opportunities and Resident Knowledge), is affiliated with ARIZONA@WORK. The iWORK program focuses on job-driven strategies to enhance earnings and improve employment outcomes for residents of the Marcos de Niza Community. It provides work readiness training, employer connections, job placement services, educational advancement, technology skills training, and financial literacy education. These activities help improve homeownership prospects for public housing residents.

For a description of other programs the HOU provides for residents of publicly supported housing, see the "Discussion".

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The PHA is not designated as troubled.

Discussion

The Housing Supportive Service (HSS) Program is committed to programs that promote economic opportunity and social integration for residents of public/assisted housing. HSS's Housing Coalition of Service Providers (CSP) consists of over 100 social services, education, employment, health care, youth, and elderly care service providers to assist residents in becoming self-sufficient and enhance their quality of life. These centers offer technology enrichment resources for households who do not have personal access to a computer/internet such as open lab, tutoring, and employment assistance.

The Family Self-Sufficiency (FSS) Program has dedicated case management staff linking families to services that promote economic growth and financial independence. Of the total number of case closures in 2024, there was a successful graduation rate of 74%, with 54 participants graduating and 6 individuals purchasing homes. FSS participant income increased approximately 2.9 times from enrollment to graduation (\$844K to \$2.5M). Approximately \$633,325 in escrow funds was disbursed to successful graduates, a 59% increase from the prior year.

The Permanent Supportive Housing (PSH) Youth Program provides intervention and prevention services for the children in families living at Aeroterra's PSH units. This includes individual case management,

counseling and afterschool programming with homework assistance, Science, Technology, Engineering, Arts and Math (STEAM) activities, Kids Cafe meals and daily rotations to the HIVE technology center. The program serves approximately 65 to 70 youth to ensure youth remain successfully in school.

Phoenix Starfish Place converted to a Transitional Housing Model effective January 2024 to provide more comprehensive services to the participants. The program serves fifteen households of women who have been sexually trafficked, and their children. Two full-time case managers provide trauma informed case management and support services on-site to resident households.

The Senior Service Coordination Program provides Service Coordinators are located onsite at each Senior Housing facility to assist elderly and disabled residents in maintaining independent living. Coordinators work with local community resources to provide medical and behavioral health care; wellness and prevention services; meals/food boxes; counseling; transportation; nutrition; financial assistance; and housekeeping services. Services are available for up to 612 Senior Participants at the various locations.

The iWORK (Improving Work Opportunities and Resident Knowledge) Center offers sustainability services post-Jobs Plus grant, providing residents access to health, nutrition, education, youth programming, financial literacy, and employment opportunities. ARIZONA@WORK delivers employment services on-site weekly, while additional partnerships with local organizations offer personalized support to enhance quality of life, job readiness services, self-sufficiency, technology skills, and financial literacy. Marcos de Niza is a Choice Neighborhoods Planning Grant site, engaging residents in the process.

The 2017/18 Choice Neighborhoods People component delivers comprehensive case management and coordinated services to support families in the Edison Eastlake community. This initiative is dedicated to enhancing residents' quality of life by improving economic stability, employment opportunities, health outcomes, and educational success. Serving families, individuals and youth, over 557 families have been provided services.

The ROSS Service Coordinator Program offers on-site service coordination at Aeroterra and Henson Village Communities. These coordinators collaborate with the CSP to deliver case management and facilitate access to resources, including financial education, college readiness programs, post-secondary financial aid, digital literacy education, health and wellness initiatives, including food distributions, and programs aimed at enhancing education and self-sufficiency.

The HIVE, powered by IDIA - Institute for Digital Inclusion Acceleration, located at both Aeroterra and Community Training and Education Center (CTEC), is a pioneering institute dedicated to advancing digital inclusion and bridging the digital divide. Through innovative programs, research, and strategic partnerships, HIVE empowers underserved communities with access to technology, digital literacy, and economic opportunities. The institute focuses on accelerating digital adoption by fostering education, entrepreneurship, and workforce development in the digital economy. The Hive is outfitted with computers, 3D printers, interactive sensory tools, and Digital Navigators who provide onsite digital skills

training. The goal of the space is to help close the digital divide and ensure equal access to tech support and digital skill-building.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Phoenix is actively involved in local and regional planning efforts aimed at reducing and ultimately ending homelessness. This is achieved through collaborations and partnerships with both internal and external organizations from various sectors.

Internally, multiple City departments—including Housing, Human Services, Neighborhood Services, Police, Fire, Parks and Recreation, Libraries, and Courts—work together to coordinate services and maximize resources. On a regional level, the City participates in the Continuum of Care coordinated by the Maricopa Association of Governments and collaborates with numerous external organizations, including state and county governments, private and non-profit organizations, and the faith community, to create a collective impact. Services and support to combat homelessness are provided directly by City staff and through contracts with sub-recipient organizations.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Phoenix established the Office of Homeless Solutions (OHS) in 2022 to enhance and implement initiatives related to homelessness within the city. OHS operates under the City Manager’s Office and demonstrates the City’s commitment to increasing transparency and direct outreach to the community. OHS is the largest funder of street outreach in the region. The office includes 16 positions focused on community-facing activities, such as outreach caseworkers, PHX C.A.R.E.S. workers, and Homeless Liaisons. Additionally, OHS provides funding to partners for rapid rehousing, temporary emergency shelter, shelter operations, navigation services, and behavioral health support. OHS is dedicated to assisting individuals experiencing homelessness and is committed to ending homelessness through a comprehensive regional approach. This includes providing shelter and heat relief, outreach, supportive and behavioral health services, homelessness prevention, and housing solutions. The office has primarily focused on creating new indoor shelter beds through significant capital investments and offering heat relief during the hot summer months.

The City has restructured its services and outreach efforts to make them more effective and to reduce barriers that prevent people from accepting assistance, which is a major reason why individuals are now more willing to seek help. The City now offers shelters that allow pets, spaces where couples can stay together, and storage options so that individuals can keep their belongings when entering a shelter.

Additionally, City staff provides direct outreach and engagement services through an innovative partnership called Phoenix C.A.R.E.S. This initiative brings together the Human Services, Office of Homeless Solutions, Police, Neighborhood Services, Street Transportation, and Public Works departments to address the increasing number of homeless encampments throughout the city. This collaborative team,

in partnership with community-based crisis intervention and outreach providers, works together to eliminate homeless encampments and reconnect individuals to housing and services through a combination of support, enforcement, and abatement strategies.

Finally, the City collaborates with the Maricopa County Outreach Collaborative to develop and implement regional best practices for street outreach services. This partnership also coordinates outreach activities and initiatives across the region. Additionally, the City supports and takes part in Project Connect events organized by the Valley of the Sun United Way, which aim to connect or reconnect individuals experiencing homelessness with necessary services.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City is committed to supporting emergency shelter services for individuals and families through various contracts with non-profit providers. These include Central Arizona Shelter Services (for single adults), United Methodist Outreach Ministries (for single women and families), and Chicanos Por La Causa (for families). Funding for these services comes from Emergency Solutions Grant (ESG) and Community Development Block Grant (CDBG) funds. Additionally, the City is using General Funds and American Rescue Plan Act funds to support new shelter projects in the area. These projects will provide accommodations for seniors, single adults, and family units.

The City is committed to regional efforts aimed at reducing the duration of homelessness by adopting a Housing First approach, which is an initiative shared by the CoC. To accomplish this goal, the City is prioritizing resources for rapid rehousing interventions. These interventions are generally more flexible and efficient than traditional transitional housing models, which can be time-consuming and resource-intensive.

The Housing Department (HOU) was awarded 390 Emergency Housing Vouchers (EHVs) effective July 1, 2021. These vouchers are intended for individuals and families who are: (1) homeless; (2) at risk of homelessness; (3) fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; or (4) recently homeless and in need of rental assistance to prevent further homelessness or housing instability.

The HOU collaborates with the Maricopa Association of Governments (MAG) and the Coordinated Entry System to receive referred applicants and provide housing search and leasing assistance to eligible populations. EHVs operate similarly to the HOU's tenant-based voucher program, unless otherwise specified in the applicable Housing Choice Voucher (HCV) Administrative Plan. Additionally, the HOU has applied for an allocation of Stability Vouchers (SVs). If awarded, the HOU plans to administer these SVs to serve the homeless, those at risk of homelessness, individuals fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, as well as veterans and families that include a veteran family member meeting one of the aforementioned criteria. SVs will operate in the same manner as the HOU's tenant-based voucher program, except as specified in the HCV Administrative Plan.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Phoenix has been focused on increasing the number of available shelter beds in the region while also providing homelessness prevention services, street outreach, and rapid re-housing programs. Additionally, the city is emphasizing the impact of innovative collaborations and partnerships aimed at achieving regional results. By working with the Continuum of Care, the region is aligning contracted services for Emergency Shelter, Outreach, and Rapid Re-Housing through the ESG Collaborative. This alignment will enhance regional reporting and enable service providers to use consistent measurements, ensuring that they report the same outcomes regardless of the funding source. Ultimately, this will allow for the ability to "right size" interventions and ensure that resources are allocated where they are needed most.

The Maricopa County region has established a Coordinated Entry System aimed at prioritizing resources for the most vulnerable individuals and reducing the length of time spent in homelessness. This system includes five primary points of entry: 1. The Family Hub, dedicated to families with children. 2. The Welcome Center, serving single men and women. 3. Centralized Screening for victims of domestic violence. 4. An entry point for unaccompanied youth. 5. A specific entry point for US military veterans. The Continuum of Care (CoC) has adopted the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT) as its regional housing needs assessment tool. Individuals, families, and unaccompanied youth are prioritized for housing and services based on their acuity, chronicity, and length of time experiencing homelessness. Recently, the CoC introduced a pilot program to refine assessment and prioritization processes moving forward.

The City of Phoenix's Human Services and Housing Departments have collaborated to provide permanent supportive housing for 33 chronically homeless individuals and families, with a preference for veterans, at a new public housing site called Aeroterra. Previously known as Luke Krohn, Aeroterra is a unique, affordable master-planned housing development that accommodates individuals and families from mixed income levels, including seniors. The 33 chronically homeless individuals and families are identified and referred through the regional Coordinated Entry System established by the Maricopa Association of Governments Regional Continuum of Care. In addition to offering permanent supportive housing, Aeroterra provides on-site intensive case management services to ensure that these individuals and families receive the necessary support and resources to successfully transition from homelessness to stable and thriving homes.

The Human Services and Housing Departments will continue their partnership with the Veterans Administration (VA) in the coming year to support move-in assistance and rent/utility deposits for

Veterans receiving VASH vouchers. Through this partnership, the lease-up process has decreased to as little as 30-days from identification to housing.

The City has also increased affordable units by overcoming barriers that limited the City from certain acquisition opportunities through the creation of the Phoenix Residential Investment Development Effort (PRIDE) Board, a 501c3 nonprofit agency. PRIDE was created by the City to pursue development or acquisition opportunities to increase the supply of affordable housing for low- and moderate income families. As a non-profit entity, PRIDE is able to access various funding sources not directly available to the City or to acquire/construct single and multi-family housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Human Services Department addresses emergency housing and service needs through a variety of programs and services. Three Phoenix Family Services Centers operate year-round, offering case management, navigation, and financial assistance to clients by utilizing a diverse range of funding resources. Through this direct service system, staff at the Family Services Centers help clients prevent eviction and foreclosure, as well as assist families in moving to more affordable or suitable living environments by covering move-in deposits and providing rental and utility assistance. Additionally, the department collaborates closely with organizations that offer behavioral health and detox services for individuals and families in crisis.

Discussion

The focus of the 2025-26 year for the City of Phoenix is to increase the number of shelter beds available in the region, provide homelessness prevention, street outreach, and provide rapid re-housing programs. In addition, the City of Phoenix is the impact of innovative collaboration and partnerships focused on regional impact. Through work with the Continuum of Care, the region is aligning contracted services for Emergency Shelter, Outreach and Rapid Re-Housing through the ESG Collaborative. This alignment will improve regional reporting and will enable providers to utilize consistent measurements and report the same outcomes regardless of the funding source. This alignment will ultimately lead to the ability to “right size” interventions and ensure resources are utilized where they are needed most.

During fiscal year 2025-26, the Housing Department will implement the following:

By October 1, 2025, or HUD extension date, Housing Quality Standards (HQS) will be replaced with National Standards for the Physical Inspection of Real Estate (NSPIRE) for the housing choice and project-

based voucher programs.

The Housing Department HCV program will comply with all Housing Opportunity through Modernization Act (HOTMA) requirements pending HUD's anticipated compliance date during fiscal year 2025-2026. Currently, HUD does not have a secure systems software program ready and is also still working with the software vendors for HOTMA implementation.

Program highlights and success during fiscal year 2024-25 were as follows:

On January 1, 2025, the Housing Choice Voucher (HCV) program adopted Small Area Fair Market Rents (SAFMRs). SAFMRs are calculated at the zip code level rather than the larger metropolitan area level, which allows Housing Agencies to establish payment standards that better reflect the local market and help voucher holders access neighborhoods of their choice.

In September 2024, the Housing Department was recognized at the National Association of Housing and Redevelopment Officials (NAHRO) Annual Conference with an Award of Merit in Administrative Innovation for the successful opening of the 2023 Phoenix Housing Choice Voucher Program waitlist, which resulted in more than 43,000 pre-applications received. The City collaborated with internal/external partners to solicit input on critical documents and designed an innovative marketing plan to advertise the opening. The opening and all documents were publicized in eight languages online, television, radio, newspapers, all Phoenix libraries, and more, to create an accessible and just process for the community.

With the strong support of the Phoenix City Council, the Landlord Incentive Program delivered a one-time \$2,000 incentive payment to landlords who rented units to Housing Choice Voucher (HCV) participants. Backed by \$7.3 million in American Rescue Plan Act funding, the program successfully disbursed over 4,000 incentives to more than 1,400 landlords, bringing in over 800 new landlords to the HCV program by its conclusion in August 2024. The HCV program now engages over 2,300 active landlords, playing a vital role in meeting the escalating demand for affordable housing and ensuring that thousands of low-income Phoenix residents have access to essential housing assistance.

In August 2024, the Housing Department submitted a Registration of Interest for more Veterans Affairs Supportive Housing (VASH) vouchers in response to PIH Notice 2024-18. In December 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. 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. This performance significantly exceeds the national average of 75 percent among Public Housing.

AP-70 HOPWA Goals– 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	75
Tenant-based rental assistance	165
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	35
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	130
Total	405

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Public policies at the local, regional, and state levels have unintentionally created barriers to affordable housing development and residential investment in Phoenix, Arizona. The following highlights key areas where such policies have negatively impacted housing affordability:

- **Insufficient Funding and Incentives:** State-level policies in Arizona limit funding mechanisms for affordable housing initiatives. For example, while local governments are allowed to charge impact fees, these funds cannot legally be used for affordable housing purposes. This restriction, highlighted by the Morrison Institute, reduces the financial resources available for creating affordable housing, forcing Phoenix to rely on limited federal programs to fill the gap.
- **Community Opposition (NIMBYism):** Community resistance to affordable housing, known as NIMBYism, often delays or prevents developments in Phoenix. This resistance is frequently based on misconceptions that affordable housing will negatively impact property values or neighborhood character. Reports from *The State Press* indicate that this opposition influences local decision-making, creating additional challenges for securing approvals for affordable housing projects.
- **Preemption of Local Authority:** Arizona's state preemption laws prevent cities like Phoenix from implementing rent control or other housing policies to address affordability issues locally. As reported by *AZ Mirror*, this restriction limits Phoenix's ability to adopt tailored solutions to its housing affordability crisis, leaving the city reliant on state-led initiatives that may not adequately address local needs.
- **Gentrification and Displacement:** Urban revitalization efforts in Phoenix, while intended to promote economic growth, often lead to increased property values and the displacement of low-income residents. According to the *Phoenix New Times*, without proper safeguards such as rent protections or affordable housing requirements, these policies disproportionately harm vulnerable populations, exacerbating housing affordability challenges.

Addressing these challenges requires strategic policy reforms, such as revising zoning and funding mechanisms, enhancing local authority to implement housing solutions, and implementing safeguards against displacement. These actions are crucial to creating a more inclusive and balanced housing market in Phoenix.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City may undertake any of the following actions to help foster the removal of barriers for affordable housing production. Actions to implement the strategies may vary during this reporting year:

- Ongoing availability of down payment and closing costs assistance for 1st time homebuyers at or

below 80% area median income.

- Ensure housing needs of special needs populations are met by setting aside funding for specialized projects
- Competition for Low-income Housing Tax Credits (LIHTC) for the purpose of replacing aging public housing units with new, energy efficient units
- Acquisition of properties by the City through its non-profit organization, Phoenix Residential Investment Development Effort (PRIDE)
- Inclusion of a refinancing option using HOME funds for non-profit developers/owners of affordable housing who include major rehabilitation to the property
- Willingness to provide loan modifications for City loans when cash flow problems are not caused by poor financial or property management
- Provide HOME and CDBG funds for aging properties with rent restricted units which need major rehabilitation
- Participation in Choice Neighborhoods Program by which public housing units can be increased and replaced with updated units
- Utilize the RAD program to redevelop Public Housing units
- Identification of underutilized Public Land for housing redeveloped by non-profit and for-profit developers
- Project-based Section 8 Housing Choice Vouchers and public housing units
- Utilization of VASH Vouchers

The implementation of the nine policy initiatives included in the Housing Phoenix Plan will establish zoning incentives for affordable housing developers, create allowances for accessory dwelling units, increase resources (such as grants and loans for affordable housing developers), streamline processes, and continue to implement an education campaign to help communicate the importance of housing in our community.

Updating zoning regulations will make it easier and cheaper to build or preserve a variety of housing options while preserving the character of the neighborhood. The Accessory Dwelling Units (ADU) text amendment (TA) was approved by City Council on September 6, 2023, to help increase the overall supply of housing as well as offer an additional housing option within a neighborhood, and updates have been approved to address state statute changes. The Walkable Urban Code (WU) text amendment was approved by City Council on February 2, 2022, to create the opportunity for more flexible infill development and adaptive reuse without requiring the property owner to complete the rezoning process. Two out of the three Mobile Home text amendments proposed were approved by City Council on June 28, 2023, to aid in affordable housing choices. The first text amendment added definitions for the different mobile home models and revised the ordinance to outline offsite manufactured home developments while the second text amendment allows existing mobile home developments to expand the number of units through an administrative review. A multifamily parking text amendment was approved by Council on January 24, 2024, which decreased the minimum number of required parking spots per unit, to eliminate possible barriers to housing development. Additional text amendments are being evaluated to

help facilitate more housing options in the city such as the Affordable Housing Framework text amendment that was initiated by the Planning Commission.

Development of affordable housing requires additional subsidies to ensure long-term affordability. This can be achieved through grants, loans, and tax programs or can be achieved through a reduction of other costs associated with development or operating affordable housing such as pre-development design costs and permitting fees. There are continual efforts to discover alternative funding sources to help aid in the reduction of planning and permitting fees, along with plans to increase public support for and developer interest in affordable housing. In November 2024, the Housing Department was awarded a Technical Assistance Grant to assist in continuing a targeted education campaign to provide residents and developers with essential information on affordable housing in Phoenix. This will be an ongoing effort throughout 2025.

Discussion:

The Open Doors Down Payment Assistance (DPA) is a City-wide program targeting first-time homebuyers. Eligible families receive direct subsidy of down payment and/or closing costs assistance through a zero percent interest forgivable loan. The home must be used as their primary residence during the period of affordability. The Housing Department has contracted with HUD approved Housing Counseling Agencies (HCA) to administer the program and assist families through the close of escrow. Housing Department received approval from HUD to utilize a waiver on the Maximum Purchase Price for the DPA Program. The Housing Department is currently utilizing this waiver.

Soluna I, the first phase of the Edison-Eastlake Community redevelopment completed in Dec. 2021, includes 111 units and Soluna II with 66 units completed in April 2022. In Fiscal Year (FY) 2022-23, as part of the second phase, Harmony at the Park (HATP) I, located on the former Frank Luke Homes site, that includes 120 units opened in February 2023, and during FY 2023-24, HATP II with 115 units was completed in December 2023. Redevelopment of the former Sidney P. Osborn site, now known as Girasol, began in FY 2024-25 as Phase One (115 units) commenced in February 2025. During FYs 2024-2025 and 2025-26, the following developments, as part of the third and fourth phases will be underway: Construction of the third phase, HATP III, a 90-unit residential community, commenced in October 2023 and is anticipated to be completed in summer 2025 while demolition of the former A.I. Krohn (ALK) site was completed to make way for Horizon on Villa, a 109-unit mixed-income community. The fourth phase includes the demolition and redevelopment of the former Sidney P. Osborn site into a 364-unit apartment community, now known as Girasol, to be developed in three phases: Phase One construction of 115-units, is anticipated to commence in March 2025. Construction on Phase II, to include 109 units is anticipated to begin in spring 2025, and Phase III with 140 units is expected to commence in early 2026. All phases of the CN multi-family redevelopment projects will include Section 8 project-based vouchers, Low Income Housing Tax Credits and market-rate units. Lastly, construction of the 44-unit mixed-income homeownership townhome community (29 affordable and 15 market-rate) is anticipated to begin in summer 2025. Neighborhood: Planned improvements include new and expanded parks featuring shade and modern family-friendly amenities. Construction of the Edison Park Expansion and new Linear Park projects will

commence in summer 2025, while the redevelopment of Kana Park as part of the SPO/Girasol Phase Three housing community is expected to begin in early 2026. Other neighborhood improvements include open space; bike lanes, pedestrian safety upgrades; beautification; public art; Wi-Fi; and digital literacy. In addition, targeted demolition and rehabilitation of the former Crippled Children’s Hospital into the Edison Impact Hub (to be renamed “Thash Mahd”) is anticipated to begin in March 2025. Thash Mahd will house a behavioral and health clinic, community kitchen, workforce development center, digital literacy lab, office space, and classrooms/meeting rooms. People: Supportive services that are being offered include case management; relocation assistance; workforce/employment; healthy living and educational needs; youth services; and resident and community engagement. The Aeroterra Community Center, located within the EEC, was the first HUD-approved EnVision Center in Arizona, where public-private and nonprofit partners provide services designed to assist residents in achieving self-sufficiency.

For the 25-26 Fiscal Year, Aeroterra II and Aeroterra III will continue to pursue conversion through the RAD Program without any rehabilitation. This will convert the properties subsidy from Public Housing to Project-Based Section 8 which is a more sustainable long term funding source and provides more flexibility for future capital improvements.

AP-85 Other Actions – 91.220(k)

Introduction:

This section outlines how the City of Phoenix is addressing the needs of the community through additional actions not previously described in the Annual Action Plan. The actions and activities described here enhance the programmatic response to support those who are identified as underserved.

Actions planned to address obstacles to meeting underserved needs

The City of Phoenix Housing Department is facing a great challenge in serving families at 0% to 50% of median income. The City's wait lists for all its assisted housing programs – public housing, senior housing, and the Housing Choice Voucher program – have many more families than can be served in a reasonable length of time. **Currently there are over 160,000** households on the Section 8 Housing Choice Voucher waitlist, In addition there are approximately 33,000 households on the public housing waitlist and the Housing Department's affordable/senior housing portfolio waitlist is seeing record numbers at around 8,000.

Another indication of the housing affordability problem is:

According to "State of Housing in Arizona" report out of the Morrison Institute in partnership with ASU "The median sales price of a home has increased by 57% from 2019 to 2023, to \$423,400. At the same time, high home values and lower interest rates during the pandemic allowed existing homeowners to refinance and lower their housing costs, which reduced the supply of houses for sale. That lack of supply, along with higher interest rates, put home-buying out of reach for many first-time homebuyers.

Arizona's population growth has outpaced the growth of all types of housing. Since 2010, the population has grown by 22% but housing units have increased by only 12%.

Arizona rents have increased by 71% from 2010 to 2022, the highest among comparison states. Minimum wage workers would need to work 86 hours per week or have more than 2 full-time jobs in order to afford a 2-bedroom home. In 2022, nearly half of all renters were cost-burdened, the highest percentage of cost burden since 2010.

As of 2022, it was estimated that Arizona had a deficit of 133,684 affordable and available rental units for extremely low-income households and a deficit of 183,072 affordable and available rental units for low income households.

The City's housing affordability issue is well documented and is highlighted in the Needs Assessment (NA) of the 2025-2029 Consolidated Plan. The NA identified that cost burden is the most significant housing problem in the City, defined as households paying at least 30% of their income towards housing costs. Approximately 26% of homeowners with a mortgage and 51% of renters are considered cost burdened.

The availability of affordable housing for very-low-income individuals on minimum wage or living on SSI payments is quickly diminishing. This unavailability of affordable housing at the very-low-income level can only exacerbate the problem of homelessness.

To enhance the delivery system and address any service gaps, the City will promote private participation through nonprofit organizations and seek additional funding sources. Furthermore, the City will continue to establish partnerships with other government agencies and municipalities that are confronting these regional challenges.

Actions planned to foster and maintain affordable housing

The City utilizes HOME and CDBG funds for the acquisition, construction, and rehabilitation of affordable rental housing units. Each year, a public Call for Interest is issued to encourage the affordable housing development community to apply for funding. Additionally, the City collaborates with the Phoenix Industrial Development Authority, which offers tax-exempt bond funding, as well as the Arizona Department of Housing, which provides Low-Income Housing Tax Credits to help create affordable housing opportunities in Phoenix.

Affordable Housing program goals include: Preservation of Housing Department (HD) investments & continued affordability; improvement of distressed/foreclosed properties; creation and expansion of long-term affordability; investment in location-critical properties, such as those near employment and transportation centers as well as in areas lacking affordable rental units; leveraging federal funding with private equity and investment.

The HD administers a down payment assistance program for first-time homebuyers. Eligible families receive down payment assistance in the form of a zero-interest due on sale loan as long as the home remains the family's principal residence during the affordability period. The HD contracts with agencies to assist potential homeowners in obtaining a mortgage, and works with lenders and title agencies to help with closing. The City also funds homeownership programs that: construct new homes in neighborhoods undergoing revitalization; utilize mortgage financing to lower interest rates and increase overall community participation in developing homeownership opportunities.

Phoenix City Council unanimously approved the first-ever Housing Phoenix Plan (HPP). As the fastest growing city in the nation, this initiative works to address our many housing needs and recommends solution-oriented policies to create a better Phoenix. The HPP documents the findings of the city's Affordable Housing Initiative, which launched in 2019 with the goal of completing a housing needs assessment and establishing policy recommendations to address the city's current housing challenge.

Through extensive research and community outreach, the plan identifies the community's housing needs, documents the housing gap, compiles nationwide best practices and recommends the following 9 policy initiatives to reach the goal of creating a stronger and more vibrant Phoenix through increased housing

options:

1. Prioritize New Housing in Areas of Opportunity
2. Amend Current Zoning Ordinance to Facilitate More Housing Options (Affordable Housing Developer Incentives, Accessory Dwelling Unit Allowances, Expand Walkable Urban Code)
3. Redevelop City-Owned Land with Mixed Income Housing (City Council approved parcel list)
4. Enhance Public-Private Partnerships and Increase Public, Private, and Philanthropic Financing
5. Building Innovations and Cost Saving Practices (Assigned Review Teams with the Planning and Development Department, Affordable Housing Advocacy, Infrastructure Fund for Affordable Housing Developers, Continuing Ongoing Research into cost-saving practices)
6. Increase Affordable Housing Developer Representation (Boards, Commissions and Committees such as Planning Commission and Village Planning Committee)
7. Expand Efforts to Preserve Existing Housing Stock (Strategic Acquisitions, Community Land Trust, Expand Landlord Incentive Program, Expand Rental Rehabilitation Program).
8. Support Affordable Housing Legislation
9. Education Campaign

Phoenix has experienced consistent population growth which has outpaced the growth of the housing market. The City created this nine-point initiative plan to establish zoning incentives for affordable housing developers, create allowances for accessory dwelling units, increase resources, streamline processes, and establish an education campaign.

Another element of the Housing Phoenix Plan was a goal to create or preserve 50,000 homes by 2030, which the City reached at the end of 2024— five years ahead of its goal. For years, the City has prioritized increasing the supply of housing for all income levels and family sizes to create a stronger and more vibrant city. The initiatives helped to accelerate action to address the region's housing needs and aimed at ensuring housing is affordable, equitable, and attainable. Of the more than 53,000 units created or preserved to date, more than 11,000 (20.7%) are considered affordable units, and about 12,800 (24.7%) are considered workforce units, resulting in nearly half of all new or preserved homes in the city geared toward households earning 120% or less of the area median income. Housing affordability is a complex issue impacting cities across the country, and influenced by many factors outside of cities' control, including population growth, the pace of housing construction, mortgage rates, costs of labor and materials, supply chain, and the proliferation of investor-owned short-term rentals. Throughout 2025, the City will continue to track units and implement the nine initiatives included within the Plan. Progress reports will be provided quarterly at the following website: <https://www.phoenix.gov/housing/plan>.

Actions planned to reduce lead-based paint hazards

The reduction of Lead-Based Paint (LBP) hazards remains a top priority in Phoenix. Housing rehabilitation programs funded by HUD assist homeowners and landlords in protecting children and their families from the dangers of lead-based paint and other health and safety hazards in the home. Initially, EPA-certified LBP inspectors conduct inspections and assessments to identify lead hazards in properties built before

January 1, 1978. If lead hazards are found, EPA-certified lead abatement contractors are brought in to perform remediation and abatement while residents are temporarily relocated until the unit passes the required clearance. Additionally, EPA-certified housing rehabilitation specialists prepare scopes of work and monitor all the work performed. Lead-safe housing units are listed on a publicly accessible rental registry website.

The City implements a two-tiered educational program in collaboration with its partners. This program is designed for parents of high-risk children and leaders in communities at elevated risk for lead poisoning. Additionally, it includes professional education for physicians, nurses, housing staff, teachers, landlords, and other key individuals. The goal is to reduce children's exposure to lead hazards by promoting interventions that parents can carry out and encouraging the safe maintenance of lead paint in older homes.

The City works together with County and State health service departments to provide education for parents and caregivers of children with elevated blood lead levels. For children identified with moderate to severe blood lead levels, a comprehensive environmental investigation is conducted. Additionally, data is shared with the City, including blood lead level results, sources of unusual lead exposure, and areas with high rates of lead poisoning. These collaborations aim to promote policies and programs that will reduce lead exposure and completely eliminate environmental lead hazards in Arizona.

Actions planned to reduce the number of poverty-level families

The City of Phoenix Human Services Department's Volunteer Income Tax Assistance (VITA) Program is dedicated to helping low-to-moderate income households by providing free tax preparation services, including assistance with filing for the Earned Income Tax Credit (EITC). EITC is recognized as one of the largest and most effective anti-poverty programs in the nation. The tax refunds generated not only offer financial relief to recipients but also provide economic benefits to the entire community. Additionally, our volunteers offer financial education related to the income tax filing process, aiming to raise awareness and understanding of tax preparation.

The Human Services Department's Family Services Centers provide a variety of social services to low-income households facing crises. These services are offered through three centers located throughout the city. Each center assists Phoenix residents with urgent needs, including utility support, eviction prevention, rent or mortgage payments, and move-in costs. Additionally, caseworkers offer guidance in employment, budgeting, and social and life skills development through case management. These services help families and individuals identify and overcome current barriers, ultimately leading them toward self-sufficiency.

The City of Phoenix will provide Rapid Re-housing Services to those clients who meet the Category 1 definition of Homeless by targeting chronically homeless, VASH eligible Veterans, as well as other homeless individuals and families.

Actions planned to develop institutional structure

The City of Phoenix works closely with its public nonprofit and private partners in order to develop institutional structure. The opportunities described below will be explored to further develop the institutional structure:

- Explore alternative funding sources to tackle priorities set out in the Consolidated Plan.
- Deliver focused technical assistance to encourage affordable housing for lower income persons in addition to special needs and homeless persons as well as priority community development needs.
- Continue to foster the participation of an increasing number of private and non-profit entities to deliver affordable and special needs housing. Increase and fortify partnerships with the development community to focus and innovatively attend to affordable housing needs and issues.
- Utilize public funds with other private, non-profit, foundation and other alternative sources to stimulate affordable housing, homeless and special needs housing production as well as neighborhood revitalization and stabilization.
- Work cooperatively on homeless and supportive housing issues through the 'continuum of care' process.
- Pursue local sources of financing for priority affordable and special needs housing production, neighborhood preservation and community development.

Actions planned to enhance coordination between public and private housing and social service agencies

The City's Housing Department conducts regular public forums to receive input from private and nonprofit housing developers. A List-Serve has been established to communicate with the housing community any updates, regulatory changes, available funding for housing development and public meetings related to housing development or services. Housing Supportive Services (HSS) has established a **Housing Coalition of Service Providers**, which consists of education, employment, health care, youth, and elderly care service providers to help connect low-income residents to services and resources. This Coalition has grown to over 100 different programs and agencies. A subcommittee of this Coalition is the **Early Childhood Action Team (ECAT)** comprised of agencies serving children ages 0-5 and elementary school aged children. Quarterly meetings are held with each group's members.

The method for selecting HOPWA Project Sponsors is to conduct an open, competitive Request for Proposal (RFP) process. This includes providing full access to community-based nonprofit organizations, public agencies and minority owned businesses providing HIV/AIDS services. Prior to the issuance of a RFP, community outreach, meetings and communication through email occurs to ensure community organizations are aware of the upcoming RFP and to receive feedback on current services and/or gaps in services.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

This section provides program specific requirements for the CDBG, HOME, ESG and HOPWA programs.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Not Applicable.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City conducts homebuyer activities solely through its Open Doors Down Payment Assistance Program. This program provides direct subsidies to low-income households in the form of a forgivable loan used for down payments and closing costs. The City utilizes a recapture method for this program through a forgivable loan which offers a pro rata reduction of the loan balance during the period of affordability. As long as the borrower is able to own, occupy and use the property as their principal residence, the loan balance is partially forgiven over time until it is fully released at the end of the period of affordability. These requirements as well as the forgiveness schedule are stated in the down payment assistance loan documents and secured through a recorded deed of trust on the property as well as a recorded affordability covenant running with the land. Period of affordability is as follows:

1. 5-year period of affordability for loan amounts up to \$14,999
2. 10-year period of affordability for loan amounts of \$15,000 to \$40,000
3. 15-year period of affordability for loan amounts over \$40,000.

The following forgiveness schedule is used for this program:

4. Loans of \$14,999 or less - 25% of the loan is forgiven each year beginning on the second anniversary/year of the recording of the Deed of Trust
5. Loans \$15,000 to \$40,000 - 20% of the loan is forgiven annually beginning on the sixth anniversary/year of the recording of the Deed of Trust
6. Loan amounts over \$40,000 - 10% of the loan is forgiven annually beginning on the sixth anniversary/year of the recording of the Deed of Trust.

If, during the period of affordability, the borrower ceases to own, occupy and use the property as their principal residence, the City will recapture either all or a portion of the original loan amount. If the borrower voluntarily or involuntarily transfers their interest in the property (e.g., the property is sold or foreclosed upon), the City will recapture the loan amount less any forgiveness in accordance with the loan agreement. These funds will be recaptured from available net proceeds. Net proceeds are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs. If the borrower continues to own the property but ceases to occupy and use the property as

the borrower's principal residence (e.g., the property is rented or vacant), the borrower will pay an immediate recapture amount of the full original loan balance.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The HOME multifamily program ensures affordability by placing a land use restriction on the property/land that is recorded with the Maricopa County Recorder's Office. This restriction assists in securing the affordable HOME units for the required affordability period.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The Housing Department may consider a citywide refinancing program, as an investment strategy for acquisition and/or rehabilitation of affordable rental projects sponsored by nonprofit housing developers with a minimum HOME investment of \$1,000 per unit. All rehabilitated units must be located within Phoenix City Limits and meet the City of Phoenix Minimum Property Standards. Priority will be given to projects already supported by City funds. While refinancing may be an eligible activity in the preservation of affordable rental housing, it will not be eligible as the primary purpose of the Department's refinancing investment strategy. "Taking out" or "cashing out" by developer/borrower of capital equity will not be permitted under the Department's refinancing investment strategy.

Nonprofit housing developers may be eligible to refinance existing debt using Housing Department funds when rehabilitation of the project and refinancing is necessary to create or continue long-term affordability rental restrictions. Through an application process, projects must provide a management plan and 15-year proforma. City staff will review and underwrite the project to determine feasibility. Aspects such as property management, financial need, long term financial feasibility, market demand and level of rehabilitation will be reviewed to determine the project feasibility. Housing Department funds utilizing federal block grant funds such as HOME Investment Partnerships Program cannot be used to refinance FHA loans and/or multifamily mortgage loans made or insured by any federal program including the Community Development Block Grant Program (CDBG). Projects must be developed by a nonprofit agency and located jurisdiction wide (anywhere within the City of Phoenix). The new investment must create additional affordable units and/or be used to maintain current affordable units.

All projects are subject to long-term affordability restrictions which limit resident incomes and rents based on levels of area median income (AMI) established annually by the U.S. Department of Housing and Urban Development (HUD). All units receiving Department refinancing assistance must be reserved for households below 60% of AMI. An affordability restriction of at least 30 to 40 years will be required on all units assisted through the refinancing investment strategy. Specific project

requirements will determine period of affordability restriction.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A. The City's Housing Department does not plan to fund TBRA with HOME funds.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A. The City's Housing Department does not plan to fund TBRA with HOME funds.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

In accordance with 24 CFR 92.253(d)(3), an owner of rental housing assisted with HOME funds must comply with the affirmative marketing requirements established by the City of Phoenix, which is the participating jurisdiction (PJ) pursuant to 24 CFR 92.351(a). The owner of the rental housing project must adopt and follow written tenant selection policies and criteria, which include that it may give a preference to a particular segment of the population if permitted in its written agreement with the PJ such as persons with a disability or other special needs. However, at this time there is no limit to eligibility or preference given to any particular segment of the population with rental housing projects funded by the City's HOME program funds. HOME funds must however target low- to moderate-income households. The City does not discriminate and provides equal access to all eligible households.

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

The City of Phoenix utilizes the Maricopa Regional Continuum of Care Community ESG Written Standards developed and approved through the Maricopa Regional CoC in the direct provision of ESG assistance. Likewise, the City contractually requires sub recipients to provide ESG assistance in alignment with applicable standards.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The CoC operates a Coordinated Entry (CE) system for all people experiencing homelessness. The Access Points use a common assessment tool to determine the housing intervention that is best suited for the client(s). The assessment tool is then utilized to determine if domestic violence is a factor and if so, the victim's immediate safety is subsequently assessed. Client(s) may then be referred to the DV Centralized Screening (CS) system, the parallel system for victims of domestic violence. Once safety is addressed, then the housing assessment tool is administered by CE and referrals are made based on the substantiated need. Client choice is also considered when making a referral as many housing options are presented and the client choice is paramount to the success of the intervention. Many DV providers were involved in the development of the CE system to ensure that survivor remains safe and connection to the DV system as well as the variety of housing options.

The Family Housing Hub serves as the main point of entry for families experiencing homelessness in Maricopa County. The Family Housing Hub coordinates shelter and housing referrals for families. The Welcome Center serves as the main access point wherein single adult individuals experiencing homelessness are engaged. In addition to these two main points of entry, there are over 40 mobile teams that act as access points as well as phone services. The CoC approved the VI-SPDAT and Family VI-SPDAT as the common assessment tool for coordinated entry. Staff at the Family Housing Hub and Welcome Center, as well as other trained partners, administer the VI-SPDAT to determine which intervention best meets the needs of the individual or family. The Coordinated Entry leads make the referral to the housing and/or service provider based on the needs identified. People are first assessed for safety and, as appropriate, triaged to other systems of care for crisis or domestic violence.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Current City of Phoenix ESG subrecipients were granted awarded through a Request for Qualifications (RFQ) process in FY 2025 to establish a Qualified Vendor List (QVL). Contracts are awarded based on program or project need and proposal response. Contracts are monitored annually for progress towards performance outcomes and compliance with federal, state, and local regulations. The City

works closely with subrecipients to provide training, technical assistance, and ongoing support as needed.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City of Phoenix Human Services Commission, which serves as the Human Services Department's governing board includes representation of person(s) who are homeless or formerly homeless and organizations which serve persons currently experiencing homelessness.

5. Describe performance standards for evaluating ESG.

Performance standards are included in the Maricopa Regional Continuum of Care Community Performance Measures approved by the Maricopa Regional CoC and required for all ESG assistance activities. Subrecipients provide monthly demographic reports and quarterly performance reports to track progress towards annual outcomes.

HOPWA Selection of Project Sponsors

Project Sponsors submitted proposals for a Request for Proposals (RFP) in March 2025. Project Sponsors were selected through this RFP process in which experience; qualifications; methodology; design and capacity were among criteria considered during the evaluation process. New housing and service contracts began on July 1, 2025. Prior to the issuance of the most recent RFP, community outreach occurred to all agencies providing HIV/AIDS services, including minority owned businesses, to ensure all were aware of the upcoming RFP.



2025-26 Neighborhood Services Department Housing Rehabilitation Programs (Ordinance S-52061) - Citywide

Request to authorize the City Manager, or his designee, to apply for, accept, and if awarded grant funds, enter into any necessary agreements to implement the Neighborhood Services Department (NSD) Housing Rehabilitation Programs. Further request authorization for the City Treasurer to accept, and the City Controller to disburse, all funds related to this item. There is no impact to the General Fund.

Summary

NSD manages a diverse catalogue of Housing Rehabilitation Programs that enhance the low- and moderate-income Phoenix residents' quality of life by repairing single- and multi-family, owner- and tenant-occupied, properties. These programs benefit eligible households by removing health and safety hazards, promoting energy efficiency and sustainability, and supporting accessibility and aging in place. Furthermore, Housing Rehabilitation Programs protect affordability, preserve the aesthetic character of surrounding neighborhoods, and stimulate and expand residential and commercial development in communities across Phoenix. Housing rehabilitation projects are funded through a variety of federal, state and local grant funds, outlined below.

- U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds finance housing rehabilitation contracts between low- and moderate-income property owners and contractors on the Approved Contractor List (ACL). These contracts may also be supplemented with funding from the U.S. Department of Energy, utility providers, and other state and local agencies.
- U.S. Department of Health and Human Services and U.S. Department of Energy Weatherization Assistance Program (WAP) funds provided through the Arizona Department of Housing; Arizona Public Service; Salt River Project; Southwest Gas; the Utility Repair, Replacement and Deposit program; the Low-Income Home Energy Assistance Program; and Wildfire support NSD's continuous commitment of providing weatherization assistance services. These services include installing attic insulation, sunscreens, duct sealing, performing room pressure relief/air balancing, and repairing or replacing heating and cooling systems in owner-occupied and

rental households that meet federal poverty guidelines.

NSD will maintain an ACL to increase the number of eligible small businesses that perform housing rehabilitation activities, and maintain efficient program operations. In order to be added to the ACL as an eligible contractor and receive bid opportunities to perform construction services on housing rehabilitation projects, contractors must be screened and qualified on an individual basis and meet and maintain all eligibility requirements set forth in NSD's Housing Rehab Contractor Application Packet, located on NSD's website. The ACL will remain open to local contractors that meet the applicable criteria in the Contractor Application Packet to promote and expand small business participation in the program. Contractors on the ACL will be selected to submit bids based on their certifications, licenses, and other criteria determined by Housing Rehabilitation Programs.

NSD seeks authorization to proceed with all actions necessary or appropriate to implement and administer its grant-funded Housing Rehabilitation Programs, including applying for and accepting up to \$6 million in funding. In addition to allocating up to \$2.7 million in CDBG funds, NSD expects to be awarded approximately \$3.3 million in WAP funds.

Actions include:

- If awarded, enter into any necessary contracts or agreements with the grantor(s) to fund existing and future contracts in accordance with the grant terms.
- Enter into and amend contracts with eligible property owners to perform rehabilitation services; enter into contracts with private contractors; issue Request for Proposals, Request for Qualifications, Calls for Interest, and Requests for Bids for Housing Rehabilitation Program services; award, negotiate, and execute contracts with the successful responders; and negotiate and/or amend existing contracts with various contractors and service providers to perform work on eligible housing and rental rehabilitation projects.
- Maintain an ACL of qualified contractors to enter into agreements with low- and moderate-income property owners funded by NSD, pursuant to the grant terms. These funds may be disbursed to the property owner or contractor.
- Take all other action necessary or appropriate to carry out the purposes of this item and implement and administer the Housing Rehabilitation Program grants according to their terms.

Procurement Information

As needed to implement and administer NSD's Housing Rehabilitation Programs, services may be procured using procurement procedures in accordance with

Administrative Regulation 3.10.

Financial Impact

These programs are funded with federal, state and local grants. There is no impact to the General Fund.

Public Outreach

The ACL and/or other procurement opportunities will be advertised in local print media and will also be posted on NSD's website.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Neighborhood Services Department.



Keep Phoenix Beautiful Fiscal Agent Agreement for Neighborhood Grants (Ordinance S-52133) - Citywide

Request to authorize the City Manager, or his designee, to enter into an agreement with the non-profit Keep Phoenix Beautiful, Inc. to serve as the City's fiscal agent for a term of five years, to manage and disburse grant funds for the Love Your Block and other Neighborhood Services Department grant programs, in an amount not to exceed \$60,000 per year. Further request authorization for the City Controller to disburse and the City Treasurer to accept all funding related to this item.

Summary

The City of Phoenix's Love Your Block (LYB) grant program was established in 2015 with the goal of empowering neighborhood groups to lead revitalization efforts through small-scale projects that enhance community pride and engagement. In the past, the LYB grant program received funding from the Gila River Indian Community (GRIC) and the Public Works Department totaling \$40,000 per year. Additionally, through GRIC funding, the Neighborhood Services Department piloted a Business Alliance grant program for up to \$20,000 per year, as well as other grant funded neighborhood support.

Keep Phoenix Beautiful, Inc. has agreed to serve as the City's fiscal agent with respect to management and disbursement of these grant funds.

Contract Term

The agreement term will be for five years beginning on or around June 23, 2025.

Financial Impact

The aggregate value will not exceed \$300,000 and no General Fund impact is anticipated.

Previous Council Action

On March 23, 2022, City Council approved an agreement for Keep Phoenix Beautiful, Inc. to lease space within Phoenix City Hall and to administer and develop sustainability education, events, and volunteer coordination throughout the City via Ordinance S-48398.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Neighborhood Services Department.



Lead, Asbestos, and Radon Testing and Mitigation Services - NSD-RFQu-25-002 - Amendment (Ordinance S-52131) - Citywide

Request to authorize the City Manager, or his designee, to allow additional expenditures under Contracts 162604 with Dominion Environmental Consultants, Inc., and 162605 Statewide Restoration Services, LLC. for lead, asbestos testing, and radon testing and mitigation services for the Housing Department through amendments to those contracts. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$1.2 million. There is no impact to the General Fund.

Summary

The contracts will provide asbestos testing, lead-based paint testing, and radon testing, along with mitigation services on an as needed basis for Housing Department programs.

Contract Term

The contract term remains unchanged, ending on June 30, 2030.

Financial Impact

These programs are funded with federal, state and local grants. There is no impact to the General Fund.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- 2024-25 Neighborhood Services Department Housing Rehabilitation Programs Contracts 162604 and 162605 (Ordinance S-50822) on May 1, 2024.

Responsible Department

This item is submitted by Deputy City Managers Gina Montes and Alan Stephenson and the Housing and Neighborhood Services departments.



1305 and 1410 W. Polk Street - Authorization for Sale and Development (Ordinance S-52106) - District 7

Request to authorize the City Manager, or his designee, to separately enter into a development agreement, and other agreements as necessary, (collectively, the "Agreements") with Habitat for Humanity Central Arizona ("Developer") for the sale and development of 1305 and 1410 W. Polk Street for affordable housing projects. Further request to authorize the City Controller to disburse all funds related to this item and City Treasurer to accept funds received as program income.

Summary

The Developer submitted its proposal in response to the Neighborhood Services Department (NSD) Request for Proposals (RFP) for the purchase and development of two vacant residential City-owned lots located in the Oakland Historic District at 1305 and 1410 W. Polk Street. The Developer's proposal aligns with the goals outlined in the Housing Phoenix Plan which addresses the critical need for affordable housing in the City of Phoenix.

The proposed business terms include:

- The residential lot at 1305 W. Polk Street will be developed into a three-bedroom, two-bathroom single-family detached owner-occupied home and maintain permanent affordability through land use restrictions.
- The commercial lot at 1410 W. Polk Street will be rezoned residential and developed into a two-unit owner-occupied single-family duplex and maintain permanent affordability through land use restrictions. NSD will provide up to \$150,000 in city assistance from program income received from the U.S. Department of Housing and Urban Development (HUD) funded programs to assist with development and homeownership assistance costs.
- Developer will enter into a Sale and Development Agreement within six months, and each project shall have development benchmarks for construction. Estimated construction completion is approximately 30 months.
- The three residential units that the two projects create will be made available to households with income levels not to exceed 80 percent area median income, as defined annually by HUD.
- Affordability requirements will be secured through a Declaration of Affirmative Land

Use Restrictive Covenant.

The development of the two lots will add affordable housing opportunities, generate jobs and economic activity, increase revenue at local businesses, increase tax revenue, and improved quality of life.

Procurement Information

NSD issued an RFP for the purchase and development of 1305 and 1410 W. Polk Street in August 2023. When this solicitation closed in October 2023, it was deemed unsuccessful due to zero proposals being submitted. In September 2024, NSD re-issued an RFP for the two subject lots and when this solicitation closed in December 2024, NSD received one proposal. Upon review, staff deemed the proposal responsive and complete. An Award Recommendation naming Habitat for Humanity Central Arizona was posted in January 2025 and staff initiated negotiations regarding the terms, design and construction of the proposed developments.

Contract Term

The contract term of the Agreements will be three-year contract terms, with two one-year options to extend, which may be exercised by the City Manager, or designee. The Agreements will include other terms and conditions deemed necessary by the City.

Financial Impact

Funding will be provided to the 1410 W. Polk Street proposed development project with the funds originating from HUD. No city financial assistance is being sought for the 1305 W. Polk Street development project. No General Funds are required.

Concurrence/Previous Council Action

On June 16, 2020, Phoenix City Council approved nine policy initiatives listed in the Housing Phoenix Plan. The two projects fall under Initiative number three.

Public Outreach

A virtual community meeting was held on June 29, 2023 with the residents and business owners located in the Oakland Historic District regarding the RFP and to solicit input on the development of these lots.

Location

1305 W. Polk Street and 1410 W. Polk Street
Council District: 7

Responsible Department

This item is submitted by Deputy City Managers Alan Stephenson and Gina Montes and the Neighborhood Services and Housing departments.



Mailing Services with Electronic Transfer - Professional Services Agreement 161139 - Amendment (Ordinance S-52129) - Citywide

Request to authorize the City Manager, or his designee, to amend Contract 161139 with Standard Printing Company Inc dba Information Outsource to assigned vendor, Sebis Direct, Inc. Further request to authorize the City Controller to disburse all funds related to this item. No additional funds are needed, request to continue using Ordinance S-50849.

Summary

This contract provides mailing services for the Neighborhood Services Department (NSD). NSD must mail regular, certified and restricted notices and citations to residents, agents and financial entities regarding violations to NSD enforced ordinances. Other important services provided include printing and stuffing envelopes, and providing electronic status reports. Approval is requested to amend this contract accordingly and continue receiving services from Sebis Direct, Inc.

Contract Term

The contract term remains unchanged, ending on June 30, 2029.

Financial Impact

The aggregate value of the contract will not exceed \$180,000 and no additional funds are needed.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Mailing Services with Electronic Transfer - Contract 161139 (Ordinance S-50849) on May 15, 2024.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Neighborhood Services Department.



Grant of Access Easement and Authorization to License a Portion of City-Owned Property to the Arizona Jewish Historical Society at 1221 N. Central Avenue (Ordinance S-52095) - District 7

Request authorization for the City Manager, or his designee, to grant an access easement to the Arizona Jewish Historical Society (AJHS), an Arizona non-profit corporation, for perpetual, non-exclusive, access for fire service and refuse disposal across City-owned property at 1221 N. Central Avenue (Burton Barr Central Library parking lot).

Request to authorize the City Manager, or his designee, to enter into a revocable license to allow AJHS to conduct construction staging on City-owned property. Use of this area is necessary for construction and renovation of the Hilton Family Holocaust Education Center which is adjacent to the Burton Barr Central Library parking lot.

Summary

AJHS is scheduled to begin construction to renovate and expand its facility located at 122 E. Culver Street, which is adjacent to the Library parking lot. The project contemplates, among other things, the demolition of existing structures in accordance with City Council directives specified in Ordinance S-46698. Although the City's fire and refuse removal vehicles have adequate ingress onto the AJHS property from Culver Street, an access easement is needed for the vehicles to exit through the adjacent library parking lot. There will not be adequate area for large vehicles to turn around and exit back to Culver.

A revocable license for use of a portion of the Burton Barr Central Library parking lot is needed for material and equipment storage and staging during the course of construction. The term of the license should be 18 months from commencement of construction with an option for a six-month extension. The licensee shall provide insurance and indemnification acceptable to the City's Risk Management Division and Law Department.

Both the Library Department and the Office of Arts and Culture support the granting

of the perpetual non-exclusive access easement and a revocable license. This construction and renovation project will be funded, in part, through the 2023 General Obligation Bond Project under the Office of Arts and Culture.

Location

Southeast corner of Central Avenue and Willetta Street
1221 N. Central Avenue
Assessor's Parcel Number: 111-35-104
Council District: 7

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson, Deputy City Manager David Mathews, the Library Department and Office of Arts and Culture.



Artist Contracts for Phoenix Sky Harbor International Airport Terminal 3 Modernization Public Art Project (Ordinance S-52126) - District 8

Request authorization for the City Manager, or his designee, to enter into four contracts with artists Kenaim Al-Shatti, Erwin Redl (Paramedia LLC), Lily Reeves (with Grace Fox, May Ling Tang, Preston Williams), and Nancy Hou with Josh de Sousa, each in an amount not to exceed \$100,000 (for a total of \$400,000), to work with the Aviation Department design team to create artwork for the Phoenix Sky Harbor International Airport Terminal 3 Modernization Project. Val Britton (Britton Studio LLC) and Casey Farina were chosen as alternates, who would be contracted only if the selected artists could not complete the projects. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The Fiscal Year (FY) 2025-29 Public Art Plan includes funding for multiple artworks to be integrated into the Phoenix Sky Harbor International Airport's Terminal 3 Modernization Project. In collaboration with the Aviation Department, Arts and Culture sought to commission artwork and amenities to be integrated into the Project, which is currently in the design phase.

The new North Concourse at Terminal 3 will be approximately 140,000 square feet over three levels and add six gates to the terminal. In addition, two new connectors will link the new concourse with Terminal 4 and other areas of Terminal 3 for easier transfers. As part of this project, artists will be expected to design artwork that will enrich the passenger experience with bold artistic statements and make traveling more enjoyable by creating immersive and memorable spaces.

A Request for Qualifications for the project was released on July 24, 2024, with a submission deadline of August 30, 2024. Nearly 400 applications were received. On May 6, 2025, a five-member artist selection panel reviewed qualified applications and selected the following artists:

- Kenaim Al-Shatti;
- Erwin Redl (Paramedia LLC);
- Lily Reeves (with Grace Fox, May Ling Tang, Preston Williams); and
- Nancy Hou with Josh de Sousa.

The artists were recommended based on their potential to create exceptional artwork and their ability to work effectively with complex design teams. Val Britton (Britton Studio LLC) and Casey Farina were chosen as alternates, who would be contracted only if the selected artists could not complete the projects. The selection panel included Kati Ballares, Director of Public Art, Scottsdale Arts; Nicole Armstrong-Best, Director, S'edav Va'aki Museum; Haley Hinds, Manager, Phoenix Sky Harbor Airport Museum; Frank Cauthen, Senior Project Designer, HOK Architecture and Planning; and Rembrandt Quiballo, artist and Phoenix resident.

Financial Impact

The Phoenix Sky Harbor International Airport Terminal 3 Modernization Public Art Project is one of 48 projects in the FY 2024-29 Public Art Plan that the City Council approved on July 1, 2024. The total budget is \$4,500,000. The four proposed \$100,000 design contracts (totaling \$400,000) will cover all costs related to the artists working with City staff and the Aviation Design Team to develop final designs for public art projects. Additional funding in the Plan for this project covers fabrication, construction, staff time, contingency, and other administrative costs.

Concurrence/Previous Council Action

The Phoenix Arts and Culture Commission reviewed and approved the recommended artists at its May 20, 2025, meeting by a vote of 11-0.

Location

Phoenix Sky Harbor International Airport, 3400 E. Sky Harbor Boulevard.
Council District: 8

Responsible Department

This item is submitted by Deputy City Manager David Mathews and the Office of Arts and Culture.



Fiscal Year 2025-30 Public Art Plan (Ordinance S-52123) - Citywide

Request approval of the Phoenix Office of Arts and Culture's Fiscal Year (FY) 2025-30 Public Art Plan.

Summary

The City's Office of Arts and Culture was established to champion, promote, and sustain the City's arts and culture community that makes Phoenix a great place to live, work and visit. The department manages the City's public art program, which is funded through the percent-for-art ordinance that City Council adopted in 1986. The ordinance requires one percent of Capital Improvement Program (CIP) funds to be invested to enhance the design and experience of public infrastructure, buildings and spaces through public art.

The percent-for-art ordinance requires the department, upon the recommendation of the Phoenix Arts and Culture Commission, to submit an annual Five-Year Public Art Plan (**Attachment A**) in advance of each new FY. The Plan is developed by the Office of Arts and Culture in consultation with City departments, City Council offices and community groups.

The proposed FY 2025-30 Public Art Plan includes \$24,406,654 to fund 45 public art projects over the next five years (**Attachment B**). This total includes 42 continuing projects totaling \$24,056,654 and three new projects totaling \$350,000. The public art projects within the plan are prioritized based on opportunities to integrate artwork into individual CIP projects and their potential impact on the neighborhood and broader arts community. Under these parameters, the plan focuses on the equitable distribution of funds, as allowable by the percent-for-art ordinance, and the diversification of the public art collection through broadening the types of project opportunities and continued outreach to new artists and arts organizations.

Other Information

Of the 45 projects outlined in the Plan, eight address major retrofits or refurbishments, seven support broader Citywide initiatives like heat mitigation, and three are a component of long-ranged planning efforts like RIO PHX. These CIP funds can only be used for public art. They cannot be used to hire City workers, such as librarians, police

or firefighters, or pay to operate public buildings, like libraries, parks or senior centers.

Additionally, public involvement is critical to the success of public art projects. Neighborhood organizations, village planning committees, schools and City departments are included as important participants throughout the public art process. The Office Arts and Culture develops each project with the community in mind and works to provide ample opportunities for feedback and collaboration.

Concurrence/Previous Council Action

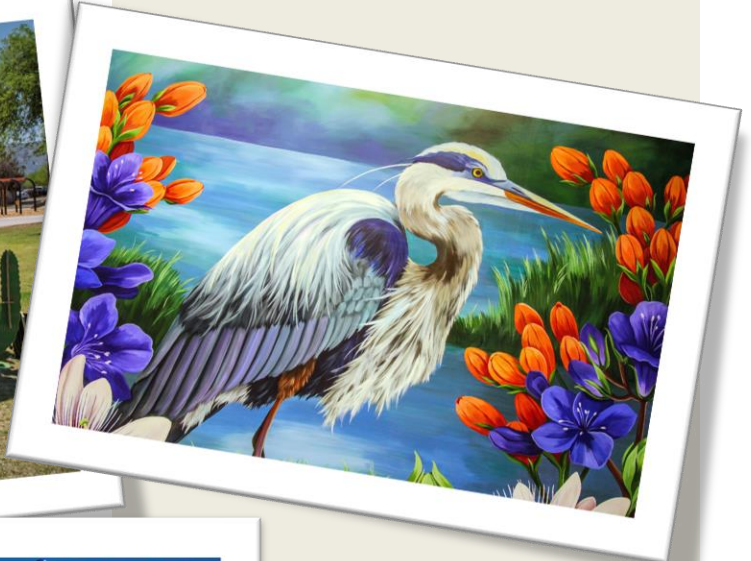
The Phoenix Arts and Culture Commission reviewed and approved the FY 2025-30 Public Art Plan at its May 20, 2025, meeting by a vote of 11-0. The item was reviewed and approved by the Economic Development and Housing Subcommittee at their May 28, 2025 meeting by a vote of 3-0.

Responsible Department

This item is submitted by Deputy City Manager David Mathews and the Office of Arts and Culture.



PHOENIX OFFICE OF ARTS AND CULTURE FY 2025-2030 PUBLIC ART PLAN



Cover Artwork

Top Left:

Jenny Boehme and Josie Davis

The Burrow

Roesley Park, District 7

¡Sombra! Experiments in Shade temporary installation

Top Right:

Ariana Enriquez

The Creek Carves A Path

305 W. Washington Payment Center, District 7

Bottom:

Lisa Bernal Brethour

Moon Dance

Perry Park, District 8



Table of Contents

Introduction and Goals.....	5
Fiscal Year (FY) 2024-2025 Completed Public Art Projects.....	7
FY 2024-2025 Completed Retrofit and Refurbishment Projects.....	10
FY 2024-2025 Awards and Accomplishments.....	12
FY 2025-2030 Public Art Project List.....	13
 <i><u>Organized by Project Number</u></i>	
General Obligation Bond: Proposition 1	14
General Obligation Bond: Proposition 2	14
General Obligation Bond: Proposition 3	14
General Obligation Bond: Proposition 4	15
32 nd Street Drought Pipeline and Neighborhood Improvements	15
Shade, Cooling, and Heat Mitigation	15
Dobbins Road Improvement Project (Loop 202 to 27 th Avenue)	16
3 rd Street Connector (Rio Salado to Lincoln Street)	16
State Route 303	16
McDowell Road Revitalization Project	15
NEW: State Road 30	17
Portable Works at Phoenix Sky Harbor International Airport	17
Terminal 3 Modernization at Phoenix Sky Harbor International Airport	17
Aviation Pooled Funds (Deer Valley Airport)	18
NEW: 35 th Avenue Overpass at Grand Avenue	18
27 th Avenue Solid Waste Management Facility	18
Public Works Community Projects	18
Artist Initiatives	19
Civic Space Park: <i>Her Secret is Patience</i> (Refurbishment and Retrofit)	19
Mountain Preserve Enhancements – South Mountain Park and Preserve	19
Reach 11 Sports Complex: <i>The Wings</i> (Refurbishment and Retrofit)	20
Dreamy Draw Pedestrian Bridge (Refurbishment and Retrofit)	20
Laveen Heritage Park	20
Lone Mountain Park	20
3 rd Street Rio Salado Bicycle/Pedestrian Bridge	21
Lookout Mountain Park: <i>Desert Passages</i> (Refurbishment and Retrofit)	21
100 W. Washington Street	21
North Phoenix Reservoir	22
Harmon Park: <i>River of Shade</i> (Refurbishment and Retrofit)	22
Sunnyslope Canal Demonstration Project (Refurbishment and Retrofit)	22

Arizona Falls: <i>Waterworks</i> (Refurbishment and Retrofit)	22
Water Services West Yard	23
Community Well Site Enhancements	23
Cortez Park and Well Site	23
Maryvale Grand Canal Crossing	23
El Reposo Park	24
Sueño Park	24
Paradise Valley Park	24
Western Canalscape (Phase 1 and 2)	24
Collaborative Neighborhood Projects	25
Identification Plaques and Interpretive Signage	25
NEW: Major Refurbishments, Restorations, and Routine Maintenance	25
Tres Rios Wetlands	26
Lift Stations and Neighborhood Facilities	26
Rio Reimagined	26
 FY 2025-2030 Multi-Year Initiatives.....	 27
 FY 2025-2030 Public Art Plan Summary.....	 29
 FY 2025-2030 Public Art Plan Budget.....	 30



Introduction and Goals

Introduction

The Phoenix Office of Arts and Culture is the City's designated local arts agency. It champions, promotes, and supports the local arts and culture community, making Phoenix a great place to live, work, and visit.

The Phoenix Office of Arts and Culture (POAC) is a local and national leader in the public art field and has garnered numerous awards for design excellence, including Design for Transportation awards from the U.S. Department of Transportation and Public Art Network Year in Review awards from Americans for the Arts.

Established in 1986, the Public Art Program works with local, national, and international artists to create a more beautiful and vibrant city. By ordinance, one percent of the Capital Improvement Program is utilized to enhance the design of public buildings, infrastructure, and spaces within the City of Phoenix. Since its inception, the program has completed more than 200 major projects, including airport terminals, community centers, streetscapes, parks, canals, transit centers, bridges, underpasses, recycling centers, and public safety buildings.

A competitive procurement process identifies artists for public art projects. The process utilizes a selection panel containing art and design professionals, project stakeholders, and community representatives relevant to the project's location. City staff and project team members often serve as non-voting advisors to the panel. Panelists are responsible for reviewing applications submitted in response to a Call to Artists, interviewing finalists, and making recommendations to the Arts and Culture Commission, a volunteer citizen advisory board appointed by City Council. The quality of work, suitability for the project, and the ability to work well with the community and other design professionals influence the selection panel's final recommendations. The Phoenix City Council approves the final recommendation before the contract is executed and artists begin work.

POAC develops the Public Art Plan annually with input and assistance from the Mayor and City Council, city residents, artists, city departments that provide public art project funding, and the Arts and Culture Commission. The timing of the plan coincides with the annual Capital Improvement Program budgeted per fiscal year (July 1 – June 30; for example, FY 2025-2026 = July 2025 – June 2026). The plan outlines several project types, including design team projects, permanent commissions, purchases of existing artwork, temporary commissions, art refurbishment and retrofits, and master planning.

Goals

Public art projects within the FY 2025-2030 Public Art Plan are prioritized based on opportunities to integrate artwork into individual Capital Improvement Program projects and their potential impact on the neighborhood and the broader arts community. These decisions are made closely with funding departments and City Council offices. Under these parameters, the FY 2025-2030 Public Art Plan focuses on the equitable distribution of funds, as allowable by the percent-for-art ordinance, and the diversification of the public art collection through broadening the types of project opportunities and continued outreach to new artists and arts organizations. This year, only a few new projects were added based on the City's focus on General Obligation Bond projects (previously included in the Plan) and the addition of grant-funded projects.

Additionally, POAC strives to develop project opportunities and program policies that align with strategic goals outlined in several long-range planning documents, like the Climate Action Plan and the Shade and Tree Master Plan. Some of these efforts are realized through the FY 2025-2030 Public Art Plan, like promoting the use of sustainable materials and sourcing methods to commissioned artists and proactively seeking community input on project opportunities. As the FY 2025-2030 Public Art Plan is implemented, POAC will continue integrating these important citywide goals.

For more information about the Phoenix Office of Arts and Culture and the Public Art Program, visit www.phoenix.gov/arts.

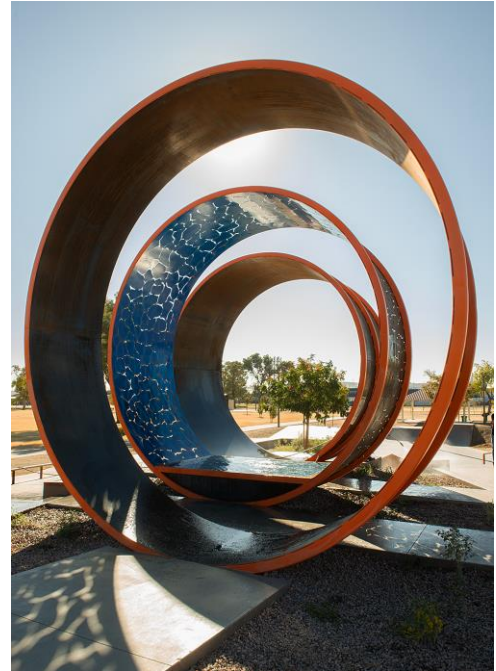


FY 2024-2025 Completed Public Art Projects

CAPITAL IMPROVEMENT PROGRAM PROJECTS

Solano Park Council District 4

Artists Tom Drugan and Laura Haddad were contracted to create artwork for Solano Park, with a particular focus on the skate park. The artwork, titled *Pipe Dreams*, was designed in partnership with the Parks Department, the local skate community, and area residents. It references a late 1970s skate spot known as the “Desert Pipes,” a series of large concrete pipe sections temporarily stockpiled in the desert. The artwork includes three steel pipes; the outer pipes are skateable. This project was dedicated in November 2024.



Perry Park Council District 8

This artwork by Lisa Bernal Brethour depicts a modern “tortoise and the hare” story with 9 lithomosaics scattered throughout the park. At the center of the park, a lithomosaic labyrinth with a night-blooming cereus desert flower encourages visitors to move like a bee into the center of the flower. In the skate plaza, pictured right, a trompe l’oeil lithomosaic depicts a canyon for skaters to jump that complements other obstacles in the plaza. Also at the skate plaza are seven vertical shade panels (pictured on the cover) that provide much needed respite for skaters. This project was dedicated in April 2025.



305 W. Washington Mural
Council District 7

Artist Ariana Enriquez completed an interior mural for the utility payment center lobby at 305 W. Washington. The mural embodies the calm characteristics of water by using a cool color palette of blues, greens and violets. The foreground is abundant with botanicals, birds and butterflies that are native to Arizona.



EXTERNAL AND INTERNAL PARTNERSHIP PROJECTS

HIV/AIDS Awareness Mural Council District 7

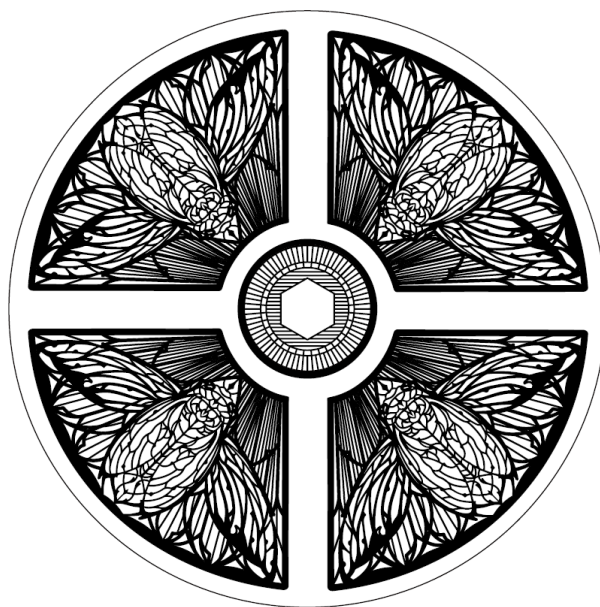
Mayor Kate Gallego, in partnership with the Phoenix Office of Arts and Culture, Southwest Center, One N Ten, and Aunt Rita's Foundation, and with support from Artlink Inc., commissioned a semi-permanent mural for the south wall of The Parsons Center for Health and Wellness located in central Phoenix.



The goal of this project was to raise awareness about HIV prevention, testing, and treatment, inspire community engagement, and reduce stigma around HIV. It is to serve as a visual, public reminder of the importance of proactive health measures and support for those affected by HIV, encouraging people to take action through education, testing, and advocacy while enhancing the experience of those seeking health, wellness, and community services from the organizations located on the property.

Sidewalk Shade project City-wide (Partial completion)

Providing shade for pedestrians and bicycle riders can improve public health and the economic vitality of communities. The City will construct 19 shade structures in high-traffic public rights-of-way at major intersections and crosswalks where people are forced to wait for signal changes. Three local artists, Isaac Caruso, Heidi Dauphin, and Sara Altieri, were hired to contribute aesthetic designs to the canopies. The Office of Heat Response and Mitigation, the Streets Transportation Department, and the Phoenix Office of Arts and Culture are working in partnership to complete this project by Spring 2026.



Canopy Design by Isaac Caruso

Nature Fest PHX Temporary Installation District 8

In partnership with the Office of Environmental Programs and the Parks and Recreation Department, artist Martin Moreno was commissioned to create an interactive artwork for Nature Fest PHX held in November and located at the Rio Salado Habitat Restoration Area. The temporary interactive sculpture, *Pachamama*, was featured as part of the annual event that celebrates urban green spaces, wildlife, and community. Throughout the event, Martin guided attendees to paint the sculpture that honored mother earth and her habitat around Rio Salado (Salt River).





FY 2024-2025 Completed Refurbishment and Retrofit Projects

Our Shared Environment **Council District 4**

Specialists experienced with the building material adobe completed extensive renovations of Our Shared Environment by Marilyn Zwak. Several issues were addressed, including water damage, cracking, and soot from vehicle exhaust. The wall treatments are at the intersection of SR51 and Thomas Road. The 3-year project was completed in the April 2025.



Desert Spring **Council District 2**

This artwork was damaged by a vehicular crash in 2023. Several linear feet of damage occurred to the mosaic glass tiles incorporated into bridges along Desert Sonoran Blvd. Pedestrians and cyclists using the sidewalk can appreciate the intricate design of desert flora created by artists R & R Studios. Repairs were completed in February 2025.



River of Shade
Council District 8

This artwork, located at Harmon Park, was created in 2010 and needed several repairs. Artist Stacy Levy designed paths embedded with colorful glass invoking the flow of water that are integrated into the design of the park. The project repaired cracked and uneven pavement and replaced worn areas of the embedded glass. This work was completed in January 2025.





FY 2024-2025 Awards and Accomplishments

Bloomberg Philanthropies Public Art Challenge Award

In October 2023, Bloomberg Philanthropies selected Phoenix as one of eight winners of its prestigious Public Art Challenge. This unique program supports temporary public art projects that address important local civic issues in cities nationwide. Phoenix's project, *iSombra! Experiments in Shade*, received \$1,000,000 to commission nine artists to create shading and cooling installations in response to extreme urban heat.

These temporary projects were installed at parks across Phoenix in Spring 2025 and will be on view through September 2025. The project will conclude with a celebration at Memorial Hall at Steele Indian School Park on September 20. For mor information, visit www.sombraphx.org.



US Water Prize – Outstanding Artist Bobby Zokaite

Nominated by the Water Services Department, artist Bobby Zokaite was selected as a winner for the 2025 US Water Prize in the Outstanding Artist category. According to the US Water Alliance, Bobby has “gone above and beyond in terms of One Water solutions.” The award will be made public at their annual conference, One Water Summit, in July 2025.

Example of Bobby’s Zokaite’s work (pictured right):
A Time Machine Called Tinaja, 2020
Council District 5





FY 2025-2030 Public Art Project List

(Organized by Project Number)

Project Number	AR00000027
Project Title	Proposition 1: Fire, Police, Streets, and Storm Drainage
Location	Various project locations
Type of Project	Design Team and Permanent Commission
Funding Sources	General Obligation Bonds
Budget	\$1,632,629
Council District	1, 3, 5, 6, 8

Artists will be commissioned to work with design teams to integrate public artwork into capital improvement projects within this bond proposition. Projects include: Fire Station 7, Fire Station 13, Fire Station 15, and Fire Station 51. For more information about the General Obligation Bond Program, visit: www.phoenix.gov/bond.

Project Number	AR00000028
Project Title	Proposition 2: Library, Parks, and Historic Preservation
Location	Various project locations
Type of Project	Design Team and Permanent Commission
Funding Sources	General Obligation Bonds
Budget	\$903,583
Council District	2, 7

Artists will be commissioned to work with design teams to integrate public artwork into capital improvement projects within this bond proposition. Projects include: Estrella Civic Space and Branch Library and Desert View Civic Space and Branch Library. For more information about the General Obligation Bond Program, visit: www.phoenix.gov/bond.

Project Number	AR00000029
Project Title	Proposition 3: Economic Develop., Environment, and Cultural Facilities
Location	Various project locations
Type of Project	Design Team and Permanent Commission
Funding Sources	General Obligation Bonds
Budget	\$624,603
Council District	TBD

Artists will be commissioned to work with design teams to integrate public artwork into capital improvement projects within this bond proposition. Tentative projects include the Latino Cultural Center (a location has not yet been designated for this new facility). For more information about the General Obligation Bond Program, visit: www.phoenix.gov/bond.

Project Number	AR00000030
Project Title	Proposition 4: Affordable Housing, Senior Centers
Location	Various project locations
Type of Project	Design Team and Permanent Commission
Funding Sources	General Obligation Bonds
Budget	\$600,649
Council District	4, 7, 8

Artists will be commissioned to work with design teams to integrate public artwork into capital improvement projects within this bond proposition. Projects include: McDowell Senior Center and the Choice Neighborhood Housing Development. For more information about the General Obligation Bond Program, visit: www.phoenix.gov/bond.

Project Number	AR63000030
Project Title	32nd Street and Drought Pipeline Neighborhood Improvements
Location	Pipeline Corridor, from Cheryl Dr. to Cholla St.
Type of Project	Design Team and Permanent Commission
Funding Sources	Water Capital Funds
Budget	\$438,187
Council District	3

Artist Bobby Zokaite was contracted in a previous fiscal year to work with the community, Street Transportation and Water Services, to integrate public art elements into the North 32nd Street corridor design between Cheryl Drive Blvd. and Cholla St. following the Drought Pipeline improvements. This project is in the fabrication phase and is expected to be complete in fall 2025.

Project Number	AR63000032
Project Title	Shade, Cooling, and Heat Mitigation
Location	Various
Type of Project	Design Team, Permanent and Temporary Commissions
Funding Sources	Streets, Wastewater and Water Capital Funds
Budget	\$1,208,141
Council District	Citywide

Artists will be contracted to work with various City Departments to enhance the pedestrian experience as part of the City's heat mitigation and cool corridors initiatives. These projects, including the 55th Avenue Promenade with artist Creative Machines, are in the planning and design and fabrication phases. This fund also contains supporting funds for the Bloomberg Philanthropies Public Art Challenge grant.

Project Number AR63000034
Project Title Dobbins Road Improvement Project
Location Loop 202 to 27th Avenue
Type of Project Design Team and Permanent Commission
Funding Sources AHUR and Wastewater Capital Funds
Budget \$475,000
Council District 7, 8

Artists Daniel Nez and Miguel Angel Godoy were contracted in a previous fiscal year to work with Street Transportation, the community, and the project design team to integrate artwork into the Dobbins Road Improvements Project. This project is in the design phase.

Project Number AR63000035
Project Title 3rd Street Connector
Location Rio Salado to Lincoln Street
Type of Project Design Team and Permanent Commission
Funding Sources AHUR, Wastewater and Water Capital Funds
Budget \$587,720
Council District 8

An artist will be commissioned to work with Street Transportation, the community, and the project design team to enhance the pedestrian experience as part of the 3rd Street Connector project. This project is in the planning phase.

Project Number AR63850021
Project Title State Route 303
Location Lake Pleasant Parkway to I-17 Interchange
Type of Project Design Team and Permanent Commission
Funding Source AHUR and Water Capital Funds
Budget \$524,906
Council District 1

In partnership with Maricopa Association of Governments and AZ Department of Transportation, the City will complete State Route 303 from Lake Pleasant to the I-17 interchange. Project opportunities include four new ramps/bridges that will be built over existing roads, the 67th Avenue interchange, and the Lake Pleasant Parkway interchange. Artist Eric Powell was contracted in a previous fiscal year to work with the design team to incorporate permanent public art to enhance the roadway improvements. This project is in the design phase and is expected to be complete in 2026.

Project Number AR63850022
Project Title McDowell Road Revitalization Project
Location McDowell Rd, between 7th St. and SR 51
Type of Project Design Team and Permanent Commission
Funding Source Street Transportation, Water and Wastewater Capital Funds
Budget \$300,205
Council District 4

The City is in the early planning stages of a project to revitalize the McDowell Road corridor between 7th Street and State Route 51. The focus of this study is to identify and confirm community-supported safety and aesthetic improvements to achieve four main goals: creating a safer and more inviting area for people walking or riding bicycles to locations along the corridor; improving navigation in and around the retail areas; enhancing access to transit; and fostering a sense of place and identity. An artist will be commissioned to create artwork in support of these goals. This project is in the planning phase.

Project Number	AR63850023 (NEW)
Project Title	State Road 30
Location	South of Interstate 10 in the southwest Valley
Type of Project	Design Team and Permanent Commission
Funding Source	AHUR Capital Funds
Budget	\$100,000
Council District	7

In partnership with Arizona Department of Transportation, the City is in the early planning stages of a project to build an east-west roadway to extend 13 miles between the Loop 202 South Mountain Freeway in Phoenix and Sarival Avenue, near Loop 303 in Goodyear. The approved alignment is located approximately 4 miles south of and parallel to Interstate 10. This project is in the planning phase.

Project Number	AR66000021
Project Title	Portable Works
Location	Phoenix Sky Harbor International Airport
Type of Project	Purchase of Existing Artwork, Temporary Commissions
Funding Source	Aviation Capital Funds
Budget	\$184,330
Council District	8

Artworks will be commissioned and purchased to support the Phoenix Airport Museum's collection. The Museum's collection presents themed exhibitions in more than 40 display areas throughout the Airport system. The artwork enhances the visitor's experience by creating a memorable environment, promoting Arizona's unique artistic and cultural heritage, and honoring the airport's aviation history. These projects are in the planning phase.

Project Number	AR66000046
Project Title	Terminal 3 Modernization
Location	Phoenix Sky Harbor International Airport
Type of Project	Design Team and Permanent Commissions
Funding Sources	Aviation Capital Funds
Budget	\$4,500,000
Council District	8

Multiple artists will be commissioned to work with Aviation and the project design team to integrate artwork into the Terminal 3 Modernization project. This project is in the artist selection phase.

Project Number	AR66000047
Project Title	Aviation Pooled Funds
Location	Deer Valley Airport
Type of Project	Permanent Commission
Funding Source	Aviation Capital Funds
Budget	\$706,492
Council District	1

Funds remaining from previously completed public art projects at the airport have been pooled to create a new opportunity to support the ongoing modernization of Deer Valley Airport. Specific locations and scopes of work will be developed in partnership with the Aviation Department. This project is in the planning phase.

Project Number	AR67000014 (NEW)
Project Title	35th Avenue/Grand Avenue Overpass
Location	Intersection of 35th Avenue, Grand Avenue, and Indian School Rd.
Type of Project	Permanent Commission
Funding Source	Streets Capital Funds
Budget	\$100,000
Council District	5

An artist will be commissioned to work with Street Transportation and Arizona Department of Transportation to integrate artwork into the new overpass at 35th Avenue and Indian School Rd. The project is in the planning phase.

Project Number	AR70160001
Project Title	27th Avenue Solid Waste Management Facility
Location	3060 S. 27th Ave. (at Lower Buckeye Rd.)
Type of Project	Temporary and Permanent Commission
Funding Source	Solid Waste Capital Funds
Budget	\$132,611
Council District	7

Artist Katharine Leigh Simpson was contracted in a previous fiscal year to create artwork from materials commonly found in the City's recycling stream. The work is currently installed at the Phoenix Convention Center and was slated to be reinstalled at the 27th Avenue Solid Waste Management Facility, however a new location is being sought. The relocation is in the planning phase.

Project Number	AR70160004
Project Title	Public Works Community Projects
Location	Various
Type of Project	Temporary Commissions
Funding Sources	Solid Waste Capital Funds
Budget	\$167,671
Council District	Citywide

Artists will be contracted to integrate temporary artwork into capital improvements in Public Works facilities that will connect the community with the circular economy concepts and bolster City efforts to increase awareness about recycling and resource management. These projects are in the planning phase.

Project Number	AR74000014
Project Title	Artist Initiatives
Location	Various Sites
Type of Project	Temporary Commissions
Funding Sources	Wastewater and Water Capital Funds
Budget	\$776,074
Council District	Citywide

This program supports creating and presenting original, new, or in-process temporary work by practicing Phoenix artists. Awarded artists must complete a public presentation inside city boundaries that primarily benefits Phoenix residents. Awards are given to artists who activate public buildings and spaces with various artistic installations, performances, cultural events, and media. These projects are on-going.

Project Number	AR74000017
Project Title	Civic Space Park: <i>Her Secret is Patience</i>
Location	Civic Space Park at 1st Ave. and Taylor St.
Type of Project	Refurbishments and Retrofits
Funding Sources	Parks and Water Capital Funds
Budget	\$406,050
Council District	7

Contractors will be hired to replace existing lighting with more efficient LED fixtures for the park's award-winning landmark sculpture, *Her Secret is Patience* by Janet Echelman, which was installed in 2006. This project is in the construction phase and is expected to be complete in 2026.

Project Number	AR74000019
Project Title	Mountain Preserve Enhancements
Location	South Mountain Park and Preserve
Type of Project	Permanent and Temporary Commissions
Funding Sources	Parks and Water Capital Funds
Budget	\$932,003
Council District	6, 8

Artists commissioned for this project may create permanent or temporary artwork, interpretive elements, or cultural events to celebrate this beloved natural and cultural amenity. This project is in the planning phase.

Project Number	AR74000023
Project Title	Reach 11 Sports Complex: <i>The Wings</i>
Location	2425 E. Deer Valley Dr.
Type of Project	Refurbishments and Retrofits
Funding Source	Parks and Water Capital Funds
Budget	\$15,000
Council District	2

Contractors will be hired to repaint this functional artwork by artist Yang Chyi Lee. The project was completed in 2012 and sees heavy use from park users. This project is in the implementation phase and is expected to be complete in 2025.

Project Number	AR74000025
Project Title	Dream Draw Pedestrian Bridge
Location	State Road 51 at 29th Street
Type of Project	Refurbishments and Retrofits
Funding Source	AHUR, Water Capital Funds
Budget	\$690,491
Council District	3

Contractors will be hired to repaint this functional artwork by artist Vicki Scuri. The project was completed in 1994 and sees heavy use from pedestrians and bicyclists. This project is in the planning phase.

Project Number	AR74000026
Project Title	Laveen Heritage Park
Location	6925 W. Meadows Loop
Type of Project	Permanent Commission
Funding Source	Parks and Wastewater Capital Funds
Budget	\$268,627
Council District	7

Artist Dixie Friend Gay was contracted in a previous fiscal year to work with the project design team to enhance the new Laveen Heritage Park. This project is in the fabrication phase and is expected to be complete in 2025.

Project Number	AR74000028
Project Title	Lone Mountain Park
Location	North 56th St & East Montgomery Rd
Type of Project	Design Team and Permanent Commission
Funding Source	Parks and Water Capital Funds
Budget	\$424,171
Council District	2

Artist team WOWHAUS was contracted in a previous fiscal year to work with the project design team to enhance the new Lone Mountain Park. The project is in the design phase and is expected to be complete in 2026.

Project Number	AR74000029
Project Title	Rio Salado Bike/Pedestrian Bridge
Location	3rd Street at Rio Salado
Type of Project	Design Team and Permanent Commission
Funding Source	Parks and Water Capital Funds
Budget	\$530,687
Council District	8

This project will provide a comfortable, low-stress connection for residents walking or riding bicycles from downtown Phoenix to or across the Rio Salado and was assigned high priority for the South Downtown Neighborhoods Mobility Study Area. Barbara Grygutis was contracted in a previous fiscal year to work with the design team to integrate artwork into the bridge design to enhance the bike and pedestrian experience. This project is in the design phase and is expected to be complete in 2026.

Project Number	AR74000030
Project Title	Lookout Mountain Park: <i>Desert Passages</i>
Location	14441 N 18th St.
Type of Project	Refurbishments and Retrofits
Funding Source	Parks and Wastewater Capital Funds
Budget	\$220,000
Council District	3

A contractor will be hired to repair elements of *Desert Passages* by Roger Asay and Rebecca Davis. The project was completed in 1990 and will be restored to the original design, in collaboration with the Parks and Recreation Department and the artists. This project is in the implementation phase and is expected to be complete in 2025.

Project Number	AR76000004
Project Title	100 W. Washington Street
Location	West Washington St. and 1st Ave.
Type of Project	Design Team and Permanent Commission
Funding Sources	Excise Tax Revenue Bond and Water Capital Funds
Budget	\$360,000
Council District	7

Artist Maria Salenger was contracted in a previous fiscal year to work with the design team to improve the security and appearance of 100 W. Washington building, and adjacent areas, which will be the new Phoenix Police Department Headquarters. This project is in the design phase and is expected to be complete in 2026.

Project Number	AR84800000
Project Title	North Phoenix Reservoir
Location	Cave Creek Rd.
Type of Project	Design Team and Permanent Commission
Funding Sources	Water and Wastewater Capital Funds
Budget	\$577,356
Council District	2

An artist will be commissioned to work with Water Services and the community to enhance the new North Phoenix Reservoir. This project is in the planning phase.

Project Number	AR84800001
Project Title	Harmon Park: <i>River of Shade</i>
Location	1425 S. 5th Ave.
Type of Project	Refurbishments and Retrofits
Funding Source	Water Capital Funds
Budget	\$150,000
Council District	8

A contractor will be hired to repair elements of *River of Shade* by artist Stacy Levy. The project was completed in 2010 and will be restored to the original design, in collaboration with the artist. Some repairs were made in fiscal year 2024-2025. This project is in the planning phase.

Project Number	AR84800002
Project Title	Sunnyslope Canal Demonstration Project
Location	Arizona Canal between Dunlap Ave. and Northern Blvd.
Type of Project	Refurbishments and Retrofits
Funding Source	Water Capital Funds
Budget	\$100,000
Council District	3, 6

A contractor will be hired to repair elements of the Sunnyslope Canal Demonstration project by artists Jackie Ferrara and Doug Hollis. The project was completed in 2000 and will be restored to the original design, in collaboration with the artists. This project is in the planning phase.

Project Number	AR84850019
Project Title	Arizona Falls: <i>Waterworks</i>
Location	Arizona Canal at 58th St.
Type of Project	Refurbishments and Retrofits
Funding Source	Water Capital Funds
Budget	\$100,000
Council District	6

Major safety features, such as security lighting, drainage, fencing, and landscape improvements will be upgraded as part of improvements to the site. This project was completed in 2003 and will be improved in collaboration with the artists, Lajos Heder and Mags Harries. The project is in the planning phase.

Project Number	AR84850033
Project Title	Water Services West Yard
Location	North 47th Ave. and West Camelback Rd.
Type of Project	Design Team and Permanent Commission
Funding Sources	Wastewater Capital Funds
Budget	\$38,650
Council District	5

An artist will be contracted to work with Water Services and its project team to add enhancements to publicly accessible areas of the planned West Yard Facility and Customer Service Center. This project is currently on hold.

Project Number	AR84850035
Project Title	Community Well Site Enhancements
Location	Various
Type of Project	Permanent Commissions
Funding Sources	Water Capital Funds
Budget	\$250,000
Council District	Citywide

Artists will be commissioned to work with the Water Services Department to enhance or upgrade the design of new and existing Water facilities. These projects are currently on hold until suitable sites can be identified. To view previously completed well sites, visit www.pheonix.gov/arts.

Project Number	AR84850036
Project Title	Cortez Park and Well Site
Location	35th Ave. and Arizona Canal
Type of Project	Design Team and Permanent Commission
Funding Sources	Water Capital Funds
Budget	\$200,000
Council District	1

John Randall Nelson was contracted in a previous fiscal year to work with Water Services, Parks and Recreation, and Neighborhood Services to design enhancements to improve the safety and security of this Aquifer Storage and Recovery well site and surrounding public spaces along the Arizona Canal and Cortez Park. This project is in the fabrication phase and is expected to be complete in 2026.

Project Number	AR84850038
Project Title	Maryvale Grand Canal Crossing
Location	Grand Canal and 51st Ave.
Type of Project	Permanent Commission
Funding Sources	Water Capital Funds
Budget	\$200,000
Council District	5

Reinaldo Correra was contracted in a previous fiscal year to work with Street Transportation, SRP, and the community to enhance the design of the Grand Canal trail and crossing near 51st Ave. in Maryvale. This project is in the design phase and is expected to be complete in 2026.

Project Number	AR84850040
Project Title	El Reposo Park
Location	502 East Alta Vista Rd.
Type of Project	Refurbishments and Retrofits
Funding Sources	Water and Wastewater Capital Funds
Budget	\$344,483
Council District	7

Due to new construction, a previously completed artwork titled *Bloomcanopy* by Matter Architecture Practice will be relocated and integrated into the landscape at El Reposo Park. The project is in the design phase and is expected to be complete in 2026.

Project Number	AR84850041
Project Title	Sueño Park
Location	4401 West Encanto Blvd.
Type of Project	Permanent Commission
Funding Sources	Water Capital Funds
Budget	\$166,700
Council District	4

An artist will be commissioned to work with Parks and the community to enhance the experience of Sueño Park. This project is in the planning phase and will utilize artists from the Pre-Qualified Roster for City Parks.

Project Number	AR84850042
Project Title	Paradise Valley Park
Location	17642 North 40th St.
Type of Project	Permanent Commission
Funding Sources	Water Capital Funds
Budget	\$371,785
Council District	2

Artist Donald Lipski was contracted in a previous fiscal year to work with Parks and the community to enhance the experience of Paradise Valley Park. This project is in the design phase and is expected to be complete in 2026.

Project Number	AR84850044
Project Title	Western Canalscape (Phase 1 and 2)
Location	Western Canal, 4th Avenue to 24th Street
Type of Project	Purchase of Existing Artwork, Permanent Commission
Funding Sources	Water Capital Funds
Budget	\$592,339
Council District	7, 8

Existing three-dimensional artwork was purchased from artists Ken McCall and Hector Ortega for placement along the Western Canal at 20th Street. Phase 1 of this project is in the construction phase; Phase 2 is in the planning phase where new opportunities for public art will be identified.

Project Number	AR84850045
Project Title	Collaborative Neighborhood Projects
Location	Various
Type of Project	Temporary and Permanent Commissions, Purchase of Existing Artwork
Funding Sources	Water and Wastewater Capital Funds
Budget	\$675,496
Council District	Citywide

Artists will be selected to work directly with neighborhood and business associations to enhance parks, business corridors, and other community amenities. Two projects are currently underway with the Hatcher Urban Business and the Bell Road Business Alliance. These projects are in construction and design phases, respectively.

Project Number	AR84850046
Project Title	Identification Plaques and Interpretive Signage
Location	Various
Type of Project	Refurbishments and Retrofits
Funding Sources	Water Capital Funds
Budget	\$225,000
Council District	Citywide

Contractors will be selected to work with Arts and Culture to update, replace, and produce identification plaques and interpretive signage for the public art collection. This project is in the planning phase and will be on-going.

Project Number	AR84850048 (NEW)
Project Title	Major Refurbishments, Restorations, and Routine Maintenance
Location	Various
Type of Project	Refurbishments and Retrofits
Funding Sources	Water and Wastewater Capital Funds
Budget	\$150,000
Council District	Citywide

Specialty contractors will be selected to work with Arts and Culture to plan, budget, and schedule major refurbishments and restorations, and routine maintenance of existing public art projects. This project is in the planning phase and will be on-going.

Project Number	AR84900010
Project Title	Tres Rios Wetlands
Location	91st Ave. and Baseline Rd.
Type of Project	Design Team and Permanent Commission
Funding Source	Wastewater Capital Funds
Budget	\$1,745,000
Council District	7

Adam Kuby was contracted in a previous fiscal year to work with a design team, various City departments, consultants, and the community to create significant recreation and environmental education experiences as part of this multi-year effort to improve the seven-mile, 1,500-acre wetland at the confluence of the Salt and Gila Rivers in southwestern Phoenix. Kuby and the team have designed raptor towers, viewing areas, paths, and demonstration gardens in the wetlands. This project is currently on hold pending federal funds.

Project Number	AR84900011
Project Title	Lift Stations and Neighborhood Facilities
Location	Citywide
Type of Project	Permanent Commissions
Funding Source	Wastewater Capital Funds
Budget	\$47,500
Council District	Citywide

Artists will be contracted to work with City consultants to enhance or upgrade the design of new or existing lift stations and other neighborhood facilities essential to the City's wastewater collection system. In addition to wall enhancements, the projects may include upgraded landscaping, security fencing, and other features. This project is currently on hold.

Project Number	AR84900015
Project Title	Rio Reimagined
Location	7th St. to 7th Ave.
Type of Project	Design Team, Temporary and Permanent Commissions
Funding Source	Wastewater Capital Funds
Budget	\$662,515
Council District	7, 8

The Rio Reimagined Project is a vision to revitalize the Rio Salado (Salt River), Aqua Fria, and Gila Rivers, and the region by transforming over 45 miles of the river stretching from the Salt River Pima Maricopa Indian Community at the eastern most boundary to the City of Buckeye to the west and encompassing more than 78,000 acres. Artists will be selected at several phases of the project to engage the community and design permanent and temporary artwork to enhance the visitor experience. This project is in the planning phase.



FY 2025-2030 Multi-Year Initiatives

Completing the following projects requires significant funding resources over the next five fiscal years. Funding for the planning and implementation of these projects is included in the FY 2025-2030 Public Art Plan. Funding of all projects is subject to City Council approval through future plans.

General Obligation Bond Program

On November 7, 2023 Phoenix voters passed the City Council approved \$500 million General Obligation (GO) Bond Program. GO Bond programs help to fund critical infrastructure and rehabilitation needs of City facilities such as parks, libraries, fire and police stations, affordable housing, streets, and storm drains. Approved projects are prioritized and allocated over the five-year period of fiscal year 2025-2026 to fiscal year 2029-2030 and included in the Preliminary Capital Improvement Program (CIP) scheduled approved by City Council on March 19, 2024. Each of the four proposition includes a percent-for-art calculation which must be spent on projects in each proposition. A breakdown of proposed public art projects is in the next section.

Artist Initiatives

On-going temporary installations provide crucial professional development opportunities for emerging artists and those new to public art. Temporary installations can also activate underutilized spaces and provide neighborhoods with new ways to engage with artists. This program is guided by the Office of Arts and Culture's Temporary Art Guidelines.

Collaborative Neighborhood Projects

Artists will be selected to work directly with neighborhood and business associations, such as theHUB (Hatcher Urban Businesses) and the Bell Road Business Alliance, to enhance parks, business corridors, and other community amenities. These enhancements foster community collaboration and external partnerships that expand the reach of the public art program.

Community Water Facilities Improvements

Over the years, multiple artists have been contracted to work with the community and the Water Services Department to improve the security and appearance of community water facilities citywide, including well sites and lift stations.

Phoenix Sky Harbor International Airport

Phoenix Sky Harbor International Airport's new terminal modernizations represent the City's most significant opportunity to reach the widest public with integrated public art and design. PSHIA handles more than 40 million passengers annually. POAC staff continue to work with Aviation staff and its design teams to carry out a comprehensive plan to integrate significant art and design to enhance travelers' experience. Projects will be implemented in step with the airport modernization phases.

Public Works Recycling and Sustainability Initiative

POAC has worked with the Public Works Department since 1990 to involve artists in the design of innovative recycling centers, and in building awareness of the need for recycling and sustainable resource management. Artists will be contracted to create artworks that expand awareness about recycling and sustainable resource management by introducing new ways to reuse materials and bolster City efforts to increase recycling citywide.

Rio Reimagined

Rio Reimagined is the Valley's most impactful green infrastructure project in a century. Rio Salado, or the Salt River, is a historically significant and underutilized natural resource reimagined as a unifying public space. A creative and collective effort is underway to integrate priorities of public open space, environmental quality, housing, transportation, economic and workforce development, community sustainability, and resilience. POAC staff will work with the Planning Department to identify and integrate permanent and temporary public art opportunities.

Shade, Cooling, and Heat Mitigation

Artists will be contracted to work with the community and various City departments to enhance the pedestrian experience by increasing shade options and improving shaded connectivity. The enhancements will be coordinated with City efforts to reduce the impact of urban heat and improve mobility citywide through initiatives like Cool Corridors. The initiative also includes supporting funds for the Bloomberg Philanthropies Public Art Challenge grant.

Tres Rios Wetlands

Adam Kuby has been selected to work with City departments, consultants and the community to create significant environmental recreation and education opportunities at Tres Rios Wetlands. This project is part of this multi-year effort to improve the seven-mile, 1,500-acre wetland at the confluence of the Salt and Gila Rivers in southwestern Phoenix.



FY 2025-2030 Public Art Plan Summary and Map

Public Art Plan Summary

Number of New Projects	3	\$350,000
General Obligation Bond Program*	4	\$3,761,464
Number of Continuing Projects	38	\$20,295,190
Total Funded Projects	45	\$24,406,654

*General Obligation (GO) Bond Program – *tentative public art projects*

Proposition 1	4	\$1,632,629
Fire Station 7		
Fire Station 13		
Fire Station 15		
Fire Station 51		
Proposition 2	2	\$903,853
Estrella Civic Space + Branch Library		
Desert View Civic Space + Branch Library		
Proposition 3	1	\$624,603
Latino Cultural Center		
Proposition 4	2	\$600,649
Choice Neighborhoods Housing Development		
McDowell Senior Center		
Total Funded GO Bond Projects	9	\$3,761,464



FY 2025-2030 Public Art Plan Budget

PUBLIC ART PLAN BUDGET		FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	TOTAL
AR00000027 - PCT-for-Art Prop 1							
3388	2023 GO Cultural Fac-% for Arts Prop 1	411,865	820,764	400,000	0	0	1632629
		411865	820764	400000	0	0	1632629
AR00000028 - PCT-for-Art Prop 2							
3393	2023 GO Cultural Fac-% for Arts Prop 2	124,600	320,758	458,225	0	0	903583
		124600	320758	458225	0	0	903583
AR00000029 - PCT-for-Art Prop 3							
3398	2023 GO Cultural Fac-% for Arts Prop 3	91,991	219,311	313,301	0	0	624603
		91991	219311	313301	0	0	624603
AR00000030 - PCT-for-Art Prop 4							
3401	2023 GO Cultural Fac-% for Arts Prop 4	297,825	302,824	0	0	0	600649
		297825	302824	0	0	0	600649
AR63000030 - North 32nd Street Improvements							
0051	Water Revenue	438,187	0	0	0	0	438,187
		0	0	0	0	0	438,187
AR63000032 - Shade Cooling and Heat Mitigation							
0007	AZ Highway Users - 30% - Street Imp.	0	0	0	0	0	0
0051	Water Revenue	249,183	0	0	0	0	249183
0090	Wastewater Revenue	494,072	200,000	0	0	0	694,072
2051	Transportation Tax 2050-Streets	0	0	264,886	0	0	264886
		743255	200000	264886	0	0	1208141
AR63000034 - Dobbins Road from Loop 202 to 27th Ave							
0007	AZ Highway Users - 30% - Street Imp.	0	0	0	0	0	0
0090	Wastewater Revenue	275,000	200,000	0	0	0	475000
		275000	200000	0	0	0	475000
AR63000035 - 3rd St Connector (Rio Salado to Lincoln St)							
0007	AZ Highway Users - 30% - Street Imp.	0	0	0	0	0	0
0051	Water Revenue	0	0	0	0	0	0
0090	Wastewater Revenue	423,000	164,720	0	0	0	587720
		423000	164720	0	0	0	587720

AR63850021 - State Road 303

0007	AZ Highway Users - 30% - Street Imp.	260,020	0	0	0	0	260020
0090	Wastewater Revenue	264,886	0	0	0	0	264886
		524906	0	0	0	0	524906

AR63850022 - McDowell Rd Revitalization

0007	AZ Highway Users - 30% - Street Imp.	107,441	0	0	0	0	107441
0090	Wastewater Revenue	98,800	0	0	0	0	98800
2050	Transportation Tax 2050-Transit	93,964	0	0	0	0	93964
		300205	0	0	0	0	300205

AR63850023 - State Road 30

0007	AZ Highway Users - 30% - Street Imp.	0	100,000	0	0	0	100000
		0	100000	0	0	0	100000

AR66000021 - PSHIA Portable Works

0042	Aviation Improvement	0	0	0	0	0	0
1430	Passenger Facility Charge #6 - Expense	0	0	0	0	0	0
1731	2019A CFC Bond	0	184,330	0	0	0	184330
		0	184330	0	0	0	184330

AR66000046 - PSHIA Terminal Improvements

1728	2024 Airport Revenue Bonds	4,500,000	0	0	0	0	4500000
1732	2019B Airport Revenue Bonds	0	0	0	0	0	0
		4500000	0	0	0	0	4500000

AR66000047 - PSHIA Pooled Funds (Deer Valley Airport)

1732	2019B Airport Revenue Bonds	685,000	21,492	0	0	0	706492
		685000	21492	0	0	0	706492

AR67000014 - 35th Ave/Grand Ave Overpass

2050	Transportation Tax 2050-Transit	100,000	0	0	0	0	100000
		100000	0	0	0	0	100000

AR70160001 - 27th Ave Solid Waste Facility

0037	Solid Waste Disposal-Operating	47,551	0	0	0	0	47551
0090	Wastewater Revenue	0	0	0	0	0	0
68031	SWD Equipment Facilities CIC Bonds 2020A	85,060	0	0	0	0	85060
		132611	0	0	0	0	132611

AR70160004 - Public Works Community Projects

0037	Solid Waste Disposal-Operating	44,040	0	0	0	0	44040
68031	SWD Equipment Facilities CIC Bonds 2020A	123,631	0	0	0	0	123631
		167671	0	0	0	0	167671

AR74000014 - Artists Initiative

0051	Water Revenue	118,150	0	0	0	0	118150
0090	Wastewater Revenue	250,000	207,924	200,000	0	0	657924
		368150	207924	200000	0	0	776074

AR74000017 - Civic Space Park

0024	Sports Facilities	6,050	0	0	0	0	6050
0051	Water Revenue	185,000	100,000	0	0	0	285000
1022	Parks and Preserves Initiative SRF	115,000	0	0	0	0	115000
		306050	100000	0	0	0	406050

AR74000019 - Mountain Preserve Enhance (South Mountain)

0051	Water Revenue	304,703	290,769	25,000	0	0	620472
1437	PPPI 40% Mtn & Desert Preserves	220,000	91,531	0	0	0	311531
		524703	382300	25000	0	0	932003

AR74000023 - Reach 11 Sports Complex

0051	Water Revenue	15,000	0	0	0	0	15000
1022	Parks and Preserves Initiative SRF	0	0	0	0	0	0
		0	0	0	0	0	15000

AR74000025 - Dreamy Draw Ped. Bridge

0007	AZ Highway Users - 30% - Street Imp.	15,000	199,416	0	0	0	214416
0051	Water Revenue	376,761	0	0	0	0	37671
1021	Capital Construction	0	99,314	0	0	0	99314
		391761	298730	0	0	0	690491

AR74000026 - Laveen Heritage Park

0090	Wastewater Revenue	249,046	0	0	0	0	249046
1022	Parks and Preserves Initiative SRF	19,581	0	0	0	0	19581
		268627	0	0	0	0	268627

AR74000028 - Lone Mountain Park

0051	Water Revenue	300,000	0	0	0	0	300000
0090	Wastewater Revenue	50,000	0	0	0	0	50000
1022	Parks and Preserves Initiative SRF	0	74,171	0	0	0	74171
1437	PPPI 40% Mtn & Desert Preserves	0	0	0	0	0	0
		350000	74171	0	0	0	424171

AR74000029 - Rio Salado Bike/Ped. Bridge

0051	Water Revenue	497,155	0	0	0	0	497155
1022	Parks and Preserves Initiative SRF	33,532	0	0	0	0	33532
		530687	0	0	0	0	530687

AR74000030 - Lookout Mountain Park							
0090	Wastewater Revenue	200,000	0	0	0	0	200000
1022	Parks and Preserves Initiative SRF	20,000	0	0	0	0	20000
		220000	0	0	0	0	220000
AR76000004 - 100 W Washington St.							
0051	Water Revenue	360,000	0	0	0	0	360000
68036	Ex Tax Rev Bond 2022 Tax-Exempt	0	0	0	0	0	0
		360000	0	0	0	0	360000
AR84800000 - North Phoenix Reservoir							
0051	Water Revenue	150,000	227,356	0	0	0	377356
0090	Wastewater Revenue	0	200,000	0	0	0	200000
		150000	427356	0	0	0	577356
AR84800001 - River of Shade							
0051	Water Revenue	0	0	150,000	0	0	150000
		0	0	150000	0	0	150000
AR84800002 - Sunnyslope Canal Demonstration							
0051	Water Revenue	0	100,000	0	0	0	100000
		0	100000	0	0	0	100000
AR84850019 - Arizona Falls							
0051	Water Revenue	100,000	0	0	0	0	100000
		100000	0	0	0	0	100000
AR84850033 - Water Services West Yard							
0090	Wastewater Revenue	38,650	0	0	0	0	38650
		38650	0	0	0	0	38650
AR84850035 - Community Well Site Gates							
0051	Water Revenue	250,000	0	0	0	0	250000
		25000	0	0	0	0	250000
AR84850036 - Cortez Park and Well Site							
0051	Water Revenue	200,000	0	0	0	0	200000
		200000	0	0	0	0	200000
AR84850038 - Maryvale Grand Canal Crossing							
0051	Water Revenue	200,000	0	0	0	0	200000
		200000	0	0	0	0	200000
AR84850040 - El Reposo Park Public Art Project							
0051	Water Revenue	125,400	0	0	0	0	125400

0090	Wastewater Revenue	219,083	0	0	0	0	219083
		344483	0	0	0	0	344483
AR84850041 - Sueno Park							
0051	Water Revenue	66,700	0	0	0	0	66700
0090	Wastewater Revenue	100,000	0	0	0	0	100000
		166700	0	0	0	0	166700
AR84850042 - Paradise Valley Park							
0051	Water Revenue	321,785	50,000	0	0	0	371785
		321785	50000	0	0	0	371785
AR84850044 - Western Canal (Phase 1 and 2)							
0051	Water Revenue	500,000	0	0	0	0	500000
0090	Wastewater Revenue	0	92,339	0	0	0	92339
		500000	92339	0	0	0	592339
AR84850045 - Coll. Neighborhood Projects							
0051	Water Revenue	100,496	100,000	100,000	0	0	300496
0090	Wastewater Revenue	275,000	100,000	0	0	0	375000
		375496	200000	100000	0	0	675496
AR84850046 - Identification Plaques & Int. Signage							
0051	Water Revenue	75,000	75,000	75,000	0	0	225000
		75000	75000	75000	0	0	225000
AR84850048 - Public Art Major Refurb and Restorations							
0051	Water Revenue	75,000	0	0	0	0	75000
0090	Wastewater Revenue	75,000	0	0	0	0	75000
		150000	0	0	0	0	150000
AR84900010 - Tres Rios Wetlands							
0090	Wastewater Revenue	275,000	1,470,000	0	0	0	1745000
		275000	1470000	0	0	0	1745000
AR84900011 - Lift Station Projects							
0090	Wastewater Revenue	47,500	0	0	0	0	47500
		47500	0	0	0	0	47500
AR84900015 - Rio Reimagined Public Art Project							
0090	Wastewater Revenue	250,000	250,000	162,515	0	0	662515
		250000	250000	162515	0	0	662515
Total							
		15,995,708	6,262,019	2,148,927	0	0	24,406,654



Purchase of a Stump Grinder (Ordinance S-52086) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Vermeer Mountain West, Inc. to purchase a stump grinder. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$101,452.

Summary

The Public Works Department seeks authorization to purchase a stump grinder for the Parks and Recreation Department. This specialized equipment will be utilized to maintain and repair the City's infrastructure and provide continuous operations of clearing trees throughout the City.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Without Competition due to the unique specifications reviewed and deemed necessary and acceptable by the Parks and Recreation and Public Works departments.

Contract Term

The item will be for a one-time purchase of a stump grinder, starting on or about, June 19, 2025.

Financial Impact

The contract value will not exceed \$101,452.

Funding is available in the Parks and Recreation Department.

Responsible Department

This item is submitted by Deputy City Managers John Chan and Mario Paniagua and the Parks and Recreation and Public Works departments.



Grant of a Public Utility Easement on City-Owned Property Located at 10201 S. Central Avenue for South Mountain Activity Center Renovations (Ordinance S-52083) - District 8

Request the City Council, to grant a public utility easement, for consideration of one dollar and/or other valuable consideration, for the installation of new service to a City-owned property in the Salt River Project service area, and further ordering the ordinance recorded.

Summary

The public utility easement is needed to provide utilities to the South Mountain Activity Center at 10201 S. Central Avenue. The complex is being renovated and consists of upgrades to 10 park ramadas, restroom renovation, and other necessary work. This includes the installation of underground electrical conductor, transformer, and equipment pads.

The public utility easement is more fully described in the legal description ("Easement Premises") recorded with the ordinance and will be granted to all public service corporations, agricultural improvement districts, and telecommunication corporations providing utility service to the property located at 10201 S. Central Avenue (collectively "Grantee") for an indefinite period, subject to the following terms and conditions:

- A. Grantee is hereby granted the right to construct, reconstruct, replace, repair, operate, and maintain utility facilities together with appurtenant fixtures for use in connection therewith (collectively "Grantee Facilities") to, through, across and beyond Grantor's property within the Easement Premises. Subject to the notice requirements provided in paragraph "I," Grantee shall at all times have the right of full and free ingress and egress to and along the Easement Premises for the purposes herein specified. Grantee acknowledges and accepts that Grantee shall share the Easement Premises with other Grantees and shall use such Easement Premises with other Grantees in accordance with and consistent with industry standards and customs for shared use. Grantor agrees to coordinate the location of Grantee's Facilities within the Easement Premises and to pay costs for relocation of Grantee's Facilities as provided in paragraph "F."
- B. Grantor shall not locate, erect or construct, or permit to be located or erected or

constructed, any building or structure (or drill any well) within the limits of the Easement Premises. However, Grantor reserves all other rights, interests, and uses of the Easement Premises that are not inconsistent with Grantee's easement rights herein conveyed and which do not interfere with or endanger any of the Grantee Facilities. Notwithstanding the foregoing, Grantor shall not have the right to lower by more than one foot or raise by more than two feet the surface grade of Easement Premises without the prior written consent by the Grantee whose facilities will be affected by the change of elevation.

- C. Grantee shall not have the right to use the Easement Premises to store gasoline or petroleum products, hazardous or toxic substances, or flammable materials; provided however, that this prohibition shall not apply to any material, equipment or substance contained in, or a part of, the Grantee Facilities, provided that Grantee must comply with all applicable federal, state and local laws and regulations in connection therewith. Additionally, the Easement Premises may not be used for the storage of construction related materials or to park or store construction-related vehicles or equipment except on a temporary basis to construct, reconstruct, replace, repair, operate, or maintain the Grantee Facilities.
- D. Grantor shall maintain an appropriate three-foot clear area around all edges of all equipment pads for Grantee Facilities in addition to a clear operational area that extends 10 feet immediately in front of all transformer or switching cabinet openings, within the Easement Premises. No obstruction, trees, shrubs, fixtures, or permanent structures shall be placed or permitted by Grantor within said areas. Grantee is hereby granted the right to trim, prune, cut, and clear away trees, brush, shrubs, or other obstruction within said areas.
- E. Grantee shall exercise reasonable care to avoid damage to the Easement Premises and all improvements thereon and agrees that following any work or use by Grantee within the Easement Premises, the affected area, including without limitation, all pavement, landscaping, concrete and other improvements permitted within the Easement Premises pursuant to this easement will be restored by Grantee to as close to original condition as is reasonably possible, at the expense of Grantee.
- F. Grantor reserves the right to require the relocation of Grantee Facilities to a new location within Grantor's property; provided however, that: (1) Grantor pays the entire cost of redesigning and relocating existing Grantee Facilities to the new location; and (2) Grantor provides Grantee with a new and substantially similar public utility easement at no cost to Grantee. After relocation of Grantee Facilities to the new easement area, Grantee shall abandon its rights to use the Easement Premises granted in this easement without cost or consequence to Grantor.
- G. Each public service corporation and telecommunication services corporation as a Grantee shall coordinate and work with other Grantees in the use of the Easement Premises. In the event that a third party or other Grantee requests the relocation of existing Grantee Facilities to a new location (whether or not) within the Easement

Premises, the requesting party shall pay the entire cost of redesigning and relocating the existing Grantee Facilities.

- H. Grantee shall not have the right to transfer, convey or assign its interests in this easement to any individual, corporation, or other entity without the prior written consent of Grantor, which consent shall not be unreasonably withheld. Grantee shall notify Grantor of any proposed transfer, conveyance or assignment of any rights granted herein at address listed below.
- I. Except in emergencies or exigent circumstances such as service restoration, Grantee agrees to contact Grantor at least one business day prior to Grantee's entrance onto the Easement Premises where the Easement Premises are located: (1) on a site that includes Aviation Department facilities; (2) water and wastewater treatment facilities; (3) Police Department headquarters located at 620 W. Washington Street; (4) Fire Department headquarters located at 150 S. 12th Street; (5) City Hall located at 200 W. Washington Street; (6) City Court Building located at 300 W. Washington Street; (7) Calvin C. Goode Building located at 251 W. Washington Street; (8) Transit Operations Center located at 320 N. 1st Avenue or West Transit Facility located at 405 N. 79th Avenue; or (9) in a secured or fenced area.

Location

10201 S. Central Avenue, within Maricopa County Assessor's Parcel Numbers 300-67-009A, 300-67-004D, 300-67-008, 300-69-001, 300-69-002.

Council District: 8

Responsible Department

This item is submitted by Deputy City Manager John Chan and the Parks and Recreation and Finance departments.



Acquisition of Real Property from Arizona State Land Department for Phoenix Sonoran Desert Preserve Located North 39th Avenue and West Hackamore Drive (Ordinance S-52053) - District 1

Request to authorize the City Manager, or his designee, to acquire real property and related property interests voluntarily from Arizona State Land Department (ASLD), at a purchase price determined by the City Manager, or his designee, to be reasonable under the circumstances and in the best interests of the City and upon such other terms as are established at ASLD's public auction for Mountain Preserve purposes to be designated as "Mountain Preserve" in accordance with the provisions of Chapter XXVI of the City Charter. Further request authorization for the City Controller to disburse all funds related to this item.

Further request the City Council to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion of indemnification and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code 42-18, as ASLD's form documents include such provisions.

Summary

The purpose of the Phoenix Sonoran Desert Preserve is to protect and preserve Phoenix's natural desert vegetation and mountain preserves. Acquisition of approximately 158.70 acres will add land to the existing Mountain Preserve. The acquisition will expand the City's system of outdoor recreational opportunities for residents and visitors, while preserving the natural desert habitat for wildlife in the area. The hillside property will provide connectivity between the Phoenix Sonoran Desert Preserve and Deem Hills recreation trail system, located in northern Phoenix.

The parcel affected by acquisition and included in this request is identified by Maricopa County Assessor's Parcel Number 201-10-987 located at 25250 N. 35th Avenue.

The property is a single parcel totaling approximately 220.27 acres, of which approximately 61.57 acres is leased by the Deer Valley Unified School District (DVUSD). The lease between ASLD and DVUSD will not affect the City's acquisition of the remaining approximately 158.70 acres of the parcel.

Financial Impact

Funding for this project is available in the Parks and Recreation Department's Capital Improvement Program budget utilizing Phoenix Parks and Preserve Initiative (PPPI) funding.

Location

Located North 39th Avenue and West Hackamore Drive
Council District: 1

Responsible Department

This item is submitted by Deputy City Manager John Chan and the Parks and Recreation and Finance departments.



Swimming Pool Maintenance Supplies, Accessories, and Repair Parts Contract - PKS-IFB-25-0740 - Request for Award (Ordinance S-52117) - Citywide

Request to authorize the City Manager, or his designee, to enter into contracts with Leslie's Poolmart, Inc., Landmark Aquatic, Aquavida Pools, and Poolman 2000 LLC DBA Amenity Pool Services of Phoenix to supply swimming pool maintenance supplies, accessories, and repair parts for the Parks and Recreation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed \$1 million.

Summary

The Parks and Recreation Department (Department) manages aquatic facilities and splash pads located throughout the City. The department requires various commercial grade swimming pool parts, supplies, and equipment to perform maintenance activities on multiple systems, including but not limited to filtration systems, pumps, impellor's, motors, chemical injection systems, and other infrastructure. This contract will provide the department with a wide variety of swimming pool maintenance supplies, accessories, and repair parts to enhance and support the quality of these facilities which are utilized by residents of Phoenix.

Procurement Information

An Invitation for Bid was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Four vendors submitted bids deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendors:

Selected Bidders

Leslie's Poolmart, Inc.

Landmark Aquatic

Aquavida Pools

Poolman 2000 LLC DBA Amenity Pool Services of Phoenix

Contract Term

The contracts will begin on or about July 1, 2025 for a five-year term with no options to extend.

Financial Impact

The aggregate value of the contracts will not exceed \$1 million. Funding is available in the Parks and Recreation Department Operating Program budget.

Responsible Department

This item is submitted by Deputy City Manager John Chan and the Parks and Recreation Department.



Issuance of Multifamily Housing Revenue Construction/Permanent Note (Wild Rose Flats Project), Series 2025 (Resolution 22314) - District 4

Requests City Council approval for the issuance of Multifamily Housing Revenue Construction/Permanent Note (Wild Rose Flats Project), Series 2025, to be issued in one or more tax-exempt and/or taxable series, in an aggregate principal amount not to exceed \$25,000,000.

Summary

Request City Council adoption of a Resolution (**Attachment A**) granting approval of the proceedings under which The Industrial Development Authority of the City of Phoenix, Arizona (the “Phoenix IDA”) has previously resolved to issue its Multifamily Housing Revenue Construction/Permanent Note (Wild Rose Flats Project), Series 2025, in an aggregate principal amount not to exceed \$25,000,000 (the “Governmental Lender Note”), for use by Wild Rose Owner LLC, an Arizona limited liability company (together with its successors, assignees and designees, the “Borrower”), to finance, and/or refinance, as applicable, all or a portion of the costs of:

- a. The acquisition, construction, improvement, equipping and/or operating of a qualified residential rental facility (including improvements and facilities functionally related and subordinate thereto), which is expected to be comprised of approximately 72 units (the “Facilities”); and
- b. Funding any required reserve funds, paying capitalized interest on the Governmental Lender Note, if any, and paying the costs of issuance of the Governmental Lender Note (collectively, the “Project”).

The issuance of the Governmental Lender Note and the plan of financing for the Project, for purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended.

Concurrence/Previous Council Action

The Phoenix IDA Board has previously resolved to issue the Governmental Lender Note at its meeting held on May 28, 2025.

Location

The Facility is located at or near 2911 and 2941 N. 43rd Avenue.
Council District: 4

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer.

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED RESOLUTION**

RESOLUTION _____

A RESOLUTION GRANTING FINAL APPROVAL OF THE
ISSUANCE OF AN AMOUNT NOT TO EXCEED
\$25,000,000.00 PRINCIPAL AMOUNT OF MULTIFAMILY
HOUSING REVENUE CONSTRUCTION/PERMANENT
NOTE (WILD ROSE FLATS PROJECT), SERIES 2025, OF
THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE
CITY OF PHOENIX, ARIZONA

WHEREAS, The Industrial Development Authority of the City of Phoenix, Arizona (the
“Authority”), is a nonprofit corporation designated a political subdivision of the State of Arizona
(the “State”) incorporated with the approval of the City of Phoenix, Arizona (the “City”); and

WHEREAS, Title 35, Chapter 5, of the Arizona Revised Statutes, Section 35-701 *et seq.*,
as amended (the “Act”), authorizes the Authority to issue its Governmental Lender Note for the
purposes set forth in the Act, including the making of secured and unsecured loans to finance or
refinance the development, acquisition, construction, improvement, equipping or operation of a
“project” (as defined in the Act) whenever the Board of Directors of the Authority finds such loans
to further advance the interests of the Authority or the public interest, and to refund outstanding
obligations incurred by an enterprise to finance the costs of a “project” when the Board of Directors
of the Authority finds that the refinancing is in the public interest; and

WHEREAS, Wild Rose Owner LLC, an Arizona limited liability company, (together with its successors, assignees, and designees, the "Borrower"), has requested the Authority to issue its Multifamily Housing Revenue Construction/Permanent Note (Wild Rose Flats Project), Series 2025, in an aggregate principal amount not to exceed \$25,000,000.00 (the "Governmental Lender Note"), pursuant to a Funding Loan Agreement (the "Funding Loan Agreement") between the Authority and Citibank, N.A., a national banking association (the "Funding Lender"), whereby the Funding Lender will advance funds (the "Funding Loan") to or for the account of the Authority to make a loan (the "Borrower Loan") to the Borrower to finance and/or refinance, as applicable, all or a portion of the costs of: (i) the acquisition, construction, improvement, equipping and/or operating of a qualified residential rental facility (including improvements and facilities functionally related and subordinate thereto) which is expected to be referred to as "Wild Rose Flats" and comprised of approximately 72 units (the "Facilities"), situated on 4.562± acres of real property located at 2911 & 2941 N. 43rd Avenue, City of Phoenix, Arizona (the "Property"); (ii) funding any required reserve funds; (iii) paying capitalized interest on the Governmental Lender Note, if any; and (iv) paying the costs of issuance of the Governmental Lender Note (collectively, the "Project");

WHEREAS, simultaneously with the Funding Loan Agreement, the Authority and the Borrower will enter into a Borrower Loan Agreement, to be dated as of the first day of the month in which the Governmental Lender Note is issued (the "Borrower Loan Agreement"), whereby the Borrower agrees to make loan payments to the Authority in an amount which, when added to other funds available from the Funding Loan Agreement, will be sufficient to enable the Authority to repay the Funding Loan and to pay all costs and expenses related thereto when due; and

WHEREAS, the Borrower represents that all or a portion of the units at the Facility will be set aside for occupancy by low- to moderate-income tenants in accordance with that certain Declaration of Affirmative Land Use and Restrictive Covenants in Furtherance of Public Purpose, recorded on April 9, 2025 as Instrument No. Document 20250197433 in the official records of

Maricopa County (the “Declaration”) for the benefit of the City of Phoenix (the “City”), encumbering the Property and requiring the Property to be used to further City’s public purpose of increasing the supply of quality housing options for its citizens through causing the Property to be developed as an affordable residential apartment development, thereby satisfying the public purpose requirement of A.R.S. §15-342(7); and

WHEREAS, the Authority, by Resolution 2025-___, duly adopted by the Board of Directors of the Authority at a lawful meeting called and held on May 28, 2025 granted approval of the issuance and assignment of the Governmental Lender Note in an aggregate principal amount not to exceed \$25,000,000.00; and

WHEREAS, Section 35-721(B) of the Act provides that the proceedings of the Authority under which the Governmental Lender Note is to be issued require the approval of the Council of the City; and

WHEREAS, Section 147(f) of the Code requires that an “applicable elected representative” (as that term is defined in the Code) approve the issuance of the Governmental Lender Note and the plan of finance for the Project following a public hearing, which public hearing was held by the Authority on May 30, 2025; and

WHEREAS, information regarding the Project to be financed with the proceeds of the Governmental Lender Note has been presented to the Council of the City; and

WHEREAS, it is intended that this Resolution shall constitute approval by the Council of the City pursuant to Section 35-721(B) of the Act and of the “applicable elected representative” as defined in Section 147(f) of the Code with respect to the Governmental Lender Note.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA as follows:

SECTION 1. The proceedings of the Authority under which the Governmental Lender Note is to be issued are hereby approved.

SECTION 2. The issuance of the Governmental Lender Note and the plan of finance for the Project are hereby approved for purposes of Section 147(f) of the Code.

SECTION 3. Notice of Arizona Revised Statutes Section 38-511 is hereby given. The provisions of that statute are by this reference incorporated herein to the extent of their applicability to matters contained herein.

...
...
...

PASSED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA this ____ day of June,
2025.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By: _____
Chief Counsel David H. Benton

REVIEWED BY:

Jeffrey Barton, City Manager



Issuance of Multifamily Housing Revenue Bonds (Broadway Farms at Hurley Station, Phase I Project) and Multifamily Housing Revenue Note (Broadway Farms at Hurley Station, Phase I Project) (Resolution 22315) - District 7

Requests City Council approval for the issuance of Multifamily Housing Revenue Bonds (Broadway Farms at Hurley Station, Phase I Project), and Multifamily Housing Revenue Note (Broadway Farms at Hurley Station, Phase I Project) to be issued in one or more tax-exempt and/or taxable series, in a combined aggregate principal amount not to exceed \$60,000,000.

Summary

Request City Council adoption of a Resolution (**Attachment A**) granting approval of the proceedings under which The Industrial Development Authority of the City of Phoenix, Arizona (the “Phoenix IDA”) has previously resolved to issue a combined aggregate principal amount not to exceed \$60,000,000 of its Multifamily Housing Revenue Bonds (Broadway Farms at Hurley Station, Phase I Project) and Multifamily Housing Revenue Note (Broadway Farms at Hurley Station, Phase I Project), in one or more tax-exempt and/or taxable series (the “Obligations”) for use by 4201 S 91st Avenue Owner, LLLP, an Arizona limited liability limited partnership (together with its successors, assignees and designees, the “Borrower”), to finance, and/or refinance, as applicable, all or a portion of the costs of:

- a. The acquisition, construction, development, improvement, equipping and/or operating of a qualified residential rental facility (including improvements and facilities functionally related and subordinate thereto), which is expected to be comprised of approximately 190 units in Tolleson, Arizona , (collectively, the “Facility”); and
- b. Funding any required reserve funds, paying capitalized interest on the Obligations, if any, and paying fees, expenses and costs incurred in connection with the authorization, issuance and sale of the Obligations (collectively, the “Project”).

The issuance of the Obligations and the plan of financing for the Project, for purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended.

Concurrence/Previous Council Action

The Phoenix IDA Board has previously resolved to issue its Multifamily Housing Revenue Bonds and Multifamily Housing Revenue Note for this Project at its meeting held on May 28, 2025.

Location

The Facility is located at or near 4141 S. 91st Avenue, Tolleson, AZ, annexed recently into the City of Phoenix.

Council District: 7

With the exception of certain housing bonds, the Phoenix IDA can finance projects located anywhere in Arizona. In addition, the Phoenix IDA may issue bonds to finance projects outside of Arizona, if the out-of-state project provides a benefit within the State.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer.

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED RESOLUTION**

RESOLUTION _____

A RESOLUTION GRANTING FINAL APPROVAL OF THE ISSUANCE OF A COMBINED AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$60,000,000 OF MULTIFAMILY HOUSING REVENUE BONDS (BROADWAY FARMS AT HURLEY STATION, PHASE I PROJECT) IN ONE OR MORE TAX-EXEMPT AND/OR TAXABLE SERIES AND MULTIFAMILY HOUSING REVENUE NOTE (BROADWAY FARMS AT HURLEY STATION, PHASE I PROJECT) IN ONE OR MORE TAX- EXEMPT AND/OR TAXABLE SERIES, OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF PHOENIX, ARIZONA

WHEREAS, The Industrial Development Authority of the City of Phoenix, Arizona (the “Authority”), is a nonprofit corporation designated a political subdivision of the State of Arizona (the “State”) incorporated with the approval of the City of Phoenix, Arizona (the “City”); and

WHEREAS, Title 35, Chapter 5, of the Arizona Revised Statutes, Section 35-701 *et seq.*, as amended (the “Act”), authorizes the Authority to issue revenue bonds for the purposes set forth in the Act, including the making of secured and unsecured loans to finance or refinance the development, acquisition, construction, improvement, equipping or operation of a “project” (as defined in the Act) whenever the Board of Directors of the

Authority finds such loans to further advance the interests of the Authority or the public interest, and to refund outstanding obligations incurred by an enterprise to finance the costs of a “project” when the Board of Directors of the Authority finds that the refinancing is in the public interest; and

WHEREAS, 4201 S 91st Avenue Owner, LLLP, an Arizona limited liability limited partnership (together with its successors, assignees, and designees, the “Borrower”), has requested that the Authority (i) issue its Multifamily Housing Revenue Bonds (Broadway Farms at Hurley Station, Phase I Project) in one or more tax-exempt and/or taxable series (the “Bonds”), (ii) authorize, upon the mandatory tender of the Bonds and the payment by UMB Bank, N.A. (the “Trustee”), of the purchase price of the Bonds from the proceeds of a funding loan made pursuant to a funding loan agreement between the Authority and Citibank, N.A., as funding lender, and (iii) authorize the execution and delivery of its Multifamily Housing Revenue Note (Broadway Farms at Hurley Station, Phase I Project), in one or more tax-exempt and/or taxable series (the “Governmental Lender Note” and together with the Bonds, the “Obligations”) to be exchanged for the Bonds, pursuant to a plan of financing in a combined aggregate principal amount of not to exceed \$60,000,000, the proceeds of which Obligations will be used by the Borrower to finance and/or refinance, as applicable, all or a portion of the costs of: (a) the acquisition, construction, development, improvement, equipping and/or operating of a qualified residential rental facility (including improvements and facilities functionally related and subordinate thereto), which is expected to be comprised of approximately 190 units (all or a portion of which will be set aside for occupancy by low- to moderate-income tenants) situated on approximately 8.20 net acres of real property generally located at or near 4141 South 91st

Avenue, Tolleson, AZ 85353 (collectively, the “Facility”); (b) funding any required reserve funds; (c) paying capitalized interest on the Obligations, if any; and (d) paying fees, expenses and costs incurred in connection with the authorization, issuance and sale of the Obligations (collectively, the “Project”), all in accordance with the Act; and

WHEREAS, in furtherance of the purposes of the Act and in the interest of the Authority and the public thereunder, the Authority proposes to issue the Obligations and loan the proceeds thereof to the Borrower to finance all or a portion of the costs of the Project; and

WHEREAS, the Authority, by Resolution 2025-___, duly adopted by the Board of Directors of the Authority at a lawful meeting called and held on May 28, 2025 granted approval of the issuance and assignment of the Obligations in an aggregate principal amount not to exceed \$60,000,000; and

WHEREAS, Section 35-721(B) of the Act provides that the proceedings of the Authority under which the Obligations are to be issued require the approval of the Council of the City; and

WHEREAS, Section 147(f) of the Code requires that an “applicable elected representative” (as that term is defined in the Code) approve the issuance of the Obligations and the plan of finance for the Project following a public hearing, which public hearing was held by the Authority on May 30, 2025; and

WHEREAS, information regarding the Project to be financed with the proceeds of the Obligations has been presented to the Council of the City; and

WHEREAS, it is intended that this Resolution shall constitute approval by the Council of the City pursuant to Section 35-721(B) of the Act and of the “applicable elected representative” as defined in Section 147(f) of the Code with respect to the Obligations.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA as follows:

SECTION 1. The proceedings of the Authority under which the Obligations are to be issued are hereby approved.

SECTION 2. The issuance of the Obligations and the plan of finance for the Project are hereby approved for purposes of Section 147(f) of the Code.

SECTION 3. Notice of Arizona Revised Statutes Section 38-511 is hereby given. The provisions of that statute are by this reference incorporated herein to the extent of their applicability to matters contained herein.

PASSED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA this ____ day
of June, 2025.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By: _____
Chief Counsel David H. Benton

REVIEWED BY:

Jeffrey Barton, City Manager



Security Services Contract - RFA PCC 26-0011 - Request for Award (Ordinance S-52119) - Districts 7 & 8

Request to authorize the City Manager, or his designee, to enter into a contract with Contemporary Services Corporation (CSC), (Vendor 3062270) to provide Event Security Services for the Phoenix Convention Center. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item. The gross sales for the contract is estimated to produce \$9,701,629 over the approximately 54-month aggregate term, resulting in approximately \$776,130 in revenue to the City.

Summary

This contract will provide event security services to the Phoenix Convention Center (PCC) clients. Services include exclusive event security services for shows open to the general public and non-exclusive event security for events not open to the general public. On a limited basis, event security services are provided for PCC or other City departments for various City-sponsored events. This contract will replace the previous event security services Contract 159404 terminated by the City.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Emergency Procurement. This action is necessary due to an immediate operational need where there is not sufficient time to reinitiate a competitive process without risking disruption to essential services. The emergency presents a critical operational risk, with potential impacts to public safety and the City's ability to support scheduled activities, which could result in significant cost consequences.

The original Revenue Contract Solicitation process was completed competitively and in full compliance with Administrative Regulation 3.10, resulting in five vendor submissions. CSC was evaluated and ranked as the second highest responsive and responsible respondent based on the published evaluation criteria. The highest ranked vendor was initially awarded the contract; however, that contract was subsequently terminated.

Given the essential and time sensitive nature of the services required, the City cannot afford a lapse in coverage. CSC, having already been vetted through the competitive process and receiving a strong evaluation score of 849, well above the minimum competitive range qualifying score of 700, is well positioned to assume the responsibilities.

Awarding this contract to CSC under the emergency determination allows the City to maintain service continuity, mitigate operational risk, and ensure uninterrupted delivery of critical services.

The evaluation panel recommendations were reached by consensus in consideration of published selection criteria with total points ranging from 0 to 1,000. CSC exceeds the minimum range of 700 with a score of 849.

Method of Approach (0-300 points)
Company Resources (0-300 points)
Qualifications and Experience (0-200 points)
Financial Return to the City (0-200 points)

The following Proposer is selected for award:

Selected Vendor
Contemporary Services Corporation - 849

Additional Proposers:
Pride Group, LLC. - 964.20, Contract Terminated
Best Crowd Management - 601.40
Providers International - 435
Professional Protection Services International - 319.60

Contract Term

The contract will begin on or about June 18, 2025, for an approximate 54-month term, expiring December 31, 2029 with no options to extend.

Financial Impact

The Contractor will pay 10 percent commission over the five-year term, resulting in approximately \$776,130 in revenue to the City.

Location

Phoenix Convention Center and Venues
Council Districts: 7 and 8

Responsible Department

This item is submitted by Deputy City Manager John Chan and the Phoenix Convention Center Department.



*****REQUEST TO CONTINUE (SEE ATTACHED MEMO)*** (CONTINUED FROM JUNE 4, 2025) - NVLS (LEARN) Database Subscription Services - RFA 18-011 - Amendment (Ordinance S-52035) - Citywide**

Request to authorize the City Manager, or his designee, to execute amendment to Contract 150498 with Vigilant Solutions, LLC. for an entity change to Motorola Solutions, Inc. Further request to authorize the City Controller to disburse all funds related to this item. No additional funds are needed, request to continue using Ordinance S-45846.

Summary

This contract will provide the Phoenix Police Department with automatic license plate reader equipment and subscription services to the National Vehicle Location Service (NVLS) database. The service also includes the Law Enforcement Archival and Reporting Network (LEARN) database, an online analytic platform that allows license plate data and images to be aggregated and analyzed for law enforcement. LEARN provides agencies with a way to manage vehicle hotlists, query historical license plate reader data and use advanced analytics for enhanced investigations. LEARN is a hosted solution that allows data sharing and interoperability with other law enforcement agencies nationwide. Together, NVLS-LEARN subscriptions service helps the department reduce auto thefts and related crime involving vehicles, increases auto theft vehicle recovery rates and increases investigative leads to reduce auto thefts and vehicles used in gateway crimes (i.e robbery, burglary of residence).

This item has been reviewed and approved by the Information Technology Services Department.

Contract Term

The contract term remains unchanged, ending on June 18, 2029.

Financial Impact

The aggregate value of the contract will not exceed \$2,427,000, and no additional funds are needed.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- National Vehicle Location Service Database - Contract 150498 Ordinance S-45846 on June 26, 2019.
- National Vehicle Location Service Database - Contract 150498 Ordinance S-46372 on February 19, 2020.
- National Vehicle Location Service Database - Contract 150498 Ordinance S-50944 on May 29, 2024.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.



City of Phoenix

To: Lori Bays
Assistant City Manager

Date: June 11, 2025

From: Denis Orender
Acting Police Chief

Subject: CONTINUANCE REQUEST - (CONTINUED FROM JUNE 4, 2025) - NVLS
(LEARN) DATABASE SUBSCRIPTION SERVICES - RFA 18-011 -
AMENDMENT (ORDINANCE S-52035) – ON THE JUNE 18 FORMAL AGENDA

This memo requests the continuance of the following item on the June 18, 2025, Formal Agenda – (CONTINUED FROM JUNE 4, 2025) - NVLS (LEARN) Database Subscription Services - RFA 18-011 - AMENDMENT (ORDINANCE S-52035) – Citywide.

This request is to continue the item to July 2, 2025, in order to continue to provide additional information for consideration by the Mayor and City Council.

Approved: _____

Lori Bays, Assistant City Manager

6/12/25
Date



Emergency Medical Services (EMS) Training Textbooks Contract - IFB-25-0602 - Request for Award (Ordinance S-52101) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Gift of Words LLC dba GBS Books to provide textbooks and related materials for the Fire Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$600,000.

Summary

This contract will provide paramedic textbooks and related materials to support firefighters' training to obtain Emergency Medical Technician (EMT) and Advanced Life Support (ALS) certification. The Fire Department Emergency Medical Services Division has an accredited paramedic training program and is an approved training center for the American Heart Association. Textbooks and training materials are used to train firefighters to become certified emergency medical technicians and paramedics who provide advanced life support treatment.

Procurement Information

An Invitation for Bid procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

One vendor submitted a bid deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendor: Gift of Words LLC dba GBS Books.

Contract Term

The contract will begin on or about July 1, 2025, for a five-year term with no options to extend.

Financial Impact

The aggregate contract value will not exceed \$600,000. Funds are available in the Fire Department's operating budget.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Fire Department.



Proficiency Tests Contract - RFA 25-0474 - Request for Award (Ordinance S-52057) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Collaborative Testing Services, Inc. to provide proficiency tests for the Police Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$90,000.

Summary

This contract will provide proficiency tests for the Police Department's Laboratory Services Bureau. The tests are vital to the Laboratory Services Bureau to provide testing in the areas of controlled substances, firearms, latent print examination, forensic biology, blood alcohol, crime scene, arson and questioned documents. The laboratory accreditation through ANSI National Accreditation Board (ANAB) requires mandatory administration of a proficiency testing program using external test providers for all analysis disciplines of the laboratory and also that a portion of the tests be acquired from an approved external proficiency test vendor. These tests are a critical part of the Police Department's effort to provide life safety services to the public and for use in critical incidents and complicated scenes.

This item has been reviewed and approved by the Information Technology Services Department.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Without Competition. Collaborative Testing Services, Inc. is accredited by ANAB to ISO/IEC 17043 standards and offers the largest inventory of proficiency tests within each discipline. The large selection of tests makes it more efficient for the Laboratory Services Bureau to manage and complete the testing of its 100 examiners. The tests are sold directly to the laboratories, without the use of distributors.

Contract Term

The contract will begin on or about June 4, 2025, for a five-year term with no options to

extend.

Financial Impact

The aggregate contract value will not exceed \$90,000 for the five-year aggregate term. Funding is available in the Police Department's operating budget.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.



Police Records Management System (RMS) - Requirements Contract - ITR 22-052 - Amendment (Ordinance S-52056) - Citywide

Request to authorize the City Manager, or his designee, to execute amendment to Contract 155980 with Motorola Solutions, Inc. to modify scope of work in relation to Motorola Solutions PremierOne (P1) Advanced and Managed Services, extend contract term through June 30, 2030, and add additional expenditures. Further request to authorize the City Controller to disburse all funds related to this item. Additional expenditures will not exceed \$3,400,000.

Summary

This contract will provide Motorola Solutions P1 Advanced and Managed Services to sustain the hardware infrastructure, oversee cybersecurity and maintain the records management application following the implementation of the Motorola P1 system for the Phoenix Police Department beginning in or around July 2025. This Managed Services Agreement (MSA) includes an Onsite System Administrator (OSA) to sustain the hardware and manage cybersecurity and an Onsite System Application Administrator (OSAA) to maintain the PremierOne Records system.

This item has been reviewed and approved by the Information Technology Services Department.

Contract Term

Upon approval, the term of the contract will be extended through June 30, 2030.

Financial Impact

Upon approval of \$3,400,000 in additional funds, the revised aggregate value of the contract will not exceed \$11,900,000. Funds are available in the Police Department's operating budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Police Records Management System (RMS) - Contract 155980 (Ordinance S-48216) on December 15, 2021.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.



**inPURSUIT Records Management System Professional and Support -
Amendment (Ordinance S-52050) - Citywide**

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 148218 with Intergraph Corporation dba Hexagon Safety & Infrastructure to extend contract term for continued maintenance of inPURSUIT Records Management System for the Phoenix Police Department. Further request to authorize the City Controller to disburse all funds related to this item. No additional funds are needed; request to continue using Ordinance S-44430.

Summary

This contract will provide annual licensing, software maintenance, support and professional services in support of the heavily customized Records Management System (RMS) for the Police Department. The additional contract term will allow the City to transition and replace its current system.

This item has been reviewed and approved by the Information Technology Services Department.

Contract Term

Upon approval, the contract will be extended through October 31, 2025.

Financial Impact

The aggregate value of the contract will not exceed \$11,560,593, and no additional funds are needed.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- inPURSUIT Records Management System, Contract 148218, (Ordinance S-44430) on April 4, 2018.
- InPURSUIT Records Management System, Contract 148218, (Ordinance S-49935) on June 28, 2023.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.



Report

Agenda Date: 6/18/2025, Item No. 115

Retroactive Authorization to Apply for and Accept the FY26 Full-Service Forensic Crime Laboratory Grant (Ordinance S-52102) - Citywide

Request to authorize the City Manager, or his designee, to allow the Police Department to retroactively apply for, accept, and enter into an agreement for state grant funds through the Arizona Criminal Justice Commission's FY 2026 Full-Service Forensic Crime Laboratory grant program. Funding provided under this grant will not exceed \$540,000. Further request authorization for the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

Summary

The Police Department's Laboratory Services Bureau has applied for and been awarded funds through this grant program for several years. The purpose of this grant is to improve the efficiency and effectiveness of the State's various full-service crime laboratories. If awarded, grant funding will be used to pay for overtime, related fringe benefits, travel expenses, training costs, supplies and equipment.

The grant application was due by June 16, 2025. If authorization is denied, the grant application will be rescinded.

Contract Term

The term of the contract will be for two years beginning July 1, 2025 through June 30, 2027.

Financial Impact

No matching funds are required.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.



*****REQUEST TO WITHDRAW (SEE ATTACHED MEMO)*** Approval to Enter into Agreements with Various Local Law Enforcement Agencies for the Use of the Phoenix Police Department's Records Management System (Ordinance S-52082) - Citywide**

Request to authorize the City Manager, or his designee, to allow the Police Department to enter into Intergovernmental Agreements (IGA) with various local Law Enforcement Agencies for the use of the Phoenix Police Department's Record Management System (RMS), Motorola's Premiere One, for criminal investigative purposes.

Summary

The IGA is created to enhance and foster the exchange of criminal justice information, to assist in criminal investigations, and improve officer/public safety. When conducting criminal investigations, law enforcement agencies work together to determine if information exists in other jurisdictions related to their criminal investigation.

In order to reduce the amount of time it may take to receive critical information from a Phoenix Police Department employee conducting research and gathering all significant information, specified personnel from identified agencies are able to access the Police Department's Records Management System and perform their own research which supports obtaining all applicable and essential information by the established court deadlines.

The Department anticipates entering into agreements with the following law enforcement agencies:

Glendale Police Department
Surprise Police Department
Federal Bureau of Investigation
United States District Court, District of Arizona
Arizona Department of Public Safety
Maricopa County Attorney's Office

Contract Term

The terms of the agreements will be for 10 years from the date of execution, with varying execution dates.

Financial Impact

There is no financial impact associated with this IGA.

Concurrence/Previous Council Action

- Agreements 138710-0 and 138716-0 were recorded with the City Clerk in July 2014.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.



City of Phoenix

To: Lori Bays
Assistant City Manager

Date: June 17, 2025

From: Dennis Orender
Acting Police Chief

Subject: REQUEST TO WITHDRAWAL ITEM 116 ON THE JUNE 18 FORMAL COUNCIL AGENDA - APPROVAL TO ENTER INTO AGREEMENTS WITH VARIOUS LOCAL LAW ENFORCEMENT AGENCIES FOR THE USE OF THE PHOENIX POLICE DEPARTMENT'S RECORDS MANAGEMENT SYSTEM (ORDINANCE S-52082)

This memo requests to withdrawal Item 116 – Approval to Enter into Agreements with Various Local Law Enforcement Agencies for the Use of the Phoenix Police Department's Records Management System (Ordinance S-52082) on the June 18, 2025, Formal Council Agenda.

Approved: _____

Lori Bays, Assistant City Manager

6/17/25
Date



**Law Enforcement Mental Health and Wellness Act Implementation Grant
(Ordinance S-52111) - Citywide**

Request to authorize the City Manager, or his designee, to allow the Police Department to apply for, accept, and enter into an agreement with the Community Oriented Policing Services (COPS) Office for the FY25 Law Enforcement Mental Health and Wellness Act (LEMHWA) Implementation Grant. The grant amount is not to exceed \$200,000. Further request authorization for the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

Summary

This program will support efforts to protect the mental health and well-being of law enforcement officers. The goal of this grant is to improve the delivery and access to mental health and wellness services for law enforcement officers and their families through the implementation of peer support, training, family resources, suicide prevention and other promising practices for wellness programs.

The Employee Wellness Unit has initiated new programs focused on building resilience in employees so they can better prevent, mitigate and recover from the cumulative stress and exposure to traumatic incidents they experience as unique elements of their work life. One of the new resiliency-based programs created for Police Department employees is the Mental Performance and Development Referral Program. This program provides mental performance services through the implementation of peer support, training, family resources, suicide prevention and other promising practices for wellness programs to employees who have presented physical, verbal, behavioral and cognitive indicators of performance anxiety, while involved in high-stress, rapidly evolving law enforcement situations.

The Employee Wellness Unit will use this grant funding to expand the current program, which will provide proactive wellness practices to the entire Police Department. The funding will help encourage resilient wellness strategies for the challenges faced by police employees through the Mental Performance and Development Referral Program.

The grant application is due on June 24, 2025. If approved, the Police Department will

move forward with submitting the application.

Contract Term

The project period is for three years and will begin on October 1, 2025.

Financial Impact

No matching funds are required.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.



*****REQUEST TO CONTINUE (SEE ATTACHED MEMO)*** (CONTINUED FROM JUNE 4, 2025) - Photo Enforcement Cameras - COOP 25-0615 - Request for Award (Ordinance S-51964) - Citywide**

Request to authorize the City Manager, or his designee, to enter into a contract with American Traffic Solutions, Inc. dba Verra Mobility to provide Photo Enforcement Camera Services for the Street Transportation Department's Traffic Safety Photo Enforcement program. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$12,000,000.

Summary

This contract provides the services associated with Mobile Speed Photo Radar Vehicles, Portable Speed Photo Radar Units and Intersection Enforcement Camera Systems to enhance public safety by addressing red light and speed limit violations, thereby reducing traffic collisions, injuries and property damage. The program will focus on high-collision areas, school zones and locations identified through traffic data.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Alternative Competition. The City of Scottsdale awarded contract RFP032023-075 using a competitive process consistent with the City's procurement processes, as set forth in the Phoenix City Code, Chapter 43. Use of the cooperative agreement allows the City of Phoenix to streamline the procurement process to ensure pricing is equal to or better than the Contractor's most favorable pricing while complying with competitive procurement requirements.

Contract Term

The contract will begin on or about June 15, 2025, and continue through March 31, 2026, with four one-year options to extend.

Financial Impact

The aggregate contract value will not exceed \$12,000,000 for the aggregate contract term. Funding is available in the Street Transportation Department's operating budget.

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson and the Street Transportation Department.



To: Inger Erickson
Assistant City Manager

Date: June 11, 2025

From: Andrew Granger, P.E.
Assistant Street Transportation Director

Subject: CONTINUANCE REQUEST - PHOTO ENFORCEMENT CAMERAS - COOP 25-0615 - REQUEST FOR AWARD (ORDINANCE S-51964) – ON THE JUNE 18, 2025, FORMAL AGENDA

This memo requests the continuance of the following item on the June 18, 2025, Formal Agenda – (CONTINUED FROM JUNE 4, 2025) - Photo Enforcement Cameras - COOP 25-0615 - Request for Award (Ordinance S-51964) – Citywide.

This request is to continue the item to July 2, 2025, in order to continue to explore additional options for consideration by the Mayor and City Council.

Approved: _____

Inger Erickson, Assistant City Manager

Date

6/11/2025



To: Inger Erickson
Assistant City Manager

Date: June 2, 2025

From: Brandy A. Kelso, P.E.
Interim Street Transportation Director

Subject: CONTINUANCE OF ITEM 103 ON THE JUNE 4, 2025, CITY COUNCIL
FORMAL MEETING AGENDA – PHOTO ENFORCEMENT CAMERAS – COOP
25-0615-REQUEST FOR AWARD (ORDINANCE S-51964)

Item 103, Photo Enforcement Cameras - COOP 25-0615- Request for Award (Ordinance S-51964), is requested to continue the item from the June 4 Formal agenda to the June 18, 2025, agenda. The reason for this request is to allow staff to work on changes brought forward by the vendor, staff require time to review and make updates to the proposed request for the award.

Staff recommend continuing this item to the June 18, 2025, City Council Formal meeting.

Approved: _____

Inger Erickson, Assistant City Manager

Date

6/2/2025



Voluntary Acquisition of Real Property Located at 211 S. 28th Street for Phoenix Sky Harbor International Airport (Ordinance S-52084) - District 8

Request to authorize the City Manager, or his designee, to perform all acts necessary to acquire real property located at 211 S. 28th Street in fee simple title, together with associated improvements and appurtenances. Acquisition is to be by voluntary purchase from Logotec Arizona, LLC, an Arizona limited liability company, which converted from Logotec, Inc., a North Dakota corporation (Logotec) at a price not to exceed the City's appraised value plus usual and customary closing costs. Further request authorization to provide relocation assistance as federally allowed, to execute a lease and other agreements to allow the occupants time to relocate, as may be necessary to and in furtherance of this acquisition. The purchase agreement may contain other terms and conditions deemed necessary or appropriate, including a waiver of mineral rights from the Union Pacific Railroad and associated costs.

Additionally, request authorization for the City Controller to disburse, and for the City Treasurer to accept, all funds related to this item.

Summary

The real property to be acquired is owned by Logotec, totals approximately 40,511 square feet, and is adjacent to Aviation controlled property. The real property is strategically located north of Phoenix Sky Harbor International Airport's (Airport) north airfield operations and is within the Airport's North Voluntary Property Acquisition Program. This property consists of one parcel and is improved with an approximately 20,150 square foot industrial warehouse building and associated land improvements. The property is currently occupied by Nick's Menswear, LLC. The Airport will lease 211 S. 28th Street to the current occupant for a term of 24 months at a rental rate based on market rent to allow the occupant time to relocate.

Once the real property is acquired and the property is vacated, the Aviation Department will continue to occupy the property for its own use.

The parcel to be acquired is located at 211 S. 28th Street, identified by Maricopa County Assessor's Parcel Number 121-60-017.

Financial Impact

Funding is available in the Aviation Department's Capital Improvement Program.

Location

211 S. 28th Street

Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Aviation and Finance departments.



**Video Surveillance System Licensing, Maintenance and Repair Services
Contract - IFB 25-0536 - Request for Award (Ordinance S-52063) - Citywide**

Request to authorize the City Manager, or his designee, to enter into a contract with Wilson Electric Services Corporation, dba Netsian Technologies Group, to provide video surveillance system licensing, maintenance, and repair services for the Aviation, Arts and Culture, Phoenix Convention Center, and Water Services departments. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$11,600,000.

Summary

The City of Phoenix owns and maintains video surveillance systems and passenger emergency duress systems that utilize thousands of video cameras at multiple locations across City-owned properties. These systems require ongoing software licensing, software patching and updates, and regular preventative maintenance and break-fix to ensure the systems are operational and maintain the City's security capabilities. This contract allows multiple City departments to purchase these services as well as provide repair and replacement services on an as-needed basis.

This item has been reviewed and approved by the Information Technology Services Department.

Procurement Information

An Invitation for Bid was processed in accordance with City of Phoenix Administrative Regulation 3.10. Ten vendors submitted bids deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to:

Selected Bidder

Wilson Electric Services Corporation, dba Netsian Technologies Group

Contract Term

The contract will begin on or about July 1, 2025, for a five-year term with no options to extend.

Financial Impact

The total contract value for all five departments will not exceed \$11,600,000 for the total five-year term.

Funding is available in the Aviation, Arts and Culture, Phoenix Convention Center, and Water Services departments' Operating budgets.

Concurrence/Previous Council Action

The Phoenix Aviation Advisory Board Business and Development Subcommittee:

- Recommended approval of this item, by a vote of 3-0 on May 1, 2025.

The Phoenix Aviation Advisory Board:

- Recommended approval of this item, by a vote of 7-0 on May 15, 2025.

The Transportation, Infrastructure and Planning Subcommittee:

- Recommended approval of this item, by a vote of 3-0 on May 21, 2025.

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson, Deputy City Managers Mario Paniagua, Gina Montes, David Mathews, John Chan and Ginger Spencer and the Aviation, Arts and Culture, Phoenix Convention Center and Water Services departments.



Baggage Handling Systems - Operations, Maintenance, Repair, and Controls System Design, Programming, and Integration Services Contract - AVN RFP 24-0156 - Request for Award (Ordinance S-52080) - District 8

Request to authorize the City Manager, or his designee, to enter into a contract with JSM Airport Services LLC to provide baggage handling systems operations, maintenance, repair, and controls system design, programming, and integration services for the Aviation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will be up to \$41,264,973.

Summary

This contract will provide operations, maintenance, repair, and controls system design, programming, and integration services for the baggage handling systems (BHS) at Phoenix Sky Harbor International Airport (PHX). The Aviation Department maintains BHS in Terminals 3 and 4 at PHX. The BHS are conveyor systems that transport checked baggage from ticket counters to the airline's baggage locations. These services are critical to PHX operations to ensure all checked baggage are efficiently and securely processed and arrive at the airline's designated airline's baggage location in a timely manner.

Procurement Information

A Request for Proposal was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Two vendors submitted proposals deemed responsive and responsible. An evaluation committee evaluated those offers based on the following criteria with a maximum possible point total of 1,000:

Method of Approach to Scope of Services (0-350 points)

Fee Schedule (0-250 points)

Qualifications and Experience of Firm (0-225 points)

Qualifications and Experience of Proposed On-Site Manager (0-175 points)

After reaching consensus, the evaluation committee recommends award to the

following vendor:

JSM Airport Services LLC: 850 points

Contract Term

The contract will begin on or about September 1, 2025, for a five-year term with two one-year options to extend, which may be exercised at the sole discretion of the Aviation Director, for a total seven-year contract term.

Financial Impact

The total contract value will be up to \$41,264,973 for the total seven-year contract term. Funding is available in the Aviation Department's Operating budget.

Concurrence/Previous Council Action

The Phoenix Aviation Advisory Board Business and Development Subcommittee:

- Recommended approval of this item, by a vote of 4-0, on March 3, 2025.

The Phoenix Aviation Advisory Board:

- Recommended approval of this item, by a vote of 7-0, on April 17, 2025.

Location

Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road
Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.



ABB Variable Frequency Drives Hardware Replacement, Maintenance, and Repair Services Contract - RFA 25-0763 - Request for Award (Ordinance S-52081) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with ThermAir Systems, LLC (ThermAir) to provide variable frequency drives installation, replacement, maintenance and repair services for the Aviation, Phoenix Convention Center, and Water Services departments. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will be up to \$2,000,000.

Summary

This contract will provide ongoing installation, replacement, maintenance and repair services on over 200 ABB brand HVAC variable frequency drives (VFD) throughout Phoenix Sky Harbor International Airport, Phoenix Deer Valley Airport and Phoenix Goodyear Airport (the Airports). The Phoenix Convention Center and Water Services departments also have ABB VFDs located in several City-owned facilities. The efficient and reliable operation of HVAC systems is necessary to ensure the safety of passengers, employees and the public visiting and working in the Airports, Phoenix Convention Center and other City-owned facilities.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Without Competition. ThermAir is the sole authorized distributor of ABB brand VFDs. It is necessary to utilize Original Equipment Manufacturer equipment, parts and services to ensure proper maintenance and repairs of the equipment.

Contract Term

The contract will begin on or about July 1, 2025, for a total five-year term.

Financial Impact

The total contract value will be up to \$2,000,000 for the total five-year contract term.

Funding is available in the Aviation, Phoenix Convention Center and Water Services departments' operating budgets.

Responsible Department

This item is submitted by Deputy City Managers Ginger Spencer, John Chan and Mario Paniagua and the Aviation, Phoenix Convention Center and Water Services departments.



**Amend Food and Beverage Concession Lease with Kind Hospitality, Inc.
(Ordinance S-52115) - District 1**

Request to authorize the City Manager, or his designee, to amend Food and Beverage Concession Lease 157069 (Lease) with Kind Hospitality, Inc., dba Barrio Brewing (Barrio) to apply rent credits in the amount of \$13,500 for replacement of a ventilation system at Phoenix Deer Valley Airport (DVT).

Summary

Barrio operates a restaurant in the DVT terminal building under the Lease, which allocates maintenance responsibilities to both parties. Barrio is responsible for the maintenance and replacement of restaurant fixtures, while the City maintains air conditioning and ventilation systems. The existing commercial restaurant kitchen exhaust system has reached the end of its useful life and needs replacement. The restaurant kitchen exhaust system is integrated with a return air ventilation system that replaces air removed from the kitchen during the restaurant operations. After evaluation, Barrio and the City have determined that the exhaust system components constitute restaurant fixture under Barrio's responsibility and that the integrated ventilation systems fall under the City's maintenance obligations of DVT terminal building's overall heat, ventilation, and air conditioning (HVAC) infrastructure.

Contract Term

This amendment will not impact the existing term of this Lease.

Financial Impact

The total estimated project cost is \$27,000. Barrio will select a contractor to complete the exhaust system replacement and any associated repairs to the Terminal building HVAC infrastructure in compliance with Title 34. Due to shared responsibility of the integrated systems, the cost will be split equally between the parties. The City's portion of costs will not exceed \$13,500, which will be reimbursed to Barrio through rent credits upon project completion.

Concurrence/Previous Council Action

The Food and Beverage Concession Lease 157069 was authorized by City Ordinance S-48472 on April 6, 2022.

Location

Phoenix Deer Valley Airport, 702 W. Deer Valley Road
Council District: 1

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.



Authorization to Amend License Agreement 141668 with Cellco Partnership (Ordinance S-52065) - District 7

Request to authorize the City Manager, or his designee, to amend License Agreement 141668 with Cellco Partnership, successor-in-interest to Verizon Wireless (VAW), LLC, to extend license for occupancy at 305 W. Washington Street, a City-owned property, for five years and to provide for two additional five-year automatic renewal options to extend. Further request authorization for the City Treasurer to accept all funds related to this item.

Summary

Cellco Partnership, successor-in-interest to Verizon Wireless (VAW), LLC, currently licenses approximately 313 square feet and eight wall-mounted antennas on City-owned property located at 305 W. Washington Street, to maintain and operate telecommunications equipment and related facilities. The monthly rental rate per antenna is \$1,150. Base rent during the first year of the extended term is \$9,200 per month, plus applicable taxes, which is within the range of market rents as determined by the Real Estate Division. Base rent will be adjusted three percent annually on each anniversary of commencement date.

All other terms and conditions will remain the same.

Contract Term

The term of the License Agreement will be for five years beginning on November 1, 2025, through October 31, 2030 with two additional five-year automatic renewal options to extend.

Financial Impact

Revenue during the first year of the extended term will be \$110,400, plus applicable taxes, with an adjustment of three percent annually on each anniversary of commencement date.

Concurrence/Previous Council Action

Agreement 141668, Ordinance S-41634 adopted April 22, 2015.
Agreement 141668-1, Ordinance S-48577 adopted May 11, 2022.

Location

305 W. Washington Street
Council District: 7

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Public Works and Finance departments.



**Miscellaneous Building Repairs - IFB 26-FMD-007 - Request for Award
(Ordinance S-52062) - Citywide**

Request to authorize the City Manager, or his designee, to enter into contracts with BWC Enterprises, Inc. dba Woodruff Construction, Bio-Janitorial Service, Inc., and DMS Companies, Inc. dba Hernandez Companies to provide miscellaneous building repairs at locations citywide. Further request authorization for the City Controller to disburse all funds related to this item. The total amount will not exceed \$3,300,000.

Summary

Miscellaneous building repairs are needed to supplement internal City of Phoenix trades staff for building repairs and tenant improvements when there is an increase in demand. These services are required to provide building repairs and to extend the useful life of City structures and properties.

Procurement Information

An Invitation for Bid was processed in accordance with City of Phoenix Administrative Regulation 3.10. Five bids were received, one of which was deemed non-responsive. Four bids were deemed to be responsive to the posted specifications and responsible for providing the required services. Following an evaluation based on price, the procurement officer recommends an award to the following bidders:

Selected Bidders:

BWC Enterprises, Inc. dba Woodruff Construction: \$7,980

Bio-Janitorial Service, Inc.: \$8,340

DMS Companies, Inc. dba Hernandez Companies: \$11,975

Other Bidder:

New Resources: \$20,000

Contract Term

The contracts will begin on or about October 1, 2025, for a one-year term with two one-year options to extend.

Financial Impact

The contracts will have a combined total value that will not exceed \$3,300,000. Funds are available in the Aviation and Public Works departments' operating budgets.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Aviation and Public Works departments.



Heavy Equipment Rental Non-Operated - COOP 25-0482 - Request for Award (Ordinance S-52069) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Empire Southwest, LLC to provide heavy equipment rentals for the Public Works Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$2,012,484.

Summary

This contract will provide various Heavy Equipment Rentals which includes, but is not limited to: aerial equipment, air compressors, compaction equipment, earth moving equipment, landscape equipment, pavement equipment, power sweeping equipment, trenchers, trucks, miscellaneous tools and equipment, in addition to other related products, parts, accessories, and services.

The wide range of high-quality and specialized machinery is crucial for the City's infrastructure projects. Heavy equipment rentals provide access to current equipment ensuring efficiency and safety, access to technical support and cost-effectiveness as the City reduces the responsibility of maintenance and repairs.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances - Alternative Competition. The State of Arizona, Heavy Equipment Rental Non-Operated contract, CTR066395, was awarded using a competitive process consistent with the City's procurement processes set forth in the Phoenix City Code, Chapter 43. This cooperative purchasing agreement best aligns with the City's needs and offers competitive pricing.

Contract Term

The contract will begin on or about June 23, 2025, for a one-year term with three one-year options to extend.

Financial Impact

The aggregate contract value will not exceed \$2,012,484. Funding is available in the

Public Works Department's operating budget.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Public Works Department.



**Automated Vehicle Location Services Contract - RFA-2324-WAD-531 -
Amendment (Ordinance S-52072) - Citywide**

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 159835 with Manhattan Telecommunications Corp. LLC, dba MetTel to provide additional funds and allow the Public Works Department to utilize the contract. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$180,000.

Summary

This contract provides telematic hardware and data monitoring services for tracking vehicles and obtaining essential data for vehicle maintenance for over 1,000 City vehicles, which is essential for continuity of operations.

Contract Term

The contract term remains unchanged, ending on January 2, 2029.

Financial Impact

Upon approval of \$180,000 in additional funds, the revised aggregate value of the contract will not exceed \$2,174,400. Funds are available in the Public Works and Water Services departments' budgets.

Concurrence/Previous Council Action

The City Council previously approved Contract 159835 (Ordinance S-50486) on January 3, 2024.

Responsible Department

This item is submitted by Deputy City Managers Mario Paniagua and Ginger Spencer and the Public Works and Water Services departments.

Public Works Fleet Services Rate Study (Ordinance S-52088) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with NewGen Strategies and Solutions, LLC to provide consulting services and contract analysis of fleet services for the Public Works Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$195,000.

Summary

The Public Works Department Fleet Management Division is responsible for the maintenance and repair of a majority of the City-owned fleet, and are primarily funded through an interdepartmental billing system. This analysis will assist in determining the industry's best practices for billing labor, commodity, and maintenance costs. This study will also identify process improvements to reduce overall costs through work flow efficiency.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Without Competition due to the need to maintain continuity with previously completed studies.

Contract Term

This item will be for the one-time purchase of a rate study and will begin on or about June 19, 2025.

Financial Impact

The contract value will not exceed \$195,000.

Funding is available in the Public Works Department's budget.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Public Works Department.



Valley Youth Theatre - Architectural Services - AR00000026 (General Obligation Bond) (Ordinance S-52059) - District 7

Request to authorize the City Manager, or his designee, to enter into an agreement with DLR Group, Inc. to provide Architectural Services that include programming, study, site assessment design, and possible construction administration and observation services for the Valley Youth Theatre General Obligation Bond project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed \$1,000,000.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services related to the development, design and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunication, cable television, railroads and other modes of transportation. Further request the City Council to grant an exception to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The purpose of this project is to design a new facility as a permanent home for the Valley Youth Theatre. The facility will include an Americans with Disabilities Act compliant 300-seat feature theatre plus a 99-seat studio theatre for smaller productions. Also included are office and meeting space, restrooms, rehearsal/workshop space, dance studios, galleries and space for set, costumes, prop shops and storage.

DLR, Group, Inc., services shall include, but not be limited to, coordinate with the City and Construction Manager at Risk (CMAR) during design, submit and retrieve all required documents to and from various agencies, coordinate all permits and approvals from the federal, state, county and local utility authorities, develop

preliminary plans and renderings to present concepts and verify course of project, prepare and reconcile cost models and preliminary timelines for the project, develop project program to meet requirements of the City of Phoenix and Valley Youth Theatre, prepare necessary exhibits and make presentation to stakeholders, participate in City coordinated public information, public relation services and community outreach, develop studies to lead the recommended solutions during the decision-making process, address stakeholder and CMAR design/constructability review comments from milestone reviews, prepare construction cost estimates for each design phase milestone, review recommendations regarding cost models/GMPs provided by the CMAR contractor, perform value engineering, identify private and public utility easements, conduct geotechnical engineering and investigations of project site, investigate and design utilities and infrastructure for project development (including but not limited to water, sewer, and storm water), coordinate with CMAR in developing design documents, coordinate and submit design packages to CMAR to bid to subcontractors, design and prepare project plans and specifications for construction, work with City and stakeholders for space planning and layout requirements, work with stakeholders from various agencies as required, other services as required to support successful completion of the work and the City's and Valley Youth Theatre interests, and provide possible construction administration and observation services.

Procurement Information

The selection was made using a qualifications-based selection process set forth in Section 34-603 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. Section 34-603, the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. A total of 11 firms submitted proposals and are listed in **Attachment A**.

Contract Term

The term of the agreement is five years from the issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

The agreement value for DLR Group, Inc. will not exceed \$1,000,000, including all subconsultant and reimbursable costs.

Funding is available in the Arts and Culture Capital Improvement Program budget utilizing the General Obligation Bond funds. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered

agreement services, which may extend past the agreement termination.

Location

Valley Youth Theatre

Council District: 7

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson, Deputy City Manager David Mathews, the Arts and Culture Department and the City Engineer.

ATTACHMENT A

Selected Firm

Rank 1: DLR Group, Inc.

Additional Proposers

Rank 2: Holly Street, LLC

Rank 3: Multi Studio, Inc.

Rank 4: Jones Studio, Inc.

Rank 5: M. Arthur Gensler Jr. Associates, Inc.

Rank 6: Architekton, Inc.

Rank 7: RSP Architects, Ltd.

Rank 8: Richard Kennedy Architects, LLC

Rank 9: Rakkhaus, LLC

Rank 10: Wilson & Company, Inc., Engineers and Architects

Rank 11: SuoLL, LLC



Intergovernmental Agreements with Maricopa County for the Connected Vehicle Acceleration Zone Project (Ordinance S-52045) - Citywide

Request to authorize the City Manager, or his designee, to enter into Intergovernmental Agreements (IGA) with Maricopa County Department of Transportation (MCDOT) to deploy interoperable Connected Vehicle (CV) and Vehicle to Everything (V2X) technologies for a total not to exceed \$1,987,000 (City local match). Further request the City Controller to disburse all funds related to this item. Further request an exemption of the prohibition set forth in Phoenix City Code Section 42-18 for a governmental entity pursuant to Phoenix City Code Section 42-20.

Summary

In June 2024, MCDOT was awarded approximately \$19.7 million in federal funding under the Saving Lives with Connectivity: Accelerating V2X Deployment Program to advance connected and interoperable vehicle technologies. MCDOT will lead this large-scale deployment of V2X technologies to connect 750 physical and virtual roadside units to an estimated 400 vehicle on-board units targeting transit, emergency and freight fleets. The project will deploy Emergency Vehicle Preemption, Vulnerable User Road Detection, Transit Signal Priority, and Freight Signal Priority applications in the Cities of Phoenix, Tolleson, Avondale, and unincorporated Maricopa County, as well as along US 60.

In association with MCDOT, the Street Transportation Department (Streets) is participating in this federally funded multi-jurisdictional project to install up to 650 roadside and virtual units at signalized intersections throughout the City. Streets will own, operate, and maintain the equipment installed upon completion of the project. The Fire Department is also participating in this project to install up to 230 on-board units on emergency vehicles. The Street Transportation and Fire departments will enter into separate IGAs with MCDOT.

Contract Term

The term of the IGAs will begin on or around July 1, 2025, and shall extend for a period of five years during the post-deployment phase.

Financial Impact

The total estimated project cost is \$27.45 million with approximately \$19.7 million of federal funding. The City of Phoenix local match contribution is \$1.987 million and is available in the Street Transportation Department's Capital Improvement Program. The remaining \$5.763 million local match requirement will be funded by Maricopa County, Tolleson and Avondale.

Responsible Department

This item is submitted by Assistant City Managers Inger Erickson and Lori Bays and the Street Transportation and Fire departments.



Traffic Signal Head and LED Indications Contract - IFB 25-0529 - Request for Award (Ordinance S-52064) - Citywide

Request to authorize the City Manager, or his designee, to enter into contracts with AM Signal, LLC; Clark Electric Sales, Inc. dba Clark Transportation Solutions; and JTB Supply Company, Inc., to purchase traffic signal heads and LED indications for the Street Transportation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed \$8,500,000.

Summary

These contracts will allow the Street Transportation Department to maintain the traffic signal infrastructure throughout the City, thereby supporting the safe movement of vehicular and pedestrian traffic. The Traffic Services Division is responsible for traffic operations, traffic maintenance, and safety. The traffic signal components and LED indications are used at all intersections as well as High Intensity Activated CrossWalk (HAWK) installations, school zone installations and other warning devices throughout the signalized infrastructure.

Procurement Information

An Invitation for Bid procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Three vendors submitted bids deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendors:

Selected Bidders:

- AM Signal, LLC
- Clark Electric Sales, Inc. dba Clark Transportation Solutions
- JTB Supply Company, Inc.

Contract Term

The contracts will begin on or about August 1, 2025, for a five-year term with no options to extend.

Financial Impact

The aggregate contracts value will not exceed \$8,500,000. Funding is available in the Street Transportation Department's operating budget.

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson and the Street Transportation Department.



Parking Pay-by-Phone Agreement - RFP 63-0028 - Amendment (Ordinance S-52066) - Districts 7 & 8

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 146492 with ParkMobile, LLC to extend the contract term. Further request to authorize the City Treasurer to accept all funds related to this ordinance. No additional funds are needed, request to continue using Ordinance S-43909.

Summary

This contract provides Parking Pay-by-Phone services for individuals who wish to pay for parking meters in the downtown area using a smart phone. The existing contract will expire June 30, 2025. Additional time is needed in order to allow the Street Transportation Department to develop a new revenue contract solicitation without interruption in service. The scope of work for services is being expanded to incorporate enforcement functionalities to reduce the need for a law enforcement officer to have to log into a different software program to see if a parking meter has been paid, deploy enhancements, collect data and incorporate into a parking master plan. This service is critical to the City's effort to provide parking options in the downtown area.

This item has been reviewed and approved by the Information Technology Services Department.

Contract Term

Upon approval the contract will be extended through June 30, 2026, with two option years to extend through June 30, 2028.

Financial Impact

This is a revenue-generating contract. The estimated annual income is approximately \$500,000 from credit card based transactions via smart phone. There is no financial cost to the City. Convenience fees are paid by the end user paid directly to the Pay-by-Phone services contractor. No additional funds are needed.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Parking Pay-by-Phone Contract 146492 (Ordinance S-43909) on September 20,

2017; and

- Parking Pay-by-Phone Contract 146492-005 (Ordinance S-50164) on September 20, 2023.

Location

The parking meters are located in Downtown Phoenix.

Council Districts: 7 and 8

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson and the Street Transportation Department.



Agreement with Arizona Department of Transportation (ADOT) for the State Route 303 (SR 303) between 51st Avenue and Interstate 17 (I-17) (Ordinance S-52089) - Districts 1 & 2

Request to authorize the City Manager, or his designee, to enter into an Intergovernmental Agreement (IGA) with ADOT for the SR 303 between 51st Avenue and I-17 for the installation of new landscape and irrigation, public art enhancements, and to define maintenance responsibilities. Further request City Council to grant an exception pursuant to Phoenix City Code Section 42-20 to authorize indemnification and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code Section 42-18.

Summary

The purpose of this agreement is to define the operations and maintenance responsibilities and City's aesthetic enhancement responsibilities associated with ADOT's project. The project includes new general purpose lanes on SR 303 between 51st Avenue and I-17, freeway system interchange ramps at SR 303 and I-17, installation of irrigated landscaping within ADOT's right of way and City aesthetic enhancements. The City will be solely responsible for the water cost for all landscaping after the warranty period and all maintenance associated with landscape, irrigation, and routine minor maintenance in accordance with the ADOT and City Master Maintenance Agreement 18-0006976-I. In addition, the City will be responsible for the additional aesthetic enhancements that are beyond ADOT's baseline features per ADOT Aesthetic Guidelines dated July 2021.

Contract Term

The terms, conditions, and provisions of this agreement shall remain in full force and effect until substantial completion of the Project.

Financial Impact

There is no financial impact to the City.

Location

SR 303 between 51st Avenue and I-17.
Council Districts: 1 and 2

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson and the Street Transportation Department.



Authorization to Apply for and Accept Transportation Funding for Arterial Widening Program and Arterial Rehabilitation and Reconstruction Program Grants Through Maricopa Association of Governments for Fiscal Years 2025 through 2028 (Ordinance S-52113) - Districts 2, 3, 7 & 8

Request to retroactively authorize the City Manager, or his designee, to apply for, accept and, if awarded, enter into agreements for transportation funding through the Maricopa Association of Governments (MAG) Arterial Rehabilitation and Reconstruction Program (ARRP) and Arterial Widening Program (AWP) grants. Further request an exemption from the indemnification prohibition set forth in the Phoenix City Code Section 42-18 for a governmental entity pursuant to Phoenix City Code Section 42-20. The total grant funds applied for will not exceed \$46 million and the City's local match will not exceed \$20 million.

Summary

MAG has announced and shared the grant schedule for the upcoming Call for Projects for its AWP and ARRP grant opportunities. These programs provide funding to improve capacity on existing roadways in their communities. There is \$53 million in available funding for the AWP program and \$93 million for the ARRP for a total of \$146 million. The goals of eligible projects under the AWP and ARRP are focused on improving the capacity and condition on existing roadways.

The Street Transportation Department has identified five projects to submit for consideration of funding.

1. Lower Buckeye Road: 27th to 19th Avenue
2. 7th Avenue: Southern Avenue to Broadway Road
3. 27th Avenue: Lower Buckeye to Buckeye Road
4. 35th Avenue: I-10 to Camelback Road
5. Cave Creek Road: Angela Drive to Beardsley Road

Financial Impact

The estimated total cost for the projects will not exceed \$66 million. If awarded, the maximum amount of the grant(s) would not exceed \$46 million and the City's cost would not exceed \$20 million.

Funding for the local match is available in the Street Transportation Department's Capital Improvement Program budget.

Location

Council Districts: 2, 3, 7 and 8

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson and the Street Transportation Department.



Apply for U.S. Department of Transportation Safe Streets and Roads for All Grant Opportunity for Federal Fiscal Year 2024-25 - Federal Bipartisan Infrastructure Law Funding (Ordinance S-52114) - Districts 1, 3, 4 & 7

Request to authorize the City Manager, or his designee, to apply for, accept and, if awarded, enter into an agreement for disbursement of Federal funding from the U.S. Department of Transportation (USDOT) through the Federal Fiscal Year (FFY) 2024-25 Safe Streets and Roads for All (SS4A) grant opportunity. If awarded, the funding will be used to implement projects and strategies in the Vision Zero Road Safety Action Plan (RSAP). Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item. Funding for this grant opportunity is available through the Federal Bipartisan Infrastructure Law. The total grant funds applied for will not exceed \$25 million, and the City's local match would not exceed \$6.25 million.

Summary

SS4A is a funding program under the Bipartisan Infrastructure Law, which was signed into law on November 15, 2021. USDOT issued a Notice of Funding Opportunity (NOFO) on March 28, 2025, for the SS4A program for the fourth year of the program offering \$982,260,494 in funding for FFY 2024-25. The intent of the program is to offer a competitive discretionary grant opportunity to support planning, infrastructure, behavioral, and operational initiatives to prevent death and serious injuries involving all roadway users, including pedestrians, bicyclists, public transportation users, personal conveyance and micromobility users, motorists, and commercial vehicle operators.

In September 2022, City Council approved the Street Transportation Department's RSAP, which is one of the key SS4A grant requirements to apply for funding designated under the implementation grants category. Street Transportation Department staff is evaluating the opportunity to submit for an implementation grant with a broader focus that blends a corridor safety improvement along Dunlap Road from 35th to 19th avenues with other safety improvements Citywide at other key High Injury Network (HIN) locations. Staff continues to finalize the details of the implementation grant in collaboration with other key Citywide department initiatives and two potential partners, including the Maricopa County Health Department which has a vested interest in expanding Safe Routes to Schools to nearby impacted

elementary schools, and Valleywise Health which has a vested interest in expanding educational safety campaigns for project impacted area drivers. The City expects that both the Maricopa County Health Department and Valleywise Health will have a financial contribution to the grant effort if awarded. We expect a financial contribution up to 20 percent of their scope specific element including safe routes to schools and an educational campaign. Details on their financial commitment will be finalized in a separate agreement following the grant award.

Staff continues to evaluate all the grant criteria to ensure a competitive final grant submittal is achieved with a focus on these grant priorities as defined in the 2025 SS4A NOFO:

- Employing low cost, high-impact strategies that can improve safety over a wide geographic area.
- Ensuring investment in the safety needs of under-served communities, which includes under-served urban communities.
- Incorporating evidence-based projects and strategies and adopt innovative technologies and strategies.
- Demonstrating engagement with a variety of public and private stakeholders.

The City intends to submit an implementation grant application with a total project cost up to \$31.25 million, which includes final design, environmental, and construction costs with a goal to improve roadway safety.

The SS4A grant submittal deadline is June 26, 2025.

Financial Impact

The estimated total cost for the project is approximately \$31.25 million. The maximum federal participation rate is 80 percent, with a minimum local match of 20 percent of the total eligible project cost. If awarded, the federal match would not exceed \$25 million (80 percent) and the City's costs would be approximately \$6.25 million (20 percent) for the local match.

Funding for the local match is available in the Street Transportation Department's Capital Improvement Program budget. Potential grant funding received is available through the Federal Bipartisan Infrastructure Law, from USDOT through the FFY 2024-25 SS4A grant opportunity.

Location

Council Districts: 1, 3, 4 and 7

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson, Deputy City Manager Mario Paniagua and the Street Transportation Department.



Network Infrastructure Services License Agreement with Zoom Tech Arizona Limited (Ordinance S-52124) - Citywide

Request to authorize the City Manager, or his designee, to execute a non-exclusive, revocable license with Zoom Tech Arizona Limited to construct, install, operate, maintain, and use the Public Highways in the City of Phoenix to provide fiber optic facilities in, under, over, and across public rights-of-way and public utility easements in the City, subject to the terms and conditions contained in the license and Phoenix City Code. Further request to authorize the City Treasurer to accept all funds related to this item. Additionally request that the Licensee sign the license within 60 days of Council action, or this authorization will expire.

Summary

Zoom Tech Arizona Limited desires to install facilities in City of Phoenix rights-of-way and public utility easements to provide fiber-optic based services to the public. The license will be for a period of five years with an option for one-time five-year renewal, contain appropriate insurance and indemnification provisions, require a performance bond and a security fund, provide for terms of transfer and revocation, and provide for compensation for the commercial use of public rights-of-way while permitting the City to manage the rights-of-way.

Contract Term

The request is for a five-year Network Infrastructure Services License with an option for a one time five-year renewal.

Financial Impact

There is no financial impact to the City. Licensee will pay an annual fee based on a formula using number of homes passed or a percentage of monthly gross revenues, with the fees subject to increases based on the Consumer Price Index.

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson, the Street Transportation Department and the City Engineer.



**Network Infrastructure Services License Agreement with PRIME Fiber
(Ordinance S-52125) - Citywide**

Request to authorize the City Manager, or his designee, to execute a non-exclusive, revocable license with PRIME Fiber to construct, install, operate, maintain, and use the Public Highways and public utility easements in the City of Phoenix to provide fiber optic facilities in, under, over, and across public rights-of-way and public utility easements in the City, subject to the terms and conditions contained in the license and Phoenix City Code. Further request to authorize the City Treasurer to accept all funds related to this item. Additionally request that the Licensee sign the license within 60 days of Council action, or this authorization will expire.

Summary

PRIME Fiber desires to install facilities in the City of Phoenix rights-of-way and public utility easements to provide fiber-optic based services to the public. The license will be for a period of five years with an option for a one-time five-year renewal, contain appropriate insurance and indemnification provisions, require a performance bond and a security fund, provide for terms of transfer and revocation, and provide compensation for the commercial use of public rights-of-way while permitting the City to manage the rights-of-way.

Contract Term

The request is for a five-year Network Infrastructure Services License with an option for a one time five-year renewal.

Financial Impact

There is no financial impact to the City. Licensee will pay an annual fee based on a formula using number of homes passed or a percentage of monthly gross revenues, with the fees subject to increases based on the Consumer Price Index.

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson, the Street Transportation Department and the City Engineer.



Network Infrastructure Services License Agreement with BAM Broadband OPCO, LLC (Ordinance S-52127) - Citywide

Request to authorize the City Manager, or his designee, to execute a non-exclusive, revocable license with BAM Broadband OPCO, LLC to construct, install, operate, maintain, and use the Public Highways in the City of Phoenix to provide fiber optic facilities in, under, over, and across public rights-of-way and public utility easements in the City, subject to the terms and conditions contained in the license and Phoenix City Code. Further request to authorize the City Treasurer to accept all funds related to this item. Additionally request that the Licensee sign the license within 60 days of Council action, or this authorization will expire.

Summary

BAM Broadband OPCO, LLC desires to install facilities in City of Phoenix rights-of-way and public utility easements to provide fiber-optic based services to the public. The license will be for a period of five years with an option for one time five-year renewal, contain appropriate insurance and indemnification provisions, require a performance bond and a security fund, provide for terms of transfer and revocation, and provide for compensation for the commercial use of public rights-of-way while permitting the City to manage the rights-of-way.

Contract Term

The request is for a five-year Network Infrastructure Services License with an option for one time five-year renewal.

Financial Impact

There is no financial impact to the City. Licensee will pay an annual fee based on a formula using the number of homes passed or a percentage of monthly gross revenues, with the fees subject to increases based on the Consumer Price Index.

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson, the Street Transportation Department and the City Engineer.



Network Infrastructure Services License Agreement with Flying Bull Internet, LLC d/b/a NOVOS Fiber (Ordinance S-52128) - Citywide

Request to authorize the City Manager, or his designee, to execute a non-exclusive, revocable license with Flying Bull Internet, LLC d/b/a NOVOS Fiber to construct, install, operate, maintain, and use the Public Highways and public utility easements in the City of Phoenix to provide fiber optic facilities in, under, over, and across public rights-of-way in the City, subject to the terms and conditions contained in the license and Phoenix City Code. Further request to authorize the City Treasurer to accept all funds related to this item. Additionally request that the Licensee sign the license within 60 days of Council action, or this authorization will expire.

Summary

Flying Bull Internet, LLC d/b/a NOVOS Fiber desires to install facilities in City of Phoenix rights-of-way and public utility easements to provide fiber-optic based services to the public. The license will be for a period of five years with an option for a one-time five-year renewal, contain appropriate insurance and indemnification provisions, require a performance bond and a security fund, provide for terms of transfer and revocation, and provide compensation for the commercial use of public rights-of-way while permitting the City to manage the rights-of-way.

Contract Term

The request is for a five-year Network Infrastructure Services License with an option for one time five-year renewal.

Financial Impact

There is no financial impact to the City. Licensee will pay an annual fee based on a formula using the number of homes passed or a percentage of monthly gross revenues, with the fees subject to increases based on the Consumer Price Index.

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson, the Street Transportation Department and the City Engineer.



**Statewide Analytical and Other Equipment Maintenance Managed Services
Contract - COOP-25-0618 (Ordinance S-52071) - Citywide**

Request to authorize the City Manager, or his designee, to enter into a contract with Electronic Risks Consultants, Inc. to provide analytical and other equipment maintenance managed services for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$500,000.

Summary

This contract will provide citywide analytical and other equipment maintenance managed services on an as-needed basis for repairs and replacement of parts for commercial water systems and laboratory equipment. The repairs will ensure systems are in compliance with Arizona Department of Health Services and National Environmental Laboratory Accreditation Conference requirements.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstance Alternative Competition. This cooperative contract was established by the State of Arizona using a competitive process consistent to the City's procurement processes set forth in the Phoenix City Code, Chapter 43, and allows the purchase of services at a discounted price.

Contract Term

The contract will begin on or about July 1, 2025, through August 13, 2029, with a one-year option to extend.

Financial Impact

The aggregate contract value will not exceed \$500,000 for the aggregate term. Funding is available in the Water Services Department's operating budget.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the Water Services Department.



Modular Storage and Dosing Systems for Ferrous Chloride - Maintenance and Supply - Amendment (Ordinance S-52079) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 152379 with US Peroxide, LLC to provide additional time and funding to the agreement. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures included in this amendment will not exceed \$2.8 million.

Summary

The purpose of the amendment is to extend the term of the agreement for an additional two years and add funds to continue the full service monitoring and maintenance for the modular storage and dosing system while allowing the Water Services Department (WSD) time to conduct an industry study and to perform a solicitation. The contract will provide a full-service odor control management program for the WSD. This program will optimize the wastewater collection system odor control treatment process.

Contract Term

The amendment will extend the end date of the agreement term from June 30, 2025 to June 30, 2027.

Financial Impact

The initial authorization for Modular Storage and Dosing Systems for Ferrous Chloride - Maintenance and Supply was for an expenditure not to exceed \$7 million. This amendment will increase the authorization for the agreement by an additional \$2.8 million for a new total not to exceed agreement value of \$9.8 million.

Funding is available in the Water Services Department Operating budget.

Concurrence/Previous Council Action

The City Council approved:

- Modular Storage and Dosing Systems for Ferrous Chloride - Maintenance and Supply Agreement 152379 (Ordinance S-46667) on June 3, 2020.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the Water Services Department.



Arizona Department of Environmental Quality Operator Certification Program Training Services Contract - RFP-2425-WST-703 - Request for Award (Ordinance S-52090) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with American Water College, LLC to provide Arizona Department of Environmental Quality (ADEQ) Certification Training Services for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$125,000.

Summary

This contract will provide the Water Services Department (WSD) with online training services to prepare WSD employees for the ADEQ Operator Certification Program Examination. This certification is required for some WSD employee job classifications to ensure compliance with water industry requirements, City, State, and Federal Safety regulations.

Procurement Information

A Request for Proposal procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Two vendors submitted proposals deemed responsive and responsible. An evaluation committee of City staff evaluated the offers based on the following criteria with a maximum possible point total of 1,000:

Qualifications and Experience (0-405 points)

Method of Approach (0-300 points)

Price (0-295 points)

After reaching consensus, the evaluation committee recommends award to the following vendor:

American Water College, LLC (791.50 points) - Online Training

Contract Term

The contract will begin on or about June 30, 2025 for a three-year term with two one-year options to extend.

Financial Impact

The aggregate contract value will not exceed \$125,000.

Funding is available in the Water Services Department Operating budget.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the Water Services Department.



Agilent Laboratory Instruments and Equipment Contract - RFA-25-0756 - Request for Award (Ordinance S-52099) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Agilent Technologies, Inc. to provide Laboratory Instruments and Equipment for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$10,000,000.

Summary

The contract will provide Agilent laboratory instruments, consumables, and equipment to conduct laboratory testing and analysis for the Water Services and Police departments. Contractors will also install parts and provide preventative maintenance and repairs on an as needed basis.

The item has been reviewed and approved by the Information Technology Services Department.

Procurement Information

The selection was made using a direct selection process set forth in City of Phoenix Administrative Regulation 3.10. A direct selection was made because Agilent Technologies, Inc. is the only qualified vendor that can provide the necessary laboratory instruments and related parts and services. Service agreements and warranties on current Agilent laboratory instruments will become void if a third-party technician performs any work, or provides non-Original Equipment Manufacturer parts and consumables.

Contract Term

The contract will begin on or about July 1, 2025, for a seven-year term with no options to extend.

Financial Impact

The aggregate contract value will not exceed \$10,000,000 for the seven-year aggregate term. Funds are available in the Water Services and Police departments' operating budget.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays, Deputy City Manager Ginger Spencer and the Police and Water Services departments.



Risk Management Program Services Contract - RFP-2425-WES-677 - Request for Award (Ordinance S-52105) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Safety & Risk Management Group, LLC to provide risk management services for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$450,000.

Summary

This contract will allow the Water Services Department (WSD) the ability to minimize potential damage and maximize opportunities by taking preventative measures and making informed decisions based on potential threats and uncertainties. The contractor will provide risk management plans, process hazard analyses and triennial compliance audits to ensure WSD maintains compliance with Risk Management Program Rules that govern chlorine processes.

Procurement Information

A Request for Proposal was processed in accordance with City of Phoenix Administrative Regulation 3.10. One vendor submitted a proposal that was deemed responsive and responsible. An evaluation committee of City staff evaluated the offer based on the following criteria with a maximum possible point total of 1,000:

Method of Approach (0-470 points)

Experience (0-430 points)

Cost (0-100 points)

After reaching consensus, the evaluation committee recommends award to the following vendor:

Safety & Risk Management Group, LLC: (700.00 points)

Contract Term

The contract will begin on or about July 1, 2025, for a three-year base term with two one-year options to extend.

Financial Impact

The aggregate contract value will not exceed \$450,000 for the five-year aggregate terms.

Funding is available in the Water Services Departments Operating budget.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the Water Services Department.



Odor Abatement Services for Sanitary Sewer Systems - RFA-1718-WWC-35 - Amendment (Ordinance S-52134) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 147863 with US Peroxide LLC. to provide additional time and funding to the agreement. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures included in this amendment will not exceed \$2.2 million.

Summary

The purpose of the amendment is to extend the term of the agreement for an additional two years while allowing the Water Services Department (WSD) time to conduct an industry study and perform a solicitation. The additional time and funds will allow US Peroxide to continue to provide a full-service Peroxide Regenerated Iron-Sulfite Control technology dosing system for WSD. This technology optimizes hydrogen peroxide to regenerate spent iron. Iron salts are added to the sewer collection system to control hydrogen sulfite-caused odors.

Contract Term

This amendment will extend the end date of the agreement term from June 30, 2025 to June 30, 2027.

Financial Impact

The initial authorization for Odor Abatement Services for Sanitary Sewer Systems was for an expenditure not to exceed \$5.9 million. This amendment will increase the authorization for the agreement by an additional \$2.2 million for a new total not-to-exceed agreement value of \$8.1 million.

Funding is available in the Water Services Department's Operating budget.

Concurrence/Previous Council Action

The City Council previously approved:

- Odor Abatement Services for Sanitary Sewer Systems Agreement 147863 (Ordinance S-44678) on June 6, 2018.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the Water Services Department.



Abandonment of Right-of-Way - ABND 220053 - Northeast Corner of 9th Street and Greenway Parkway (Resolution 22313) - District 3

Abandonment: 220053

Project: 21-5083

Applicant: Noel Griemsmann

Request: To abandon the right-of-way and deceleration lane approximately 125-feet from the northeast corner of 9th Street and Greenway Parkway.

Date of Hearing: October 13, 2025

Location

Generally located at the northeast corner of 9th Street and Greenway Parkway.

Council District: 3

Financial Impact

Pursuant to Phoenix City Code Article 5, Section 31-64(e), the City acknowledges the public benefit received by the generation of additional revenue from the private tax rolls and by the elimination of third-party general liability claims against the City, maintenance expenses, and undesirable traffic patterns, and also by the replatting of the area with alternate roadways and new development, to be sufficient and appropriate consideration in this matter.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.



Abandonment of Easements - ABND 250009 - 5983 N. Elsie Avenue (Resolution 22312) - District 6

Abandonment: 250009

Project: 04-684

Applicant: Elevation Civil Engineers LLC

Request: To abandon portions of an existing 8-foot public utility easement and portion of an existing 40-foot electric easement and telephone easement within Assessor Parcel Numbers 172-12-086B and 172-12-068A.

Date of Hearing: April 15, 2025

Location

Generally located at 5983 N. Elsie Avenue

Council District: 6

Financial Impact

Pursuant to Phoenix City Code Article 5, Section 31-64(e), the City acknowledges the public benefit received by the generation of additional revenue from the private tax rolls and by the elimination of third-party general liability claims against the City, maintenance expenses, and undesirable traffic patterns, and also by the replatting of the area with alternate roadways and new development, to be sufficient and appropriate consideration in this matter.

None. No consideration on the fee is required as a part of this submittal, although filing fees were paid.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.



Public Hearing - Biennial Certified Audit of Land Use Assumptions, Infrastructure Improvement Plan and Development Fees - Citywide

Request to hold a public hearing regarding the Biennial Certified Audit of Land Use Assumptions, Infrastructure Improvement Plans, and Development Impact Fees, as required by State statute.

Summary

Arizona Revised Statute Section 9-463.05 requires a biennial certified audit of municipalities' land use assumptions (LUA), infrastructure improvement plans (IIP), and development fees to be conducted by a qualified professional. This statute further specifies that the City shall conduct a public hearing on the audit findings within 60 days of posting the audit report on the City's website. Willdan Financial Services (Willdan) was retained to perform the biennial audit. The audit reviewed development impact fees and water resource acquisition fees for the period of July 1, 2022, through June 30, 2024.

The intent of the audit is to allow stakeholders who pay the impact fees to receive a third-party analysis of the assumptions, plans, and how impact fee funds are spent by the City. The next required biennial audit will review the period of July 1, 2024, through June 30, 2026.

The final audit report titled: City of Phoenix, AZ FY 2023 & FY 2024 Development Impact Fee Audit is available on the Planning and Development website at: phoenix.gov/pdd/devfees/impactfeedocs.

Biennial Audit Conclusions

Review of LUAs identified minor differences between projected and actual development, but anticipated that development over the 10-year study period will not significantly vary from projections.

Review of the progress of IIPs identified projects that were either accelerated from the projected schedule or delayed based on the projected schedule, but all projects for which funds were expended were included in the adopted IIPs.

Review of collections and expenditures of development impact fees for each project in the plan indicated that all expenditures made with development impact fee funds were on projects or debt expenses as identified in the 2020 Plan.

Evaluation of any inequities in implementing the plan or imposing the development impact fees indicated that the fees were assessed in an appropriate manner based upon the size and type of the development.

Review of sample permits did not identify any cases where a development was assessed an incorrect fee based on development type, square footage, or water meter size.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

City of Phoenix, AZ

Biennial Impact Fee Audit

FY 2022-23 and FY 2023-24



Table of Contents

Section 1 - Introduction	1
1.1. Background	1
1.2. Organization of the Audit Report.....	1
1.3. Audit Approach.....	2
1.4. Audit Objectives	2
1.5. Audit Results.....	3
1.6. Audit Limitations	4
Section 2 - Fire Review	5
2.1. Fee Development.....	5
2.2. Land Use Assumptions.....	5
2.3. Infrastructure Improvement Plan	7
2.4. Level of Service	9
2.5. Audit Results.....	10
Section 3 - Police.....	11
3.1. Fee Development.....	11
3.2. Land Use Assumptions.....	11
3.3. Infrastructure Improvement Plan	13
3.4. Level of Service	15
3.5. Audit Results.....	15
Section 4 - Parks.....	17
4.1. Fee Development.....	17
4.2. Land Use Assumptions.....	17
4.3. Infrastructure Improvement Plan	19
4.4. Level of Service	21
4.5. Audit Results.....	21
Section 5 - Libraries	23
5.1. Fee Development.....	23
5.2. Land Use Assumptions.....	23
5.3. Infrastructure Improvement Plan	25

5.4. Level of Service	27
5.5. Audit Results	27
Section 6 - Major Arterials	29
6.1. Fee Development	29
6.2. Land Use Assumptions	29
6.3. Infrastructure Improvement Plan	30
6.4. Level of Service	31
6.5. Audit Results	31
Section 7 - Storm Drainage	33
7.1. Fee Development	33
7.2. Land Use Assumptions	33
7.3. Infrastructure Improvement Plan	34
7.4. Level of Service	35
7.5. Audit Results	35
Section 8 - Water System	37
8.1. Fee Development	37
8.2. Land Use Assumptions	37
8.3. Infrastructure Improvement Plan	38
8.4. Level of Service	40
8.5. Audit Results	40
Section 9 - Water Resource	41
9.1. Fee Development	41
9.2. Land Use Assumptions	41
9.3. Infrastructure Improvement Plan	42
9.4. Level of Service	43
9.5. Audit Results	43
Section 10 - Wastewater	44
10.1. Fee Development	44
10.2. Land Use Assumptions	44
10.3. Infrastructure Improvement Plan	47

10.4. Level of Service	51
10.5. Audit Results	52
Section 11 - Permit Sampling	53
11.1. Sampling Results	53
Section 12 - Conclusions	54
12.1. Land Use Assumptions	54
12.2. Infrastructure Improvement Plan	54
12.3. Level of Service	54
12.4. Permit Sampling	54
12.5. Final Conclusion	54

Section 1 - Introduction

1.1. Background

Willdan Financial Services (Willdan) was retained by the City of Phoenix, Arizona (City) to conduct a Development Impact Fee (DIF) Audit (Audit) as required under Arizona Revised Statutes (ARS) 9-463.05(G)(2).¹ This report details the results of the audit for the period fiscal year (FY) 2022-23 and FY 2023-24. The City's fiscal year is the 12-month period from July 1 through the following June 30.

This Audit compares the development projections through the land use assumptions (LUA); capital needs as identified in the adopted Infrastructure Improvements Plan (IIP); and level of service (LOS) plan. The adopted plan was the City of Phoenix Infrastructure Financing Plan: 2020 Update with fees effective April 13, 2020 (Plan). The projection of development, revenues and expenditures were compared to those actually experienced by the City in FYs 2022-23 and 2023-24.

1.2. Organization of the Audit Report

This audit report is organized as follows:

- Section 1 - Introduction
- Section 2 – Fire Review
- Section 3 – Police Review
- Section 4 – Parks Review
- Section 5 – Libraries Review
- Section 6 – Major Arterials Review
- Section 7 – Storm Drainage Review
- Section 8 – Water System Review
- Section 9 – Water Resources Review
- Section 10 – Wastewater System Review
- Section 11 – Permit Sampling Results
- Section 12 – Conclusions and Recommendations

The appendices to this report are as follows:

¹ For reference, a copy of this statute appears in Appendix A.

- Appendix A - ARS§ 9-463.05
- Appendix B – Fire Analysis
- Appendix C – Police Analysis
- Appendix D – Parks Analysis
- Appendix E – Libraries Analysis
- Appendix F – Major Arterials Analysis
- Appendix G – Storm Drainage Analysis
- Appendix H – Water System Analysis
- Appendix I – Water Resource Analysis
- Appendix J –Wastewater Analysis
- Appendix K – Permit Sampling Results

1.3. Audit Approach

Willdan performed this Audit between September 2023 and January 2024. All Willdan staff supporting the Audit meet the definition of “Qualified Professional” as set forth in ARS§ 9-463.05(T)(8). Consistent with the requirements of ARS§ 9-463.05(G)(2), Willdan audit staff were neither employees or officials of the City of Phoenix nor did they prepare the IIP.

Audit activities consisted solely of document review and discussions with City staff via email and teleconference. Audit activities did not include site visits, first-hand data collection, or independent verification of data submitted by the City.

In particular, in support of this audit, Willdan:

- a) Reviewed IIP forecast and actual expenditures.
- b) Reviewed projected and actual IIP-related fee offsets or credits.
- c) Reviewed LUA forecasted and actual developments.
- d) Reviewed LOS at two points in time: time of the initial plan and the audit timeframe.
- e) Permit data for purposes of sampling to verify the accuracy of the application of the fees.

1.4. Audit Objectives

The primary objectives of the Audit were to:

- a) Audit the City's Biennial Development Impact Fees for the periods FY 2022-23 and FY 2023-24;
- b) Comply with ARS§ 9-463.05 by:
 - i. Reviewing the progress of anticipated development as identified in the LUA;
 - ii. Reviewing the progress of the infrastructure improvements plan;
 - iii. Reviewing collections and expenditures of development impact fees for each project in the plan; and
 - iv. Evaluating any inequities in implementing the plan or imposing the development impact fees.

1.5. Audit Results

Based on Willdan's scope of services performed as part of this Audit as documented in this Report, the results of this audit follow.

- a) The City's Biennial Development Impact Fees for the periods FY 2022-23 and FY 2023-24 comply with ARS§ 9-463.05 as further discussed in Sections two through ten;
- b) With respect to ARS§ 9-463.05 compliance:
 - i. Willdan's review of the progress of the LUA, identified minor differences between projected and actual development, but anticipates the development over the 10-year study period will not significantly vary from projections. The audit of the LUA is further discussed in sections two through ten;
 - ii. Willdan's review of the progress of the IIP identified projects that differed from the projected schedule, but all projects for which funds were expended were included in the adopted IIP as further discussed in sections two through ten;
 - iii. Willdan's review of collections and expenditures of the development impact fees for each project in the plan, indicate that all expenditures made with development impact fee funds were on projects or debt expenses as identified in the 2020 Plan, as further discussed in sections two through ten; and
 - iv. Willdan's evaluation of any inequities in implementing the plan or imposing the development impact fees indicates that the fees were assessed in an appropriate manner based upon the size and type of the development as further discussed in section eleven.

1.6. Audit Limitations

Willdan's role in this Audit was solely that of third-party independent auditor. The results presented in this Audit Report are predicated upon information provided by the City and representations made by City personnel. Willdan made reasonable efforts given the nature of this audit to assess the reasonableness of such representations. However, Willdan has no means to determine the extent to which material facts concerning information provided have been fully and accurately disclosed, nor is this a forensic audit. All findings in this report are based solely on Willdan's review of materials furnished by the City as identified or publicly available information as cited as well as information obtained by Willdan through emails and meetings with key City staff involved in this audit. Review of additional documentation or disclosure or discovery of material facts could change the findings cited in this Report.

This report documents the audit for the sole purpose of demonstrating compliance with the requirements of ARS§ 9-463.05(G)(2); no other use is expressed or implied. Nothing in this report can be considered a legal opinion.

Section 2 - Fire Review

This section of the Audit Report presents Willdan's review of the City's fire development impact fees.

2.1. Fee Development

The fire DIFs were calculated using the incremental (a forward looking) approach to develop a cost per equivalent dwelling unit (EDU) as the basis for assessing fees. Fees were developed for four service areas:

- Northwest
- Northeast
- Southwest
- Ahwatukee

The resulting DIFs per development type are identified in Table 2-1.

Table 2-1

Fire DIFs

Service Area	Single Family (per Unit)	Multifamily (per unit)	Com/Ret (per 1,000 sqft)	Office (per 1,000 sqft)	Ind/WH (per 1,000 sqft)	Pub/Inst (per 1,000 sqft)
Northwest	\$516	\$387	\$418	\$330	\$144	\$299
Northeast	551	413	446	353	154	320
Southwest	487	365	394	312	136	282
Ahwatukee	470	353	381	301	132	273

2.2. Land Use Assumptions

The biennial audit includes comparing the growth projections adopted in the City's LUA to the actual growth by development type. Tables 2-2 through 2-5 summarize the projected equivalent demand unit (EDU) development from the Plan and the actual development experienced by the City in FY 2023 and FY 2024.

Table 2-2

Northwest Projected versus Actual Development FY 2023 & FY 2024

Year	Single Family (EDUs)	Multifamily (EDUs)	Com/Ret (EDUs)	Office (EDUs)	Ind/WH (EDUs)	Pub/Inst (EDUs)
Actual 2023	312.00	155.00	2.32	0.00	0.00	0.00
Projected 2023 ⁽¹⁾	<u>688.30</u>	<u>144.80</u>	<u>164.40</u>	<u>67.50</u>	<u>22.20</u>	<u>88.10</u>
Difference	(376.30)	10.20	(162.08)	(67.50)	(22.20)	(88.10)
Actual 2024	417.00	1,799.75	29.13	0.00	5.50	0.00
Projected 2024 ⁽¹⁾	<u>688.30</u>	<u>144.80</u>	<u>164.40</u>	<u>67.50</u>	<u>22.20</u>	<u>88.10</u>
Difference	(271.30)	1,654.95	(135.27)	(67.50)	(16.70)	(88.10)

(1) Projections are the average annual over the 10-year study period, rather than specific development by year. Plan page 13.

As indicated in Table 2-2, Northwest actual developments in 2023 exceeded the projected level of development for only the multifamily land use classifications and fell short of projections for all other designations. The actual developments in 2024 again saw actual multifamily development exceed

projections, but the actual development for all other land use classifications fell short of the projected development in the Plan.

Table 2-3

Northeast Projected versus Actual Development FY 2023 & FY 2024

Year	Single Family (EDUs)	Multifamily (EDUs)	Com/Ret (EDUs)	Office (EDUs)	Ind/WH (EDUs)	Pub/Inst (EDUs)
Actual 2023	213.00	192.50	6.88	0.00	0.00	0.00
Projected 2023 ⁽¹⁾	<u>1,133.90</u>	<u>471.80</u>	<u>97.60</u>	<u>55.00</u>	<u>0.00</u>	<u>153.40</u>
Difference	(920.90)	(279.30)	(90.72)	(55.00)	0.00	(153.40)
Actual 2024	271.00	432.00	74.82	265.53	0.00	6.08
Projected 2024 ⁽¹⁾	<u>1,133.90</u>	<u>471.80</u>	<u>97.60</u>	<u>55.00</u>	<u>0.00</u>	<u>153.40</u>
Difference	(862.90)	(39.80)	(27.78)	210.53	0.00	(147.32)

(1) Projections are the average annual over the 10-year study period, rather than specific development by year. Plan page 13.

As indicated in Table 2-3, Northeast actual developments in 2023 fell short of projections for all land use designations except the industrial/warehouse category which did not anticipate any new development. Office development in 2024 exceeded projections, the industrial/warehouse classification did not anticipate nor experience any new development, and all other classifications fell short of projects.

Table 2-4

Southwest Projected versus Actual Development FY 2023 & FY 2024

Year	Single Family (EDUs)	Multifamily (EDUs)	Com/Ret (EDUs)	Office (EDUs)	Ind/WH (EDUs)	Pub/Inst (EDUs)
Actual 2023	1,489.00	374.00	33.44	0.00	0.00	0.00
Projected 2023 ⁽¹⁾	<u>1,580.50</u>	<u>462.20</u>	<u>290.80</u>	<u>167.70</u>	<u>367.30</u>	<u>369.30</u>
Difference	(91.50)	(88.20)	(257.36)	(167.70)	(367.30)	(369.30)
Actual 2024	1,863.00	301.00	67.33	9.57	469.24	29.14
Projected 2024 ⁽¹⁾	<u>1,580.50</u>	<u>462.20</u>	<u>290.80</u>	<u>167.70</u>	<u>367.30</u>	<u>369.30</u>
Difference	282.50	(161.20)	(223.47)	(158.13)	101.94	(340.16)

(1) Projections are the average annual over the 10-year study period, rather than specific development by year. Plan page 13.

As indicated in Table 2-4, for 2023 Southwest actual developments fell short of projections for all land use classifications. In 2024 Single family and industrial/warehouse development exceeded projections while the multifamily, commercial/retail, office and public/institution fell short of projections.

Table 2-5

Ahwatukee Projected versus Actual Development FY 2023 & FY 2024

Year	Single Family (EDUs)	Multifamily (EDUs)	Com/Ret (EDUs)	Office (EDUs)	Ind/WH (EDUs)	Pub/Inst (EDUs)
Actual 2023	3.00	83.00	0.00	0.00	0.00	0.00
Projected 2023 ⁽¹⁾	<u>141.40</u>	<u>38.70</u>	<u>11.40</u>	<u>18.20</u>	<u>0.00</u>	<u>0.00</u>
Difference	(138.40)	44.30	(11.40)	(18.20)	0.00	0.00
Actual 2024	1.00	0.00	1.59	0.00	0.00	0.00
Projected 2024 ⁽¹⁾	<u>141.40</u>	<u>38.70</u>	<u>11.40</u>	<u>18.20</u>	<u>0.00</u>	<u>0.00</u>
Difference	(140.40)	(38.70)	(9.81)	(18.20)	0.00	0.00

(1) Projections are the average annual over the 10-year study period, rather than specific development by year. Plan page 13.

As indicated in Table 2-5, Ahwatukee actual developments for the multifamily classifications exceeded projections while single family, commercial/retail and office classifications fell short of 2023 projections. In 2024 none of the development classification exceeded projections. There was no anticipated development for the industrial/warehouse and public/institutional classifications in either year.

Development of forward-looking financial plans, DIF studies rely on the best available forecast at a point in time. Actual conditions often vary from projections. Tables 2-2 through 2-5 represent a “snapshot” in time for the 10-year study period. Over time new studies are undertaken as circumstances change and new information becomes available. It should also be noted that projections in the report were made for a 10-year period in aggregate and not for individual years within the study period. As such, development in aggregate should be considered the focus rather than fluctuations from year to year.

2.3. Infrastructure Improvement Plan

The Plan identified capital projects to be constructed or acquired over the 10-year study period as opposed to specific years. Capital projects to be completed for the Northwest, Northeast and Southwest zones included:

- Fire stations;
- Fire station land;
- Fire vehicles and equipment; and
- Record management system.

Capital needs for the Ahwatukee zone included:

- Fire station;
- Fire vehicles and equipment; and
- Record management system.

Northwest Zone

During FY 2023 and FY 2024 the City generated \$2,124,561 in fire DIF revenues as well as an additional \$151,024 in interest income for total revenues of \$2,275,585. During the same period the City did not expend any funds on capital projects resulting in revenues exceeding expenditures during the two-year period. Appendix B provides a summary of the revenues and expenditures for the fire DIF funds. The financials are summarized in Table 2-6.

Table 2-6

Northwest Fire DIF Revenues and Expenditures FY 2023 & FY 2024

Fiscal Year	Revenues		Expenditures	
	DIF Collections	Interest Income	CIP	Advance Repayments & Debt
2023	\$890,721	\$43,161	\$0	\$0
2024	<u>1,233,840</u>	<u>107,863</u>	<u>0</u>	<u>0</u>
Total	\$2,124,561	\$151,024	\$0	\$0

It should be noted that in some cases collection of DIF revenues do not have an exact matching between the year in which the revenues are recorded and the development occurs.

Northwest Zone

During FY 2023 and FY 2024 the City generated \$764,132 in fire DIF revenues as well as an additional \$233,742 in interest income for total revenues of \$997,874. During the same period the City did not expend any funds on capital projects resulting in revenues exceeding expenditures during the two-year period. Appendix B provides a summary of the revenues and expenditures for the fire DIF funds. The financials are summarized in Table 2-7.

Table 2-7

Northeast Fire DIF Revenues and Expenditures FY 2023 & FY 2024

Fiscal Year	Revenues		Expenditures	
	DIF Collections	Interest Income	CIP	Advance Repayments & Debt
2023	\$224,110	\$80,038	\$0	\$0
2024	<u>540,022</u>	<u>153,704</u>	<u>0</u>	<u>0</u>
Total	\$764,132	\$233,742	\$0	\$0

It should be noted that in some cases collection of DIF revenues do not have an exact matching between the year in which the revenues are recorded and the development occurs.

Southwest Zone

During FY 2023 and FY 2024 the City generated \$2,250,949 in fire DIF revenues as well as an additional \$398,672 in interest income for total revenues of \$2,649,621. During the same period the City expended \$6,877,918 on fire stations resulting in expenditures exceeding revenues during the two-year period. Appendix B provides a summary of the revenues and expenditures for the fire DIF funds. The financials are summarized in Table 2-8.

Table 2-8

Southwest Fire DIF Revenues and Expenditures FY 2023 & FY 2024

Fiscal Year	Revenues		Expenditures	
	DIF Collections	Interest Income	CIP	Advance Repayments & Debt
2023	\$1,020,037	\$159,802	\$6,729,514	\$0
2024	<u>1,230,912</u>	<u>238,870</u>	<u>148,404</u>	<u>0</u>
Total	\$2,250,949	\$398,672	\$6,877,918	\$0

It should be noted that in some cases collection of DIF revenues do not have an exact matching between the year in which the revenues are recorded and the development occurs.

Ahwatukee Zone

During FY 2023 and FY 2024 the City generated \$20,745 in fire DIF revenues as well as an additional \$37,344 in interest income for total revenues of \$58,089. During the same period the City expended \$908,622 on capital projects resulting in expenditures exceeding revenues during the two-year period. Appendix B provides a summary of the revenues and expenditures for the fire DIF funds. The financials are summarized in Table 2-9.

Table 2-9

Ahwatukee Fire DIF Revenues and Expenditures FY 2023 & FY 2024

Fiscal Year	Revenues		Expenditures	
	DIF Collections	Interest Income	CIP	Advance Repayments & Debt
2023	\$16,639	\$19,319	\$92,622	\$0
2024	<u>4,106</u>	<u>18,025</u>	<u>816,000</u>	<u>0</u>
Total	\$20,745	\$37,344	\$908,622	\$0

It should be noted that in some cases collection of DIF revenues do not have an exact matching between the year in which the revenues are recorded and the development occurs.

2.4. Level of Service

Level of service projections are intended to ensure that new development is assessed for facilities or capital needs at the existing level of service (LOS), not at an increased overall level of service, unless a corresponding funding source from existing development is also provided. The Northwest and Northeast zones expenditures fell short of the annual average expenditures identified in the Plan. The Southwest and Ahwatukee zones expenditures exceeded the annual average expenditures identified in the Plan. During the study period, the actual LOS will fluctuate as compared to that identified in the Plan based on the timing of construction or acquisition of new facilities relative to new development. As of the end of FY 2024, due to new development outpacing acquisition and construction of new facilities, the LOS for fire for the Northwest and Northeast zones is below that in the Plan (the growth-related needs for identified fire facilities were not met). The Southwest and Ahwatukee expenditures outpaced new development indicating an increase in the level of service. However, the LOS should be monitored over

the entire study period compared to the level identified in the Plan over the remaining study period as the full IIP and LUA projections are realized.

2.5. Audit Results

Through our audit of the fire DIFs we identified some differences between what was projected in the Plan and actual occurrences, such as differences in the projected and actual developments. These differences are the results of projections being made based on the available data at the time. Our review of the current development environment is consistent with the regulations set forth in ARS§ 9-463.05. The LUA, IIP and LOS should continue to be monitored over the 10-year study period on which the Plan was based.

Based on Willdan's review of the fire DIF, we are of the opinion that:

- a) City's Biennial DIFs for fire in FY 2023 and FY 2024 comply with ARS§ 9-463.05;
- b) With respect to ARS§ 9-463.05 compliance:
 - i. Willdan's review of the progress of the LUA, identified differences between projected and actual development, but anticipates development over the current 10-year study period will not significantly vary from projections;
 - ii. Willdan's review of the progress of the IIP identified the projects for which funds were expended were included in the adopted IIP; and
 - iii. Willdan's review of collections and expenditures of development impact fees indicate that all expenditures made with DIF funds were on projects as identified in the Plan.

Section 3 - Police

This section of the Audit Report presents Willdan's review of City's police DIFs.

3.1. Fee Development

The police DIFs were calculated using the incremental (a forward looking) approach to develop a cost per equivalent demand unit (EDU) as the basis for assessing fees. Fees were developed for four service areas:

- Northwest
- Northeast
- Southwest
- Ahwatukee

The resulting DIFs per development type are identified in Table 3-1.

Table 3-1
Police DIFs

Service Area	Single Family (per Unit)	Multifamily (per unit)	Com/Ret (per 1,000 sqft)	Office (per 1,000 sqft)	Ind/WH (per 1,000 sqft)	Pub/Inst (per 1,000 sqft)
Northwest	\$293	\$220	\$237	\$188	\$82	\$170
Northeast	314	236	254	201	88	182
Southwest	285	214	231	182	80	165
Ahwatukee	342	257	277	219	96	198

3.2. Land Use Assumptions

The biennial audit includes comparing the growth projections adopted in the City's LUA to the actual equivalent demand unit growth by development type. Tables 3-2 through 3-5 summarize the projected development from the Plan and the actual development experienced by the City in FY 2023 and FY 2024.

Table 3-2
Northwest Projected versus Actual Development FY 2023 & FY 2024

Year	Single Family (EDUs)	Multifamily (EDUs)	Com/Ret (EDUs)	Office (EDUs)	Ind/WH (EDUs)	Pub/Inst (EDUs)
Actual 2023	312.00	155.00	2.32	0.00	0.00	0.00
Projected 2023 ⁽¹⁾	<u>688.30</u>	<u>144.80</u>	<u>164.40</u>	<u>67.50</u>	<u>22.20</u>	<u>88.10</u>
Difference	(376.30)	10.20	(162.08)	(67.50)	(22.20)	(88.10)
Actual 2024	417.00	1,799.75	29.13	0.00	5.50	0.00
Projected 2024 ⁽¹⁾	<u>688.30</u>	<u>144.80</u>	<u>164.40</u>	<u>67.50</u>	<u>22.20</u>	<u>88.10</u>
Difference	(271.30)	1,654.95	(135.27)	(67.50)	(16.70)	(88.10)

(1) Projections are the average annual over the 10-year study period, rather than specific development by year. Plan page 13.

As indicated in Table 3-2, Northwest actual developments in 2023 exceeded the projected level of development for the multifamily land use classification but fell short of projections for all other designations. The actual developments in 2024 saw actual multifamily development exceed projections, but the actual development for all other land use classifications fell short of the projected development in the Plan.

Table 3-3

Northeast Projected versus Actual Development FY 2023 & FY 2024

Year	Single Family (EDUs)	Multifamily (EDUs)	Com/Ret (EDUs)	Office (EDUs)	Ind/WH (EDUs)	Pub/Inst (EDUs)
Actual 2023	213.00	192.50	6.88	0.00	0.00	0.00
Projected 2023 ⁽¹⁾	<u>1,133.90</u>	<u>471.80</u>	<u>97.60</u>	<u>55.00</u>	<u>0.00</u>	<u>153.40</u>
Difference	(920.90)	(279.30)	(90.72)	(55.00)	0.00	(153.40)
Actual 2024	271.00	432.00	74.82	265.53	0.00	6.08
Projected 2024 ⁽¹⁾	<u>1,133.90</u>	<u>471.80</u>	<u>97.60</u>	<u>55.00</u>	<u>0.00</u>	<u>153.40</u>
Difference	(862.90)	(39.80)	(22.78)	210.53	0.00	(147.32)

(1) Projections are the average annual over the 10-year study period, rather than specific development by year. Plan page 13.

As indicated in Table 3-3, Northeast actual developments in 2023 fell short of projections for all land use classifications except the industrial/warehouse (no development projected), and in 2024 fell short of projections for all other land use designations except office which exceeded projections and the industrial/warehouse category which did not anticipate any new development.

Table 3-4

Southwest Projected versus Actual Development FY 2023 & FY 2024

Year	Single Family (EDUs)	Multifamily (EDUs)	Com/Ret (EDUs)	Office (EDUs)	Ind/WH (EDUs)	Pub/Inst (EDUs)
Actual 2023	1,489.00	374.00	33.44	0.00	0.00	0.00
Projected 2023 ⁽¹⁾	<u>1,580.50</u>	<u>462.20</u>	<u>290.80</u>	<u>167.70</u>	<u>367.30</u>	<u>369.30</u>
Difference	(91.50)	(88.20)	(257.36)	(167.70)	(367.30)	(369.30)
Actual 2024	1,863.00	301.00	67.33	9.57	469.24	29.14
Projected 2024 ⁽¹⁾	<u>1,580.50</u>	<u>462.20</u>	<u>290.80</u>	<u>167.70</u>	<u>367.30</u>	<u>369.30</u>
Difference	282.50	(161.20)	(223.47)	(158.13)	101.94	(340.16)

(1) Projections are the average annual over the 10-year study period, rather than specific development by year. Plan page 13.

As indicated in Table 3-4, for 2023 Southwest actual developments for all categories fell short of projections. In 2024 Single family and industrial/warehouse development exceeded projections while the multifamily, commercial/retail, office and public/institution fell short of projections.

Table 3-5

Ahwatukee Projected versus Actual Development FY 2023 & FY 2024

Year	Single Family (EDUs)	Multifamily (EDUs)	Com/Ret (EDUs)	Office (EDUs)	Ind/WH (EDUs)	Pub/Inst (EDUs)
Actual 2023	3.00	83.00	0.00	0.00	0.00	0.00
Projected 2023 ⁽¹⁾	<u>141.40</u>	<u>38.70</u>	<u>11.40</u>	<u>18.20</u>	<u>0.00</u>	<u>0.00</u>
Difference	(138.40)	44.30	(11.40)	(18.20)	0.00	0.00
Actual 2024	1.00	0.00	1.59	0.00	0.00	0.00
Projected 2024 ⁽¹⁾	<u>141.40</u>	<u>38.70</u>	<u>11.40</u>	<u>18.20</u>	<u>0.00</u>	<u>0.00</u>
Difference	(140.40)	(38.70)	(9.81)	(18.20)	0.00	0.00

(1) Projections are the average annual over the 10-year study period, rather than specific development by year. Plan page 13.

As indicated in Table 3-5, Ahwatukee actual developments for the multifamily category exceeded projections while single family, commercial/retail and office fell short of 2023 projections. In 2024 all developments fell short of projections. There were no developments projected for the industrial/warehouse or public/institutional in either year.

Development of forward-looking financial plans, DIF studies rely on the best available forecast at a point in time. Actual conditions often vary from projections. Tables 3-2 through 3-5 represent a “snapshot” in

time for the 10-year study period. Over time new studies are undertaken as circumstances change and new information becomes available. It should also be noted that projections in the report were made for a 10-year period in aggregate and not for individual years within the study period. As such, development in aggregate should be considered the focus rather than fluctuations from year to year.

3.3. Infrastructure Improvement Plan

The Plan identified capital projects to be constructed or acquired over the 10-year study period as opposed to specific years. Capital projects to be completed for all four zones included:

- Police precincts
- Police station land
- Police vehicles and radios
- Record management system

Northwest Zone

During FY 2023 and FY 2024 the City generated \$1,092,311 in police DIF revenues as well as an additional \$164,782 in interest income for total revenues of \$1,257,093. During the same period the City did not have any expenditures, resulting in revenues exceeding expenditures during the two-year period. Appendix C provides a summary of the revenues and expenditures for the police DIF funds. The financials are summarized in Table 3-6.

Table 3-6
Northwest Police DIF Revenues and Expenditures FY 2023 & FY 2024

Fiscal Year	Revenues		Expenditures	
	DIF Collections	Interest Income	CIP	Advance Repayments & Debt
2023	\$478,816	\$55,506	\$0	\$0
2024	<u>613,495</u>	<u>109,276</u>	<u>0</u>	<u>0</u>
Total	\$1,092,311	\$164,782	\$0	\$0

It should be noted that in some cases collection of DIF revenues do not have an exact matching between the year in which the revenues are recorded and the development occurs.

Northeast Zone

During FY 2023 and FY 2024 the City generated \$435,458 in police DIF revenues as well as an additional \$180,268 in interest income for total revenues of \$615,726. During the same period the City did not have any expenditures, resulting in revenues exceeding expenditures during the two-year period. Appendix C provides a summary of the revenues and expenditures for the police DIF funds. The financials are summarized in Table 3-7.

Table 3-7

Northeast Police DIF Revenues and Expenditures FY 2023 & FY 2024

Fiscal Year	Revenues		Expenditures	
	DIF Collections	Interest Income	CIP	Advance Repayments & Debt
2023	\$127,713	\$64,542	\$0	\$0
2024	<u>307,745</u>	<u>115,726</u>	<u>0</u>	<u>0</u>
Total	\$435,458	\$180,268	\$0	\$0

It should be noted that in some cases collection of DIF revenues do not have an exact matching between the year in which the revenues are recorded and the development occurs.

Southwest Zone

During FY 2023 and FY 2024 the City generated \$1,434,846 in police DIF revenues as well as an additional \$376,794 in interest income for total revenues of \$1,811,640. During the same period the City did not have any expenditures, resulting in revenues exceeding expenditures during the two-year period. Appendix C provides a summary of the revenues and expenditures for the police DIF funds. The financials are summarized in Table 3-8.

Table 3-8

Southwest Police DIF Revenues and Expenditures FY 2023 & FY 2024

Fiscal Year	Revenues		Expenditures	
	DIF Collections	Interest Income	CIP	Advance Repayments & Debt
2023	\$625,007	\$131,568	\$0	\$0
2024	<u>809,839</u>	<u>245,226</u>	<u>0</u>	<u>0</u>
Total	\$1,434,846	\$376,794	\$0	\$0

It should be noted that in some cases collection of DIF revenues do not have an exact matching between the year in which the revenues are recorded and the development occurs.

Ahwatukee Zone

During FY 2023 and FY 2024 the City generated \$15,322 in police DIF revenues as well as an additional \$22,344 in interest income for total revenues of \$37,666. During the same period the City did not have any expenditures, resulting in revenues exceeding expenditures during the two-year period. Appendix C provides a summary of the revenues and expenditures for the police DIF funds. The financials are summarized in Table 3-9.

Table 3-9
Ahwatukee Police DIF Revenues and Expenditures FY 2023 & FY 2024

Fiscal Year	Revenues		Expenditures	
	DIF Collections	Interest Income	CIP	Advance Repayments & Debt
2023	\$11,766	\$8,207	\$0	\$0
2024	<u>3,556</u>	<u>14,137</u>	<u>0</u>	<u>0</u>
Total	\$15,322	\$22,344	\$0	\$0

It should be noted that in some cases collection of DIF revenues do not have an exact matching between the year in which the revenues are recorded and the development occurs.

3.4. Level of Service

Level of service projections are intended to ensure that new development is assessed for facilities or capital needs at the existing level of service (LOS), not at an increased overall level of service, unless a corresponding funding source from existing development is also provided. In each of the four zones expenditures fell short of the annual average expenditures identified in the Plan. During the study period, the actual LOS will fluctuate as compared to that identified in the Plan based on the timing of construction or acquisition of new facilities relative to new development. As of the end of FY 2024, due to new development outpacing acquisition and construction of new facilities, the LOS for police for all zones is below that in the Plan (the growth-related needs for identified police facilities were not met). However, the LOS should be monitored over the entire study period compared to the level identified in the Plan over the remaining study period as the full IIP and LUA projections are realized.

3.5. Audit Results

Through our audit of the police DIFs we identified some differences between what was projected in the Plan and actual occurrences, such as differences in the projected and actual developments. These differences are the results of projections being made based on the available data at the time. Our review of the current development environment is consistent with the regulations set forth in ARS§ 9-463.05. The LUA, IIP and LOS should continue to be monitored over the 10-year study period on which the Plan was based.

Based on Willdan's review of the police DIF, we are of the opinion that:

- a) City's Biennial DIFs for police in FY 2023 and FY 2024 comply with ARS§ 9-463.05;
- b) With respect to ARS§ 9-463.05 compliance:
 - i. Willdan's review of the progress of the LUA, identified differences between projected and actual development, but anticipates development over the current 10-year study period will not significantly vary from projections;

- ii. Willdan's review of the progress of the IIP identified the projects for which funds were expended were included in the adopted IIP; and
- iii. Willdan's review of collections and expenditures of development impact fees indicate that all expenditures made with DIF funds were on projects as identified in the Plan.

Section 4 - Parks

This section of the Audit Report presents Willdan's review of City's parks DIFs.

4.1. Fee Development

The parks DIFs were calculated using the incremental (a forward looking) approach to develop a cost per equivalent demand unit (EDU) as the basis for assessing fees. Fees were developed for four service areas:

- Northwest
- Northeast
- Southwest
- Ahwatukee

The resulting DIFs per development type are identified in Table 4-1.

Table 4-1

Parks DIFs

Service Area	Single Family (per Unit)	Multifamily (per unit)	Com/Ret (per 1,000 sqft)	Office (per 1,000 sqft)	Ind/WH (per 1,000 sqft)	Pub/Inst (per 1,000 sqft)
Northwest	\$1,368	\$1,026	\$68	\$96	\$27	\$68
Northeast	1,236	927	62	87	25	62
Southwest	1,241	931	62	87	25	62
Ahwatukee	1,225	919	61	86	25	61

4.2. Land Use Assumptions

The biennial audit includes comparing the growth projections adopted in the City's LUA to the actual growth by development type. Tables 4-2 through 4-5 summarize the projected development from the Plan and the actual equivalent demand units of development experienced by the City in FY 2023 and FY 2024.

Table 4-2

Northwest Projected versus Actual Development FY 2023 & FY 2024

Year	Single Family (EDUs)	Multifamily (EDUs)	Com/Ret (EDUs)	Office (EDUs)	Ind/WH (EDUs)	Pub/Inst (EDUs)
Actual 2023	312.00	155.00	2.32	0.00	0.00	0.00
Projected 2024 ⁽¹⁾	<u>688.30</u>	<u>144.80</u>	<u>10.20</u>	<u>7.40</u>	<u>1.60</u>	<u>7.60</u>
Difference	(376.30)	10.20	(7.88)	(7.40)	(1.60)	(7.60)
Actual 2024	417.00	1,799.75	29.13	0.00	5.50	0.00
Projected 2024 ⁽¹⁾	<u>688.30</u>	<u>144.80</u>	<u>10.20</u>	<u>7.40</u>	<u>1.60</u>	<u>7.60</u>
Difference	(271.30)	1,654.95	18.93	(7.40)	3.90	(7.60)

(1) Projections are the average annual over the 10-year study period, rather than specific development by year. Plan page 14.

As indicated in Table 4-2, Northwest actual developments in 2023 exceeded the projected level of development for the multifamily land use classification but fell short of projections for all other designations. The actual developments in 2024 saw actual multifamily, commercial/retail and

industrial/warehouse development exceed projections, but the actual development for all other land use classifications fell short of the projected development in the Plan.

Table 4-3
Northeast Projected versus Actual Development FY 2023 & FY 2024

Year	Single Family (EDUs)	Multifamily (EDUs)	Com/Ret (EDUs)	Office (EDUs)	Ind/WH (EDUs)	Pub/Inst (EDUs)
Actual 2023	213.00	192.50	6.88	0.00	0.00	0.00
Projected 2023 ⁽¹⁾	<u>1,133.90</u>	<u>471.80</u>	<u>6.00</u>	<u>6.00</u>	<u>0.00</u>	<u>13.20</u>
Difference	(920.90)	(279.30)	0.88	(6.00)	0.00	(13.20)
Actual 2024	271.00	432.00	74.82	265.53	0.00	6.08
Projected 2024 ⁽¹⁾	<u>1,133.90</u>	<u>471.80</u>	<u>6.00</u>	<u>6.00</u>	<u>0.00</u>	<u>13.20</u>
Difference	(862.90)	(39.80)	68.82	259.53	0.00	(7.12)

(1) Projections are the average annual over the 10-year study period, rather than specific development by year. Plan page 14.

As indicated in Table 4-3, Northeast actual developments in 2023 fell short of projections for all land use classifications except commercial/retail which exceeded projections and the industrial/warehouse category which did not anticipate new development. In 2024 commercial/retail and office classifications exceeded projections while the other categories fell short of projections except for the industrial/warehouse category which did not anticipate any new development.

Table 4-4
Southwest Projected versus Actual Development FY 2023 & FY 2024

Year	Single Family (EDUs)	Multifamily (EDUs)	Com/Ret (EDUs)	Office (EDUs)	Ind/WH (EDUs)	Pub/Inst (EDUs)
Actual 2023	1,489.00	374.00	33.44	0.00	0.00	0.00
Projected 2023 ⁽¹⁾	<u>1,580.50</u>	<u>462.20</u>	<u>18.00</u>	<u>18.30</u>	<u>26.20</u>	<u>31.80</u>
Difference	(91.50)	(88.20)	15.44	(18.30)	(26.20)	(31.80)
Actual 2024	1,863.00	301.00	67.33	9.57	33.49	29.14
Projected 2024 ⁽¹⁾	<u>1,580.50</u>	<u>462.20</u>	<u>18.00</u>	<u>18.30</u>	<u>26.20</u>	<u>31.80</u>
Difference	282.50	(161.20)	49.33	(8.73)	7.29	(2.66)

(1) Projections are the average annual over the 10-year study period, rather than specific development by year. Plan page 14.

As indicated in Table 4-4, for 2023 Southwest actual developments for the commercial/retails category exceeded projections while the other land use classifications fell short of projections. In 2024 Single family, commercial/retail and industrial/warehouse development exceeded projections while the multifamily, office and public/institution fell short of projections.

Table 4-5
Ahwatukee Projected versus Actual Development FY 2023 & FY 2024

Year	Single Family (EDUs)	Multifamily (EDUs)	Com/Ret (EDUs)	Office (EDUs)	Ind/WH (EDUs)	Pub/Inst (EDUs)
Actual 2023	3.00	83.00	0.00	0.00	0.00	0.00
Projected 2023 ⁽¹⁾	<u>141.40</u>	<u>38.70</u>	<u>0.70</u>	<u>2.00</u>	<u>0.00</u>	<u>0.00</u>
Difference	(138.40)	44.30	(0.70)	(2.00)	0.00	0.00
Actual 2024	1.00	0.00	1.59	0.00	0.00	0.00
Projected 2024 ⁽¹⁾	<u>141.40</u>	<u>38.70</u>	<u>0.70</u>	<u>2.00</u>	<u>0.00</u>	<u>0.00</u>
Difference	(140.40)	(38.70)	0.89	(2.00)	0.00	0.00

(1) Projections are the average annual over the 10-year study period, rather than specific development by year. Plan page 14.

As indicated in Table 4-5, Ahwatukee actual developments for the multifamily category exceeded projections while single family, commercial/retail and office fell short of 2023 projections. In 2024 only

commercial/retail development exceeded projections. No development was anticipated for industrial/warehouse or public/institutional in either year.

Development of forward-looking financial plans, DIF studies rely on the best available forecast at a point in time. Actual conditions often vary from projections. Tables 4-2 through 4-5 represent a “snapshot” in time for the 10-year study period. Over time new studies are undertaken as circumstances change and new information becomes available. It should also be noted that projections in the report were made for a 10-year period in aggregate and not for individual years within the study period. As such, development in aggregate should be considered the focus rather than fluctuations from year to year.

4.3. Infrastructure Improvement Plan

The Plan identified capital projects to be constructed or acquired over the 10-year study period as opposed to specific years. Capital projects to be completed for the Northwest zone included:

- Park development
- Land acquisition

Capital projects for the remaining three zones assumed “park development” in each zone.

Northwest Zone

During FY 2023 and FY 2024 the City generated \$2,000,056 in parks DIF revenues as well as an additional \$291,986 in interest income for total revenues of \$2,292,042. During the same period the City expended \$17,255 on capital resulting in revenues exceeding expenditures during the two-year period. Appendix D provides a summary of the revenues and expenditures for the parks DIF funds. The financials are summarized in Table 4-6.

Table 4-6
Northwest Parks DIF Revenues and Expenditures FY 2023 & FY 2024

Fiscal Year	Revenues		Expenditures	
	DIF Collections	Interest Income	CIP	Advance Repayments & Debt
2023	\$392,218	\$92,665	\$0	\$0
2024	<u>1,607,838</u>	<u>199,321</u>	<u>17,255</u>	<u>0</u>
Total	\$2,000,056	\$291,986	\$17,255	\$0

It should be noted that in some cases collection of DIF revenues do not have an exact matching between the year in which the revenues are recorded and the development occurs.

Northeast Zone

During FY 2023 and FY 2024 the City generated \$3,098,059 in parks DIF revenues as well as an additional \$682,083 in interest income for total revenues of \$3,780,142. During the same period the City expended

\$952,515 on park development resulting in revenues exceeding expenditures during the two-year period. Appendix D provides a summary of the revenues and expenditures for the parks DIF funds. The financials are summarized in Table 4-7.

Table 4-7
Northeast Parks DIF Revenues and Expenditures FY 2023 & FY 2024

Fiscal Year	Revenues		Expenditures	
	DIF Collections	Interest Income	CIP	Advance Repayments & Debt
2023	\$923,672	\$229,648	\$7,375	\$0
2024	<u>2,174,387</u>	<u>452,435</u>	<u>945,140</u>	<u>0</u>
Total	\$3,098,059	\$682,083	\$952,515	\$0

It should be noted that in some cases collection of DIF revenues do not have an exact matching between the year in which the revenues are recorded and the development occurs.

Southwest Zone

During FY 2023 and FY 2024 the City generated \$4,477,789 in parks DIF revenues as well as an additional \$881,412 in interest income for total revenues of \$5,359,201. During the same period the City expended \$13,038,247 on park development resulting in expenditures exceeding revenues during the two-year period. Appendix D provides a summary of the revenues and expenditures for the parks DIF funds. The financials are summarized in Table 4-8.

Table 4-8
Southwest Parks DIF Revenues and Expenditures FY 2023 & FY 2024

Fiscal Year	Revenues		Expenditures	
	DIF Collections	Interest Income	CIP	Advance Repayments & Debt
2023	\$1,898,980	\$347,725	\$4,178,889	\$0
2024	<u>2,578,809</u>	<u>533,687</u>	<u>8,859,358</u>	<u>0</u>
Total	\$4,477,789	\$881,412	\$13,038,247	\$0

It should be noted that in some cases collection of DIF revenues do not have an exact matching between the year in which the revenues are recorded and the development occurs.

Ahwatukee Zone

During FY 2023 and FY 2024 the City generated \$106,279 in parks DIF revenues as well as an additional \$43,768 in interest income for total revenues of \$150,047. During the same period the City did not expend any funds on capital resulting in revenues exceeding expenditures during the two-year period. Appendix D provides a summary of the revenues and expenditures for the parks DIF funds. The financials are summarized in Table 4-9.

Table 4-9
Ahwatukee Parks DIF Revenues and Expenditures FY 2023 & FY 2024

Fiscal Year	Revenues		Expenditures	
	DIF Collections	Interest Income	CIP	Advance Repayments & Debt
2023	\$100,417	\$15,344	\$0	\$0
2024	<u>5,862</u>	<u>28,424</u>	<u>0</u>	<u>0</u>
Total	\$106,279	\$43,768	\$0	\$0

It should be noted that in some cases collection of DIF revenues do not have an exact matching between the year in which the revenues are recorded and the development occurs.

4.4. Level of Service

Level of service projections are intended to ensure that new development is assessed for facilities or capital needs at the existing level of service (LOS), not at an increased overall level of service, unless a corresponding funding source from existing development is also provided. For the Northwest, Northeast and Ahwatukee zones expenditures fell short of the annual average expenditures identified in the Plan which would result in a lowering of the level of service. The expenditures for the Southwest zone exceeded planned improvements resulting in an increase in level of service. During the study period, the actual LOS will fluctuate as compared to that identified in the Plan based on the timing of construction or acquisition of new facilities relative to new development. However, the LOS should be monitored over the entire study period compared to the level identified in the Plan over the remaining study period as the full IIP and LUA projections are realized.

4.5. Audit Results

Through our audit of the parks DIFs we identified some differences between what was projected in the Plan and actual occurrences, such as differences in the projected and actual developments. These differences are the results of projections being made based on the available data at the time. Our review of the current development environment is consistent with the regulations set forth in ARS§ 9-463.05. The LUA, IIP and LOS should continue to be monitored over the 10-year study period on which the Plan was based.

Based on Willdan's review of the parks DIF, we are of the opinion that:

- a) City's Biennial DIFs for parks in FY 2023 and FY 2024 comply with ARS§ 9-463.05;
- b) With respect to ARS§ 9-463.05 compliance:
 - i. Willdan's review of the progress of the LUA, identified differences between projected and actual development, but anticipates development over the current 10-year study period will not significantly vary from projections;

- ii. Willdan's review of the progress of the IIP identified the projects for which funds were expended were included in the adopted IIP; and
- iii. Willdan's review of collections and expenditures of development impact fees indicate that all expenditures made with DIF funds were on projects as identified in the Plan.

Section 5 - Libraries

5.1. Fee Development

The libraries DIFs were calculated using the incremental (a forward looking) approach to develop a cost per equivalent dwelling unit (EDU) as the basis for assessing fees. Fees were developed for four service areas:

- Northwest
- Northeast
- Southwest
- Ahwatukee

The resulting DIFs per development type are identified in Table 5-1.

Table 5-1
Libraries DIFs

Service Area	Single Family (per Unit)	Multifamily (per unit)	Com/Ret (per 1,000 sqft)	Office (per 1,000 sqft)	Ind/WH (per 1,000 sqft)	Pub/Inst (per 1,000 sqft)
Northwest	\$105	\$79	\$5	\$7	\$2	\$5
Northeast	105	79	5	7	2	5
Southwest	105	79	5	7	2	5
Ahwatukee	105	79	5	7	2	5

5.2. Land Use Assumptions

The biennial audit includes comparing the growth projections adopted in the City's LUA to the actual equivalent demand units of growth by development type. Tables 5-2 through 5-5 summarize the projected development from the Plan and the actual development experienced by the City in FY 2023 and FY 2024.

Table 5-2
Northwest Projected versus Actual Development FY 2023 & FY 2024

Year	Single Family (EDUs)	Multifamily (EDUs)	Com/Ret (EDUs)	Office (EDUs)	Ind/WH (EDUs)	Pub/Inst (EDUs)
Actual 2023	312.00	155.00	2.32	0.00	0.00	0.00
Projected 2024 ⁽¹⁾	<u>688.30</u>	<u>144.80</u>	<u>10.20</u>	<u>7.40</u>	<u>1.60</u>	<u>7.60</u>
Difference	(376.30)	10.20	(7.88)	(7.40)	(1.60)	(7.60)
Actual 2024	417.00	1,799.75	29.13	0.00	5.50	0.00
Projected 2024 ⁽¹⁾	<u>688.30</u>	<u>144.80</u>	<u>10.20</u>	<u>7.40</u>	<u>1.60</u>	<u>7.60</u>
Difference	(271.30)	1,654.95	18.93	(7.40)	3.90	(7.60)

(1) Projections are the average annual over the 10-year study period, rather than specific development by year. Plan page 14.

As indicated in Table 5-2, Northwest actual developments in 2023 exceeded the projected level of development for the multifamily land use classification but fell short of projections for all other designations. The actual developments in 2024 saw actual multifamily, commercial/retail and industrial/warehouse development exceed projections, but the actual development for all other land use classifications fell short of the projected development in the Plan.

Table 5-3

Northeast Projected versus Actual Development FY 2023 & FY 2024

Year	Single Family (EDUs)	Multifamily (EDUs)	Com/Ret (EDUs)	Office (EDUs)	Ind/WH (EDUs)	Pub/Inst (EDUs)
Actual 2023	213.00	192.50	6.88	0.00	0.00	0.00
Projected 2023 ⁽¹⁾	<u>1,133.90</u>	<u>471.80</u>	<u>6.00</u>	<u>6.00</u>	<u>0.00</u>	<u>13.20</u>
Difference	(920.90)	(279.30)	0.88	(6.00)	0.00	(13.20)
Actual 2024	271.00	432.00	74.82	265.53	0.00	6.08
Projected 2024 ⁽¹⁾	<u>1,133.90</u>	<u>471.80</u>	<u>6.00</u>	<u>6.00</u>	<u>0.00</u>	<u>13.20</u>
Difference	(862.90)	(39.80)	68.82	259.53	0.00	(7.12)

(1) Projections are the average annual over the 10-year study period, rather than specific development by year. Plan page 14.

As indicated in Table 5-3, Northeast actual developments in 2023 fell short of projections for all land use classifications except the commercial/retail class which exceeded projections and the industrial/warehouse (no development projected). In 2024 commercial/retail and office classifications exceeded projections while all other classifications fell short of projections for all other land use designations except the industrial/warehouse category which did not anticipate any new development.

Table 5-4

Southwest Projected versus Actual Development FY 2023 & FY 2024

Year	Single Family (EDUs)	Multifamily (EDUs)	Com/Ret (EDUs)	Office (EDUs)	Ind/WH (EDUs)	Pub/Inst (EDUs)
Actual 2023	1,489.00	374.00	33.44	0.00	0.00	0.00
Projected 2023 ⁽¹⁾	<u>1,580.50</u>	<u>462.20</u>	<u>18.00</u>	<u>18.30</u>	<u>26.20</u>	<u>31.80</u>
Difference	(91.50)	(88.20)	15.44	(18.30)	(26.20)	(31.80)
Actual 2024	1,863.00	301.00	67.33	9.57	33.49	29.14
Projected 2024 ⁽¹⁾	<u>1,580.50</u>	<u>462.20</u>	<u>18.00</u>	<u>18.30</u>	<u>26.20</u>	<u>31.80</u>
Difference	282.50	(161.20)	49.33	(8.73)	7.29	(2.66)

(1) Projections are the average annual over the 10-year study period, rather than specific development by year. Plan page 14.

As indicated in Table 5-4, for 2023 Southwest actual developments for the commercial/retail category exceeded projections while the other land use classifications fell short of projections. In 2024 Single family, commercial/retail and industrial/warehouse development exceeded projections while the multifamily, office and public/institution fell short of projections.

Table 5-5

Ahwatukee Projected versus Actual Development FY 2023 & FY 2024

Year	Single Family (EDUs)	Multifamily (EDUs)	Com/Ret (EDUs)	Office (EDUs)	Ind/WH (EDUs)	Pub/Inst (EDUs)
Actual 2023	3.00	83.00	0.00	0.00	0.00	0.00
Projected 2023 ⁽¹⁾	<u>141.40</u>	<u>38.70</u>	<u>0.70</u>	<u>2.00</u>	<u>0.00</u>	<u>0.00</u>
Difference	(138.40)	44.30	(0.70)	(2.00)	0.00	0.00
Actual 2024	1.00	0.00	1.59	0.00	0.00	0.00
Projected 2024 ⁽¹⁾	<u>141.40</u>	<u>38.70</u>	<u>0.70</u>	<u>2.00</u>	<u>0.00</u>	<u>0.00</u>
Difference	(140.40)	(38.70)	0.89	(2.00)	0.00	0.00

(1) Projections are the average annual over the 10-year study period, rather than specific development by year. Plan page 14.

As indicated in Table 5-5, Ahwatukee actual developments for the multifamily category exceeded projections while single family, commercial/retail and office fell short of 2023 projections. In 2024 only commercial/retail development exceeded projections. No development was anticipated for industrial/warehouse or public/institutional in either year.

Development of forward-looking financial plans, DIF studies rely on the best available forecast at a point in time. Actual conditions often vary from projections. Tables 5-2 through 5-5 represent a “snapshot” in time for the 10-year study period. Over time new studies are undertaken as circumstances change and new information becomes available. It should also be noted that projections in the report were made for a 10-year period in aggregate and not for individual years within the study period. As such, development in aggregate should be considered the focus rather than fluctuations from year to year.

5.3. Infrastructure Improvement Plan

The Plan identified “library planned costs” as the only projected capital for each zone.

Northwest Zone

During FY 2023 and FY 2024 the City generated \$280,073 in libraries DIF revenues as well as \$43,045 in interest income for total revenues of \$323,118. During the same period the City did not expend any funds on capital resulting in revenues exceeding expenditures during the two-year period. Appendix E provides a summary of the revenues and expenditures for the libraries DIF funds. The financials are summarized in Table 5-6.

Table 5-6
Northwest Libraries DIF Revenues and Expenditures FY 2023 & FY 2024

Fiscal Year	Revenues		Expenditures	
	DIF Collections	Interest Income	CIP	Advance Repayments & Debt
2023	\$62,972	\$15,677	\$0	\$0
2024	<u>217,101</u>	<u>27,368</u>	<u>0</u>	<u>0</u>
Total	\$280,073	\$43,045	\$0	\$0

It should be noted that in some cases collection of DIF revenues do not have an exact matching between the year in which the revenues are recorded and the development occurs.

Northeast Zone

During FY 2023 and FY 2024 the City generated \$122,882 in libraries DIF revenues as well as an additional \$77,958 in interest income for total revenues of \$200,840. During the same period the City did not expend any funds on capital resulting in revenues exceeding expenditures during the two-year period. Appendix E provides a summary of the revenues and expenditures for the libraries DIF funds. The financials are summarized in Table 5-7.

Table 5-7
Northeast Libraries DIF Revenues and Expenditures FY 2023 & FY 2024

Fiscal Year	Revenues		Expenditures	
	DIF Collections	Interest Income	CIP	Advance Repayments & Debt
2023	\$42,094	\$27,480	\$0	\$0
2024	<u>80,788</u>	<u>50,478</u>	<u>0</u>	<u>0</u>
Total	\$122,882	\$77,958	\$0	\$0

It should be noted that in some cases collection of DIF revenues do not have an exact matching between the year in which the revenues are recorded and the development occurs.

Southwest Zone

During FY 2023 and FY 2024 the City generated \$437,005 in libraries DIF revenues as well as an additional \$189,153 in interest income for total revenues of \$626,158. During the same period the City did not expend any funds on capital. The result is revenues exceeding expenditures during the two-year period. Appendix E provides a summary of the revenues and expenditures for the libraries DIF funds. The financials are summarized in Table 5-8.

Table 5-8
Southwest Libraries DIF Revenues and Expenditures FY 2023 & FY 2024

Fiscal Year	Revenues		Expenditures	
	DIF Collections	Interest Income	CIP	Advance Repayments & Debt
2023	\$198,608	\$65,754	\$0	\$0
2024	<u>238,397</u>	<u>123,399</u>	<u>0</u>	<u>0</u>
Total	\$437,005	\$189,153	\$0	\$0

It should be noted that in some cases collection of DIF revenues do not have an exact matching between the year in which the revenues are recorded and the development occurs.

Ahwatukee Zone

During FY 2023 and FY 2024 the City generated \$11,019 in libraries DIF revenues as well as an additional \$23,327 in interest income for total revenues of \$34,346. During the same period the City did not expend any funds on capital resulting in revenues exceeding expenditures during the two-year period. Appendix E provides a summary of the revenues and expenditures for the libraries DIF funds. The financials are summarized in Table 5-9.

Table 5-9
Ahwatukee Libraries DIF Revenues and Expenditures FY 2023 & FY 2024

Fiscal Year	Revenues		Expenditures	
	DIF Collections	Interest Income	CIP	Advance Repayments & Debt
2023	\$8,067	\$8,427	\$0	\$0
2024	<u>2,412</u>	<u>14,900</u>	<u>0</u>	<u>0</u>
Total	\$11,019	\$23,327	\$0	\$0

It should be noted that in some cases collection of DIF revenues do not have an exact matching between the year in which the revenues are recorded and the development occurs.

5.4. Level of Service

Level of service projections are intended to ensure that new development is assessed for facilities or capital needs at the existing level of service (LOS), not at an increased overall level of service, unless a corresponding funding source from existing development is also provided. In each of the four zones expenditures fell short of the annual average expenditures identified in the Plan. During the study period, the actual LOS will fluctuate as compared to that identified in the Plan based on the timing of construction or acquisition of new facilities relative to new development. As of the end of FY 2024, due to new development outpacing acquisition and construction of new facilities, the LOS for library for all zones is below that in the Plan (the growth-related needs for identified library facilities were not met). However, this was intended as the facilities were over built with the intention of the overall LOS being lowered over time.

5.5. Audit Results

Through our audit of the libraries DIFs we identified some differences between what was projected in the Plan and actual occurrences, such as differences in the projected and actual developments. These differences are the results of projections being made based on the available data at the time. Our review of the current development environment is consistent with the regulations set forth in ARS§ 9-463.05. The LUA, IIP and LOS should continue to be monitored over the 10-year study period on which the Plan was based.

Based on Willdan's review of the libraries DIF, we are of the opinion that:

- a) City's Biennial DIFs for libraries in FY 2023 and FY 2024 comply with ARS§ 9-463.05;
- b) With respect to ARS§ 9-463.05 compliance:
 - i. Willdan's review of the progress of the LUA, identified differences between projected and actual development, but anticipates development over the current 10-year study period will not significantly vary from projections;

- ii. Willdan's review of the progress of the IIP identified the projects for which funds were expended were included in the adopted IIP; and
- iii. Willdan's review of collections of development impact fees were consistent with State Statutes.

Section 6 - Major Arterials

6.1. Fee Development

The major arterials DIFs were calculated using the hybrid approach to develop a cost per equivalent dwelling unit (EDU) as the basis for assessing fees. Fees were developed for two service areas:

- Northern
- Southwest

The resulting DIFs per development type are identified in Table 6-1.

Table 6-1
Major Arterials DIFs

Service Area	Single Family (per Unit)	Multifamily (per unit)	Com/Ret (per 1,000 sqft)	Office (per 1,000 sqft)	Industrial (per 1,000 sqft)	Pub/Inst (per 1,000 sqft)	Mini-Warehouse (per 1,000 sqft)	Hotel (room)
Northern	\$3,080	\$2,310	\$3,758	\$1,694	\$986	\$1,386	\$277	\$1,078
Southwest	1,928	1,446	2,352	1,060	617	868	174	675

6.2. Land Use Assumptions

The biennial audit includes comparing the growth projections adopted in the City's LUA to the actual equivalent demand units of growth by development type. Tables 6-2 and 6-3 summarize the projected development from the Plan and the actual development experienced by the City in FY 2023 and FY 2024.

Table 6-2
Northern Projected versus Actual Development FY 2023 & FY 2024

Year	Single Family (EDUs)	Multifamily (EDUs)	Com/Ret (EDUs)	Office (EDUs)	Ind/WH (EDUs)	Pub/Inst (EDUs)
Actual 2023	525.00	347.50	9.20	0.00	0.00	0.00
Projected 2023 ⁽¹⁾	<u>1,822.20</u>	<u>616.60</u>	<u>394.70</u>	<u>105.20</u>	<u>25.40</u>	<u>187.30</u>
Difference	(1,297.20)	(269.10)	(385.50)	(105.20)	(25.40)	(187.30)
Actual 2024	688.00	2,231.75	103.95	265.53	5.50	6.08
Projected 2024 ⁽¹⁾	<u>1,822.20</u>	<u>616.60</u>	<u>394.70</u>	<u>105.20</u>	<u>25.40</u>	<u>187.30</u>
Difference	(1,134.20)	1,615.15	(290.75)	160.33	(19.90)	(181.22)

(1) Projections are the average annual over the 10-year study period, rather than specific development by year. Plan page 15.

As indicated in Table 6-2, Northern actual developments in 2023 fall short of the projected level of development for all designations. The actual developments in 2024 saw actual multifamily and office developments exceed projections, but the actual development for all other land use classifications fell short of the projected development in the Plan.

Table 6-3
Southwest Projected versus Actual Development FY 2023 & FY 2024

Year	Single Family (EDUs)	Multifamily (EDUs)	Com/Ret (EDUs)	Office (EDUs)	Ind/WH (EDUs)	Pub/Inst (EDUs)
Actual 2023	1,489.00	374.00	33.44	0.00	0.00	0.00
Projected 2023 ⁽¹⁾	<u>1,580.50</u>	<u>462.20</u>	<u>438.00</u>	<u>144.10</u>	<u>419.80</u>	<u>286.60</u>
Difference	(91.50)	(88.20)	(404.56)	(144.10)	(419.80)	(286.60)
Actual 2024	1,863.00	301.00	67.33	9.57	343.17	29.14
Projected 2024 ⁽¹⁾	<u>1,580.50</u>	<u>462.20</u>	<u>438.00</u>	<u>144.10</u>	<u>419.80</u>	<u>286.60</u>
Difference	282.50	(161.20)	(370.67)	(134.53)	(76.63)	257.46

(1) Projections are the average annual over the 10-year study period, rather than specific development by year. Plan page 15.

As indicated in Table 6-3, Southwest actual developments in 2023 fell short of projected development for all land use classifications. In 2024 single family and public/institutional classifications exceeded projections while all other land use classifications fell short of projections.

Development of forward-looking financial plans, DIF studies rely on the best available forecast at a point in time. Actual conditions often vary from projections. Tables 6-2 and 6-3 represent a “snapshot” in time for the 10-year study period. Over time new studies are undertaken as circumstances change and new information becomes available. It should also be noted that projections in the report were made for a 10-year period in aggregate and not for individual years within the study period. As such, development in aggregate should be considered the focus rather than fluctuations from year to year.

6.3. Infrastructure Improvement Plan

The Plan identified major arterial roads, culverts and bridges capital projects for the Northern zone and major arterial roads, storm drains and bridges for the southwest zone.

Northern Zone

During FY 2023 and FY 2024 the City generated \$17,281,852 in major arterial DIF revenues. During the same period the City expended \$1,065,355 on capital resulting in revenues exceeding expenditures during the two-year period. Appendix F provides a summary of the revenues and expenditures for the major arterials DIF funds. The financials are summarized in Table 6-4.

Table 6-4
Northern Major Arterials DIF Revenues and Expenditures FY 2023 & FY 2024

Fiscal Year	Revenues		Expenditures	
	DIF Collections	Interest Income	CIP	Advance Repayments & Debt
2023	\$6,657,485	\$462,809	\$921,386	\$0
2024	<u>9,390,482</u>	<u>771,076</u>	<u>143,969</u>	<u>0</u>
Total	\$16,047,967	\$1,233,885	\$1,065,355	\$0

It should be noted that in some cases collection of DIF revenues do not have an exact matching between the year in which the revenues are recorded and the development occurs.

Southwest Zone

During FY 2023 and FY 2024 the City generated \$9,958,069 in major arterials DIF revenues as well as an additional \$1,271,101 in interest income for total revenues of \$11,229,170. During the same period the City expended \$18,405 on capital resulting in revenues exceeding expenditures during the two-year period. Appendix F provides a summary of the revenues and expenditures for the major arterials DIF funds. The financials are summarized in Table 6-5.

Table 6-5
Southwest Major Arterials DIF Revenues and Expenditures FY 2023 & FY 2024

Fiscal Year	Revenues		Expenditures	
	DIF Collections	Interest Income	CIP	Advance Repayments & Debt
2023	\$4,403,407	\$396,683	\$2,376	\$0
2024	<u>5,554,662</u>	<u>874,418</u>	<u>(2,305,994)</u>	<u>0</u>
Total	\$9,958,069	\$1,271,101	(\$2,303,618)	\$0

The negative capital expenditure in FY 2024 represents cancelled encumbrances. It should be noted that in some cases collection of DIF revenues do not have an exact matching between the year in which the revenues are recorded and the development occurs.

6.4. Level of Service

Level of service projections are intended to ensure that new development is assessed for facilities or capital needs at the existing level of service (LOS), not at an increased overall level of service, unless a corresponding funding source from existing development is also provided. In each of the two zones expenditures fell short of the annual average expenditures identified in the Plan. During the study period, the actual LOS will fluctuate as compared to that identified in the Plan based on the timing of construction or acquisition of new facilities relative to new development. As of the end of FY 2024, due to new development outpacing acquisition and construction of new facilities, the LOS for major arterials for both zones is below that in the Plan (the growth-related needs for identified major arterials infrastructure were not met). However, the LOS should be monitored over the entire study period compared to the level identified in the Plan over the remaining study period as the full IIP and LUA projections are realized.

6.5. Audit Results

Through our audit of the major arterials DIFs we identified some differences between what was projected in the Plan and actual occurrences, such as differences in the projected and actual developments. These differences are the results of projections being made based on the available data at the time. Our review of the current development environment is consistent with the regulations set forth in ARS§ 9-463.05. The LUA, IIP and LOS should continue to be monitored over the 10-year study period on which the Plan was based.

Based on Willdan's review of the major arterials DIF, we are of the opinion that:

- a) City's Biennial DIFs for major arterials in FY 2023 and FY 2024 comply with ARS§ 9-463.05;
- b) With respect to ARS§ 9-463.05 compliance:
 - i. Willdan's review of the progress of the LUA, identified differences between projected and actual development, but anticipates development over the current 10-year study period will not significantly vary from projections;
 - ii. Willdan's review of the progress of the IIP identified the projects for which funds were expended were included in the adopted IIP; and
 - iii. Willdan's review of collections and expenditures of development impact fees indicate that all expenditures made with DIF funds were on projects as identified in the Plan.

Section 7 - Storm Drainage

This section of the Audit Report presents Willdan's review of City's storm drainage DIFs.

7.1. Fee Development

Fees were developed for three service areas:

- Northeast
- Estrella
- Laveen

The storm drainage DIFs were calculated using the plan based approach for the Northeast zone and a hybrid approach for Estrella and Laveen to develop a cost per equivalent dwelling unit (EDU) as the basis for assessing fees. The fees were then translated to a per dwelling unit or per acre basis for different customer classes.

The resulting DIFs per development type are identified in Table 7-1.

Table 7-1
Storm Drainage DIFs

Service Area	Single Family (per Unit)	Multifamily (per acre)	Com/Ret (per acre)	Office (per acre)	Industrial (per acre)	Pub/Inst (per acre)
Northeast	\$1,715	\$6,860	\$6,860	\$6,860	\$6,860	\$6,860
Estrella	770	3,080	3,080	3,080	3,080	3,080
Laveen	1,037	4,148	4,148	4,148	4,148	4,148

7.2. Land Use Assumptions

The biennial audit includes comparing the growth projections adopted in the City's LUA to the actual growth by development type. Table 7-2 summarizes the projected development from the Plan and the actual development experienced by the City in FY 2023 and FY 2024.

Table 7-2
Northeast Projected versus Actual Development FY 2023 & FY 2024

Year	Single Family (EDU)	Multifamily & Nonresidential (EDU)
Actual 2023	0	0.00
Projected 2023 ⁽¹⁾	<u>276</u>	<u>111.60</u>
Difference	(276)	(111.60)
Actual 2024	0	0.00
Projected 2024 ⁽¹⁾	<u>276</u>	<u>111.60</u>
Difference	(276)	(111.60)
(1) Projections are the average annual over the 10-year study period, rather than specific development by year		

As indicated in Table 7-2, there was no Northeast storm water related development in either 2023 or 2024.

Table 7-3
Estrella & Laveen Projected versus Actual Development FY 2023 & FY 2024

Year	Single Family (EDU)	Multifamily & Nonresidential (EDU)
Actual 2023	1,487	468.72
Projected 2023 ⁽¹⁾	<u>1,581</u>	<u>964.50</u>
Difference	(94)	(495.78)
Actual 2024	1,863	497.57
Projected 2024 ⁽¹⁾	<u>1,581</u>	<u>964.50</u>
Difference	283	(466.93)
(1) Projections are the average annual over the 10-year study period, rather than specific development by year		

As indicated in Table 7-3, single family developments in Estrella and Laveen actual development exceeded projections for 2024 but not 2023, whereas multifamily and nonresidential developments fell short of projections for both 2023 and 2024.

Development of forward-looking financial plans, DIF studies rely on the best available forecast at a point in time. Actual conditions often vary from projections. Tables 7-2 and 7-3 represent a “snapshot” in time for the 10-year study period. Over time new studies are undertaken as circumstances change and new information becomes available. It should also be noted that projections in the report were made for a 10-year period in aggregate and not for individual years within the study period. As such, development in aggregate should be considered the focus rather than fluctuations from year to year.

7.3. Infrastructure Improvement Plan

The Plan identified NE Phoenix/Rawhide Wash capital projects for the Northeast zone and existing and planned drainage facility costs for Estrella & Laveen.

Northeast Zone

The City did not generate any revenue nor were any funds expended in the Northeast storm drainage zone.

Estrella & Laveen Zones

During FY 2023 and FY 2024 the City generated \$3,721,439 in storm drainage DIF revenues as well as an additional \$869,566 in interest income for total revenues of \$4,591,005. During the same period the City expended \$1,244,760 on Laveen drainage capital resulting in revenues exceeding expenditures during the two-year period. Appendix G provides a summary of the revenues and expenditures for the storm drainage DIF funds. The financials are summarized in Table 7-4.

Table 7-4
Estrella & Laveen DIF Revenues and Expenditures FY 2023 & FY 2024

Fiscal Year	Revenues		Expenditures	
	DIF Collections	Interest Income	CIP	Advance Repayments & Debt
2023	\$1,576,875	\$307,495	\$0	\$0
2024	<u>2,144,564</u>	<u>562,071</u>	<u>1,244,760</u>	<u>0</u>
Total	\$3,721,439	\$869,566	1,244,760	\$0

It should be noted that in some cases collection of DIF revenues do not have an exact matching between the year in which the revenues are recorded and the development occurs.

7.4. Level of Service

Level of service projections are intended to ensure that new development is assessed for facilities or capital needs at the existing level of service (LOS), not at an increased overall level of service, unless a corresponding funding source from existing development is also provided. In each of the zones expenditures fell short of the annual average expenditures identified in the Plan. During the study period, the actual LOS will fluctuate as compared to that identified in the Plan based on the timing of construction or acquisition of new facilities relative to new development. As of the end of FY 2024, due to new development outpacing acquisition and construction of new facilities, the LOS for storm drainage for the three zones is below that in the Plan (the growth-related needs for identified storm drainage infrastructure were not met). However, the LOS should be monitored over the entire study period compared to the level identified in the Plan over the remaining study period as the full IIP and LUA projections are realized.

7.5. Audit Results

Through our audit of the storm drainage DIFs we identified some differences between what was projected in the Plan and actual occurrences, such as differences in the projected and actual developments. These differences are the results of projections being made based on the available data at the time. Our review of the current development environment is consistent with the regulations set forth in ARS§ 9-463.05. The LUA, IIP and LOS should continue to be monitored over the 10-year study period on which the Plan was based.

Based on Willdan's review of the storm drainage DIF, we are of the opinion that:

- a) City's Biennial DIFs for storm drainage in FY 2023 and FY 2024 comply with ARS§ 9-463.05;
- b) With respect to ARS§ 9-463.05 compliance:
 - i. Willdan's review of the progress of the LUA, identified differences between projected and actual development, but anticipates development over the current 10-year study period will not significantly vary from projections;

- ii. Willdan's review of the progress of the IIP identified the projects for which funds were expended were included in the adopted IIP; and
- iii. Willdan's review of collections and expenditures of development impact fees indicate that all expenditures made with DIF funds were on projects as identified in the Plan.

Section 8 - Water System

This section of the Audit Report presents Willdan's review of City's water system DIFs.

8.1. Fee Development

The water system DIFs were calculated using a mix of incremental (forward looking) and buy-in approaches to develop a cost per equivalent dwelling unit (EDU) as the basis for assessing fees. Fees were developed for two service areas:

- Northern
- Southern

The resulting DIFs per development type are identified in Table 8-1.

Table 8-1
Water System DIFs

Meter Size	Northern	Southern
Single Family up to 1-inch	\$6,330	\$4,016
Single Family 1.5-inch	22,477	14,771
Single Family 2-inch	36,337	24,003
Multifamily unit	2,273	1,394
¾-inch Displacement (nonres)	14,092	9,186
1-inch Displacement (nonres)	23,032	14,841
1.5-inch Displacement (nonres)	46,166	29,829
2-inch Displacement (nonres)	73,809	47,661
2-inch Turbine Class II	85,801	54,747
3-inch Compound Class II	162,209	104,960
3-inch Turbine Class II	196,829	125,696
4-inch Compound Class II	278,832	180,719
4-inch Turbine Class II	349,290	226,648
6-inch Compound Class II	633,522	412,767
6-inch Turbine Class II	746,006	484,385
8-inch Compound Class II	735,506	473,885
8-inch Turbine Class II	1,317,170	859,322

8.2. Land Use Assumptions

The biennial audit includes comparing the growth projections adopted in the City's LUA to the actual growth by development type. Tables 8-2 and 8-3 summarize the projected development from the Plan and the actual development experienced by the City in FY 2023 and FY 2024.

Table 8-2

Northern Projected versus Actual Development FY 2023 & FY 2024

Year	Single Family (EDUs)	Multifamily (EDUs)	Com/Ret (EDUs)	Office (EDUs)	Ind/WH (EDUs)	Pub/Inst (EDUs)
Actual 2023	528.00	185.24	69.94	0.00	259.90	11.30
Projected 2023 ⁽¹⁾	<u>1,822.20</u>	<u>427.50</u>	<u>139.10</u>	<u>53.60</u>	<u>17.50</u>	<u>91.60</u>
Difference	(1,294.20)	(242.26)	(69.16)	(53.60)	242.40	(80.30)
Actual 2024	688.00	970.00	81.96	53.00	11.30	7.06
Projected 2024 ⁽¹⁾	<u>1,822.20</u>	<u>427.50</u>	<u>139.10</u>	<u>53.60</u>	<u>17.50</u>	<u>91.60</u>
Difference	(1,134.20)	542.50	(57.14)	(0.60)	(6.20)	(84.54)
(1) Projections are the average annual over the 10-year study period, rather than specific development by year						

As indicated in Table 8-2, Northern actual developments in 2023 exceeded the projected level of development for the industrial/warehouse land use classification but fell short of projections for all other designations. The actual developments in 2024 saw actual multifamily developments exceed projections, but the actual development for all other land use classifications fell short of the projected development in the Plan.

Table 8-3

Southern Projected versus Actual Development FY 2023 & FY 2024

Year	Single Family (EDUs)	Multifamily (EDUs)	Com/Ret (EDUs)	Office (EDUs)	Ind/WH (EDUs)	Pub/Inst (EDUs)
Actual 2023	1,458.00	176.36	488.14	0.00	146.94	0.00
Projected 2023 ⁽¹⁾	<u>1,721.90</u>	<u>347.30</u>	<u>160.40</u>	<u>81.30</u>	<u>288.60</u>	<u>140.10</u>
Difference	(263.90)	(170.94)	327.74	(81.30)	(141.66)	(140.10)
Actual 2024	1,858.00	273.00	214.82	10.60	153.98	10.60
Projected 2024 ⁽¹⁾	<u>1,721.90</u>	<u>347.30</u>	<u>160.40</u>	<u>81.30</u>	<u>288.60</u>	<u>140.10</u>
Difference	136.10	(74.30)	54.42	(70.70)	(134.62)	(129.50)
(1) Projections are the average annual over the 10-year study period, rather than specific development by year						

As indicated in Table 8-3, Southern actual developments in 2023 exceeded projected development for only the commercial/retail classification and fell short of projections for all other classifications. In 2024 single family and commercial/retail developments exceeded projections while all other land use classifications fell short of projections.

Development of forward-looking financial plans, DIF studies rely on the best available forecast at a point in time. Actual conditions often vary from projections. Tables 8-2 and 8-3 represent a “snapshot” in time for the 10-year study period. Over time new studies are undertaken as circumstances change and new information becomes available. It should also be noted that projections in the report were made for a 10-year period in aggregate and not for individual years within the study period. As such, development in aggregate should be considered the focus rather than fluctuations from year to year.

8.3. Infrastructure Improvement Plan

The Plan identified the following capital projects for the Northern zone:

- New transmission mains
- New booster stations
- New PRV stations

- New wells

The Plan identified the following capital projects for the Southern zone:

- New transmission mains
- New PRV stations

Northern Zone

During FY 2023 and FY 2024 the City generated \$19,583,646 in water system DIF revenues and an additional \$2,819,622 in interest earnings for total revenues of \$22,403,268. During the same period the City expended \$2,177,615 on water system capital and \$5,554,747 on advance repayments and debt service resulting in revenues exceeding expenditures during the two-year period. Appendix H provides a summary of the revenues and expenditures for the water system DIF funds. The financials are summarized in Table 8-4.

Table 8-4
Northern Water System DIF Revenues and Expenditures FY 2023 & FY 2024

Fiscal Year	Revenues		Expenditures	
	DIF Collections	Interest Income	CIP	Advance Repayments & Debt
2023	\$5,983,104	\$895,741	\$1,873,319	\$0
2024	<u>13,600,542</u>	<u>1,923,881</u>	<u>304,297</u>	<u>5,554,747</u>
Total	\$19,583,646	\$2,819,622	\$2,177,616	\$5,554,747

It should be noted that in some cases collection of DIF revenues do not have an exact matching between the year in which the revenues are recorded and the development occurs.

Southern Zone

During FY 2023 and FY 2024 the City generated \$18,038,364 in water system DIF revenues as well as an additional \$3,365,654 in interest income for total revenues of \$21,404,018. During the same period the City expended \$5,640,446 on water system capital and \$6,384,361 on advance repayments and debt service resulting in revenues exceeding expenditures during the two-year period. Appendix H provides a summary of the revenues and expenditures for the water system DIF funds. The financials are summarized in Table 8-5.

Table 8-5
Southern Water System DIF Revenues and Expenditures FY 2023 & FY 2024

Fiscal Year	Revenues		Expenditures	
	DIF Collections	Interest Income	CIP	Advance Repayments & Debt
2023	\$9,021,143	\$1,123,333	\$43,261	\$0
2024	<u>9,017,221</u>	<u>2,242,321</u>	<u>5,597,185</u>	<u>6,384,361</u>
Total	\$18,038,364	\$3,365,654	\$5,640,446	\$6,384,361

It should be noted that in some cases collection of DIF revenues do not have an exact matching between the year in which the revenues are recorded and the development occurs.

8.4. Level of Service

Level of service projections are intended to ensure that new development is assessed for facilities or capital needs at the existing level of service (LOS), not at an increased overall level of service, unless a corresponding funding source from existing development is also provided. The Northern zone capital expenditures fell short of projections resulting in a decrease in the level of service whereas the Southern zone expenditures slightly exceeded projections resulting in a slight increase in the level of service. However, the LOS should be monitored over the entire study period compared to the level identified in the Plan over the remaining study period as the full IIP and LUA projections are realized.

8.5. Audit Results

Through our audit of the water system DIFs we identified some differences between what was projected in the Plan and actual occurrences, such as differences in the projected and actual developments. These differences are the results of projections being made based on the available data at the time. Our review of the current development environment is consistent with the regulations set forth in ARS§ 9-463.05. The LUA, IIP and LOS should continue to be monitored over the 10-year study period on which the Plan was based.

Based on Willdan's review of the water system DIF, we are of the opinion that:

- a) City's Biennial DIFs for water system in FY 2023 and FY 2024 comply with ARS§ 9-463.05;
- b) With respect to ARS§ 9-463.05 compliance:
 - i. Willdan's review of the progress of the LUA, identified differences between projected and actual development, but anticipates development over the current 10-year study period will not significantly vary from projections;
 - ii. Willdan's review of the progress of the IIP identified the projects for which funds were expended were included in the adopted IIP; and
 - iii. Willdan's review of collections and expenditures of development impact fees indicate that all expenditures made with DIF funds were on projects as identified in the Plan.

Section 9 - Water Resource

This section of the Audit Report presents Willdan's review of City's water resource DIFs.

9.1. Fee Development

The water resource DIFs were calculated using the incremental (forward looking) approach to develop a cost per equivalent dwelling unit (EDU) as the basis for assessing fees. Water resource fees are divided into two service areas:

- On-Project
- Off-Project

Only development within the off-project zone are assessed fees. The resulting DIFs per development type are identified in Table 9-1.

Table 9-1
Water Resource DIFs

Meter Size	EDUs	Off-Project Fee/EDU
Single Family up to 1-inch	1.00	\$583
Single Family 1.5-inch	3.33	1,940
Single Family 2-inch	5.33	3,106
Multifamily and Mobile Home (indoor)	0.38	221
¾-inch Displacement (nonres)	2.12	1,235
1-inch Displacement (nonres)	3.54	12,063
1.5-inch Displacement (nonres)	7.06	2,063
2-inch Displacement (nonres)	11.30	4,114
2-inch Turbine Class II	13.42	6,584
3-inch Compound Class II	24.74	7,820
3-inch Turbine Class II	30.74	14,416
4-inch Compound Class II	42.40	17,912
4-inch Turbine Class II	53.00	24,707
6-inch Compound Class II	95.40	30,884
6-inch Turbine Class II	113.06	55,590
8-inch Compound Class II	113.06	65,881
8-inch Turbine Class II	197.86	115,295

9.2. Land Use Assumptions

The biennial audit includes comparing the growth projections adopted in the City's LUA to the actual growth by development type. Table 9-2 summarizes the projected development from the Plan and the actual development experienced by the City in FY 2023 and FY 2024.

Table 9-2
Off-Project Projected versus Actual Development FY 2023 & FY 2024

Year	Single Family (EDUs)	Multifamily (EDUs)	Nonresidential (EDUs)
Actual 2023	23.32	1,201.94	2,011.66
Projected 2023 ⁽¹⁾	<u>2,204.10</u>	<u>614.50</u>	<u>589.30</u>
Difference	(2,180.78)	587.44	1,422.36
Actual 2024	42.97.00	1,725.20	1,196.24
Projected 2024 ⁽¹⁾	<u>2,204.10</u>	<u>614.50</u>	<u>589.30</u>
Difference	(2,161.13)	1,110.70	606.94
(1) Projections are the average annual over the 10-year study period, rather than specific development by year			

As indicated in Table 9-2, actual developments in both 2023 and 2024 fell short of the projected level of development for single family development designations, but exceeded projections for the multifamily and nonresidential categories.

Development of forward-looking financial plans, DIF studies rely on the best available forecast at a point in time. Actual conditions often vary from projections. Table 9-2 represents a “snapshot” in time for the 10-year study period. Over time new studies are undertaken as circumstances change and new information becomes available. It should also be noted that projections in the report were made for a 10-year period in aggregate and not for individual years within the study period. As such, development in aggregate should be considered the focus rather than fluctuations from year to year.

9.3. Infrastructure Improvement Plan

The Plan identified the following water resource capital projects:

- Arizona state land department CAP allocation
- New service area ASR wells

During FY 2023 and FY 2024 the City generated \$4,833,537 in water resource DIF revenues and an additional \$1,866,581 in interest earnings for total revenues of \$6,700,118. During the same period the City did not expend any funds on water resource capital resulting in revenues exceeding expenditures during the two-year period. Appendix I provides a summary of the revenues and expenditures for the water system DIF funds. The financials are summarized in Table 9-3.

Table 9-3
Water Resource DIF Revenues and Expenditures FY 2023 & FY 2024

Fiscal Year	Revenues		Expenditures	
	DIF Collections	Interest Income	CIP	Advance Repayments & Debt
2023	\$2,097,325	\$687,692	(\$5,017)	\$0
2024	<u>2,736,212</u>	<u>1,178,889</u>	<u>0</u>	<u>0</u>
Total	\$4,833,537	\$1,866,581	(\$5,017)	\$0

The negative capital expenditure in FY 2024 represents cancelled encumbrances. It should be noted that in some cases collection of DIF revenues do not have an exact matching between the year in which the revenues are recorded and the development occurs.

9.4. Level of Service

Level of service projections are intended to ensure that new development is assessed for facilities or capital needs at the existing level of service (LOS), not at an increased overall level of service, unless a corresponding funding source from existing development is also provided. Expenditures fell short of the annual average expenditures identified in the Plan. During the study period, the actual LOS will fluctuate as compared to that identified in the Plan based on the timing of construction or acquisition of new facilities relative to new development. As of the end of FY 2024, due to new development outpacing acquisition and construction of new facilities, the LOS water resources are below that in the Plan (the growth-related needs for identified water resource infrastructure were not met). However, the LOS should be monitored over the entire study period compared to the level identified in the Plan over the remaining study period as the full IIP and LUA projections are realized.

9.5. Audit Results

Through our audit of the water resource DIFs we identified some differences between what was projected in the Plan and actual occurrences, such as differences in the projected and actual developments. These differences are the results of projections being made based on the available data at the time. Our review of the current development environment is consistent with the regulations set forth in ARS§ 9-463.05. The LUA, IIP and LOS should continue to be monitored over the 10-year study period on which the Plan was based.

Based on Willdan's review of the water resource DIF, we are of the opinion that:

- a) City's Biennial DIFs for water resource in FY 2023 and FY 2024 comply with ARS§ 9-463.05;
- b) With respect to ARS§ 9-463.05 compliance:
 - i. Willdan's review of the progress of the LUA, identified differences between projected and actual development, but anticipates development over the current 10-year study period will not significantly vary from projections;
 - ii. Willdan's review of the progress of the IIP identified the projects for which funds were expended were included in the adopted IIP; and
 - iii. Willdan's review of collections of development impact fees indicate that all expenditures were consistent with State statutes.

Section 10 - Wastewater

This section of the Audit Report presents Willdan's review of City's wastewater DIFs.

10.1. Fee Development

The wastewater DIFs were calculated using a mix of the buy-in, incremental (forward looking) and plan development fee approaches to develop a cost per equivalent dwelling unit (EDU) as the basis for assessing fees. Fees were developed for seven service areas:

- Northern (Northwest and Northeast)
- Deer Valley
- Estrella North
- Estrella South
- Laveen West
- Laveen East
- Ahwatukee

The resulting DIFs per development type are identified in Table 10-1.

Table 10-1
Wastewater DIFs

Meter Size	Northern	Deer Valley	Estrella North, Laveen East & Ahwatukee	Estrella South	Laveen West
Single Family up to 1-inch	\$3,303	\$1,380	\$1,380	\$3,787	\$3,630
Single Family 1.5-inch	12,397	5,993	5,993	14,008	13,486
Single Family 2-inch	20,203	9,953	9,953	22,782	21,946
Multifamily unit	1,552	610	610	1,789	1,712
¾-inch Displacement (nonres)	8,182	3,855	3,855	9,271	8,917
1-inch Displacement (nonres)	13,175	5,945	5,945	14,995	14,405
1.5-inch Displacement (nonres)	26,473	12,070	12,070	30,098	28,922
2-inch Displacement (nonres)	42,297	19,240	19,240	48,100	46,218
2-inch Turbine Class II	48,379	20,995	20,995	55,271	53,035
3-inch Compound Class II	93,252	42,754	42,754	105,962	101,839
3-inch Turbine Class II	111,155	48,407	48,407	126,948	121,825
4-inch Compound Class II	160,635	74,100	74,100	182,415	175,350
4-inch Turbine Class II	201,544	93,375	93,375	228,769	219,937
6-inch Compound Class II	367,579	172,875	172,875	416,584	400,687
6-inch Turbine Class II	430,821	200,080	200,080	488,896	470,058
8-inch Compound Class II	420,321	189,580	189,580	478,396	459,558
8-inch Turbine Class II	765,591	361,780	361,780	867,226	834,258

10.2. Land Use Assumptions

The biennial audit includes comparing the growth projections adopted in the City's LUA to the actual growth by development type. Tables 10-2 through 10-8 summarize the projected development from the Plan and the actual development experienced by the City in FY 2023 and FY 2024.

Table 10-2

Northern Projected versus Actual Development FY 2023 & FY 2024

Year	Single Family (EDUs)	Multifamily (EDUs)	Com/Ret (EDUs)	Office (EDUs)	Ind/WH (EDUs)	Pub/Inst (EDUs)
Actual 2023	447.00	96.04	19.48	0.00	35.97	11.99
Projected 2023 ⁽¹⁾	<u>1,817.20</u>	<u>403.50</u>	<u>138.20</u>	<u>51.50</u>	<u>18.10</u>	<u>93.10</u>
Difference	(1,340.20)	(307.46)	(118.72)	(51.50)	17.87	(81.11)
Actual 2024	648.00	253.83	35.97	48.76	0.00	7.49
Projected 2024 ⁽¹⁾	<u>1,817.20</u>	<u>403.50</u>	<u>138.20</u>	<u>51.50</u>	<u>18.10</u>	<u>93.10</u>
Difference	(1,169.20)	(149.67)	(102.23)	(2.74)	(18.10)	(85.61)
(1) Projections are the average annual over the 10-year study period, rather than specific development by year						

As indicated in Table 10-2, Northern actual developments in 2023 exceeded the projected level of development for the industrial/warehouse land use classification but fell short of projections for all other designations. The actual developments in 2024 saw all land use classifications fall short of the projected development in the Plan.

Table 10-3

Deer Valley Projected versus Actual Development FY 2023 & FY 2024

Year	Single Family (EDUs)	Multifamily (EDUs)	Com/Ret (EDUs)	Office (EDUs)	Ind/WH (EDUs)	Pub/Inst (EDUs)
Actual 2023	51.00	100.94	2.25	0.00	0.00	0.00
Projected 2023 ⁽¹⁾	<u>5.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1.70</u>
Difference	46.00	100.94	2.25	0.00	0.00	(1.70)
Actual 2024	36.00	314.94	0.00	0.00	0.00	0.00
Projected 2024 ⁽¹⁾	<u>5.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1.70</u>
Difference	31.00	314.94	0.00	0.00	0.00	(1.70)
(2) Projections are the average annual over the 10-year study period, rather than specific development by year						

As indicated in Table 10-3, Deer Valley actual developments in 2023 exceeded projections for all land use classification except the public/institutional classification which fell short of projections. In 2024 both single family and multifamily land uses exceeded projections while the public/institutional land use classification fell short of projections. No development was projected for office or industrial/warehouse in either year.

Table 10-4

Estrella North Projected versus Actual Development FY 2023 & FY 2024

Year	Single Family (EDUs)	Multifamily (EDUs)	Com/Ret (EDUs)	Office (EDUs)	Ind/WH (EDUs)	Pub/Inst (EDUs)
Actual 2023	0.00	0.00	0.00	0.00	0.00	0.00
Projected 2023 ⁽¹⁾	<u>1.00</u>	<u>23.10</u>	<u>10.60</u>	<u>8.80</u>	<u>119.50</u>	<u>17.60</u>
Difference	(1.00)	(23.10)	(10.60)	(8.80)	(119.50)	(17.60)
Actual 2024	2.00	0.00	19.48	0.00	43.46	7.49
Projected 2024 ⁽¹⁾	<u>1.00</u>	<u>23.10</u>	<u>10.60</u>	<u>8.80</u>	<u>119.50</u>	<u>17.60</u>
Difference	1.00	(23.10)	8.88	(8.80)	(76.04)	(10.11)
(1) Projections are the average annual over the 10-year study period, rather than specific development by year						

As indicated in Table 10-4, Estrella North actual developments in 2023 fell short of projections for all land use classifications. In 2024 both the single family and the commercial/retail actual developments exceeded projections while all other land use classification fell short of projections.

Table 10-5

Estrella South Projected versus Actual Development FY 2023 & FY 2024

Year	Single Family (EDUs)	Multifamily (EDUs)	Com/Ret (EDUs)	Office (EDUs)	Ind/WH (EDUs)	Pub/Inst (EDUs)
Actual 2023	485.00	0.00	26.23	0.00	69.72	0.00
Projected 2023 ⁽¹⁾	<u>554.50</u>	<u>112.60</u>	<u>54.30</u>	<u>31.10</u>	<u>174.80</u>	<u>62.80</u>
Difference	(69.50)	(112.60)	(28.07)	(31.10)	(105.08)	(62.80)
Actual 2024	623.00	18.62	32.24	0.00	47.96	0.00
Projected 2024 ⁽¹⁾	<u>554.50</u>	<u>112.60</u>	<u>54.30</u>	<u>31.10</u>	<u>174.80</u>	<u>62.80</u>
Difference	68.50	(93.98)	(22.06)	(31.10)	(126.84)	(62.80)

(1) Projections are the average annual over the 10-year study period, rather than specific development by year

As indicated in Table 10-5, Estrella South actual developments in both 2023 and 2024 all development fell short of projected development with the exception of single family in 2024 which exceeded projections.

Table 10-6

Laveen West Projected versus Actual Development FY 2023 & FY 2024

Year	Single Family (EDUs)	Multifamily (EDUs)	Com/Ret (EDUs)	Office (EDUs)	Ind/WH (EDUs)	Pub/Inst (EDUs)
Actual 2023	661.00	150.92	132.66	0.00	11.99	0.00
Projected 2023 ⁽¹⁾	<u>830.10</u>	<u>166.80</u>	<u>65.90</u>	<u>30.70</u>	<u>4.30</u>	<u>52.20</u>
Difference	(169.10)	(15.88)	66.76	(30.70)	7.69	(52.20)
Actual 2024	920.00	42.63	15.75	3.76	0.00	0.00
Projected 2024 ⁽¹⁾	<u>830.10</u>	<u>166.80</u>	<u>65.90</u>	<u>30.70</u>	<u>4.30</u>	<u>52.20</u>
Difference	89.90	(124.17)	(50.15)	(26.94)	(4.30)	(52.20)

(1) Projections are the average annual over the 10-year study period, rather than specific development by year

As indicated in Table 10-6, Laveen West actual developments for the commercial/retail and industrial/warehouse land use classification exceeded projections in 2023, while all other land use classifications fell short. In 2024, single family developments exceed projected development while all other land use classification fell short of projections.

Table 10-7

Laveen East Projected versus Actual Development FY 2023 & FY 2024

Year	Single Family (EDUs)	Multifamily (EDUs)	Com/Ret (EDUs)	Office (EDUs)	Ind/WH (EDUs)	Pub/Inst (EDUs)
Actual 2023	309.00	0.00	0.00	0.00	0.00	0.00
Projected 2023 ⁽¹⁾	<u>194.90</u>	<u>0.00</u>	<u>22.50</u>	<u>0.00</u>	<u>0.00</u>	<u>12.30</u>
Difference	114.10	0.00	(22.50)	0.00	0.00	(12.30)
Actual 2024	196.00	15.68	7.52	0.00	15.75	0.00
Projected 2024 ⁽¹⁾	<u>194.90</u>	<u>0.00</u>	<u>22.50</u>	<u>0.00</u>	<u>0.00</u>	<u>12.30</u>
Difference	1.10	15.68	(14.98)	0.00	15.75	(12.30)

(1) Projections are the average annual over the 10-year study period, rather than specific development by year

As indicated in Table 10-7, single family exceeded projections and commercial/retail and public/institutional fell short of projections in 2023. In 2024, single family and industrial/warehouse developments exceed projected development, while commercial/retail and public/institutional land use classification fell short of projections. No development was anticipated in either year for multifamily, office or industrial/warehouse.

Table 10-8

Ahwatukee Projected versus Actual Development FY 2023 & FY 2024

Year	Single Family (EDUs)	Multifamily (EDUs)	Com/Ret (EDUs)	Office (EDUs)	Ind/WH (EDUs)	Pub/Inst (EDUs)
Actual 2023	3.00	0.00	0.00	0.00	0.00	0.00
Projected 2023 ⁽¹⁾	<u>141.40</u>	<u>25.30</u>	<u>6.00</u>	<u>7.70</u>	<u>0.00</u>	<u>0.00</u>
Difference	(138.40)	(25.30)	(6.00)	(7.70)	0.00	0.00
Actual 2024	1.00	0.00	0.00	0.00	0.00	0.00
Projected 2024 ⁽¹⁾	<u>141.40</u>	<u>25.30</u>	<u>6.00</u>	<u>7.70</u>	<u>0.00</u>	<u>0.00</u>
Difference	(140.40)	(25.30)	(6.00)	(7.70)	0.00	0.00
(1) Projections are the average annual over the 10-year study period, rather than specific development by year						

As indicated in Table 10-8, all developments fell short of projections in 2023 and 2024. The exception is industrial/warehouse and public/institutional which did not anticipate any development.

Development of forward-looking financial plans, DIF studies rely on the best available forecast at a point in time. Actual conditions often vary from projections. Tables 10-2 through 10-8 represent a “snapshot” in time for the 10-year study period. Over time new studies are undertaken as circumstances change and new information becomes available. It should also be noted that projections in the report were made for a 10-year period in aggregate and not for individual years within the study period. As such, development in aggregate should be considered the focus rather than fluctuations from year to year.

10.3. Infrastructure Improvement Plan

The Plan identified the following capital projects by zone:

Northern

- New sewers
- WWTP expansion
- New force mains
- New lift stations

Deer Valley

- WWTP expansion

Estrella North

- WWTP expansion

Estrella South

- New sewers
- WWTP expansion
- New force mains
- New lift stations

Laveen West

- New sewers
- WWTP expansion
- New force mains
- New lift stations

Laveen East

- WWTP expansion

Ahwatukee

- WWTP expansion

Northern Zone

During FY 2023 and FY 2024 the City generated \$7,727,123 in wastewater DIF and DIF related revenues. During the same period the City expended \$8,569,718 on capital and expended \$2,224,130 on advance repayments and debt service resulting in expenditures exceeding revenues during the two-year period. Appendix J provides a summary of the revenues and expenditures for the wastewater DIF funds. The financials are summarized in Table 10-9.

Table 10-9
Northern Wastewater DIF Revenues and Expenditures FY 2023 & FY 2024

Fiscal Year	Revenues		Expenditures	
	DIF Collections	Interest Income	CIP	Advance Repayments & Debt
2023	\$1,679,114	\$299,228	\$714,941	\$0
2024	<u>5,229,681</u>	<u>519,100</u>	<u>7,854,777</u>	<u>2,224,130</u>
Total	\$6,908,795	\$818,328	\$8,569,718	\$2,224,130

It should be noted that in some cases collection of DIF revenues do not have an exact matching between the year in which the revenues are recorded and the development occurs.

Deer Valley Zone

During FY 2023 and FY 2024 the City generated \$543,841 in wastewater DIF revenues as well as an additional \$32,369 in interest income for total revenues of \$576,210. During the same period the City did not expend any funds on capital, but did expend \$518,861 in advance repayments and debt service resulting in revenues exceeding expenditures during the two-year period. Appendix J provides a summary of the revenues and expenditures for the wastewater DIF funds. The financials are summarized in Table 10-10.

Table 10-10
Deer Valley Wastewater DIF Revenues and Expenditures FY 2023 & FY 2024

Fiscal Year	Revenues		Expenditures	
	DIF Collections	Interest Income	CIP	Advance Repayments & Debt
2023	\$198,841	\$10,431	\$0	\$0
2024	<u>345,000</u>	<u>21,938</u>	<u>0</u>	<u>518,861</u>
Total	\$543,841	\$32,369	\$0	\$518,861

It should be noted that in some cases collection of DIF revenues do not have an exact matching between the year in which the revenues are recorded and the development occurs.

Estrella North Zone

During FY 2023 and FY 2024 the City generated \$154,410 in wastewater DIF revenues as well as an additional \$17,078 in interest income for total revenues of \$171,488. During the same period the City did not expend any funds on capital but did expend \$304,800 in advance repayments and debt service resulting in revenues exceeding expenditures during the two-year period. Appendix J provides a summary of the revenues and expenditures for the wastewater DIF funds. The financials are summarized in Table 10-11.

Table 10-11
Estrella North Wastewater DIF Revenues and Expenditures FY 2023 & FY 2024

Fiscal Year	Revenues		Expenditures	
	DIF Collections	Interest Income	CIP	Advance Repayments & Debt
2023	\$34,480	\$6,291	\$0	\$0
2024	<u>115,930</u>	<u>10,787</u>	<u>0</u>	<u>304,800</u>
Total	\$154,410	\$17,078	\$0	\$304,800

It should be noted that in some cases collection of DIF revenues do not have an exact matching between the year in which the revenues are recorded and the development occurs.

Estrella South Zone

During FY 2023 and FY 2024 the City generated \$3,174,117 in wastewater DIF revenues as well as an additional \$493,222 in interest income for total revenues of \$3,667,339. During the same period the City expended \$5,959,799 on capital resulting in expenditures exceeding revenues during the two-year period. Appendix J provides a summary of the revenues and expenditures for the wastewater DIF funds. The financials are summarized in Table 10-12.

Table 10-12
Estrella South Wastewater DIF Revenues and Expenditures FY 2023 & FY 2024

Fiscal Year	Revenues		Expenditures	
	DIF Collections	Interest Income	CIP	Advance Repayments & Debt
2023	\$1,184,780	\$212,671	\$4,349,792	\$0
2024	<u>1,989,337</u>	<u>280,551</u>	<u>1,610,007</u>	<u>0</u>
Total	\$3,174,117	\$493,222	\$5,959,799	\$0

It should be noted that in some cases collection of DIF revenues do not have an exact matching between the year in which the revenues are recorded and the development occurs.

Laveen West Zone

During FY 2023 and FY 2024 the City generated \$7,205,003 in wastewater DIF revenues as well as an additional \$471,569 in interest income for total revenues of \$7,676,572. During the same period the City expended \$15,861 on capital and expended \$3,529,122 in advance repayments and debt service resulting in revenues exceeding expenditures during the two-year period. Appendix J provides a summary of the revenues and expenditures for the wastewater DIF funds. The financials are summarized in Table 10-13.

Table 10-13
Laveen West Wastewater DIF Revenues and Expenditures FY 2023 & FY 2024

Fiscal Year	Revenues		Expenditures	
	DIF Collections	Interest Income	CIP	Advance Repayments & Debt
2023	\$3,436,127	\$132,396	(\$722,193)	\$0
2024	<u>3,768,876</u>	<u>339,173</u>	<u>15,861</u>	<u>3,529,122</u>
Total	\$7,205,003	\$471,569	(\$706,322)	\$3,529,122

The negative capital expenditure in FY 2024 represents cancelled encumbrances. It should be noted that in some cases collection of DIF revenues do not have an exact matching between the year in which the revenues are recorded and the development occurs.

Laveen East Zone

During FY 2023 and FY 2024 the City generated \$750,921 in wastewater DIF revenues as well as an additional \$48,715 in interest income for total revenues of \$799,636. During the same period the City did not expend any funds on capital and expended \$856,253 in advance repayments and debt service resulting in revenues exceeding expenditures during the two-year period. Appendix J provides a summary of the revenues and expenditures for the wastewater DIF funds. The financials are summarized in Table 10-14.

Table 10-14
Laveen East Wastewater DIF Revenues and Expenditures FY 2023 & FY 2024

Fiscal Year	Revenues		Expenditures	
	DIF Collections	Interest Income	CIP	Advance Repayments & Debt
2023	\$419,520	\$14,526	\$0	\$0
2024	<u>331,401</u>	<u>34,189</u>	<u>0</u>	<u>856,253</u>
Total	\$750,921	\$48,715	\$0	\$856,253

It should be noted that in some cases collection of DIF revenues do not have an exact matching between the year in which the revenues are recorded and the development occurs.

Ahwatukee Zone

During FY 2023 and FY 2024 the City generated \$10,369 in wastewater DIF revenues as well as an additional \$5,252 in interest income for total revenues of \$15,621. During the same period the City did not expend any funds on capital and expended \$98,333 in advance repayments and debt service resulting in expenditures exceeding revenues during the two-year period. Appendix J provides a summary of the revenues and expenditures for the wastewater DIF funds. The financials are summarized in Table 10-15.

Table 10-15
Ahwatukee Wastewater DIF Revenues and Expenditures FY 2023 & FY 2024

Fiscal Year	Revenues		Expenditures	
	DIF Collections	Interest Income	CIP	Advance Repayments & Debt
2023	\$4,140	\$2,123	\$0	\$0
2024	<u>6,229</u>	<u>3,129</u>	<u>0</u>	<u>98,333</u>
Total	\$10,369	\$5,252	\$0	\$98,333

It should be noted that in some cases collection of DIF revenues do not have an exact matching between the year in which the revenues are recorded and the development occurs.

10.4. Level of Service

Level of service projections are intended to ensure that new development is assessed for facilities or capital needs at the existing level of service (LOS), not at an increased overall level of service, unless a corresponding funding source from existing development is also provided. In each of the seven zones expenditures fell short of the annual average expenditures identified in the Plan. During the study period, the actual LOS will fluctuate as compared to that identified in the Plan based on the timing of construction or acquisition of new facilities relative to new development. As of the end of FY 2024, due to new development outpacing acquisition and construction of new facilities, the LOS for wastewater for all zones are below that in the Plan (the growth-related needs for identified wastewater infrastructure were not met). However, the LOS should be monitored over the entire study period compared to the level identified in the Plan over the remaining study period as the full IIP and LUA projections are realized.

10.5. Audit Results

Through our audit of the wastewater DIFs we identified some differences between what was projected in the Plan and actual occurrences, such as differences in the projected and actual developments. These differences are the results of projections being made based on the available data at the time. Our review of the current development environment is consistent with the regulations set forth in ARS§ 9-463.05. The LUA, IIP and LOS should continue to be monitored over the 10-year study period on which the Plan was based.

Based on Willdan's review of the wastewater DIF, we are of the opinion that:

- c) City's Biennial DIFs for wastewater in FY 2023 and FY 2024 comply with ARS§ 9-463.05;
- d) With respect to ARS§ 9-463.05 compliance:
 - i. Willdan's review of the progress of the LUA, identified differences between projected and actual development, but anticipates development over the current 10-year study period will not significantly vary from projections;
 - ii. Willdan's review of the progress of the IIP identified the projects for which funds were expended were included in the adopted IIP; and
 - iii. Willdan's review of collections and expenditures of development impact fees indicate that all expenditures made with DIF funds were on projects as identified in the Plan.

Section 11 - Permit Sampling

11.1. Sampling Results

As part of the audit process Willdan took a random sample of residential and non-residential permits that were issued between FY 2023 and FY 2024 (approximately 60 residential and 60 non-residential permits by zone for each year). The purpose of the sampling was to identify any instances where the fee that was assessed to the development varied from the fee that should have been assessed based on number of dwelling units, square footage of development or meter size. We did not find any discrepancies and did not identify any developments that were assessed incorrect DIFs. The full sample data is shown in Appendix K.

Section 12 - Conclusions

12.1. Land Use Assumptions

Willdan conducted an audit of City's actual development projections for FY 2023 and FY 2024 and compared the actual new development with the development projections in the Plan. While there were variances between what had been originally projected and what actually occurred, the original projections were based on the best available data at the time of the Plan. We believe that the actual developments for FY 2023 and FY 2024 are still consistent with the overall development projections for the 10-year study period.

12.2. Infrastructure Improvement Plan

We reviewed the projects that were anticipated to be completed in FY 2023 and FY 2024 timeframe of the study period (per the Plan). As was the case with the LUA, the IIP was developed based on the best available information at the time of the analysis, and the actual expenditures differed from what was projected. However, the differences that did occur were related to the timing of projects that were originally anticipated rather than the addition of new projects. We therefore conclude that the expenditures were consistent with the overall capital needs objectives identified in the IIP.

12.3. Level of Service

The level of service for a given fee area is in flux over time and will change as new projects are incorporated into City's existing facilities and networks or as development within City changes. There are cases where it is not possible to exactly match the existing level of service with the required level of service based on new development. For example, the new development over FY 2023 and FY 2024 may require the construction of 1/5 of a fire station. Building a fraction of a fire station is not feasible or realistic, but not building the fraction of a fire station would technically result in a lowering of the overall level of service. The City intends to meet the level of service goals by the end of the 10-year study period.

12.4. Permit Sampling

Our review of the sample permits did not identify any cases where a development was assessed an incorrect fee based on development type, square footage or meter size.

12.5. Final Conclusion

Based on Willdan's scope of services performed as part of this Audit as documented in this Report, the results of this Audit follow.

- a) The City's Biennial development impact fees for the periods FY 2023 and FY 2024 comply with ARS§ 9-463.05;
- b) With respect to ARS§ 9-463.05 compliance:
- i. Willdan's review of the progress of the LUA, identified minor differences between projected and actual development, but anticipates the development over the 10-year study period will not significantly vary from projections as summarized in Table 12-1;

Table 12-1
Land Use Assumptions Summary

Fee Category	Actual EDUs	Projected EDUs	Accuracy of LUA
Fire & Police	8,907	13,069	68%
Library & Parks	8,471	9,621	88%
Major Arterials	8,692	12,965	67%
Storm Drainage	4,316	5,865	74%
Water	7,656	10,582	72%
Wastewater	7,940	10,518	75%
WRAF	6,201	6,816	91%

- ii. Willdan's review of the progress of the IIP identified projects that were either accelerated from the projected schedule or delayed based on the projected schedule, but all projects for which funds were expended were included in the adopted IIP. The capital expenditures are identified in Table 12-2;

Table 12-2
Actual Capital Expenditures by Fee Area

Fee Category	Capital Expenditures
Fire	\$7,7856,540
Parks	14,008,017
Storm Drainage	1,244,760
Water	7,818,062
Wastewater	14,529,517

- iii. Willdan's review of collections and expenditures of the development impact fees for each project in the plan, indicate that all expenditures made with DIF funds were on projects or debt expenses as identified in the Plan. The DIF revenues (and associated interest) that were collected by Fee area is summarized in Table 12-3; and

Table 12-3
Actual DIF Revenue by Fee Area

Fee Category	DIF Revenue
Fire	\$5,981,169
Police	3,722,124
Parks	11,581,432
Library	1,184,462
Major Arterials	28,511,022
Storm Drainage	4,591,005
Water	43,807,286
Wastewater	20,633,989
WRAF	6,700,118

- iv. Willdan's evaluation of any inequities in implementing the plan or imposing the system development fees indicates that the fees were assessed in an appropriate manner based upon the size and type of the development.

Appendix A

9-463.05. Development fees; imposition by cities and towns; infrastructure improvements plan; annual report; advisory committee; limitation on actions; definitions

- A. A municipality may assess development fees to offset costs to the municipality associated with providing necessary public services to a development, including the costs of infrastructure, improvements, real property, engineering and architectural services, financing and professional services required for the preparation or revision of a development fee pursuant to this section, including the relevant portion of the infrastructure improvements plan.
- B. Development fees assessed by a municipality under this section are subject to the following requirements:
 - 1. Development fees shall result in a beneficial use to the development.
 - 2. The municipality shall calculate the development fee based on the infrastructure improvements plan adopted pursuant to this section.
 - 3. The development fee shall not exceed a proportionate share of the cost of necessary public services, based on service units, needed to provide necessary public services to the development.
 - 4. Costs for necessary public services made necessary by new development shall be based on the same level of service provided to existing development in the service area.
 - 5. Development fees may not be used for any of the following:
 - (a) Construction, acquisition or expansion of public facilities or assets other than necessary public services or facility expansions identified in the infrastructure improvements plan.
 - (b) Repair, operation or maintenance of existing or new necessary public services or facility expansions.
 - (c) Upgrading, updating, expanding, correcting or replacing existing necessary public services to serve existing development in order to meet stricter safety, efficiency, environmental or regulatory standards.
 - (d) Upgrading, updating, expanding, correcting or replacing existing necessary public services to provide a higher level of service to existing development.
 - (e) Administrative, maintenance or operating costs of the municipality.
 - 6. Any development for which a development fee has been paid is entitled to the use and benefit of the services for which the fee was imposed and is entitled to receive immediate service from any existing facility with available capacity to serve the new service units if the available capacity has not been reserved or pledged in connection with the construction or financing of the facility.
 - 7. Development fees may be collected if any of the following occurs:
 - (a) The collection is made to pay for a necessary public service or facility expansion that is identified in the infrastructure improvements plan and the municipality plans to complete construction and to have the service available within the time period established in the infrastructure improvement plan, but in no event longer than the time period provided in subsection H, paragraph 3 of this section.
 - (b) The municipality reserves in the infrastructure improvements plan adopted pursuant to this section or otherwise agrees to reserve capacity to serve future development.

- (c) The municipality requires or agrees to allow the owner of a development to construct or finance the necessary public service or facility expansion and any of the following apply:
- i. The costs incurred or money advanced are credited against or reimbursed from the development fees otherwise due from a development.
 - ii. The municipality reimburses the owner for those costs from the development fees paid from all developments that will use those necessary public services or facility expansions.
 - iii. For those costs incurred the municipality allows the owner to assign the credits or reimbursement rights from the development fees otherwise due from a development to other developments for the same category of necessary public services in the same service area.
8. Projected interest charges and other finance costs may be included in determining the amount of development fees only if the monies are used for the payment of principal and interest on the portion of the bonds, notes or other obligations issued to finance construction of necessary public services or facility expansions identified in the infrastructure improvements plan.
9. Monies received from development fees assessed pursuant to this section shall be placed in a separate fund and accounted for separately and may only be used for the purposes authorized by this section. Monies received from a development fee identified in an infrastructure improvements plan adopted or updated pursuant to subsection D of this section shall be used to provide the same category of necessary public services or facility expansions for which the development fee was assessed and for the benefit of the same service area, as defined in the infrastructure improvements plan, in which the development fee was assessed. Interest earned on monies in the separate fund shall be credited to the fund.
10. The schedule for payment of fees shall be provided by the municipality. Based on the cost identified in the infrastructure improvements plan, the municipality shall provide a credit toward the payment of a development fee for the required or agreed to dedication of public sites, improvements and other necessary public services or facility expansions included in the infrastructure improvements plan and for which a development fee is assessed, to the extent the public sites, improvements and necessary public services or facility expansions are provided by the developer. The developer of residential dwelling units shall be required to pay development fees when construction permits for the dwelling units are issued, or at a later time if specified in a development agreement pursuant to section 9-500.05. If a development agreement provides for fees to be paid at a time later than the issuance of construction permits, the deferred fees shall be paid no later than fifteen days after the issuance of a certificate of occupancy. The development agreement shall provide for the value of any deferred fees to be supported by appropriate security, including a surety bond, letter of credit or cash bond.
11. If a municipality requires as a condition of development approval the construction or improvement of, contributions to or dedication of any facilities that were not included in a previously adopted infrastructure improvements plan, the municipality shall cause the infrastructure improvements plan to be amended to include the facilities and shall provide a credit toward the payment of a

development fee for the construction, improvement, contribution or dedication of the facilities to the extent that the facilities will substitute for or otherwise reduce the need for other similar facilities in the infrastructure improvements plan for which development fees were assessed.

12. The municipality shall forecast the contribution to be made in the future in cash or by taxes, fees, assessments or other sources of revenue derived from the property owner towards the capital costs of the necessary public service covered by the development fee and shall include these contributions in determining the extent of the burden imposed by the development. Beginning August 1, 2014, for purposes of calculating the required offset to development fees pursuant to this subsection, if a municipality imposes a construction contracting or similar excise tax rate in excess of the percentage amount of the transaction privilege tax rate imposed on the majority of other transaction privilege tax classifications, the entire excess portion of the construction contracting or similar excise tax shall be treated as a contribution to the capital costs of necessary public services provided to development for which development fees are assessed, unless the excess portion was already taken into account for such purpose pursuant to this subsection.
13. If development fees are assessed by a municipality, the fees shall be assessed against commercial, residential and industrial development, except that the municipality may distinguish between different categories of residential, commercial and industrial development in assessing the costs to the municipality of providing necessary public services to new development and in determining the amount of the development fee applicable to the category of development. If a municipality agrees to waive any of the development fees assessed on a development, the municipality shall reimburse the appropriate development fee accounts for the amount that was waived. The municipality shall provide notice of any such waiver to the advisory committee established pursuant to subsection G of this section within thirty days.
14. In determining and assessing a development fee applying to land in a community facilities district established under title 48, chapter 4, article 6, the municipality shall take into account all public infrastructure provided by the district and capital costs paid by the district for necessary public services and shall not assess a portion of the development fee based on the infrastructure or costs.

- C. A municipality shall give at least thirty days' advance notice of intention to assess a development fee and shall release to the public and post on its website or the website of an association of cities and towns if a municipality does not have a website a written report of the land use assumptions and infrastructure improvements plan adopted pursuant to subsection D of this section. The municipality shall conduct a public hearing on the proposed development fee at any time after the expiration of the thirty day notice of intention to assess a development fee and at least thirty days before the scheduled date of adoption of the fee by the governing body. Within sixty days after the date of the public hearing on the proposed development fee, a municipality shall approve or disapprove the imposition of the development fee. A municipality shall not adopt an ordinance, order or resolution approving a development fee as an emergency measure. A development fee assessed pursuant to this section shall not be effective until seventy-five days after its formal adoption by the governing body of the municipality. Nothing in this subsection shall affect any development fee adopted before July 24, 1982.

- D. Before the adoption or amendment of a development fee, the governing body of the municipality shall adopt or update the land use assumptions and infrastructure improvements plan for the designated service area. The municipality shall conduct a public hearing on the land use assumptions and infrastructure improvements plan at least thirty days before the adoption or update of the plan. The municipality shall release the plan to the public, post the plan on its website or the website of an association of cities and towns if the municipality does not have a website, including in the posting its land use assumptions, the time period of the projections, a description of the necessary public services included in the infrastructure improvements plan and a map of the service area to which the land use assumptions apply, make available to the public the documents used to prepare the assumptions and plan and provide public notice at least sixty days before the public hearing, subject to the following:
1. The land use assumptions and infrastructure improvements plan shall be approved or disapproved within sixty days after the public hearing on the land use assumptions and infrastructure improvements plan and at least thirty days before the public hearing on the report required by subsection C of this section. A municipality shall not adopt an ordinance, order or resolution approving the land use assumptions or infrastructure improvements plan as an emergency measure.
 2. An infrastructure improvements plan shall be developed by qualified professionals using generally accepted engineering and planning practices pursuant to subsection E of this section.
 3. A municipality shall update the land use assumptions and infrastructure improvements plan at least every five years. The initial five year period begins on the day the infrastructure improvements plan is adopted. The municipality shall review and evaluate its current land use assumptions and shall cause an update of the infrastructure improvements plan to be prepared pursuant to this section.
 4. Within sixty days after completion of the updated land use assumptions and infrastructure improvements plan, the municipality shall schedule and provide notice of a public hearing to discuss and review the update and shall determine whether to amend the assumptions and plan.
 5. A municipality shall hold a public hearing to discuss the proposed amendments to the land use assumptions, the infrastructure improvements plan or the development fee. The land use assumptions and the infrastructure improvements plan, including the amount of any proposed changes to the development fee per service unit, shall be made available to the public on or before the date of the first publication of the notice of the hearing on the amendments.
 6. The notice and hearing procedures prescribed in paragraph 1 of this subsection apply to a hearing on the amendment of land use assumptions, an infrastructure improvements plan or a development fee. Within sixty days after the date of the public hearing on the amendments, a municipality shall approve or disapprove the amendments to the land use assumptions, infrastructure improvements plan or development fee. A municipality shall not adopt an ordinance, order or resolution approving the amended land use assumptions, infrastructure improvements plan or development fee as an emergency measure.
 7. The advisory committee established under subsection G of this section shall file its written comments on any proposed or updated land use assumptions, infrastructure improvements plan and development fees before the fifth business

day before the date of the public hearing on the proposed or updated assumptions, plan and fees.

8. If, at the time an update as prescribed in paragraph 3 of this subsection is required, the municipality determines that no changes to the land use assumptions, infrastructure improvements plan or development fees are needed, the municipality may as an alternative to the updating requirements of this subsection publish notice of its determination on its website and include the following:
 - (a) A statement that the municipality has determined that no change to the land use assumptions, infrastructure improvements plan or development fee is necessary.
 - (b) A description and map of the service area in which an update has been determined to be unnecessary.
 - (c) A statement that by a specified date, which shall be at least sixty days after the date of publication of the first notice, a person may make a written request to the municipality requesting that the land use assumptions, infrastructure improvements plan or development fee be updated.
 - (d) A statement identifying the person or entity to whom the written request for an update should be sent.
9. If, by the date specified pursuant to paragraph 8 of this subsection, a person requests in writing that the land use assumptions, infrastructure improvements plan or development fee be updated, the municipality shall cause, accept or reject an update of the assumptions and plan to be prepared pursuant to this subsection.
10. Notwithstanding the notice and hearing requirements for adoption of an infrastructure improvements plan, a municipality may amend an infrastructure improvements plan adopted pursuant to this section without a public hearing if the amendment addresses only elements of necessary public services in the existing infrastructure improvements plan and the changes to the plan will not, individually or cumulatively with other amendments adopted pursuant to this subsection, increase the level of service in the service area or cause a development fee increase of greater than five per cent when a new or modified development fee is assessed pursuant to this section. The municipality shall provide notice of any such amendment at least thirty days before adoption, shall post the amendment on its website or on the website of an association of cities and towns if the municipality does not have a website and shall provide notice to the advisory committee established pursuant to subsection G of this section that the amendment complies with this subsection.

E. For each necessary public service that is the subject of a development fee, the infrastructure improvements plan shall include:

1. A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable.
2. An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable.

3. A description of all or the parts of the necessary public services or facility expansions and their costs necessitated by and attributable to development in the service area based on the approved land use assumptions, including a forecast of the costs of infrastructure, improvements, real property, financing, engineering and architectural services, which shall be prepared by qualified professionals licensed in this state, as applicable.
 4. A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial.
 5. The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria.
 6. The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years.
 7. A forecast of revenues generated by new service units other than development fees, which shall include estimated state-shared revenue, highway users revenue, federal revenue, ad valorem property taxes, construction contracting or similar excise taxes and the capital recovery portion of utility fees attributable to development based on the approved land use assumptions, and a plan to include these contributions in determining the extent of the burden imposed by the development as required in subsection B, paragraph 12 of this section.
- F. A municipality's development fee ordinance shall provide that a new development fee or an increased portion of a modified development fee shall not be assessed against a development for twenty-four months after the date that the municipality issues the final approval for a commercial, industrial or multifamily development or the date that the first building permit is issued for a residential development pursuant to an approved site plan or subdivision plat, provided that no subsequent changes are made to the approved site plan or subdivision plat that would increase the number of service units. If the number of service units increases, the new or increased portion of a modified development fee shall be limited to the amount attributable to the additional service units. The twenty-four month period shall not be extended by a renewal or amendment of the site plan or the final subdivision plat that was the subject of the final approval. The municipality shall issue, on request, a written statement of the development fee schedule applicable to the development. If, after the date of the municipality's final approval of a development, the municipality reduces the development fee assessed on development, the reduced fee shall apply to the development.
- G. A municipality shall do one of the following:
1. Before the adoption of proposed or updated land use assumptions, infrastructure improvements plan and development fees as prescribed in subsection D of this section, the municipality shall appoint an infrastructure improvements advisory committee, subject to the following requirements:
 - (a) The advisory committee shall be composed of at least five members who are appointed by the governing body of the municipality. At least fifty per cent of the members of the advisory committee must be representatives of the real

estate, development or building industries, of which at least one member of the committee must be from the home building industry. Members shall not be employees or officials of the municipality.

(b) The advisory committee shall serve in an advisory capacity and shall:

- i. Advise the municipality in adopting land use assumptions and in determining whether the assumptions are in conformance with the general plan of the municipality.
- ii. Review the infrastructure improvements plan and file written comments.
- iii. Monitor and evaluate implementation of the infrastructure improvements plan.
- iv. Every year file reports with respect to the progress of the infrastructure improvements plan and the collection and expenditures of development fees and report to the municipality any perceived inequities in implementing the plan or imposing the development fee.
- v. Advise the municipality of the need to update or revise the land use assumptions, infrastructure improvements plan and development fee.

(c) The municipality shall make available to the advisory committee any professional reports with respect to developing and implementing the infrastructure improvements plan.

(d) The municipality shall adopt procedural rules for the advisory committee to follow in carrying out the committee's duties.

2. In lieu of creating an advisory committee pursuant to paragraph 1 of this subsection, provide for a biennial certified audit of the municipality's land use assumptions, infrastructure improvements plan and development fees. An audit pursuant to this paragraph shall be conducted by one or more qualified professionals who are not employees or officials of the municipality and who did not prepare the infrastructure improvements plan. The audit shall review the progress of the infrastructure improvements plan, including the collection and expenditures of development fees for each project in the plan, and evaluate any inequities in implementing the plan or imposing the development fee. The municipality shall post the findings of the audit on the municipality's website or the website of an association of cities and towns if the municipality does not have a website and shall conduct a public hearing on the audit within sixty days of the release of the audit to the public.

H. On written request, an owner of real property for which a development fee has been paid after July 31, 2014 is entitled to a refund of a development fee or any part of a development fee if:

1. Pursuant to subsection B, paragraph 6 of this section, existing facilities are available and service is not provided.
2. The municipality has, after collecting the fee to construct a facility when service is not available, failed to complete construction within the time period identified in the infrastructure improvements plan, but in no event later than the time period specified in paragraph 3 of this subsection.
3. For a development fee other than a development fee for water or wastewater facilities, any part of the development fee is not spent as authorized by this section within ten years after the fee has been paid or, for a development fee for water or

wastewater facilities, any part of the development fee is not spent as authorized by this section within fifteen years after the fee has been paid.

- I. If the development fee was collected for the construction of all or a portion of a specific item of infrastructure, and on completion of the infrastructure the municipality determines that the actual cost of construction was less than the forecasted cost of construction on which the development fee was based and the difference between the actual and estimated cost is greater than ten per cent, the current owner may receive a refund of the portion of the development fee equal to the difference between the development fee paid and the development fee that would have been due if the development fee had been calculated at the actual construction cost.
- J. A refund shall include any interest earned by the municipality from the date of collection to the date of refund on the amount of the refunded fee. All refunds shall be made to the record owner of the property at the time the refund is paid. If the development fee is paid by a governmental entity, the refund shall be paid to the governmental entity.
- K. A development fee that was adopted before January 1, 2012 may continue to be assessed only to the extent that it will be used to provide a necessary public service for which development fees can be assessed pursuant to this section and shall be replaced by a development fee imposed under this section on or before August 1, 2014. Any municipality having a development fee that has not been replaced under this section on or before August 1, 2014 shall not collect development fees until the development fee has been replaced with a fee that complies with this section. Any development fee monies collected before January 1, 2012 remaining in a development fee account:
 - 1. Shall be used towards the same category of necessary public services as authorized by this section.
 - 2. If development fees were collected for a purpose not authorized by this section, shall be used for the purpose for which they were collected on or before January 1, 2020, and after which, if not spent, shall be distributed equally among the categories of necessary public services authorized by this section.
- L. A moratorium shall not be placed on development for the sole purpose of awaiting completion of all or any part of the process necessary to develop, adopt or update development fees.
- M. In any judicial action interpreting this section, all powers conferred on municipal governments in this section shall be narrowly construed to ensure that development fees are not used to impose on new residents a burden all taxpayers of a municipality should bear equally.
- N. Each municipality that assesses development fees shall submit an annual report accounting for the collection and use of the fees for each service area. The annual report shall include the following:
 - 1. The amount assessed by the municipality for each type of development fee.
 - 2. The balance of each fund maintained for each type of development fee assessed as of the beginning and end of the fiscal year.
 - 3. The amount of interest or other earnings on the monies in each fund as of the end of the fiscal year.

4. The amount of development fee monies used to repay:
 - (a) Bonds issued by the municipality to pay the cost of a capital improvement project that is the subject of a development fee assessment, including the amount needed to repay the debt service obligations on each facility for which development fees have been identified as the source of funding and the time frames in which the debt service will be repaid.
 - (b) Monies advanced by the municipality from funds other than the funds established for development fees in order to pay the cost of a capital improvement project that is the subject of a development fee assessment, the total amount advanced by the municipality for each facility, the source of the monies advanced and the terms under which the monies will be repaid to the municipality.
 5. The amount of development fee monies spent on each capital improvement project that is the subject of a development fee assessment and the physical location of each capital improvement project.
 6. The amount of development fee monies spent for each purpose other than a capital improvement project that is the subject of a development fee assessment.
- O. Within ninety days following the end of each fiscal year, each municipality shall submit a copy of the annual report to the city clerk and post the report on the municipality's website or the website of an association of cities and towns if the municipality does not have a website. Copies shall be made available to the public on request. The annual report may contain financial information that has not been audited.
- P. A municipality that fails to file the report and post the report on the municipality's website or the website of an association of cities and towns if the municipality does not have a website as required by this section shall not collect development fees until the report is filed and posted.
- Q. Any action to collect a development fee shall be commenced within two years after the obligation to pay the fee accrues.
- R. A municipality may continue to assess a development fee adopted before January 1, 2012 for any facility that was financed before June 1, 2011 if:
1. Development fees were pledged to repay debt service obligations related to the construction of the facility.
 2. After August 1, 2014, any development fees collected under this subsection are used solely for the payment of principal and interest on the portion of the bonds, notes or other debt service obligations issued before June 1, 2011 to finance construction of the facility.
- S. Through August 1, 2014, a development fee adopted before January 1, 2012 may be used to finance construction of a facility and may be pledged to repay debt service obligations if:
1. The facility that is being financed is a facility that is described under subsection T, paragraph 7, subdivisions (a) through (g) of this section.
 2. The facility was included in an infrastructure improvements plan adopted before June 1, 2011.
 3. The development fees are used for the payment of principal and interest on the portion of the bonds, notes or other debt service obligations issued to finance

construction of the necessary public services or facility expansions identified in the infrastructure improvement plan.

T. For the purposes of this section:

1. "Dedication" means the actual conveyance date or the date an improvement, facility or real or personal property is placed into service, whichever occurs first.
2. "Development" means:
 - (a) The subdivision of land.
 - (b) The construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure that adds or increases the number of service units.
 - (c) Any use or extension of the use of land that increases the number of service units.
3. "Facility expansion" means the expansion of the capacity of an existing facility that serves the same function as an otherwise new necessary public service in order that the existing facility may serve new development. Facility expansion does not include the repair, maintenance, modernization or expansion of an existing facility to better serve existing development.
4. "Final approval" means:
 - (a) For a nonresidential or multifamily development, the approval of a site plan or, if no site plan is submitted for the development, the approval of a final subdivision plat.
 - (b) For a single family residential development, the approval of a final subdivision plat.
5. "Infrastructure improvements plan" means a written plan that identifies each necessary public service or facility expansion that is proposed to be the subject of a development fee and otherwise complies with the requirements of this section, and may be the municipality's capital improvements plan.
6. "Land use assumptions" means projections of changes in land uses, densities, intensities and population for a specified service area over a period of at least ten years and pursuant to the general plan of the municipality.
7. "Necessary public service" means any of the following facilities that have a life expectancy of three or more years and that are owned and operated by or on behalf of the municipality:
 - (a) Water facilities, including the supply, transportation, treatment, purification and distribution of water, and any appurtenances for those facilities.
 - (b) Wastewater facilities, including collection, interception, transportation, treatment and disposal of wastewater, and any appurtenances for those facilities.
 - (c) Storm water, drainage and flood control facilities, including any appurtenances for those facilities.
 - (d) Library facilities of up to ten thousand square feet that provide a direct benefit to development, not including equipment, vehicles or appurtenances.
 - (e) Street facilities located in the service area, including arterial or collector streets or roads that have been designated on an officially adopted plan of the municipality, traffic signals and rights-of-way and improvements thereon.

- (f) Fire and police facilities, including all appurtenances, equipment and vehicles. Fire and police facilities do not include a facility or portion of a facility that is used to replace services that were once provided elsewhere in the municipality, vehicles and equipment used to provide administrative services, helicopters or airplanes or a facility that is used for training firefighters or officers from more than one station or substation.
 - (g) Neighborhood parks and recreational facilities on real property up to thirty acres in area, or parks and recreational facilities larger than thirty acres if the facilities provide a direct benefit to the development. Park and recreational facilities do not include vehicles, equipment or that portion of any facility that is used for amusement parks, aquariums, aquatic centers, auditoriums, arenas, arts and cultural facilities, bandstand and orchestra facilities, bathhouses, boathouses, clubhouses, community centers greater than three thousand square feet in floor area, environmental education centers, equestrian facilities, golf course facilities, greenhouses, lakes, museums, theme parks, water reclamation or riparian areas, wetlands, zoo facilities or similar recreational facilities, but may include swimming pools.
 - (h) Any facility that was financed and that meets all of the requirements prescribed in subsection R of this section.
- 8. "Qualified professional" means a professional engineer, surveyor, financial analyst or planner providing services within the scope of the person's license, education or experience.
 - 9. "Service area" means any specified area within the boundaries of a municipality in which development will be served by necessary public services or facility expansions and within which a substantial nexus exists between the necessary public services or facility expansions and the development being served as prescribed in the infrastructure improvements plan.
 - 10. "Service unit" means a standardized measure of consumption, use, generation or discharge attributable to an individual unit of development calculated pursuant to generally accepted engineering or planning standards for a particular category of necessary public services or facility expansions.

Appendix B

Fire - Northwest			
	FY 2022-23	FY 2023-24	Total
Revenues			
Impact Fees	\$890,721	\$1,233,840	\$2,124,561
Interest Income	43,161	107,863	151,024
Total Revenues	933,882	1,341,703	2,275,585
Expenditures			
Capital Outlay	0	0	0
Advance Repayments & Debt Service	0	0	0
Total Expenditures	0	0	0

Fire - Northwest				Projected in IFP	
Development (EDUs)	FY 2022-23	FY 2023-24	Total	FY 2022-23	FY 2023-24
Single Family Residential	312.00	417.00	729.00	688.30	688.30
Multifamily Residential	155.00	1,799.75	1,954.75	144.80	144.80
Commercial/Retail	2.32	29.13	31.45	164.40	164.40
Office	0.00	0.00	0.00	67.50	67.50
Industrial/Warehouse	0.00	5.50	5.50	22.20	22.20
Public/Institutional	0.00	0.00	0.00	88.10	88.10

Expenditure Detail ⁽¹⁾					
Fire Stations	0	0	0	475,162	475,162
Fire Station Land	0	0	0	54,243	54,243
Fire Vehicles & Equipment	0	0	0	172,717	172,717
Record Management System	0	0	0	25,857	25,857
Total	0	0	0	727,980	727,980

(1) Represents IIP identified costs for 2020 through 2029

Fire - Northwest			
	FY 2022-23	FY 2023-24	Total
Revenues			
Impact Fees	\$890,721	\$1,233,840	\$2,124,561
Interest Income	43,161	107,863	151,024
Total Revenues	933,882	1,341,703	2,275,585
Expenditures			
Capital Outlay	0	0	0
Advance Repayments & Debt Service	0	0	0
Total Expenditures	0	0	0

Fire - Northwest				Projected in IFP	
Development (EDUs)	FY 2022-23	FY 2023-24	Total	FY 2022-23	FY 2023-24
Single Family Residential	312.00	417.00	729.00	688.30	688.30
Multifamily Residential	155.00	1,799.75	1,954.75	144.80	144.80
Commercial/Retail	2.32	29.13	31.45	164.40	164.40
Office	0.00	0.00	0.00	67.50	67.50
Industrial/Warehouse	0.00	5.50	5.50	22.20	22.20
Public/Institutional	0.00	0.00	0.00	88.10	88.10

Expenditure Detail ⁽¹⁾					
Fire Stations	0	0	0	475,162	475,162
Fire Station Land	0	0	0	54,243	54,243
Fire Vehicles & Equipment	0	0	0	172,717	172,717
Record Management System	0	0	0	25,857	25,857
Total	0	0	0	727,980	727,980

(1) Represents IIP identified costs for 2020 through 2029

Fire - Southwest			
	FY 2022-23	FY 2023-24	Total
Revenues			
Impact Fees	\$1,020,037	\$1,230,912	\$2,250,949
Interest Income	159,802	238,870	398,672
Total Revenues	<u>1,179,839</u>	<u>1,469,782</u>	<u>2,649,621</u>
Expenditures			
Capital Outlay	6,729,514	148,404	6,877,918
Advance Repayments & Debt Service	0	0	0
Total Expenditures	<u>6,729,514</u>	<u>148,404</u>	<u>6,877,918</u>

Fire - Southwest				Projected in IFP	
Development (EDUs)	FY 2022-23	FY 2023-24	Total	FY 2022-23	FY 2023-24
Single Family Residential	1,489.00	1,863.00	3,352.00	1,580.50	1,580.50
Multifamily Residential	374.00	301.00	675.00	462.20	462.20
Commercial/Retail	33.44	67.33	100.77	290.80	290.80
Office	0.00	9.57	9.57	167.70	167.70
Industrial/Warehouse	0.00	469.24	469.24	367.30	367.30
Public/Institutional	0.00	29.14	29.14	369.30	369.30

Expenditure Detail ⁽¹⁾					
Fire Station 62	6,729,514	148,404	6,877,918	1,309,011	1,309,011
Fire Station Land	0	0	0	55,607	55,607
Fire Vehicles & Equipment	0	0	0	475,814	475,814
Record Management System	0	0	0	71,222	71,222
Total	<u>6,729,514</u>	<u>148,404</u>	<u>6,877,918</u>	<u>1,911,654</u>	<u>1,911,654</u>

(1) Represents IIP identified costs for 2020 through 2029

Fire - Ahwatukee			
	FY 2022-23	FY 2023-24	Total
Revenues			
Impact Fees	\$16,639	\$4,106	\$20,745
Interest Income	19,319	18,025	37,344
Total Revenues	35,958	22,131	58,089
Expenditures			
Capital Outlay	92,622	816,000	908,622
Advance Repayments & Debt Service	0	0	0
Total Expenditures	92,622	816,000	908,622

Fire - Ahwatukee				Projected in IFP	
Development (EDUs)	FY 2022-23	FY 2023-24	Total	FY 2022-23	FY 2023-24
Single Family Residential	3.00	1.00	4.00	141.40	141.40
Multifamily Residential	83.00	0.00	83.00	38.70	38.70
Commercial/Retail	0.00	1.59	1.59	11.40	11.40
Office	0.00	0.00	0.00	18.20	18.20
Industrial/Warehouse	0.00	0.00	0.00	0.00	0.00
Public/Institutional	0.00	0.00	0.00	0.00	0.00
Expenditure Detail ⁽¹⁾					
Fire Station 74	92,622	816,000	908,622	84,780	84,780
Fire Vehicles & Equipment	0	0	0	30,817	30,817
Record Management System	0	0	0	4,613	4,613
Total	92,622	816,000	908,622	120,210	120,210

(1) Represents IIP identified costs for 2020 through 2029

Appendix C

Police - Northwest			
	FY 2022-23	FY 2023-24	Total
Revenues			
Impact Fees	\$478,816	\$613,495	\$1,092,311
Interest Income	55,506	109,276	164,782
Total Revenues	534,322	722,771	1,257,093
Expenditures			
Capital Outlay	0	0	0
Advance Repayments & Debt Service	0	0	0
Total Expenditures	0	0	0

Police - Northwest				Projected in IFP	
Development (EDUs)	FY 2022-23	FY 2023-24	Total	FY 2022-23	FY 2023-24
Single Family Residential	312.00	417.00	729.00	688.30	688.30
Multifamily Residential	155.00	1,799.75	1,954.75	144.80	144.80
Commercial/Retail	2.32	29.13	31.45	164.40	164.40
Office	0.00	0.00	0.00	67.50	67.50
Industrial/Warehouse	0.00	5.50	5.50	22.20	22.20
Public/Institutional	0.00	0.00	0.00	88.10	88.10
Expenditure Detail ⁽¹⁾					
Police Precincts	0	0	0	146,371	146,371
Police Station Land	0	0	0	35,520	35,520
Police Vehicles	0	0	0	155,258	155,258
Police Radios	0	0	0	23,008	23,008
Record Management System	0	0	0	37,610	37,610
Total	0	0	0	397,766	397,766

(1) Represents IIP identified costs for 2020 through 2029

Police - Northeast			
	FY 2022-23	FY 2023-24	Total
Revenues			
Impact Fees	\$127,713	\$307,745	\$435,458
Interest Income	64,542	115,726	180,268
Total Revenues	192,255	423,471	615,726
Expenditures			
Capital Outlay	0	0	0
Advance Repayments & Debt Service	0	0	0
Total Expenditures	0	0	0

Police - Northeast				Projected in IFP	
Development (EDUs)	FY 2022-23	FY 2023-24	Total	FY 2022-23	FY 2023-24
Single Family Residential	213.00	271.00	484.00	1,133.90	1,133.90
Multifamily Residential	192.50	432.00	624.50	471.80	471.80
Commercial/Retail	6.88	74.82	81.70	97.60	97.60
Office	0.00	265.53	265.53	55.00	55.00
Industrial/Warehouse	0.00	0.00	0.00	0.00	0.00
Public/Institutional	0.00	6.08	6.08	153.40	153.40

Expenditure Detail ⁽¹⁾					
Police Precincts	0	0	0	237,853	237,853
Police Station Land	0	0	0	101,400	101,400
Police Vehicles	0	0	0	248,413	248,413
Police Radios	0	0	0	37,649	37,649
Record Management System	0	0	0	61,174	61,174
Total	0	0	0	686,489	686,489

(1) Represents IIP identified costs for 2020 through 2029

Police - Southwest			
	FY 2022-23	FY 2023-24	Total
Revenues			
Impact Fees	\$625,007	\$809,839	\$1,434,846
Interest Income	131,568	245,226	376,794
Total Revenues	756,575	1,055,065	1,811,640
Expenditures			
Capital Outlay	0	0	0
Advance Repayments & Debt Service	0	0	0
Total Expenditures	0	0	0

Police - Southwest				Projected in IFP	
Development (EDUs)	FY 2022-23	FY 2023-24	Total	FY 2022-23	FY 2023-24
Single Family Residential	1,489.00	1,863.00	3,352.00	1,580.50	1,580.50
Multifamily Residential	374.00	301.00	675.00	462.20	462.20
Commercial/Retail	33.44	67.33	100.77	290.80	290.80
Office	0.00	9.57	9.57	167.70	167.70
Industrial/Warehouse	0.00	469.24	469.24	367.30	367.30
Public/Institutional	0.00	29.14	29.14	369.30	369.30
Expenditure Detail ⁽¹⁾					
Police Precincts	0	0	0	411,669	411,669
Police Station Land	0	0	0	70,200	70,200
Police Vehicles	0	0	0	419,197	419,197
Police Radios	0	0	0	63,794	63,794
Record Management System	0	0	0	103,610	103,610
Total	0	0	0	1,068,469	1,068,469

(1) Represents IIP identified costs for 2020 through 2029

Police - Ahwatukee			
	FY 2022-23	FY 2023-24	Total
Revenues			
Impact Fees	\$11,766	\$3,556	\$15,322
Interest Income	8,207	14,137	22,344
Total Revenues	19,973	17,693	37,666
Expenditures			
Capital Outlay	0	0	0
Advance Repayments & Debt Service	0	0	0
Total Expenditures	0	0	0

Police - Ahwatukee			
Development (EDUs)	FY 2022-23	FY 2023-24	Total
Single Family Residential	3.00	1.00	4.00
Multifamily Residential	83.00	0.00	83.00
Commercial/Retail	0.00	1.59	1.59
Office	0.00	0.00	0.00
Industrial/Warehouse	0.00	0.00	0.00
Public/Institutional	0.00	0.00	0.00

Projected in IFP	
FY 2022-23	FY 2023-24
141.40	141.40
38.70	38.70
11.40	11.40
18.20	18.20
0.00	0.00
0.00	0.00

Expenditure Detail ⁽¹⁾

Police Precincts	0	0	0	27,445	27,445
Police Station Land	0	0	0	11,700	11,700
Police Vehicles	0	0	0	31,052	31,052
Police Radios	0	0	0	4,183	4,183
Record Management System	0	0	0	6,710	6,710
Total	0	0	0	81,090	81,090

(1) Represents IIP identified costs for 2020 through 2029

Appendix D

Parks - Northwest			
	FY 2022-23	FY 2023-24	Total
Revenues			
Impact Fees	\$392,218	\$1,607,838	\$2,000,056
Interest Income	92,665	199,321	291,986
Total Revenues	484,883	1,807,159	2,292,042
Expenditures			
Capital Outlay	0	17,255	17,255
Advance Repayments & Debt Service	0	0	0
Total Expenditures	0	17,255	17,255

Parks - Northwest				Projected in IFP	
Development (EDUs)	FY 2022-23	FY 2023-24	Total	FY 2022-23	FY 2023-24
Single Family Residential	312.00	417.00	729.00	688.30	688.30
Multifamily Residential	155.00	1,799.75	1,954.75	144.80	144.80
Commercial/Retail	2.32	29.13	31.45	10.20	10.20
Office	0.00	0.00	0.00	7.40	7.40
Industrial/Warehouse	0.00	5.50	5.50	1.60	1.60
Public/Institutional	0.00	0.00	0.00	7.60	7.60
Expenditure Detail ⁽¹⁾					
Park Development	0	17,255	17,255	1,119,888	1,119,888
Land Acquisition	0	0	0	132,000	132,000
Total	0	17,255	17,255	1,251,888	1,251,888

(1) Represents IIP identified costs for 2020 through 2029

Parks - Northeast			
	FY 2022-23	FY 2023-24	Total
Revenues			
Impact Fees	\$923,672	\$2,174,387	\$3,098,059
Interest Income	229,648	452,435	682,083
Total Revenues	1,153,320	2,626,822	3,780,142
Expenditures			
Capital Outlay	7,375	945,140	952,515
Advance Repayments & Debt Service	0	0	0
Total Expenditures	7,375	945,140	952,515

Parks - Northeast				Projected in IFP	
Development (EDUs)	FY 2022-23	FY 2023-24	Total	FY 2022-23	FY 2023-24
Single Family Residential	213.00	271.00	484.00	1,133.90	1,133.90
Multifamily Residential	192.50	432.00	624.50	471.80	471.80
Commercial/Retail	6.88	74.82	81.70	6.00	6.00
Office	0.00	265.53	265.53	6.00	6.00
Industrial/Warehouse	0.00	0.00	0.00	0.00	0.00
Public/Institutional	0.00	6.08	6.08	13.20	13.20
Expenditure Detail ⁽¹⁾					
Park Development	7,375	945,140	952,515	2,159,784	2,159,784
Total	7,375	945,140	952,515	2,159,784	2,159,784

(1) Represents IIP identified costs for 2020 through 2029

Parks - Southwest			
	FY 2022-23	FY 2023-24	Total
Revenues			
Impact Fees	\$1,898,980	\$2,578,809	\$4,477,789
Interest Income	347,725	533,687	881,412
Total Revenues	2,246,705	3,112,496	5,359,201
Expenditures			
Capital Outlay	4,178,889	8,859,358	13,038,247
Advance Repayments & Debt Service	0	0	0
Total Expenditures	4,178,889	8,859,358	13,038,247

Parks - Southwest				Projected in IFP	
Development (EDUs)	FY 2022-23	FY 2023-24	Total	FY 2022-23	FY 2023-24
Single Family Residential	1,489.00	1,863.00	3,352.00	1,580.50	1,580.50
Multifamily Residential	374.00	301.00	675.00	462.20	462.20
Commercial/Retail	33.44	67.33	100.77	18.00	18.00
Office	0.00	9.57	9.57	18.30	18.30
Industrial/Warehouse	0.00	33.49	33.49	26.20	26.20
Public/Institutional	0.00	29.14	29.14	31.80	31.80
Expenditure Detail ⁽¹⁾					
Park Development	4,178,889	8,859,358	13,038,247	2,839,716	2,839,716
Total	4,178,889	8,859,358	13,038,247	2,839,716	2,839,716

(1) Represents IIP identified costs for 2020 through 2029

Parks - Ahwatukee			
	FY 2022-23	FY 2023-24	Total
Revenues			
Impact Fees	\$100,417	\$5,862	\$106,279
Interest Income	15,344	28,424	43,768
Total Revenues	115,761	34,286	150,047
Expenditures			
Capital Outlay	0	0	0
Advance Repayments & Debt Service	0	0	0
Total Expenditures	0	0	0

Parks - Ahwatukee			
Development (EDUs)	FY 2022-23	FY 2023-24	Total
Single Family Residential	3.00	1.00	4.00
Multifamily Residential	83.00	0.00	83.00
Commercial/Retail	0.00	1.59	1.59
Office	0.00	0.00	0.00
Industrial/Warehouse	0.00	0.00	0.00
Public/Institutional	0.00	0.00	0.00

Projected in IFP	
FY 2022-23	FY 2023-24
141.40	141.40
38.70	38.70
0.70	0.70
2.00	2.00
0.00	0.00
0.00	0.00

Expenditure Detail ⁽¹⁾					
Park Development	0	0	0	2,399,760	2,399,760
Total	0	0	0	2,399,760	2,399,760

(1) Represents IIP identified costs for 2020 through 2029

Appendix E

Libraries - Northwest			
	FY 2022-23	FY 2023-24	Total
Revenues			
Impact Fees	\$62,972	\$217,101	\$280,073
Interest Income	15,677	27,368	43,045
Total Revenues	78,649	244,469	323,118
Expenditures			
Capital Outlay	0	0	0
Advance Repayments & Debt Service	0	0	0
Total Expenditures	0	0	0

Libraries - Northwest			
Development (EDUs)	FY 2022-23	FY 2023-24	Total
Single Family Residential	312.00	417.00	729.00
Multifamily Residential	155.00	1,799.75	1,954.75
Commercial/Retail	2.32	29.13	31.45
Office	0.00	0.00	0.00
Industrial/Warehouse	0.00	5.50	5.50
Public/Institutional	0.00	0.00	0.00

Projected in IFP	
FY 2022-23	FY 2023-24
688.30	688.30
144.80	144.80
10.20	10.20
7.40	7.40
1.60	1.60
7.60	7.60

Expenditure Detail ⁽¹⁾					
Library Plan Cost	0	0	0	90,290	90,290
Total	0	0	0	90,290	90,290

(1) Represents IIP identified costs for 2020 through 2029

Libraries - Northeast			
	FY 2022-23	FY 2023-24	Total
Revenues			
Impact Fees	\$42,094	\$80,788	\$122,882
Interest Income	27,480	50,478	77,958
Total Revenues	69,574	131,266	200,840
Expenditures			
Capital Outlay	0	0	0
Advance Repayments & Debt Service	0	0	0
Total Expenditures	0	0	0

Libraries - Northeast				Projected in IFP	
Development (EDUs)	FY 2022-23	FY 2023-24	Total	FY 2022-23	FY 2023-24
Single Family Residential	213.00	271.00	484.00	1,133.90	1,133.90
Multifamily Residential	192.50	432.00	624.50	471.80	471.80
Commercial/Retail	6.88	74.82	81.70	6.00	6.00
Office	0.00	265.53	265.53	6.00	6.00
Industrial/Warehouse	0.00	0.00	0.00	0.00	0.00
Public/Institutional	0.00	6.08	6.08	13.20	13.20
Expenditure Detail ⁽¹⁾					
Library Plan Cost	0	0	0	171,245	171,245
Total	0	0	0	171,245	171,245

(1) Represents IIP identified costs for 2020 through 2029

Libraries - Southwest			
	FY 2022-23	FY 2023-24	Total
Revenues			
Impact Fees	\$198,608	\$238,397	\$437,005
Interest Income	65,754	123,399	189,153
Total Revenues	264,362	361,796	626,158
Expenditures			
Capital Outlay	0	0	0
Advance Repayments & Debt Service	0	0	0
Total Expenditures	0	0	0

Libraries - Southwest				Projected in IFP	
Development (EDUs)	FY 2022-23	FY 2023-24	Total	FY 2022-23	FY 2023-24
Single Family Residential	1,489.00	1,863.00	3,352.00	1,580.50	1,580.50
Multifamily Residential	374.00	301.00	675.00	462.20	462.20
Commercial/Retail	33.44	67.33	100.77	18.00	18.00
Office	0.00	9.57	9.57	18.30	18.30
Industrial/Warehouse	0.00	33.49	33.49	26.20	26.20
Public/Institutional	0.00	29.14	29.14	31.80	31.80
Expenditure Detail ⁽¹⁾					
Library Plan Cost	0	0	0	224,385	224,385
Total	0	0	0	224,385	224,385

(1) Represents IIP identified costs for 2020 through 2029

Libraries - Ahwatukee			
	FY 2022-23	FY 2023-24	Total
Revenues			
Impact Fees	\$8,607	\$2,412	\$11,019
Interest Income	8,427	14,900	23,327
Total Revenues	17,034	17,312	34,346
Expenditures			
Capital Outlay	0	0	0
Advance Repayments & Debt Service	0	0	0
Total Expenditures	0	0	0

Libraries - Ahwatukee				Projected in IFP	
Development (EDUs)	FY 2022-23	FY 2023-24	Total	FY 2022-23	FY 2023-24
Single Family Residential	3.00	1.00	4.00	141.40	141.40
Multifamily Residential	83.00	0.00	83.00	38.70	38.70
Commercial/Retail	0.00	1.59	1.59	0.70	0.70
Office	0.00	0.00	0.00	2.00	2.00
Industrial/Warehouse	0.00	0.00	0.00	0.00	0.00
Public/Institutional	0.00	0.00	0.00	0.00	0.00
Expenditure Detail ⁽¹⁾					
Library Plan Cost	0	0	0	19,194	19,194
Total	0	0	0	19,194	19,194

(1) Represents IIP identified costs for 2020 through 2029

Appendix F

Major Arterials - Northern			
	FY 2022-23	FY 2023-24	Total
Revenues			
Impact Fees	\$6,657,485	\$9,390,482	\$16,047,967
Interest Income	462,809	771,076	1,233,885
Total Revenues	7,120,294	10,161,558	17,281,852
Expenditures			
Capital Outlay	921,386	143,969	1,065,355
Advance Repayments & Debt Service	0	0	0
Total Expenditures	921,386	143,969	1,065,355

Major Arterials - Northern				Projected in IFP	
Development (EDUs)	FY 2022-23	FY 2023-24	Total	FY 2022-23	FY 2023-24
Single Family Residential	525.00	688.00	1,213.00	1,822.20	1,822.20
Multifamily Residential	347.50	2,231.75	2,579.25	616.60	616.60
Commercial/Retail	9.20	103.95	113.15	394.70	394.70
Office	0.00	265.53	265.53	105.20	105.20
Industrial/Warehouse	0.00	5.50	5.50	25.40	25.40
Public/Institutional	0.00	6.08	6.08	187.30	187.30
Expenditure Detail ⁽¹⁾					
Major Arterial Roads	921,541	142,507	1,064,048	7,020,889	7,020,889
Culverts	0	0	0	3,314,174	3,314,174
Bridges	(155)	1,462	1,307	9,402,118	9,402,118
Total	921,386	143,969	1,065,355	19,737,181	19,737,181

(1) Represents IIP identified costs for 2020 through 2029

Major Arterials - Southwest			
	FY 2022-23	FY 2023-24	Total
Revenues			
Impact Fees	\$4,403,407	\$5,554,662	\$9,958,069
Interest Income	396,683	874,418	1,271,101
Total Revenues	4,800,090	6,429,080	11,229,170
Expenditures			
Capital Outlay	2,376	(2,305,994)	(2,303,618)
Advance Repayments & Debt Service	0	0	0
Total Expenditures	2,376	(2,305,994)	(2,303,618)

Major Arterials - Southwest				Projected in IFP	
Development (EDUs)	FY 2022-23	FY 2023-24	Total	FY 2022-23	FY 2023-24
Single Family Residential	1,489.00	1,863.00	3,352.00	1,580.50	1,580.50
Multifamily Residential	374.00	301.00	675.00	462.20	462.20
Commercial/Retail	33.44	67.33	100.77	438.00	438.00
Office	0.00	9.57	9.57	144.10	144.10
Industrial/Warehouse	0.00	343.17	343.17	419.80	419.80
Public/Institutional	0.00	29.14	29.14	286.60	286.60
Expenditure Detail ⁽¹⁾					
Major Arterial Roads	2,376	(2,321,688)	(2,319,312)	2,886,821	2,886,821
Storm Drains	0	15,694	15,694	1,990,383	1,990,383
Bridges	0	0	0	2,815,914	2,815,914
Total	2,376	(2,305,994)	(2,303,618)	7,693,119	7,693,119

(1) Represents IIP identified costs for 2020 through 2029

Appendix G

Storm Drainage - Paradise Ridge			
	FY 2022-23	FY 2023-24	Total
Revenues			
Impact Fees	\$0	\$0	\$0
Interest Income	0	0	0
Total Revenues	0	0	0
Expenditures			
Capital Outlay	0	0	0
Advance Repayments & Debt Service	0	0	0
Total Expenditures	0	0	0

Storm Drainage - Paradise Ridge			
Development	FY 2022-23	FY 2023-24	Total
Single Family Residential ⁽¹⁾	0	0	0
Multifamily ⁽¹⁾	0.00	0.00	0.00
Retail ⁽²⁾	0.00	0.00	0.00
Office ⁽²⁾	0.00	0.00	0.00
Industrial ⁽²⁾	0.00	0.00	0.00
Public/Institutional ⁽²⁾	0.00	0.00	0.00
(1) Dwelling units			
(2) 1,000's of square feet			
Expenditure Detail ⁽³⁾			
NE Phoenix/Rawhide Wash	0	0	0
Total	0	0	0

Projected in IFP	
FY 2022-23	FY 2023-24
276	276
38.00	38.00
52.40	52.40
0.00	0.00
0.00	0.00
21.20	21.20
2,144,607	2,144,607
2,144,607	2,144,607

(3) Represents IIP identified costs for 2020 through 2029

Storm Drainage - Estrella			
	FY 2022-23	FY 2023-24	Total
Revenues			
Impact Fees	\$577,531	\$881,332	\$1,458,863
Interest Income	198,210	372,954	571,164
Total Revenues	775,741	1,254,286	2,030,027
Expenditures			
Capital Outlay	0	0	0
Advance Repayments & Debt Service	0	0	0
Total Expenditures	0	0	0

Storm Drainage - Estrella			
Developmentt	FY 2022-23	FY 2023-24	Total
Single Family Residential	515	744	1,259
Non-residential and MF	308.68	422.15	730.83
Expenditure Detail ⁽¹⁾			
Estrella	0	0	0
Total	0	0	0

Projected in IFP	
FY 2022-23	FY 2023-24
556	556
652.40	652.40
4,295,945	4,295,945
4,295,945	4,295,945

(1) Represents IIP identified costs for 2020 through 2029

Storm Drainage - Laveen			
	FY 2022-23	FY 2023-24	Total
Revenues			
Impact Fees	\$999,344	\$1,263,232	\$2,262,576
Interest Income	109,285	189,117	298,402
Total Revenues	1,108,629	1,452,349	2,560,978
Expenditures			
Capital Outlay	0	1,244,760	1,244,760
Advance Repayments & Debt Service	0	0	0
Total Expenditures	0	1,244,760	1,244,760

Storm Drainage - Laveen			
Development	FY 2022-23	FY 2023-24	Total
Single Family Residential	972	1,119	2,091
Non-residential and MF	160.04	75.42	235.46
Expenditure Detail ⁽¹⁾			
Laveen	0	1,244,760	1,244,760
Total	0	1,244,760	1,244,760

Projected in IFP	
FY 2022-23	FY 2023-24
1,025	1,025
312.10	312.10

5,237,571	5,237,571
5,237,571	5,237,571

(1) Represents IIP identified costs for 2020 through 2029

Appendix H

Water - Northern				
Connections (EDU)		FY 2022-23	FY 2023-24	Total
Water D				
Single Family		528.00	688.00	1,216.00
Multifamily		152.76	871.00	1,023.76
Commercial/Retail		20.48	33.90	54.38
Office		0.00	45.94	45.94
Industrial/Warehouse		33.90	0.00	33.90
Public/Institutional		11.30	7.06	18.36
Water L				
Single Family		0	0	0
Multifamily		32.48	99.00	131.48
Commercial/Retail		49.46	48.06	97.52
Office		0.00	7.06	7.06
Industrial/Warehouse		226.00	11.30	237.30
Public/Institutional		0.00	0.00	0.00
Expenditure Detail ⁽¹⁾				
New Transmission Mains		0	304,297	304,297
New Booster Stations		1,873,319	0	1,873,319
New PRV Stations		0	0	0
New Wells		0	0	0
Total		1,873,319	304,297	2,177,616

(1) Represents IIP identified costs for 2020 through 2029

Water - Southern			
	FY 2022-23	FY 2023-24	Total
Revenues			
Impact Fees	\$9,021,143	\$9,017,221	\$18,038,364
Interest Income	1,123,333	2,242,321	3,365,654
Total Revenues	10,144,476	11,259,542	21,404,018
Expenditures			
Capital Outlay	43,261	5,597,185	5,640,446
Advance Repayments & Debt Service	0	6,384,361	6,384,361
Total Expenditures	43,261	11,981,546	12,024,807

Water - Southern				Projected in IFP	
Connections (EDU)	FY 2022-23	FY 2023-24	Total	FY 2022-23	FY 2023-24
Single Family	1,458.00	1,858.00	3,316.00	1,721.90	1,721.90
Multifamily	176.36	273.00	449.36	347.30	347.30
Commercial/Retail	488.14	214.82	702.96	160.40	160.40
Office	0.00	10.60	10.60	81.30	81.30
Industrial/Warehouse	146.94	153.98	300.92	288.60	288.60
Public/Institutional	0.00	10.60	10.60	140.10	140.10
Expenditure Detail ⁽¹⁾					
New Transmission Mains	41,883	5,597,185	5,639,068	2,461,206	2,461,206
New PRVs	1,378	0	1,378	100,738	100,738
Total	43,261	5,597,185	5,640,446	2,561,943	2,561,943

(1) Represents IIP identified costs for 2020 through 2029

Appendix I

Water Resources - Off-Project			
	FY 2022-23	FY 2023-24	Total
Revenues			
Impact Fees	\$2,097,325	\$2,736,212	\$4,833,537
Interest Income	687,692	1,178,889	1,866,581
Total Revenues	2,785,017	3,915,101	6,700,118
Expenditures			
Capital Outlay	(5,017)	0	(5,017)
Advance Repayments & Debt Service	0		0
Total Expenditures	(5,017)	0	(5,017)

Water Resources - Off-Project			
Connections (EDUs)	FY 2022-23	FY 2023-24	Total
Single Family	23.32	42.97	66.29
Multifamily	1,201.94	1,725.20	2,927.14
Nonresidential	2,011.66	1,196.24	3,207.90
Expenditure Detail ⁽¹⁾			
Arizona State Land Department CAP Allocation	(5,007)	0	(5,007)
New Service Area ASR Wells	(10)	0	(10)
Total	(5,017)	0	(5,017)

Projected in IFP	
FY 2022-23	FY 2023-24
2,204.10	2,204.10
614.50	614.50
589.30	589.30
323,766	323,766
1,662,012	1,662,012
1,985,778	1,985,778

(1) Represents IIP identified costs for 2020 through 2029

Appendix J

Wastewater - Northern			
	FY 2022-23	FY 2023-24	Total
Revenues			
Impact Fees	\$1,679,114	\$5,229,681	\$6,908,795
Interest Income	299,228	519,100	818,328
Total Revenues	1,978,342	5,748,781	7,727,123
Expenditures			
Capital Outlay	714,941	7,854,777	8,569,718
Advance Repayments & Debt Service	0	2,324,130	2,324,130
Total Expenditures	714,941	10,178,907	10,893,848

Wastewater - Northern			
Connections (EDUs)	FY 2022-23	FY 2023-24	Total
Single Family	477.00	648.00	1,125.00
Multifamily	96.04	253.83	349.87
Commercial/Retail	19.48	35.97	55.45
Office	0.00	48.76	48.76
Industrial/Warehouse	35.97	0.00	35.97
Public/Institutional	11.99	7.49	19.48
Expenditure Detail ⁽¹⁾			
New Sewers	0	0	0
New Force Mains	0	0	0
WWTP Expansion	0	0	0
New Lift Stations	714,941	7,854,777	8,569,718
Total	714,941	7,854,777	8,569,718

Projected in IFP	
FY 2022-23	FY 2023-24
1,817.20	1,817.20
403.50	403.50
138.20	138.20
51.50	51.50
18.10	18.10
93.10	93.10
3,683,915	3,683,915
289,850	289,850
15,254,531	15,254,531
538,938	538,938
19,767,233	19,767,233

(1) Represents IIP identified costs for 2020 through 2029

Wastewater - Deer Valley			
	FY 2022-23	FY 2023-24	Total
Revenues			
Impact Fees	\$198,841	\$345,000	\$543,841
Interest Income	10,431	21,938	32,369
Total Revenues	209,272	366,938	576,210
Expenditures			
Capital Outlay	0	0	0
Advance Repayments & Debt Service	0	518,861	518,861
Total Expenditures	0	518,861	518,861

Wastewater - Deer Valley			
Connections (EDUs)	FY 2022-23	FY 2023-24	Total
Single Family	51.00	36.00	87.00
Multifamily	100.94	314.94	415.88
Commercial/Retail	2.25	0.00	2.25
Office	0.00	0.00	0.00
Industrial/Warehouse	0.00	0.00	0.00
Public/Institutional	0.00	0.00	0.00
Expenditure Detail ⁽¹⁾			
WWTP Expansion	0	0	0
Total	0	0	0

Projected in IFP		
	FY 2022-23	FY 2023-24
	5.00	5.00
	0.00	0.00
	0.00	0.00
	0.00	0.00
	0.00	0.00
	1.70	1.70
	15,254,531	15,254,531
	15,254,531	15,254,531

(1) Represents IIP identified costs for 2020 through 2029

Wastewater - Estrella North			
	FY 2022-23	FY 2023-24	Total
Revenues			
Impact Fees	\$38,480	\$115,930	\$154,410
Interest Income	6,291	10,787	17,078
Total Revenues	44,771	126,717	171,488
Expenditures			
Capital Outlay	0	0	0
Advance Repayments & Debt Service	0	304,800	304,800
Total Expenditures	0	304,800	304,800

Wastewater - Estrella North			
Connections (EDUs)	FY 2022-23	FY 2023-24	Total
Single Family	0.00	2.00	2.00
Multifamily	0.00	0.00	0.00
Commercial/Retail	0.00	19.48	19.48
Office	0.00	0.00	0.00
Industrial/Warehouse	0.00	43.46	43.46
Public/Institutional	0.00	7.49	7.49
Expenditure Detail ⁽¹⁾			
WWTP Expansion	0	0	0
Total	0	0	0

Projected in IFP	
FY 2022-23	FY 2023-24
1.00	1.00
23.10	23.10
10.60	10.60
8.80	8.80
119.50	119.50
17.60	17.60
15,254,531	15,254,531
15,254,531	15,254,531

(1) Represents IIP identified costs for 2020 through 2029

Wastewater - Estrella South			
	FY 2022-23	FY 2023-24	Total
Revenues			
Impact Fees	\$1,184,780	\$1,989,337	\$3,174,117
Interest Income	212,671	280,551	493,222
Total Revenues	1,397,451	2,269,888	3,667,339
Expenditures			
Capital Outlay	4,349,792	1,610,007	5,959,799
Advance Repayments & Debt Service	0	0	0
Total Expenditures	4,349,792	1,610,007	5,959,799

Wastewater - Estrella South			
Connections (EDUs)	FY 2022-23	FY 2023-24	Total
Single Family	485.00	623.00	1,108.00
Multifamily	0.00	18.62	18.62
Commercial/Retail	26.23	32.24	58.47
Office	0.00	0.00	0.00
Industrial/Warehouse	69.72	47.96	117.68
Public/Institutional	0.00	0.00	0.00
Expenditure Detail ⁽¹⁾			
New Sewers	4,308,245	886,309	5,194,554
WWTP Expansion	0	0	0
New Force Mains	0	0	0
New Lift Stations	41,547	723,698	765,245
Total	4,349,792	1,610,007	5,959,799

Projected in IFP	
FY 2022-23	FY 2023-24
554.50	554.50
112.60	112.60
54.30	54.30
31.10	31.10
174.80	174.80
62.80	62.80
1,212,599	1,212,599
15,254,531	15,254,531
751,793	751,793
983,750	983,750
18,202,672	18,202,672

(1) Represents IIP identified costs for 2020 through 2029

Wastewater - Laveen West			
	FY 2022-23	FY 2023-24	Total
Revenues			
Impact Fees	\$3,436,127	\$3,768,876	\$7,205,003
Interest Income	132,396	339,173	471,569
Total Revenues	3,568,523	4,108,049	7,676,572
Expenditures			
Capital Outlay	(722,193)	15,861	(706,332)
Advance Repayments & Debt Service	0	3,529,122	3,529,122
Total Expenditures	(722,193)	3,544,983	2,822,790

Wastewater - Laveen West			
Connections (EDUs)	FY 2022-23	FY 2023-24	Total
Single Family	661.00	920.00	1,581.00
Multifamily	150.92	42.63	193.55
Commercial/Retail	132.66	15.75	148.41
Office	0.00	3.76	3.76
Industrial/Warehouse	11.99	0.00	11.99
Public/Institutional	0.00	0.00	0.00
Expenditure Detail ⁽¹⁾			
New Sewers	(722,193)	15,861	(706,332)
WWTP Expansion	0	0	0
New Lift Stations	0	0	0
Total	(722,193)	15,861	(706,332)

Projected in IFP	
FY 2022-23	FY 2023-24
830.10	830.10
166.80	166.80
65.90	65.90
30.70	30.70
4.30	4.30
52.20	52.20
1,153,155	1,153,155
15,254,531	15,254,531
177,200	177,200
16,584,885	16,584,885

(1) Represents IIP identified costs for 2020 through 2029

Wastewater - Laveen East			
	FY 2022-23	FY 2023-24	Total
Revenues			
Impact Fees	\$419,520	\$331,401	\$750,921
Interest Income	14,526	34,189	48,715
Total Revenues	434,046	365,590	799,636
Expenditures			
Capital Outlay	0	0	0
Advance Repayments & Debt Service	0	856,253	856,253
Total Expenditures	0	856,253	856,253

Wastewater - Laveen East			
Connections (EDUs)	FY 2022-23	FY 2023-24	Total
Single Family	309.00	196.00	505.00
Multifamily	0.00	15.68	15.68
Commercial/Retail	0.00	7.52	7.52
Office	0.00	0.00	0.00
Industrial/Warehouse	0.00	15.75	15.75
Public/Institutional	0.00	0.00	0.00
Expenditure Detail ⁽¹⁾			
WWTP Expansion	0	0	0
Total	0	0	0

Projected in IFP	
FY 2022-23	FY 2023-24
194.90	194.90
0.00	0.00
22.50	22.50
0.00	0.00
0.00	0.00
12.30	12.30
15,254,531	15,254,531
15,254,531	15,254,531

(1) Represents IIP identified costs for 2020 through 2029

Wastewater - Ahwatukee			
	FY 2022-23	FY 2023-24	Total
Revenues			
Impact Fees	\$4,140	\$6,229	\$10,369
Interest Income	2,123	3,129	5,252
Total Revenues	6,263	9,358	15,621
Expenditures			
Capital Outlay	0	0	0
Advance Repayments & Debt Service	0	98,333	98,333
Total Expenditures	0	98,333	98,333

Wastewater - Ahwatukee			
Connections (EDUs)	FY 2022-23	FY 2023-24	Total
Single Family	3.00	1.00	4.00
Multifamily	0.00	0.00	0.00
Commercial/Retail	0.00	0.00	0.00
Office	0.00	0.00	0.00
Industrial/Warehouse	0.00	0.00	0.00
Public/Institutional	0.00	0.00	0.00
Expenditure Detail ⁽¹⁾			
WWTP Expansion	0	0	0
Total	0	0	0

Projected in IFP	
FY 2022-23	FY 2023-24
141.40	141.40
25.30	25.30
6.00	6.00
7.70	7.70
0.00	0.00
0.00	0.00
15,254,531	15,254,531
15,254,531	15,254,531

(1) Represents IIP identified costs for 2020 through 2029

Appendix K

Residential								
Sample No.	Location	Receipt	Development Type	Fee Category	Assessed Fee	Fee in Effect	Difference	Notes
1	Ahwatukee	RPRCT116377	Single Family	Wastewater	\$1,380.00	\$1,380.00	\$0.00	up to 1-inch
2	Ahwatukee	RPRCT116377	Single Family	Water	4,016.00	4,016.00	0.00	up to 1-inch
3	Ahwatukee	RPRCT116377	Single Family	Fire	470.00	470.00	0.00	
4	Ahwatukee	RPRCT116377	Single Family	Library	105.00	105.00	0.00	
5	Ahwatukee	RPRCT116377	Single Family	Police	342.00	342.00	0.00	
6	Ahwatukee	RPRCT116377	Single Family	Parks	1,125.00	1,125.00	0.00	
7	Ahwatukee	CTR-102203006	Single Family	Fire	470.00	470.00	0.00	
8	Ahwatukee	CTR-102203006	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
9	Ahwatukee	CTR-102203006	Single Family	Library	105.00	105.00	0.00	
10	Ahwatukee	CTR-102203006	Single Family	Police	342.00	342.00	0.00	
11	Ahwatukee	CTR-102203006	Single Family	Water	4,016.00	4,016.00	0.00	up to 1-inch
12	Ahwatukee	CTR-102203006	Single Family	Parks	1,125.00	1,125.00	0.00	
13	Ahwatukee	CTR-102203559	Single Family	Fire	470.00	470.00	0.00	
14	Ahwatukee	CTR-102203559	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
15	Ahwatukee	CTR-102203559	Single Family	Library	105.00	105.00	0.00	
16	Ahwatukee	CTR-102203559	Single Family	Water	4,016.00	4,016.00	0.00	up to 1-inch
17	Ahwatukee	CTR-102203559	Single Family	Police	342.00	342.00	0.00	
18	Ahwatukee	CTR-102203559	Single Family	Parks	1,125.00	1,125.00	0.00	

Residential															
Sample No.	Location	Receipt	Development Type	Fee Category	Assessed Fee	Fee in Effect	Difference	Notes							
FY 2022-23															
1	Deer Valley	CTR-102200931	Single Family	Library	\$105.00	\$105.00	\$0.00								
2	Deer Valley	CTR-102200931	Single Family	Major Arterials	3,080.00	3,080.00	0.00								
3	Deer Valley	CTR-102202068	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch							
4	Deer Valley	CTR-102202068	Single Family	Library	105.00	105.00	0.00								
5	Deer Valley	CTR-102201854	Single Family	Parks	1,368.00	1,368.00	0.00								
6	Deer Valley	RPRC 2203097	Single Family	Water	6,330.00	6,330.00	0.00	up to 1-inch							
7	Deer Valley	CTR-1022200952	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch							
8	Deer Valley	CTR-1022200952	Single Family	Police	293.00	293.00	0.00								
9	Deer Valley	RPRC 2201924	Single Family	Major Arterials	3,080.00	3,080.00	0.00								
10	Deer Valley	CTR-102202714	Single Family	Water	6,330.00	6,330.00	0.00	up to 1-inch							
11	Deer Valley	CTR-102202952	Single Family	Library	105.00	105.00	0.00								
12	Deer Valley	CTR-102202952	Single Family	Major Arterials	3,080.00	3,080.00	0.00								
13	Deer Valley	CTR-102204338	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch							
14	Deer Valley	CTR-102204340	Single Family	Police	293.00	293.00	0.00								
15	Deer Valley	CTR-102204340	Single Family	Fire	516.00	516.00	0.00								
16	Deer Valley	CTR-102205807	Single Family	Parks	1,368.00	1,368.00	0.00								
17	Deer Valley	CTR-102204746	Single Family	Water	6,330.00	6,330.00	0.00	up to 1-inch							
18	Deer Valley	CTR-102300228	Single Family	Library	105.00	105.00	0.00								
19	Deer Valley	CTR-102300228	Single Family	Major Arterials	3,080.00	3,080.00	0.00								
20	Deer Valley	CTR-102300916	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch							
21	Deer Valley	CTR-102300920	Single Family	Police	293.00	293.00	0.00								
22	Deer Valley	CTR-102300920	Single Family	Fire	516.00	516.00	0.00								
23	Deer Valley	CTR-102300917	Single Family	Parks	1,368.00	1,368.00	0.00								
24	Deer Valley	CTR-102300922	Single Family	Water	6,330.00	6,330.00	0.00	up to 1-inch							
25	Deer Valley	CTR-102300918	Single Family	Library	105.00	105.00	0.00								
26	Deer Valley	CTR-102300918	Single Family	Major Arterials	3,080.00	3,080.00	0.00								
27	Deer Valley	CTR-102300914	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch							
28	Deer Valley	CTR-102300921	Single Family	Police	293.00	293.00	0.00								
29	Deer Valley	CTR-102300921	Single Family	Fire	516.00	516.00	0.00								
30	Deer Valley	CTR-102300919	Single Family	Parks	1,368.00	1,368.00	0.00								
31	Deer Valley	CTR-102206075	Single Family	Water	6,330.00	6,330.00	0.00	up to 1-inch							
32	Deer Valley	CTR-102300939	Single Family	Library	105.00	105.00	0.00								
33	Deer Valley	CTR-102300939	Single Family	Major Arterials	3,080.00	3,080.00	0.00								
34	Deer Valley	CTR-102301291	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch							
35	Deer Valley	CTR-102301292	Single Family	Major Arterials	3,080.00	3,080.00	0.00								
36	Deer Valley	CTR-102301408	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch							
37	Deer Valley	CTR-102302554	Single Family	Police	293.00	293.00	0.00								
38	Deer Valley	CTR-102302554	Single Family	Fire	516.00	516.00	0.00								
39	Deer Valley	CTR-102302555	Single Family	Parks	1,368.00	1,368.00	0.00								
40	Deer Valley	CTR-102303293	Single Family	Water	6,330.00	6,330.00	0.00	up to 1-inch							
41	Deer Valley	CTR-102303208	Single Family	Library	105.00	105.00	0.00								
42	Deer Valley	CTR-102303208	Single Family	Major Arterials	3,080.00	3,080.00	0.00								
43	Deer Valley	CTR-102303807	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch							
44	Deer Valley	CTR-102304332	Single Family	Police	293.00	293.00	0.00								
45	Deer Valley	CTR-102304332	Single Family	Fire	516.00	516.00	0.00								
46	Deer Valley	CTR-102304062	Single Family	Parks	1,368.00	1,368.00	0.00								
47	Deer Valley	CTR-102304373	Single Family	Water	6,330.00	6,330.00	0.00	up to 1-inch							
48	Deer Valley	CTR-102305013	Single Family	Library	105.00	105.00	0.00								
49	Deer Valley	CTR-102305013	Single Family	Major Arterials	3,080.00	3,080.00	0.00								
50	Deer Valley	CTR-102305010	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch							
51	Deer Valley	CTR-102305144	Single Family	Police	293.00	293.00	0.00								
52	Deer Valley	CTR-102305144	Single Family	Fire	516.00	516.00	0.00								
53	Deer Valley	CTR-102304691	Single Family	Parks	1,368.00	1,368.00	0.00								
54	Deer Valley	CTR-102305302	Single Family	Water	6,330.00	6,330.00	0.00	up to 1-inch							
55	Deer Valley	CTR-102305295	Single Family	Library	105.00	105.00	0.00								
56	Deer Valley	CTR-102305295	Single Family	Major Arterials	3,080.00	3,080.00	0.00								
57	Deer Valley	CTR-102305354	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch							
58	Deer Valley	CTR-102305357	Single Family	Police	293.00	293.00	0.00								
59	Deer Valley	CTR-102305916	Single Family	Parks	1,368.00	1,368.00	0.00								
60	Deer Valley	CTR-102305357	Single Family	Fire	516.00	516.00	0.00								

Residential								
Sample No.	Location	Receipt	Development Type	Fee Category	Assessed Fee	Fee in Effect	Difference	Notes
FY 2022-23								
1	Estrella-North	CTR-102207720	Single Family	Wastewater	\$1,380.00	\$1,380.00	\$0.00	up to 1-inch
2	Estrella-North	CTR-102207720	Single Family	Water	4,016.00	4,016.00	0.00	up to 1-inch
3	Estrella-North	CTR-102207720	Single Family	Fire	487.00	487.00	0.00	
4	Estrella-North	CTR-102207720	Single Family	Major Arterials	1,928.00	1,928.00	0.00	
5	Estrella-North	CTR-102207720	Single Family	Parks	1,241.00	1,241.00	0.00	
6	Estrella-North	CTR-102207720	Single Family	Storm	770.00	770.00	0.00	
7	Estrella-North	CTR-102207720	Single Family	Library	105.00	105.00	0.00	
8	Estrella-North	CTR-102207720	Single Family	Police	285.00	285.00	0.00	
9	Estrella-North	CTR-102304377	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
10	Estrella-North	CTR-102304377	Single Family	Water	4,016.00	4,016.00	0.00	up to 1-inch
11	Estrella-North	CTR-102304377	Single Family	Fire	487.00	487.00	0.00	
12	Estrella-North	CTR-102304377	Single Family	Major Arterials	1,928.00	1,928.00	0.00	
13	Estrella-North	CTR-102304377	Single Family	Parks	1,241.00	1,241.00	0.00	
14	Estrella-North	CTR-102304377	Single Family	Storm	770.00	770.00	0.00	
15	Estrella-North	CTR-102304377	Single Family	Library	105.00	105.00	0.00	
16	Estrella-North	CTR-102304377	Single Family	Police	285.00	285.00	0.00	

Residential						
Sample No.	Location	Receipt	Development Type	Fee Category	Assessed Fee	Notes
FY 2022-23						
1	Estrella-South	RM 20026192	Single Family	Water	\$46,319.00	\$0.00 11.3 EDUs
2	Estrella-South	CTR-102201471	Single Family	Fire	487.00	487.00 0.00
3	Estrella-South	CTR-102201684	Single Family	Fire	487.00	487.00 0.00
4	Estrella-South	CTR-102202823	Single Family	Fire	487.00	487.00 0.00
5	Estrella-South	CTR-102203424	Single Family	Fire	487.00	487.00 0.00
6	Estrella-South	CTR-102203538	Single Family	Police	285.00	285.00 0.00
7	Estrella-South	CTR-102205674	Single Family	Water	4,016.00	4,016.00 up to 1-inch
8	Estrella-South	CTR-102205797	Single Family	Police	285.00	285.00 0.00
9	Estrella-South	CTR-102206274	Single Family	Major Arterials	1,928.00	1,928.00 0.00
10	Estrella-South	CTR-102205886	Single Family	Parks	1,241.00	1,241.00 0.00
11	Estrella-South	CTR-102206294	Single Family	Water	4,016.00	4,016.00 up to 1-inch
12	Estrella-South	CTR-102205586	Single Family	Fire	487.00	487.00 0.00
13	Estrella-South	CTR-102206782	Single Family	Fire	487.00	487.00 0.00
14	Estrella-South	CTR-102207294	Single Family	Parks	1,241.00	1,241.00 0.00
15	Estrella-South	CTR-102300083	Single Family	Parks	1,241.00	1,241.00 0.00
16	Estrella-South	CTR-102204968	Single Family	Parks	1,241.00	1,241.00 0.00
17	Estrella-South	CTR-102300716	Single Family	Fire	487.00	487.00 0.00
18	Estrella-South	CTR-102301215	Single Family	Parks	1,241.00	1,241.00 0.00
19	Estrella-South	CTR-102301453	Single Family	Water	4,016.00	4,016.00 up to 1-inch
20	Estrella-South	CTR-102301868	Single Family	Police	285.00	285.00 0.00
21	Estrella-South	CTR-102302054	Single Family	Wastewater	3,787.00	3,787.00 0.00
22	Estrella-South	CTR-102302490	Single Family	Water	4,016.00	4,016.00 up to 1-inch
23	Estrella-South	CTR-102302490	Single Family	Parks	1,241.00	1,241.00 0.00
24	Estrella-South	CTR-102302723	Single Family	Library	105.00	105.00 0.00
25	Estrella-South	CTR-102204981	Single Family	Parks	1,241.00	1,241.00 0.00
26	Estrella-South	CTR-102204981	Single Family	Major Arterials	1,928.00	1,928.00 0.00
27	Estrella-South	CTR-102302395	Single Family	Major Arterials	1,928.00	1,928.00 0.00
28	Estrella-South	CTR-102303242	Single Family	Fire	487.00	487.00 0.00
29	Estrella-South	CTR-102303499	Single Family	Water	4,016.00	4,016.00 up to 1-inch
30	Estrella-South	CTR-102302804	Single Family	Library	105.00	105.00 0.00
31	Estrella-South	CTR-102302879	Single Family	Parks	1,241.00	1,241.00 0.00
32	Estrella-South	CTR-102303166	Single Family	Library	105.00	105.00 0.00
33	Estrella-South	CTR-102303338	Single Family	Police	285.00	285.00 0.00
34	Estrella-South	CTR-102303120	Single Family	Fire	487.00	487.00 0.00
35	Estrella-South	CTR-102303867	Single Family	Library	105.00	105.00 0.00
36	Estrella-South	CTR-102303963	Single Family	Library	105.00	105.00 0.00
37	Estrella-South	CTR-102304553	Single Family	Parks	1,241.00	1,241.00 0.00
38	Estrella-South	CTR-102304391	Single Family	Fire	487.00	487.00 0.00
39	Estrella-South	CTR-102304370	Single Family	Library	105.00	105.00 0.00
40	Estrella-South	CTR-102304546	Single Family	Fire	487.00	487.00 0.00
41	Estrella-South	CTR-102304621	Single Family	Parks	1,241.00	1,241.00 0.00
42	Estrella-South	CTR-102304898	Single Family	Parks	1,241.00	1,241.00 0.00
43	Estrella-South	CTR-102305233	Single Family	Library	105.00	105.00 0.00
44	Estrella-South	CTR-102305570	Single Family	Parks	1,241.00	1,241.00 0.00
45	Estrella-South	CTR-102305236	Single Family	Library	105.00	105.00 0.00
46	Estrella-South	CTR-102305585	Single Family	Parks	1,241.00	1,241.00 0.00
47	Estrella-South	CTR-102305053	Single Family	Major Arterials	1,928.00	1,928.00 0.00
48	Estrella-South	CTR-102305053	Single Family	Police	285.00	285.00 0.00
49	Estrella-South	CTR-102305291	Single Family	Parks	1,241.00	1,241.00 0.00
50	Estrella-South	CTR-102306095	Single Family	Major Arterials	1,928.00	1,928.00 0.00
51	Estrella-South	CTR-102306023	Single Family	Water	4,016.00	4,016.00 up to 1-inch
52	Estrella-South	CTR-102306128	Single Family	Fire	487.00	487.00 0.00
53	Estrella-South	CTR-102200512	Single Family	Major Arterials	1,928.00	1,928.00 0.00
54	Estrella-South	CTR-102306336	Single Family	Police	285.00	285.00 0.00
55	Estrella-South	CTR-102305908	Single Family	Fire	487.00	487.00 0.00
56	Estrella-South	CTR-102304513	Single Family	Wastewater	3,787.00	3,787.00 up to 1-inch
57	Estrella-South	CTR-102306644	Single Family	Major Arterials	1,928.00	1,928.00 0.00
58	Estrella-South	CTR-102306792	Single Family	Water	4,016.00	4,016.00 up to 1-inch
59	Estrella-South	CTR-102306792	Single Family	Major Arterials	1,928.00	1,928.00 0.00
60	Estrella-South	CTR-102205102	Single Family	Water	4,016.00	4,016.00 up to 1-inch

Residential						
Sample No.	Location	Receipt	Development Type	Fee Category	Assessed Fee	Notes
FY 2022-23						
1	Laveen-East	RSF 7880833	Single Family	Fire	\$487.00	\$0.00
2	Laveen-East	CTR-102200294	Single Family	Parks	1,241.00	0.00
3	Laveen-East	CTR-102200344	Single Family	Major Arterials	1,928.00	0.00
4	Laveen-East	CTR-102201571	Single Family	Water	4,016.00	0.00 up to 1-inch
5	Laveen-East	CTR-102200949	Single Family	Library	105.00	0.00
6	Laveen-East	CTR-102202157	Single Family	Major Arterials	1,928.00	0.00
7	Laveen-East	CTR-102202056	Single Family	Water	4,016.00	0.00 up to 1-inch
8	Laveen-East	CTR-102202209	Single Family	Library	105.00	0.00
9	Laveen-East	CTR-102202258	Single Family	Major Arterials	1,928.00	0.00
10	Laveen-East	CTR-102202578	Single Family	Water	4,016.00	0.00 up to 1-inch
11	Laveen-East	CTR-102202634	Single Family	Library	105.00	0.00
12	Laveen-East	CTR-102202614	Single Family	Major Arterials	1,928.00	0.00
13	Laveen-East	CTR-102202777	Single Family	Water	4,016.00	0.00 up to 1-inch
14	Laveen-East	CTR-102202959	Single Family	Library	105.00	0.00
15	Laveen-East	CTR-102203033	Single Family	Major Arterials	1,928.00	0.00
16	Laveen-East	CTR-102204016	Single Family	Water	4,016.00	0.00 up to 1-inch
17	Laveen-East	CTR-102204007	Single Family	Library	105.00	0.00
18	Laveen-East	CTR-102200200	Single Family	Fire	487.00	0.00
19	Laveen-East	CTR-102205243	Single Family	Water	4,016.00	0.00 up to 1-inch
20	Laveen-East	CTR-102205069	Single Family	Library	105.00	0.00
21	Laveen-East	CTR-102205213	Single Family	Major Arterials	1,928.00	0.00
22	Laveen-East	CTR-102205180	Single Family	Water	4,016.00	0.00 up to 1-inch
23	Laveen-East	CTR-102203496	Single Family	Library	105.00	0.00
24	Laveen-East	CTR-102206344	Single Family	Major Arterials	1,928.00	0.00
25	Laveen-East	CTR-102206205	Single Family	Water	4,016.00	0.00 up to 1-inch
26	Laveen-East	CTR-102203416	Single Family	Library	105.00	0.00
27	Laveen-East	CTR-102206064	Single Family	Major Arterials	1,928.00	0.00
28	Laveen-East	CTR-102207018	Single Family	Water	4,016.00	0.00 up to 1-inch
29	Laveen-East	CTR-102206934	Single Family	Library	105.00	0.00
30	Laveen-East	CTR-102206128	Single Family	Major Arterials	1,928.00	0.00
31	Laveen-East	CTR-102207206	Single Family	Water	4,016.00	0.00 up to 1-inch
32	Laveen-East	CTR-102206072	Single Family	Library	105.00	0.00
33	Laveen-East	CTR-102207450	Single Family	Major Arterials	1,928.00	0.00
34	Laveen-East	CTR-102207519	Single Family	Water	4,016.00	0.00 up to 1-inch
35	Laveen-East	CTR-102300265	Single Family	Library	105.00	0.00
36	Laveen-East	CTR-102300814	Single Family	Major Arterials	1,928.00	0.00
37	Laveen-East	CTR-102301421	Single Family	Water	4,016.00	0.00 up to 1-inch
38	Laveen-East	CTR-102301434	Single Family	Library	105.00	0.00
39	Laveen-East	CTR-102302599	Single Family	Major Arterials	1,928.00	0.00
40	Laveen-East	CTR-102302749	Single Family	Water	4,016.00	0.00 up to 1-inch
41	Laveen-East	CTR-102302605	Single Family	Library	105.00	0.00
42	Laveen-East	CTR-102302603	Single Family	Major Arterials	1,928.00	0.00
43	Laveen-East	CTR-102303162	Single Family	Water	4,016.00	0.00 up to 1-inch
44	Laveen-East	CTR-102303376	Single Family	Library	105.00	0.00
45	Laveen-East	CTR-102303533	Single Family	Major Arterials	1,928.00	0.00
46	Laveen-East	CTR-102303750	Single Family	Water	4,016.00	0.00 up to 1-inch
47	Laveen-East	CTR-102303535	Single Family	Library	105.00	0.00
48	Laveen-East	CTR-102303793	Single Family	Major Arterials	1,928.00	0.00
49	Laveen-East	CTR-102303759	Single Family	Water	4,016.00	0.00 up to 1-inch
50	Laveen-East	CTR-102304185	Single Family	Library	105.00	0.00
51	Laveen-East	CTR-102303901	Single Family	Major Arterials	1,928.00	0.00
52	Laveen-East	CTR-102303898	Single Family	Water	4,016.00	0.00 up to 1-inch
53	Laveen-East	CTR-102304713	Single Family	Library	105.00	0.00
54	Laveen-East	CTR-102304713	Single Family	Major Arterials	1,928.00	0.00
55	Laveen-East	CTR-102304889	Single Family	Water	4,016.00	0.00 up to 1-inch
56	Laveen-East	CTR-102201453	Single Family	Library	105.00	0.00
57	Laveen-East	CTR-102305806	Single Family	Major Arterials	1,928.00	0.00
58	Laveen-East	CTR-102305806	Single Family	Water	4,016.00	0.00 up to 1-inch
59	Laveen-East	CTR-102305883	Single Family	Library	105.00	0.00
60	Laveen-East	CTR-102306452	Single Family	Major Arterials	1,928.00	0.00

Sample No.	Location	Receipt	Development Type	Residential			Assessed Fee	Fee in Effect	Difference	Notes
				Fee Category	Fee	Category				
FY 2022-23										
1	Laveen-West	RSF T882005	Single Family	Fire	\$487.00		\$487.00	\$487.00	\$0.00	
2	Laveen-West	CTR-102200494	Single Family	Fire	487.00		487.00	487.00	0.00	
3	Laveen-West	CTR-102200978	Single Family	Water	4,016.00		4,016.00	4,016.00	0.00	up to 1-inch
4	Laveen-West	CTR-102201734	Single Family	Police	285.00		285.00	285.00	0.00	
5	Laveen-West	CTR-102201777	Single Family	Library	105.00		105.00	105.00	0.00	
6	Laveen-West	CTR-102201871	Single Family	Parks	1,241.00		1,241.00	1,241.00	0.00	
7	Laveen-West	CTR-102202156	Single Family	Major Arterials	1,928.00		1,928.00	1,928.00	0.00	
8	Laveen-West	CTR-102202396	Single Family	Fire	487.00		487.00	487.00	0.00	
9	Laveen-West	CTR-102202405	Single Family	Water	4,016.00		4,016.00	4,016.00	0.00	up to 1-inch
10	Laveen-West	CTR-102202601	Single Family	Water	4,016.00		4,016.00	4,016.00	0.00	up to 1-inch
11	Laveen-West	CTR-1022010504	Single Family	Major Arterials	1,928.00		1,928.00	1,928.00	0.00	
12	Laveen-West	CTR-102202702	Single Family	Major Arterials	105.00		105.00	105.00	0.00	
13	Laveen-West	CTR-102203268	Single Family	Police	285.00		285.00	285.00	0.00	
14	Laveen-West	CTR-102203675	Single Family	Fire	487.00		487.00	487.00	0.00	
15	Laveen-West	CTR-102204041	Single Family	Water	4,016.00		4,016.00	4,016.00	0.00	up to 1-inch
16	Laveen-West	RSF T887841	Single Family	Police	285.00		285.00	285.00	0.00	
17	Laveen-West	CTR-102204244	Single Family	Major Arterials	1,928.00		1,928.00	1,928.00	0.00	
18	Laveen-West	CTR-102204797	Single Family	Major Arterials	1,928.00		1,928.00	1,928.00	0.00	
19	Laveen-West	CTR-102205450	Single Family	Major Arterials	1,928.00		1,928.00	1,928.00	0.00	
20	Laveen-West	CTR-102205165	Single Family	Parks	1,241.00		1,241.00	1,241.00	0.00	
21	Laveen-West	CTR-102206334	Single Family	Library	105.00		105.00	105.00	0.00	
22	Laveen-West	CTR-102206330	Single Family	Parks	1,241.00		1,241.00	1,241.00	0.00	
23	Laveen-West	CTR-102207508	Single Family	Library	105.00		105.00	105.00	0.00	
24	Laveen-West	CTR-102300022	Single Family	Police	285.00		285.00	285.00	0.00	
25	Laveen-West	CTR-102300547	Single Family	Water	4,016.00		4,016.00	4,016.00	0.00	up to 1-inch
26	Laveen-West	CTR-102300834	Single Family	Fire	487.00		487.00	487.00	0.00	
27	Laveen-West	CTR-102300852	Single Family	Library	105.00		105.00	105.00	0.00	
28	Laveen-West	CTR-102301206	Single Family	Police	285.00		285.00	285.00	0.00	
29	Laveen-West	CTR-102301359	Single Family	Library	105.00		105.00	105.00	0.00	
30	Laveen-West	CTR-102301470	Single Family	Police	285.00		285.00	285.00	0.00	
31	Laveen-West	CTR-102302411	Single Family	Fire	487.00		487.00	487.00	0.00	
32	Laveen-West	CTR-102301770	Single Family	Parks	1,241.00		1,241.00	1,241.00	0.00	
33	Laveen-West	CTR-102203055	Single Family	Major Arterials	1,928.00		1,928.00	1,928.00	0.00	
34	Laveen-West	CTR-102207271	Single Family	Major Arterials	1,928.00		1,928.00	1,928.00	0.00	
35	Laveen-West	CTR-102202175	Single Family	Major Arterials	1,928.00		1,928.00	1,928.00	0.00	
36	Laveen-West	CTR-102302611	Single Family	Parks	1,241.00		1,241.00	1,241.00	0.00	
37	Laveen-West	CTR-102302045	Single Family	Major Arterials	1,928.00		1,928.00	1,928.00	0.00	
38	Laveen-West	CTR-102302195	Single Family	Parks	1,241.00		1,241.00	1,241.00	0.00	
39	Laveen-West	CTR-102302093	Single Family	Water	4,016.00		4,016.00	4,016.00	0.00	up to 1-inch
40	Laveen-West	CTR-102303225	Single Family	Police	285.00		285.00	285.00	0.00	
41	Laveen-West	CTR-102302771	Single Family	Water	4,016.00		4,016.00	4,016.00	0.00	up to 1-inch
42	Laveen-West	CTR-102302850	Single Family	Police	285.00		285.00	285.00	0.00	
43	Laveen-West	CTR-102303124	Single Family	Library	105.00		105.00	105.00	0.00	
44	Laveen-West	CTR-102303142	Single Family	Parks	1,241.00		1,241.00	1,241.00	0.00	
45	Laveen-West	CTR-102303026	Single Family	Major Arterials	1,928.00		1,928.00	1,928.00	0.00	
46	Laveen-West	CTR-102303884	Single Family	Fire	487.00		487.00	487.00	0.00	
47	Laveen-West	CTR-102303855	Single Family	Major Arterials	1,928.00		1,928.00	1,928.00	0.00	
48	Laveen-West	CTR-102304429	Single Family	Police	285.00		285.00	285.00	0.00	
49	Laveen-West	CTR-102304411	Single Family	Library	105.00		105.00	105.00	0.00	
50	Laveen-West	CTR-102304403	Single Family	Parks	1,241.00		1,241.00	1,241.00	0.00	
51	Laveen-West	CTR-102304891	Single Family	Library	105.00		105.00	105.00	0.00	
52	Laveen-West	CTR-102304913	Single Family	Police	285.00		285.00	285.00	0.00	
53	Laveen-West	CTR-102305376	Single Family	Water	4,016.00		4,016.00	4,016.00	0.00	up to 1-inch
54	Laveen-West	CTR-102305607	Single Family	Parks	1,241.00		1,241.00	1,241.00	0.00	
55	Laveen-West	CTR-102305738	Single Family	Major Arterials	1,928.00		1,928.00	1,928.00	0.00	
56	Laveen-West	CTR-102306014	Single Family	Fire	487.00		487.00	487.00	0.00	
57	Laveen-West	CTR-102306200	Single Family	Water	4,016.00		4,016.00	4,016.00	0.00	up to 1-inch
58	Laveen-West	CTR-102306242	Single Family	Fire	487.00		487.00	487.00	0.00	
59	Laveen-West	CTR-102306532	Single Family	Fire	487.00		487.00	487.00	0.00	
60	Laveen-West	CTR-102306532	Single Family	Police	285.00		285.00	285.00	0.00	

FY 2022-23	Residential							Notes
	Sample No.	Location	Receipt	Development Type	Fee Category	Assessed Fee	Fee in Effect	Difference
	1	Northeast	CTR-102201924	Single Family	Parks	\$1,236.00	\$1,236.00	\$0.00
	2	Northeast	CTR-102201924	Single Family	Water	6,330.00	6,330.00	0.00 up to 1-inch
	3	Northeast	CTR-102202093	Single Family	Wastewater	3,303.00	3,303.00	0.00 up to 1-inch
	4	Northeast	CTR-102201421	Single Family	Fire	551.00	551.00	0.00
	5	Northeast	CTR-102205219	Single Family	Library	105.00	105.00	0.00
	6	Northeast	CTR-102205322	Single Family	Police	314.00	314.00	0.00
	7	Northeast	CTR-102204859	Single Family	Major Arterials	3,080.00	3,080.00	0.00
	8	Northeast	CTR-102206791	Single Family	Parks	1,236.00	1,236.00	0.00
	9	Northeast	CTR-102206822	Single Family	Water	6,330.00	6,330.00	0.00 up to 1-inch
	10	Northeast	CTR-102204498	Single Family	Wastewater	3,303.00	3,303.00	0.00 up to 1-inch
	11	Northeast	CTR-102204499	Single Family	Fire	551.00	551.00	0.00
	12	Northeast	CTR-102206919	Single Family	Library	105.00	105.00	0.00
	13	Northeast	CTR-102207264	Single Family	Police	314.00	314.00	0.00
	14	Northeast	CTR-102207279	Single Family	Major Arterials	3,080.00	3,080.00	0.00
	15	Northeast	CTR-102207621	Single Family	Parks	1,236.00	1,236.00	0.00
	16	Northeast	CTR-102300476	Single Family	Water	6,330.00	6,330.00	0.00 up to 1-inch
	17	Northeast	CTR-102300476	Single Family	Wastewater	3,303.00	3,303.00	0.00 up to 1-inch
	18	Northeast	CTR-102300788	Single Family	Fire	551.00	551.00	0.00
	19	Northeast	CTR-102300804	Single Family	Library	105.00	105.00	0.00
	20	Northeast	CTR-102301641	Single Family	Police	314.00	314.00	0.00
	21	Northeast	CTR-102301659	Single Family	Major Arterials	3,080.00	3,080.00	0.00
	22	Northeast	CTR-10301758	Single Family	Parks	1,236.00	1,236.00	0.00
	23	Northeast	CTR-102301420	Single Family	Water	6,330.00	6,330.00	0.00 up to 1-inch
	24	Northeast	CTR-102302229	Single Family	Wastewater	3,303.00	3,303.00	0.00 up to 1-inch
	25	Northeast	CTR-102302227	Single Family	Fire	551.00	551.00	0.00
	26	Northeast	CTR-102302272	Single Family	Library	105.00	105.00	0.00
	27	Northeast	CTR-102302345	Single Family	Police	314.00	314.00	0.00
	28	Northeast	CTR-102302350	Single Family	Major Arterials	3,080.00	3,080.00	0.00
	29	Northeast	CTR-102302353	Single Family	Parks	1,236.00	1,236.00	0.00
	30	Northeast	CTR-102302353	Single Family	Water	6,330.00	6,330.00	0.00 up to 1-inch
	31	Northeast	CTR-102301784	Single Family	Wastewater	3,303.00	3,303.00	0.00 up to 1-inch
	32	Northeast	CTR-102301713	Single Family	Library	105.00	105.00	0.00
	33	Northeast	CTR-102301786	Single Family	Fire	551.00	551.00	0.00
	34	Northeast	CTR-102302895	Single Family	Police	314.00	314.00	0.00
	35	Northeast	CTR-102302991	Single Family	Major Arterials	3,080.00	3,080.00	0.00
	36	Northeast	CTR-102302996	Single Family	Parks	1,236.00	1,236.00	0.00
	37	Northeast	CTR-102303110	Single Family	Water	6,330.00	6,330.00	0.00 up to 1-inch
	38	Northeast	CTR-102302658	Single Family	Wastewater	3,303.00	3,303.00	0.00 up to 1-inch
	39	Northeast	CTR-102302658	Single Family	Wastewater	3,303.00	3,303.00	0.00 up to 1-inch
	40	Northeast	CTR-102304242	Single Family	Fire	551.00	551.00	0.00
	41	Northeast	CTR-102304267	Single Family	Library	105.00	105.00	0.00
	42	Northeast	CTR-102304250	Single Family	Police	314.00	314.00	0.00
	43	Northeast	CTR-102304283	Single Family	Major Arterials	3,080.00	3,080.00	0.00
	44	Northeast	CTR-102304311	Single Family	Parks	1,236.00	1,236.00	0.00
	45	Northeast	CTR-102304306	Single Family	Parks	1,236.00	1,236.00	0.00
	46	Northeast	CTR-102304368	Single Family	Water	6,330.00	6,330.00	0.00 up to 1-inch
	47	Northeast	CTR-102304519	Single Family	Wastewater	3,303.00	3,303.00	0.00 up to 1-inch
	48	Northeast	CTR-102304561	Single Family	Fire	551.00	551.00	0.00
	49	Northeast	CTR-102304748	Single Family	Library	105.00	105.00	0.00
	50	Northeast	CTR-102304752	Single Family	Police	314.00	314.00	0.00
	51	Northeast	CTR-102304481	Single Family	Police	314.00	314.00	0.00
	52	Northeast	CTR-102304874	Single Family	Library	105.00	105.00	0.00
	53	Northeast	CTR-102304252	Single Family	Police	314.00	314.00	0.00
	54	Northeast	CTR-102304718	Single Family	Major Arterials	3,080.00	3,080.00	0.00
	55	Northeast	CTR-102305252	Single Family	Major Arterials	3,080.00	3,080.00	0.00
	56	Northeast	CTR-102305345	Single Family	Parks	1,236.00	1,236.00	0.00
	57	Northeast	CTR-102300723	Single Family	Water	6,330.00	6,330.00	0.00 up to 1-inch
	58	Northeast	CTR-102305843	Single Family	Major Arterials	3,080.00	3,080.00	0.00
	59	Northeast	CTR-102306441	Single Family	Parks	1,236.00	1,236.00	0.00
	60	Northeast	CTR-102306525	Single Family	Wastewater	3,303.00	3,303.00	0.00 up to 1-inch

Residential								
Sample No.	Location	Receipt	Development Type	Fee Category	Assessed Fee	Fee in Effect	Difference	Notes
FY 2022-23								
1	Northwest	CTR-102200607	Single Family	Water	\$6,330.00	\$6,330.00	\$0.00	up to 1-inch
2	Northwest	CTR-102201790	Single Family	Police	293.00	293.00	0.00	
3	Northwest	CTR-102201827	Single Family	Water	6,330.00	6,330.00	0.00	up to 1-inch
4	Northwest	CTR-102201914	Single Family	Parks	1,368.00	1,368.00	0.00	
5	Northwest	CTR-102202033	Single Family	Major Arterials	3,080.00	3,080.00	0.00	
6	Northwest	CTR-102202038	Single Family	Fire	516.00	516.00	0.00	
7	Northwest	CTR-102202570	Single Family	Library	105.00	105.00	0.00	
8	Northwest	CTR-102202947	Single Family	Police	293.00	293.00	0.00	
9	Northwest	CTR-102203482	Single Family	Water	6,330.00	6,330.00	0.00	up to 1-inch
10	Northwest	CTR-102203692	Single Family	Parks	1,368.00	1,368.00	0.00	
11	Northwest	CTR-102203854	Single Family	Major Arterials	3,080.00	3,080.00	0.00	
12	Northwest	CTR-102203875	Single Family	Fire	516.00	516.00	0.00	
13	Northwest	CTR-102203361	Single Family	Major Arterials	3,080.00	3,080.00	0.00	
14	Northwest	CTR-102203365	Single Family	Wastewater	3,303.00	3,303.00	0.00	up to 1-inch
15	Northwest	CTR-102203365	Single Family	Fire	516.00	516.00	0.00	
16	Northwest	CTR-102204777	Single Family	Parks	1,368.00	1,368.00	0.00	
17	Northwest	CTR-102204794	Single Family	Major Arterials	3,080.00	3,080.00	0.00	
18	Northwest	CTR-102205011	Single Family	Fire	516.00	516.00	0.00	
19	Northwest	CTR-102205012	Single Family	Library	105.00	105.00	0.00	
20	Northwest	CTR-102205357	Single Family	Major Arterials	3,080.00	3,080.00	0.00	
21	Northwest	CTR-102205424	Single Family	Water	6,330.00	6,330.00	0.00	
22	Northwest	CTR-102206238	Single Family	Parks	1,368.00	1,368.00	0.00	
23	Northwest	CTR-102206234	Single Family	Major Arterials	3,080.00	3,080.00	0.00	
24	Northwest	CTR-102206163	Single Family	Fire	516.00	516.00	0.00	
25	Northwest	CTR-102205338	Single Family	Parks	1,368.00	1,368.00	0.00	
26	Northwest	CTR-102205384	Single Family	Police	293.00	293.00	0.00	
27	Northwest	CTR-102205868	Single Family	Library	105.00	105.00	0.00	
28	Northwest	CTR-102206165	Single Family	Library	105.00	105.00	0.00	
29	Northwest	CTR-102300349	Single Family	Police	293.00	293.00	0.00	
30	Northwest	CTR-102300894	Single Family	Water	6,330.00	6,330.00	0.00	up to 1-inch
31	Northwest	CTR-102301299	Single Family	Police	293.00	293.00	0.00	
32	Northwest	CTR-102301523	Single Family	Police	293.00	293.00	0.00	
33	Northwest	CTR-102301327	Single Family	Water	6,330.00	6,330.00	0.00	up to 1-inch
34	Northwest	CTR-102301333	Single Family	Parks	1,368.00	1,368.00	0.00	
35	Northwest	CTR-102302328	Single Family	Water	6,330.00	6,330.00	0.00	up to 1-inch
36	Northwest	CTR-102302335	Single Family	Parks	1,368.00	1,368.00	0.00	
37	Northwest	CTR-102302370	Single Family	Parks	1,368.00	1,368.00	0.00	
38	Northwest	CTR-102302337	Single Family	Fire	516.00	516.00	0.00	
39	Northwest	CTR-102302447	Single Family	Library	105.00	105.00	0.00	
40	Northwest	CTR-102302767	Single Family	Police	293.00	293.00	0.00	
41	Northwest	CTR-102303088	Single Family	Fire	516.00	516.00	0.00	
42	Northwest	CTR-102303510	Single Family	Library	105.00	105.00	0.00	
43	Northwest	CTR-102303455	Single Family	Police	293.00	293.00	0.00	
44	Northwest	CTR-102303788	Single Family	Library	105.00	105.00	0.00	
45	Northwest	CTR-102303386	Single Family	Fire	516.00	516.00	0.00	
46	Northwest	CTR-102200188	Single Family	Major Arterials	3,080.00	3,080.00	0.00	
47	Northwest	CTR-102304425	Single Family	Fire	516.00	516.00	0.00	
48	Northwest	CTR-102304043	Single Family	Parks	1,368.00	1,368.00	0.00	
49	Northwest	CTR-102304495	Single Family	Police	293.00	293.00	0.00	
50	Northwest	CTR-102304672	Single Family	Library	105.00	105.00	0.00	
51	Northwest	CTR-102305035	Single Family	Parks	1,368.00	1,368.00	0.00	
52	Northwest	CTR-102305021	Single Family	Police	293.00	293.00	0.00	
53	Northwest	CTR-102305023	Single Family	Library	105.00	105.00	0.00	
54	Northwest	CTR-102305482	Single Family	Major Arterials	3,080.00	3,080.00	0.00	
55	Northwest	CTR-102305780	Single Family	Fire	516.00	516.00	0.00	
56	Northwest	CTR-102306486	Single Family	Library	105.00	105.00	0.00	
57	Northwest	CTR-102306207	Single Family	Police	293.00	293.00	0.00	
58	Northwest	CTR-102304497	Single Family	Wastewater	3,303.00	3,303.00	0.00	up to 1-inch
59	Northwest	CTR-102306849	Single Family	Police	293.00	293.00	0.00	
60	Northwest	CTR-102307077	Single Family	Water	6,330.00	6,330.00	0.00	up to 1-inch

Residential								
Sample No.	Location	Receipt	Development Type	Fee Category	Assessed Fee	Fee in Effect	Difference	Notes
1	Paradise Ridge	CTR-102205299	Single Family	Wastewater	\$3,303.00	\$3,303.00	\$0.00	up to 1-inch
2	Paradise Ridge	CTR-102205299	Single Family	Water	6,330.00	6,330.00	0.00	up to 1-inch
3	Paradise Ridge	CTR-102205299	Single Family	Major Arterials	3,080.00	3,080.00	0.00	
4	Paradise Ridge	CTR-102205299	Single Family	Libraries	105.00	105.00	0.00	
5	Paradise Ridge	CTR-102205324	Single Family	Wastewater	3,303.00	3,303.00	0.00	up to 1-inch
6	Paradise Ridge	CTR-102205324	Single Family	Water	6,330.00	6,330.00	0.00	up to 1-inch
7	Paradise Ridge	CTR-102205324	Single Family	Major Arterials	3,080.00	3,080.00	0.00	
8	Paradise Ridge	CTR-102205324	Single Family	Libraries	105.00	105.00	0.00	

Residential									
FY 2023-24	Sample No.	Location	Receipt	Development Type	Fee Category	Assessed Fee	Fee in Effect	Difference	Notes
	1	Ahwatukee	CTR-102313018	Single Family	Fire	\$470.00	\$470.00	\$0.00	
	2	Ahwatukee	CTR-102313018	Single Family	Wastewater	1,380.00	1,380.00	0.00	
	3	Ahwatukee	CTR-102313018	Single Family	Libraries	105.00	105.00	0.00	
	4	Ahwatukee	CTR-102313018	Single Family	Water	4,016.00	4,016.00	0.00	
	5	Ahwatukee	CTR-102313018	Single Family	Police	342.00	342.00	0.00	
	6	Ahwatukee	CTR-102313018	Single Family	Parks	1,225.00	1,225.00	0.00	
	7	Ahwatukee	CTR-102305895	Single Family	Fire	470.00	470.00	0.00	
	8	Ahwatukee	CTR-102305895	Single Family	Wastewater	1,380.00	1,380.00	0.00	
	9	Ahwatukee	CTR-102305895	Single Family	Libraries	105.00	105.00	0.00	
	10	Ahwatukee	CTR-102305895	Single Family	Water	4,016.00	4,016.00	0.00	
	11	Ahwatukee	CTR-102305895	Single Family	Police	342.00	342.00	0.00	
	12	Ahwatukee	CTR-102305895	Single Family	Parks	1,225.00	1,225.00	0.00	

Sample No.	Location	Receipt	Development Type	Residential			Difference	Notes
				Fee Category	Assessed Fee	Fee in Effect		
FY 2023-24								
1	Deer Valley	CTR-1023027342	Single Family	Wastewater	\$1,380.00	\$1,380.00	\$0.00	
2	Deer Valley	CTR-102307626	Single Family	Library	105.00	105.00	0.00	
3	Deer Valley	CTR102307626	Single Family	Water	6,330.00	6,330.00	0.00	
4	Deer Valley	CTR-102307626	Single Family	Fire	516.00	516.00	0.00	
5	Deer Valley	CTR-102300305	Single Family	Wastewater	1,380.00	1,380.00	0.00	
6	Deer Valley	CTR-102300305	Single Family	Major Arterials	3,080.00	3,080.00	0.00	
7	Deer Valley	CTR-102307981	Single Family	Police	293.00	293.00	0.00	
8	Deer Valley	CTR-102307981	Single Family	Major Arterials	3,080.00	3,080.00	0.00	
9	Deer Valley	CTR-102307888	Single Family	Water	6,330.00	6,330.00	0.00	
10	Deer Valley	CTR-102307888	Single Family	Fire	516.00	516.00	0.00	
11	Deer Valley	CTR-102203251	Single Family	Wastewater	1,380.00	1,380.00	0.00	
12	Deer Valley	CTR-102308242	Single Family	Library	105.00	105.00	0.00	
13	Deer Valley	CTR-102308242	Single Family	Parks	1,368.00	1,368.00	0.00	
14	Deer Valley	CTR-102308216	Single Family	Police	293.00	293.00	0.00	
15	Deer Valley	CTR-102308216	Single Family	Major Arterials	3,080.00	3,080.00	0.00	
16	Deer Valley	CTR-102308557	Single Family	Water	6,330.00	6,330.00	0.00	
17	Deer Valley	CTR-102308557	Single Family	Fire	516.00	516.00	0.00	
18	Deer Valley	CTR-102308670	Single Family	Wastewater	1,380.00	1,380.00	0.00	
19	Deer Valley	CTR-102300824	Single Family	Police	293.00	293.00	0.00	
20	Deer Valley	CTR-102300824	Single Family	Major Arterials	3,080.00	3,080.00	0.00	
21	Deer Valley	CTR-102300827	Single Family	Water	6,330.00	6,330.00	0.00	
22	Deer Valley	CTR-102300827	Single Family	Fire	516.00	516.00	0.00	
23	Deer Valley	CTR-102309684	Single Family	Wastewater	1,380.00	1,380.00	0.00	
24	Deer Valley	CTR-102309783	Single Family	Library	105.00	105.00	0.00	
25	Deer Valley	CTR-102309783	Single Family	Parks	1,368.00	1,368.00	0.00	
26	Deer Valley	CTR-102309792	Single Family	Police	293.00	293.00	0.00	
27	Deer Valley	CTR-102309792	Single Family	Major Arterials	3,080.00	3,080.00	0.00	
28	Deer Valley	CTR-102309786	Single Family	Water	6,330.00	6,330.00	0.00	
29	Deer Valley	CTR-102309786	Single Family	Fire	516.00	516.00	0.00	
30	Deer Valley	CTR-102309787	Single Family	Wastewater	1,380.00	1,380.00	0.00	
31	Deer Valley	CTR-102309788	Single Family	Library	105.00	105.00	0.00	
32	Deer Valley	CTR-102309788	Single Family	Parks	1,368.00	1,368.00	0.00	
33	Deer Valley	CTR-102309775	Single Family	Police	293.00	293.00	0.00	
34	Deer Valley	CTR-102309775	Single Family	Major Arterials	3,080.00	3,080.00	0.00	
35	Deer Valley	CTR-102309782	Single Family	Water	6,330.00	6,330.00	0.00	
36	Deer Valley	CTR-102309782	Single Family	Fire	516.00	516.00	0.00	
37	Deer Valley	CTR-102310007	Single Family	Wastewater	1,380.00	1,380.00	0.00	
38	Deer Valley	CTR-102310004	Single Family	Library	105.00	105.00	0.00	
39	Deer Valley	CTR-102310004	Single Family	Police	293.00	293.00	0.00	
40	Deer Valley	CTR-102310004	Single Family	Major Arterials	3,080.00	3,080.00	0.00	
41	Deer Valley	CTR-102310369	Single Family	Water	6,330.00	6,330.00	0.00	
42	Deer Valley	CTR-102310369	Single Family	Fire	516.00	516.00	0.00	
43	Deer Valley	CTR-102310374	Single Family	Wastewater	1,380.00	1,380.00	0.00	
44	Deer Valley	CTR-102310376	Single Family	Library	105.00	105.00	0.00	
45	Deer Valley	CTR-102310376	Single Family	Parks	1,368.00	1,368.00	0.00	
46	Deer Valley	CTR-102310458	Single Family	Police	293.00	293.00	0.00	
47	Deer Valley	CTR-102310458	Single Family	Major Arterials	3,080.00	3,080.00	0.00	
48	Deer Valley	CTR-102310453	Single Family	Water	6,330.00	6,330.00	0.00	
49	Deer Valley	CTR-102310453	Single Family	Wastewater	1,380.00	1,380.00	0.00	
50	Deer Valley	CTR-102310378	Single Family	Library	105.00	105.00	0.00	
51	Deer Valley	CTR-102310378	Single Family	Parks	1,368.00	1,368.00	0.00	
52	Deer Valley	CTR-102312063	Single Family	Police	293.00	293.00	0.00	
53	Deer Valley	CTR-102312063	Single Family	Major Arterials	3,080.00	3,080.00	0.00	
54	Deer Valley	CTR-102312066	Single Family	Water	6,330.00	6,330.00	0.00	
55	Deer Valley	CTR-102312066	Single Family	Fire	516.00	516.00	0.00	
56	Deer Valley	CTR-102312065	Single Family	Wastewater	1,380.00	1,380.00	0.00	
57	Deer Valley	CTR-102312064	Single Family	Library	105.00	105.00	0.00	
58	Deer Valley	CTR-102312064	Single Family	Parks	1,368.00	1,368.00	0.00	
59	Deer Valley	CTR-102312064	Single Family	Fire	516.00	516.00	0.00	
60	Deer Valley	CTR-102312148	Single Family	Water	6,330.00	6,330.00	0.00	

Residential							
Sample No.	Location	Receipt	Development Type	Fee Category	Assessed Fee	Fee in Effect	Difference
FY 2023-24							
1	Estrella-North	CTR-102207720	Single Family	Wastewater	\$1,380.00	\$1,380.00	\$0.00
2	Estrella-North	CTR-102207720	Single Family	Water	4,016.00	4,016.00	0.00
3	Estrella-North	CTR-102207720	Single Family	Fire	487.00	487.00	0.00
4	Estrella-North	CTR-102207720	Single Family	Major Arterials	1,928.00	1,928.00	0.00
5	Estrella-North	CTR-102207720	Single Family	Parks	1,241.00	1,241.00	0.00
6	Estrella-North	CTR-102207720	Single Family	Library	105.00	105.00	0.00
7	Estrella-North	CTR-102207720	Single Family	Police	285.00	285.00	0.00
8	Estrella-North	CTR-102304377	Single Family	Wastewater	1,380.00	1,380.00	0.00
9	Estrella-North	CTR-102304377	Single Family	Water	4,016.00	4,016.00	0.00
10	Estrella-North	CTR-102304377	Single Family	Fire	487.00	487.00	0.00
11	Estrella-North	CTR-102304377	Single Family	Major Arterials	1,928.00	1,928.00	0.00
12	Estrella-North	CTR-102304377	Single Family	Parks	1,241.00	1,241.00	0.00
13	Estrella-North	CTR-102304377	Single Family	Library	105.00	105.00	0.00
14	Estrella-North	CTR-102304377	Single Family	Police	285.00	285.00	0.00

Sample No.	Location	Receipt	Residential		Fee Category	Assessed Fee	Fee in Effect	Difference	Notes
			Development Type	Development Type					
FY 2023-24									
1	Estrella-South	CTR-102301465	Single Family	Single Family	Wastewater	\$3,787.00	\$3,787.00	\$0.00	up to 1-inch
2	Estrella-South	CTR-102307324	Single Family	Single Family	Parks	1,241.00	1,241.00	0.00	
3	Estrella-South	CTR-102307677	Single Family	Single Family	Police	285.00	285.00	0.00	
4	Estrella-South	CTR-102308055	Single Family	Single Family	Library	105.00	105.00	0.00	
5	Estrella-South	CTR-102308426	Single Family	Single Family	Parks	1,241.00	1,241.00	0.00	
6	Estrella-South	CTR-102309659	Multifamily	Multifamily	Wastewater	1,789.63	1,789.63	0.00	
7	Estrella-South	CTR-102309828	Multifamily	Multifamily	Major Arterials	1,446.00	1,446.00	0.00	
8	Estrella-South	CTR-102309869	Multifamily	Multifamily	Police	213.75	213.75	0.00	
9	Estrella-South	CTR-102310064	Multifamily	Multifamily	Fire	365.25	365.25	0.00	
10	Estrella-South	CTR-102310075	Multifamily	Multifamily	Police	213.75	213.75	0.00	
11	Estrella-South	CTR-102308964	Single Family	Single Family	Parks	1,241.00	1,241.00	0.00	
12	Estrella-South	CTR-102310142	Multifamily	Multifamily	Major Arterials	1,446.00	1,446.00	0.00	
13	Estrella-South	CTR-102309092	Single Family	Single Family	Major Arterials	1,928.00	1,928.00	0.00	
14	Estrella-South	CTR-102309234	Single Family	Single Family	Fire	487.00	487.00	0.00	
15	Estrella-South	CTR-102309267	Single Family	Single Family	Water	4,016.00	4,016.00	0.00	up to 1-inch
16	Estrella-South	CTR-102309498	Single Family	Single Family	Wastewater	3,787.00	3,787.00	0.00	up to 1-inch
17	Estrella-South	CTR-102309524	Single Family	Single Family	Police	285.00	285.00	0.00	
18	Estrella-South	CTR-102309899	Single Family	Single Family	Water	4,016.00	4,016.00	0.00	up to 1-inch
19	Estrella-South	CTR-102310390	Single Family	Single Family	Water	4,016.00	4,016.00	0.00	up to 1-inch
20	Estrella-South	CTR-102310809	Single Family	Single Family	Wastewater	3,787.00	3,787.00	0.00	up to 1-inch
21	Estrella-South	CTR-102310674	Single Family	Single Family	Police	285.00	285.00	0.00	
22	Estrella-South	CTR-102310677	Single Family	Single Family	Parks	1,241.00	1,241.00	0.00	
23	Estrella-South	CTR-102311193	Single Family	Single Family	Library	105.00	105.00	0.00	
24	Estrella-South	CTR-102311427	Single Family	Single Family	Parks	1,241.00	1,241.00	0.00	
25	Estrella-South	CTR-102311435	Single Family	Single Family	Major Arterials	1,928.00	1,928.00	0.00	
26	Estrella-South	CTR-102311677	Single Family	Single Family	Fire	487.00	487.00	0.00	
27	Estrella-South	CTR-102312003	Single Family	Single Family	Fire	487.00	487.00	0.00	
28	Estrella-South	CTR-102312026	Single Family	Single Family	Water	4,016.00	4,016.00	0.00	up to 1-inch
29	Estrella-South	CTR-102312100	Single Family	Single Family	Wastewater	3,787.00	3,787.00	0.00	up to 1-inch
30	Estrella-South	CTR-102312407	Single Family	Single Family	Police	285.00	285.00	0.00	
31	Estrella-South	CTR-102312420	Single Family	Single Family	Parks	1,241.00	1,241.00	0.00	
32	Estrella-South	CTR-102312624	Single Family	Single Family	Major Arterials	1,928.00	1,928.00	0.00	
33	Estrella-South	CTR-102312740	Single Family	Single Family	Fire	487.00	487.00	0.00	
34	Estrella-South	CTR-102311358	Single Family	Single Family	Water	4,016.00	4,016.00	0.00	up to 1-inch
35	Estrella-South	CTR-102313204	Single Family	Single Family	Wastewater	3,787.00	3,787.00	0.00	up to 1-inch
36	Estrella-South	CTR-102313543	Single Family	Single Family	Police	285.00	285.00	0.00	
37	Estrella-South	CTR-102313639	Single Family	Single Family	Library	105.00	105.00	0.00	
38	Estrella-South	CTR-102313624	Single Family	Single Family	Parks	1,241.00	1,241.00	0.00	
39	Estrella-South	CTR-102313675	Single Family	Single Family	Major Arterials	1,928.00	1,928.00	0.00	
40	Estrella-South	CTR-102314165	Single Family	Single Family	Police	285.00	285.00	0.00	
41	Estrella-South	CTR-102314506	Single Family	Single Family	Police	285.00	285.00	0.00	
42	Estrella-South	CTR-102314925	Single Family	Single Family	Library	105.00	105.00	0.00	
43	Estrella-South	CTR-102314900	Single Family	Single Family	Parks	1,241.00	1,241.00	0.00	
44	Estrella-South	CTR-102314891	Single Family	Single Family	Major Arterials	1,928.00	1,928.00	0.00	
45	Estrella-South	CTR-102314918	Single Family	Single Family	Fire	487.00	487.00	0.00	
46	Estrella-South	CTR-102401197	Single Family	Single Family	Water	4,016.00	4,016.00	0.00	up to 1-inch
47	Estrella-South	CTR-102400767	Single Family	Single Family	Wastewater	3,787.00	3,787.00	0.00	up to 1-inch
48	Estrella-South	CTR-102401732	Single Family	Single Family	Police	285.00	285.00	0.00	
49	Estrella-South	CTR-102402305	Single Family	Single Family	Library	105.00	105.00	0.00	
50	Estrella-South	CTR-102402954	Single Family	Single Family	Police	285.00	285.00	0.00	
51	Estrella-South	CTR-102402362	Single Family	Single Family	Library	105.00	105.00	0.00	
52	Estrella-South	CTR-102403864	Single Family	Single Family	Fire	487.00	487.00	0.00	
53	Estrella-South	CTR-102404929	Single Family	Single Family	Major Arterials	1,928.00	1,928.00	0.00	
54	Estrella-South	CTR-102403596	Single Family	Single Family	Police	285.00	285.00	0.00	
55	Estrella-South	CTR-102402424	Single Family	Single Family	Wastewater	3,787.00	3,787.00	0.00	up to 1-inch
56	Estrella-South	CTR-102405663	Single Family	Single Family	Fire	487.00	487.00	0.00	
57	Estrella-South	CTR-102406027	Single Family	Single Family	Police	285.00	285.00	0.00	
58	Estrella-South	CTR-102406584	Single Family	Single Family	Parks	1,241.00	1,241.00	0.00	
59	Estrella-South	CTR-102406441	Single Family	Single Family	Fire	487.00	487.00	0.00	
60	Estrella-South	CTR-102405421	Single Family	Single Family	Water	4,016.00	4,016.00	0.00	up to 1-inch

Residential								
Sample No.	Location	Receipt	Development Type	Fee Category	Assessed Fee	Fee in Effect	Difference	Notes
1	Laveen-East	CTR-102304860	Single Family	Wastewater	\$1,380.00	\$1,380.00	\$0.00	up to 1-inch
2	Laveen-East	CTR-102305958	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
3	Laveen-East	CTR-102306172	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
4	Laveen-East	CTR-102306887	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
5	Laveen-East	CTR-102306886	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
6	Laveen-East	CTR-102307295	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
7	Laveen-East	CTR-102307386	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
8	Laveen-East	CTR-102307453	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
9	Laveen-East	CTR-102307715	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
10	Laveen-East	CTR-102308444	Single Family	Police	285.00	285.00	0.00	
11	Laveen-East	CTR-102305798	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
12	Laveen-East	CTR-102306001	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
13	Laveen-East	CTR-102307099	Single Family	Parks	1,241.00	1,241.00	0.00	
14	Laveen-East	CTR-102305991	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
15	Laveen-East	CTR-102306003	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
16	Laveen-East	CTR-102307100	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
17	Laveen-East	CTR-102307103	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
18	Laveen-East	CTR-102305997	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
19	Laveen-East	CTR-102305998	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
20	Laveen-East	CTR-102307118	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
21	Laveen-East	CTR-102308483	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
22	Laveen-East	CTR-102308466	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
23	Laveen-East	CTR-102308597	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
24	Laveen-East	CTR-102308838	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
25	Laveen-East	CTR-102309177	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
26	Laveen-East	CTR-102309240	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
27	Laveen-East	CTR-102309164	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
28	Laveen-East	CTR-102309285	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
29	Laveen-East	CTR-102309433	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
30	Laveen-East	CTR-102309598	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
31	Laveen-East	CTR-102309990	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
32	Laveen-East	CTR-102309880	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
33	Laveen-East	CTR-102310295	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
34	Laveen-East	CTR-102310293	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
35	Laveen-East	CTR-102310574	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
36	Laveen-East	CTR-102311656	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
37	Laveen-East	CTR-102312402	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
38	Laveen-East	CTR-102312403	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
39	Laveen-East	CTR-102312648	Single Family	Water	4,016.00	4,016.00	0.00	up to 1-inch
40	Laveen-East	CTR-102313330	Single Family	Water	4,016.00	4,016.00	0.00	up to 1-inch
41	Laveen-East	CTR-102313334	Single Family	Water	4,016.00	4,016.00	0.00	up to 1-inch
42	Laveen-East	CTR-102313556	Single Family	Water	4,016.00	4,016.00	0.00	up to 1-inch
43	Laveen-East	CTR-102313564	Single Family	Water	4,016.00	4,016.00	0.00	up to 1-inch
44	Laveen-East	CTR-102313558	Single Family	Water	4,016.00	4,016.00	0.00	up to 1-inch
45	Laveen-East	CTR-102314080	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch
46	Laveen-East	CTR-102314075	Single Family	Water	4,016.00	4,016.00	0.00	up to 1-inch
47	Laveen-East	CTR-102314076	Single Family	Water	4,016.00	4,016.00	0.00	up to 1-inch
48	Laveen-East	CTR-102314247	Single Family	Water	4,016.00	4,016.00	0.00	up to 1-inch
49	Laveen-East	CTR-102314482	Single Family	Water	4,016.00	4,016.00	0.00	up to 1-inch
50	Laveen-East	CTR-102314977	Single Family	Water	4,016.00	4,016.00	0.00	up to 1-inch
51	Laveen-East	CTR-102400061	Single Family	Water	4,016.00	4,016.00	0.00	up to 1-inch
52	Laveen-East	CTR-102400067	Single Family	Water	4,016.00	4,016.00	0.00	up to 1-inch
53	Laveen-East	CTR-102401069	Single Family	Water	4,016.00	4,016.00	0.00	up to 1-inch
54	Laveen-East	CTR-102401925	Single Family	Water	4,016.00	4,016.00	0.00	up to 1-inch
55	Laveen-East	CTR-102402594	Single Family	Water	4,016.00	4,016.00	0.00	up to 1-inch
56	Laveen-East	CTR-102403013	Single Family	Water	4,016.00	4,016.00	0.00	up to 1-inch
57	Laveen-East	CTR-102403503	Single Family	Water	4,016.00	4,016.00	0.00	up to 1-inch
58	Laveen-East	CTR-102207522	Single Family	Water	4,016.00	4,016.00	0.00	up to 1-inch
59	Laveen-East	CTR-102404702	Single Family	Library	105.00	105.00	0.00	
60	Laveen-East	CTR-102405994	Single Family	Wastewater	1,380.00	1,380.00	0.00	up to 1-inch

Sample No.	FY 2023-24	Residential						Notes
		Location	Receipt	Development Type	Fee Category	Assessed Fee	Fee in Effect	Difference
1		Laveen-West	CTR-102300302	Single Family	Wastewater	\$3,630.00	\$3,630.00	\$0.00 up to 1-inch
2		Laveen-West	CTR-102305181	Single Family	Water	4,016.00	4,016.00	0.00 up to 1-inch
3		Laveen-West	CTR-102306899	Single Family	Wastewater	3,630.00	3,630.00	0.00 up to 1-inch
4		Laveen-West	CTR-102307629	Single Family	Water	4,016.00	4,016.00	0.00 up to 1-inch
5		Laveen-West	CTR-102307730	Single Family	Wastewater	3,630.00	3,630.00	0.00 up to 1-inch
6		Laveen-West	CTR-102307402	Single Family	Police	285.00	285.00	0.00
7		Laveen-West	CTR-102307798	Single Family	Library	105.00	105.00	0.00
8		Laveen-West	CTR-102307783	Single Family	Parks	1,241.00	1,241.00	0.00
9		Laveen-West	CTR-102307835	Single Family	Major Arterials	1,928.00	1,928.00	0.00
10		Laveen-West	CTR-102308314	Single Family	Fire	487.00	487.00	0.00
11		Laveen-West	CTR-102308226	Single Family	Water	4,016.00	4,016.00	0.00 up to 1-inch
12		Laveen-West	CTR-102308588	Single Family	Wastewater	3,630.00	3,630.00	0.00 up to 1-inch
13		Laveen-West	CTR-102308747	Single Family	Police	285.00	285.00	0.00
14		Laveen-West	CTR-102308897	Single Family	Library	105.00	105.00	0.00
15		Laveen-West	CTR-102309377	Single Family	Parks	1,241.00	1,241.00	0.00
16		Laveen-West	CTR-102309170	Single Family	Major Arterials	1,928.00	1,928.00	0.00
17		Laveen-West	CTR-102309741	Single Family	Fire	487.00	487.00	0.00
18		Laveen-West	CTR-102309936	Single Family	Water	4,016.00	4,016.00	0.00 up to 1-inch
19		Laveen-West	CTR-102310540	Single Family	Wastewater	3,630.00	3,630.00	0.00 up to 1-inch
20		Laveen-West	CTR-102310707	Single Family	Wastewater	3,630.00	3,630.00	0.00 up to 1-inch
21		Laveen-West	CTR-102311311	Single Family	Police	285.00	285.00	0.00
22		Laveen-West	CTR-102311642	Single Family	Library	105.00	105.00	0.00
23		Laveen-West	CTR-102311786	Single Family	Major Arterials	1,928.00	1,928.00	0.00
24		Laveen-West	CTR-102312045	Single Family	Major Arterials	1,928.00	1,928.00	0.00
25		Laveen-West	CTR-102312306	Single Family	Fire	487.00	487.00	0.00
26		Laveen-West	CTR-102312446	Single Family	Water	4,016.00	4,016.00	0.00 up to 1-inch
27		Laveen-West	CTR-102312981	Single Family	Wastewater	3,630.00	3,630.00	0.00 up to 1-inch
28		Laveen-West	CTR-102313323	Single Family	Police	285.00	285.00	0.00
29		Laveen-West	CTR-102313605	Single Family	Library	105.00	105.00	0.00
30		Laveen-West	CTR-102313829	Single Family	Parks	1,241.00	1,241.00	0.00
31		Laveen-West	CTR-102314032	Single Family	Major Arterials	1,928.00	1,928.00	0.00
32		Laveen-West	CTR-102314306	Single Family	Fire	487.00	487.00	0.00
33		Laveen-West	CTR-102314417	Single Family	Water	4,016.00	4,016.00	0.00 up to 1-inch
34		Laveen-West	CTR-102313942	Single Family	Wastewater	3,630.00	3,630.00	0.00 up to 1-inch
35		Laveen-West	CTR-102400066	Single Family	Police	285.00	285.00	0.00
36		Laveen-West	CTR-102400393	Single Family	Library	105.00	105.00	0.00
37		Laveen-West	CTR-102400615	Single Family	Parks	1,241.00	1,241.00	0.00
38		Laveen-West	CTR-102400834	Single Family	Major Arterials	1,928.00	1,928.00	0.00
39		Laveen-West	CTR-102400943	Single Family	Fire	487.00	487.00	0.00
40		Laveen-West	CTR-102401166	Single Family	Water	4,016.00	4,016.00	0.00 up to 1-inch
41		Laveen-West	CTR-102401457	Single Family	Wastewater	3,630.00	3,630.00	0.00 up to 1-inch
42		Laveen-West	CTR-102401586	Single Family	Library	105.00	105.00	0.00
43		Laveen-West	CTR-102401563	Single Family	Library	105.00	105.00	0.00
44		Laveen-West	CTR-102314450	Single Family	Parks	1,241.00	1,241.00	0.00
45		Laveen-West	CTR-102402413	Single Family	Major Arterials	1,928.00	1,928.00	0.00
46		Laveen-West	CTR-102402582	Single Family	Fire	487.00	487.00	0.00
47		Laveen-West	CTR-102402816	Single Family	Water	4,016.00	4,016.00	0.00 up to 1-inch
48		Laveen-West	CTR-102403164	Single Family	Wastewater	3,630.00	3,630.00	0.00 up to 1-inch
49		Laveen-West	CTR-102403361	Single Family	Police	285.00	285.00	0.00
50		Laveen-West	CTR-102403280	Single Family	Library	105.00	105.00	0.00
51		Laveen-West	CTR-102403563	Single Family	Parks	1,241.00	1,241.00	0.00
52		Laveen-West	CTR-102403924	Single Family	Police	285.00	1,241.00	0.00
53		Laveen-West	CTR-102403755	Single Family	Library	105.00	105.00	0.00
54		Laveen-West	CTR-102404245	Single Family	Parks	1,241.00	1,241.00	0.00
55		Laveen-West	CTR-102404510	Single Family	Water	4,016.00	4,016.00	0.00 up to 1-inch
56		Laveen-West	CTR-102404660	Single Family	Major Arterials	1,928.00	1,928.00	0.00
57		Laveen-West	CTR-102404265	Single Family	Parks	1,241.00	1,241.00	0.00
58		Laveen-West	CTR-102404954	Single Family	Major Arterials	1,928.00	1,928.00	0.00
59		Laveen-West	CTR-102405350	Single Family	Wastewater	3,630.00	3,630.00	0.00 up to 1-inch
60		Laveen-West	CTR-102405688	Single Family	Police	285.00	285.00	0.00

Sample No.	Location	Receipt	Residential				Notes
			Development Type	Fee Category	Assessed Fee	Fee in Effect	Difference
1	Northeast	CTR-102303984	Single Family	Wastewater	3,303.00	3,303.00	\$0.00
2	Northeast	CTR-102307855	Single Family	Wastewater	3,303.00	3,303.00	0.00
3	Northeast	CTR-102307861	Single Family	Parks	1,236.00	1,236.00	0.00
4	Northeast	CTR-102307966	Single Family	Police	314.00	314.00	0.00
5	Northeast	CTR-102307951	Single Family	Fire	551.00	551.00	0.00
6	Northeast	CTR-102308173	Single Family	Water	6,330.00	6,330.00	0.00
7	Northeast	CTR-102308169	Single Family	Major Arterials	3,080.00	3,080.00	0.00
8	Northeast	CTR-102307947	Single Family	Library	105.00	105.00	0.00
9	Northeast	CTR-102308454	Single Family	Wastewater	3,303.00	3,303.00	0.00
10	Northeast	CTR-102308006	Single Family	Parks	1,236.00	1,236.00	0.00
11	Northeast	CTR-102302228	Single Family	Parks	1,236.00	1,236.00	0.00
12	Northeast	CTR-102308994	Single Family	Fire	551.00	551.00	0.00
13	Northeast	CTR-102308941	Single Family	Water	6,330.00	6,330.00	0.00
14	Northeast	CTR-102308991	Single Family	Major Arterials	3,080.00	3,080.00	0.00
15	Northeast	CTR-102309084	Single Family	Library	105.00	105.00	0.00
16	Northeast	CTR-102308996	Single Family	Wastewater	3,303.00	3,303.00	0.00
17	Northeast	CTR-102309544	Single Family	Parks	1,236.00	1,236.00	0.00
18	Northeast	CTR-102309602	Single Family	Police	314.00	314.00	0.00
19	Northeast	CTR-102309910	Single Family	Fire	551.00	551.00	0.00
20	Northeast	CTR-102309912	Single Family	Water	6,330.00	6,330.00	0.00
21	Northeast	CTR-102310478	Single Family	Major Arterials	3,080.00	3,080.00	0.00
22	Northeast	CTR-102310643	Single Family	Library	105.00	105.00	0.00
23	Northeast	CTR-102310883	Single Family	Fire	551.00	551.00	0.00
24	Northeast	CTR-102311017	Single Family	Water	6,330.00	6,330.00	0.00
25	Northeast	CTR-102311018	Single Family	Major Arterials	3,080.00	3,080.00	0.00
26	Northeast	CTR-102309087	Single Family	Library	105.00	105.00	0.00
27	Northeast	CTR-102311250	Single Family	Wastewater	3,303.00	3,303.00	0.00
28	Northeast	CTR-102311556	Single Family	Parks	1,236.00	1,236.00	0.00
29	Northeast	CTR-102311559	Single Family	Police	314.00	314.00	0.00
30	Northeast	CTR-102311603	Single Family	Fire	551.00	551.00	0.00
31	Northeast	CTR-102312249	Single Family	Water	6,330.00	6,330.00	0.00
32	Northeast	CTR-102312253	Single Family	Major Arterials	3,080.00	3,080.00	0.00
33	Northeast	CTR-102312265	Single Family	Library	105.00	105.00	0.00
34	Northeast	CTR-102312590	Single Family	Wastewater	3,303.00	3,303.00	0.00
35	Northeast	CTR-102312543	Single Family	Parks	1,236.00	1,236.00	0.00
36	Northeast	CTR-102312547	Single Family	Police	314.00	314.00	0.00
37	Northeast	CTR-102312552	Single Family	Fire	551.00	551.00	0.00
38	Northeast	CTR-102312602	Single Family	Water	6,330.00	6,330.00	0.00
39	Northeast	CTR-102312679	Single Family	Major Arterials	3,080.00	3,080.00	0.00
40	Northeast	CTR-102312851	Single Family	Library	105.00	105.00	0.00
41	Northeast	CTR-102312881	Single Family	Wastewater	3,303.00	3,303.00	0.00
42	Northeast	CTR-102312853	Single Family	Parks	1,236.00	1,236.00	0.00
43	Northeast	CTR-102312858	Single Family	Police	314.00	314.00	0.00
44	Northeast	CTR-102312850	Single Family	Fire	551.00	551.00	0.00
45	Northeast	CTR-102313337	Single Family	Water	6,330.00	6,330.00	0.00
46	Northeast	CTR-102312889	Single Family	Major Arterials	3,080.00	3,080.00	0.00
47	Northeast	CTR-102314466	Single Family	Library	105.00	105.00	0.00
48	Northeast	CTR-102400652	Single Family	Wastewater	3,303.00	3,303.00	0.00
49	Northeast	CTR-102402187	Single Family	Parks	1,236.00	1,236.00	0.00
50	Northeast	CTR-102402246	Single Family	Police	314.00	314.00	0.00
51	Northeast	CTR-102402858	Single Family	Fire	1,102.00	1,102.00	0.00
52	Northeast	CTR-102403087	Single Family	Water	12,660.00	12,660.00	0.00
53	Northeast	CTR-102403086	Single Family	Major Arterials	6,160.00	6,160.00	0.00
54	Northeast	CTR-102403756	Single Family	Library	105.00	105.00	0.00
55	Northeast	CTR-102404175	Single Family	Wastewater	3,303.00	3,303.00	0.00
56	Northeast	CTR-102405147	Single Family	Parks	1,236.00	1,236.00	0.00
57	Northeast	CTR-102405755	Single Family	Police	628.00	628.00	0.00
58	Northeast	CTR-102303415	Single Family	Fire	551.00	551.00	0.00
59	Northeast	CTR-102302893	Single Family	Water	6,330.00	6,330.00	0.00
60	Northeast	CTR-102304481	Single Family	Wastewater	3,303.00	3,303.00	0.00

FY 2023-24

Residential							
Sample No.	Location	Receipt	Development Type	Fee Category	Assessed Fee	Fee in Effect	Difference
FY 2023-24							
1	Northwest	CTR-102304003	Single Family	Library	\$105.00	\$105.00	\$0.00
2	Northwest	CTR-102307517	Single Family	Police	293.00	293.00	0.00
3	Northwest	CTR-102305643	Single Family	Wastewater	3,303.00	3,303.00	0.00 up to 1-inch
4	Northwest	CTR-102308080	Single Family	Water	6,330.00	6,330.00	0.00 up to 1-inch
5	Northwest	CTR-102305659	Single Family	Parks	1,368.00	1,368.00	0.00
6	Northwest	CTR-102305394	Single Family	Major Arterials	3,080.00	3,080.00	0.00
7	Northwest	CTR-102307170	Single Family	Fire	516.00	516.00	0.00
8	Northwest	CTR-102308342	Single Family	Library	105.00	105.00	0.00
9	Northwest	CTR-102308340	Single Family	Police	293.00	293.00	0.00
10	Northwest	CTR-102308504	Single Family	Wastewater	3,303.00	3,303.00	0.00 up to 1-inch
11	Northwest	CTR-102308502	Single Family	Water	6,330.00	6,330.00	0.00 up to 1-inch
12	Northwest	CTR-102308565	Single Family	Parks	1,368.00	1,368.00	0.00
13	Northwest	CTR-102308594	Single Family	Major Arterials	3,080.00	3,080.00	0.00
14	Northwest	CTR-102308850	Single Family	Fire	516.00	516.00	0.00
15	Northwest	CTR-102309133	Single Family	Library	105.00	105.00	0.00
16	Northwest	CTR-102309370	Single Family	Police	293.00	293.00	0.00
17	Northwest	CTR-102309369	Single Family	Wastewater	3,303.00	3,303.00	0.00 up to 1-inch
18	Northwest	CTR-102309685	Single Family	Water	6,330.00	6,330.00	0.00 up to 1-inch
19	Northwest	CTR-102309666	Single Family	Parks	1,368.00	1,368.00	0.00
20	Northwest	CTR-102309662	Single Family	Major Arterials	3,080.00	3,080.00	0.00
21	Northwest	CTR-102309725	Single Family	Fire	516.00	516.00	0.00
22	Northwest	CTR-102309678	Single Family	Fire	516.00	516.00	0.00
23	Northwest	CTR-102310665	Single Family	Library	105.00	105.00	0.00
24	Northwest	CTR-102310739	Single Family	Police	293.00	293.00	0.00
25	Northwest	CTR-102310764	Single Family	Wastewater	3,303.00	3,303.00	0.00 up to 1-inch
26	Northwest	CTR-102311035	Single Family	Water	6,330.00	6,330.00	0.00 up to 1-inch
27	Northwest	CTR-102311287	Single Family	Parks	1,368.00	1,368.00	0.00
28	Northwest	CTR-102311465	Single Family	Major Arterials	3,080.00	3,080.00	0.00
29	Northwest	CTR-102311632	Single Family	Fire	516.00	516.00	0.00
30	Northwest	CTR-102310678	Single Family	Library	105.00	105.00	0.00
31	Northwest	CTR-102312171	Single Family	Police	293.00	293.00	0.00
32	Northwest	CTR-102312282	Single Family	Wastewater	3,303.00	3,303.00	0.00 up to 1-inch
33	Northwest	CTR-102312277	Single Family	Water	6,330.00	6,330.00	0.00 up to 1-inch
34	Northwest	CTR-102312321	Single Family	Parks	1,368.00	1,368.00	0.00
35	Northwest	CTR-102312527	Single Family	Major Arterials	3,080.00	3,080.00	0.00
36	Northwest	CTR-102207451	Single Family	Fire	516.00	516.00	0.00
37	Northwest	CTR-102313507	Single Family	Library	105.00	105.00	0.00
38	Northwest	CTR-102313597	Single Family	Police	293.00	293.00	0.00
39	Northwest	CTR-102313602	Single Family	Wastewater	3,303.00	3,303.00	0.00 up to 1-inch
40	Northwest	CTR-102313569	Single Family	Water	6,330.00	6,330.00	0.00 up to 1-inch
41	Northwest	CTR-102313625	Single Family	Parks	1,368.00	1,368.00	0.00
42	Northwest	CTR-102313820	Single Family	Major Arterials	3,080.00	3,080.00	0.00
43	Northwest	CTR-102314126	Single Family	Fire	516.00	516.00	0.00
44	Northwest	CTR-102314125	Single Family	Library	105.00	105.00	0.00
45	Northwest	CTR-102314070	Single Family	Police	293.00	293.00	0.00
46	Northwest	CTR-102313999	Single Family	Wastewater	3,303.00	3,303.00	0.00 up to 1-inch
47	Northwest	CTR-102314298	Single Family	Water	6,330.00	6,330.00	0.00 up to 1-inch
48	Northwest	CTR-102400362	Single Family	Parks	1,368.00	1,368.00	0.00
49	Northwest	CTR-102400363	Single Family	Major Arterials	3,080.00	3,080.00	0.00
50	Northwest	CTR-102401326	Single Family	Library	105.00	105.00	0.00
51	Northwest	CTR-102401591	Single Family	Water	6,330.00	6,330.00	0.00 up to 1-inch
52	Northwest	CTR-102401501	Single Family	Fire	516.00	516.00	0.00
53	Northwest	CTR-102401470	Single Family	Library	105.00	105.00	0.00
54	Northwest	CTR-102400370	Single Family	Police	293.00	293.00	0.00
55	Northwest	CTR-102400375	Single Family	Wastewater	3,303.00	3,303.00	0.00 up to 1-inch
56	Northwest	CTR-102402518	Single Family	Library	105.00	105.00	0.00
57	Northwest	CTR-102402743	Single Family	Major Arterials	3,080.00	3,080.00	0.00
58	Northwest	CTR-102402726	Single Family	Fire	516.00	516.00	0.00
59	Northwest	CTR-102402744	Single Family	Library	105.00	105.00	0.00
60	Northwest	CTR-102404010	Single Family	Police	293.00	293.00	0.00

Sample No.	Location	Receipt	Development Type	Residential			Assessed Fee	Fee in Effect	Difference	Notes
				Fee Category	Fee Category	Fee Category				
FY 2023-24	1	Paradise Ridge	CTR-102303523	Single Family	Fire		\$551.00	\$551.00	\$0.00	
	2	Paradise Ridge	CTR-102303523	Single Family	Parks		1,236.00	1,236.00	0.00	
	3	Paradise Ridge	CTR-102303523	Single Family	Police		314.00	314.00	0.00	
	4	Paradise Ridge	CTR-102303517	Single Family	Fire		551.00	551.00	0.00	
	5	Paradise Ridge	CTR-102303517	Single Family	Water		6,330.00	6,330.00	0.00	up to 1-inch
	6	Paradise Ridge	CTR102303517	Single Family	Major Arterials		3,080.00	3,080.00	0.00	
	7	Paradise Ridge	CTR-102303517	Single Family	Library		105.00	105.00	0.00	
	8	Paradise Ridge	CTR-102303483	Single Family	Wastewater		3,303.00	3,303.00	0.00	up to 1-inch
	9	Paradise Ridge	CTR-102303483	Single Family	Parks		1,236.00	1,236.00	0.00	
	10	Paradise Ridge	CTR-102303483	Single Family	Police		314.00	314.00	0.00	
	11	Paradise Ridge	CTR-102303482	Single Family	Fire		551.00	551.00	0.00	
	12	Paradise Ridge	CTR-102303482	Single Family	Water		6,330.00	6,330.00	0.00	up to 1-inch
	13	Paradise Ridge	CTR-102303482	Single Family	Major Arterials		3,080.00	3,080.00	0.00	
	14	Paradise Ridge	CTR-102303482	Single Family	Library		105.00	105.00	0.00	
	15	Paradise Ridge	CTR-102303524	Single Family	Wastewater		3,303.00	3,303.00	0.00	up to 1-inch
	16	Paradise Ridge	CTR-102303524	Single Family	Parks		1,236.00	1,236.00	0.00	
	17	Paradise Ridge	CTR-102303524	Single Family	Police		314.00	314.00	0.00	
	18	Paradise Ridge	CTR-102304483	Single Family	Fire		551.00	551.00	0.00	
	19	Paradise Ridge	CTR-102304483	Single Family	Water		6,330.00	6,330.00	0.00	up to 1-inch
	20	Paradise Ridge	CTR-102304483	Single Family	Major Arterials		3,080.00	3,080.00	0.00	
	21	Paradise Ridge	CTR-102304483	Single Family	Library		105.00	105.00	0.00	
	22	Paradise Ridge	CTR-102303521	Single Family	Wastewater		3,303.00	3,303.00	0.00	up to 1-inch
	23	Paradise Ridge	CTR-102303521	Single Family	Parks		1,236.00	1,236.00	0.00	
	24	Paradise Ridge	CTR-102303521	Single Family	Police		314.00	314.00	0.00	
	25	Paradise Ridge	CTR-102305835	Single Family	Fire		551.00	551.00	0.00	
	26	Paradise Ridge	CTR-102305835	Single Family	Wastewater		3,303.00	3,303.00	0.00	up to 1-inch
	27	Paradise Ridge	CTR-102305835	Single Family	Parks		1,236.00	1,236.00	0.00	
	28	Paradise Ridge	CTR-102305835	Single Family	Police		314.00	314.00	0.00	
	29	Paradise Ridge	CTR-102305835	Single Family	Library		105.00	105.00	0.00	
	30	Paradise Ridge	CTR-102305837	Single Family	Wastewater		3,303.00	3,303.00	0.00	up to 1-inch
	31	Paradise Ridge	CTR-102305837	Single Family	Major Arterials		3,080.00	3,080.00	0.00	
	32	Paradise Ridge	CTR-102305837	Single Family	Library		105.00	105.00	0.00	
	33	Paradise Ridge	CTR-102305836	Single Family	Fire		551.00	551.00	0.00	
	34	Paradise Ridge	CTR-102305836	Single Family	Water		6,330.00	6,330.00	0.00	up to 1-inch
	35	Paradise Ridge	CTR-102305836	Single Family	Major Arterials		3,080.00	3,080.00	0.00	
	36	Paradise Ridge	CTR-102305836	Single Family	Library		105.00	105.00	0.00	
	37	Paradise Ridge	CTR-102305838	Single Family	Wastewater		3,303.00	3,303.00	0.00	up to 1-inch
	38	Paradise Ridge	CTR-102305838	Single Family	Parks		1,236.00	1,236.00	0.00	
	39	Paradise Ridge	CTR-102305838	Single Family	Police		314.00	314.00	0.00	
	40	Paradise Ridge	CTR-102307459	Single Family	Fire		551.00	551.00	0.00	
	41	Paradise Ridge	CTR-102307459	Single Family	Water		6,330.00	6,330.00	0.00	up to 1-inch
	42	Paradise Ridge	CTR-102307459	Single Family	Major Arterials		3,080.00	3,080.00	0.00	
	43	Paradise Ridge	CTR-102307459	Single Family	Library		105.00	105.00	0.00	
	44	Paradise Ridge	CTR-102307454	Single Family	Wastewater		3,303.00	3,303.00	0.00	up to 1-inch
	45	Paradise Ridge	CTR-102307454	Single Family	Parks		1,236.00	1,236.00	0.00	
	46	Paradise Ridge	CTR-102307454	Single Family	Police		314.00	314.00	0.00	
	47	Paradise Ridge	CTR-102306884	Single Family	Fire		551.00	551.00	0.00	
	48	Paradise Ridge	CTR-102306884	Single Family	Water		6,330.00	6,330.00	0.00	
	49	Paradise Ridge	CTR-102306884	Single Family	Major Arterials		3,080.00	3,080.00	0.00	
	50	Paradise Ridge	CTR-102306884	Single Family	Library		105.00	105.00	0.00	
	51	Paradise Ridge	CTR-102311530	Single Family	Wastewater		3,303.00	3,303.00	0.00	up to 1-inch
	52	Paradise Ridge	CTR-102311530	Single Family	Parks		1,236.00	1,236.00	0.00	
	53	Paradise Ridge	CTR-102311530	Single Family	Police		314.00	314.00	0.00	
	54	Paradise Ridge	CTR-102312466	Single Family	Fire		551.00	551.00	0.00	
	55	Paradise Ridge	CTR-102312466	Single Family	Water		6,330.00	6,330.00	0.00	
	56	Paradise Ridge	CTR-102312466	Single Family	Major Arterials		3,080.00	3,080.00	0.00	
	57	Paradise Ridge	CTR-102312466	Single Family	Library		105.00	105.00	0.00	
	58	Paradise Ridge	CTR-102310836	Single Family	Wastewater		3,303.00	3,303.00	0.00	up to 1-inch
	59	Paradise Ridge	CTR-102310836	Single Family	Parks		1,236.00	1,236.00	0.00	
	60	Paradise Ridge	CTR-102310836	Single Family	Police		314.00	314.00	0.00	

FY 2022-23									
Sample No.	Location	Receipt	Development Type	Fee Category	Square Feet/EDU	DIF/sqft/unit	Assessed Fee	Fee in Effect	Difference
1	Ahwatukee	23000515	Hotel to Multifamily	Fire	32	\$353	\$6,918.00	\$6,918.00	\$0.00
2	Ahwatukee	23000515	Hotel to Multifamily	Library	32	79	3,273	3,273	0.00
3	Ahwatukee	23000515	Hotel to Multifamily	Parks	32	919	38,183	38,183	0.00
4	Ahwatukee	23000515	Hotel to Multifamily	Police	32	257	5,035	5,035	0.00
5	Ahwatukee	23000517	Hotel to Multifamily	Fire	24	353	3,922	3,922	0.00
6	Ahwatukee	23000517	Hotel to Multifamily	Library	24	79	2,419	2,419	0.00
7	Ahwatukee	23000517	Hotel to Multifamily	Parks	24	919	28,216	28,216	0.00
8	Ahwatukee	23000517	Hotel to Multifamily	Police	24	257	2,854	2,854	0.00
9	Ahwatukee	23000518	Hotel to Multifamily	Library	2	79	182	182	0.00
10	Ahwatukee	23000518	Hotel to Multifamily	Parks	2	919	2,127	2,127	0.00

Sample No.	Location	Receipt	Non-Residential					DIF /sq N/Acre/DU	Assessed Fee	Fee in Effect	Difference	Notes
			Development Type	Fee Category	Square Feet/Acres	Water-D	Wastewater-M					
1	Deer Valley	23005959	Commercial-Retail	Water-D	n/a	n/a	n/a	n/a	\$14,092.00	\$14,092.00	\$0.00	3/4-inch
2	Deer Valley	23005959	Commercial-Retail	Wastewater-M	n/a	n/a	n/a	n/a	3,855.00	3,855.00	0.00	3/4-inch
3	Deer Valley	23012335	Commercial-Retail	Water-L	n/a	n/a	n/a	n/a	14,092.00	14,092.00	0.00	3/4-inch
4	Deer Valley	22022809	Multifamily	Water-D	n/a	n/a	n/a	n/a	45,468.00	45,468.00	0.00	8 EDU
5	Deer Valley	22022809	Multifamily	Wastewater-M	n/a	n/a	n/a	n/a	12,204.00	12,204.00	0.00	10 EDU
6	Deer Valley	22022809	Multifamily	Fire	n/a	n/a	n/a	387	7,740.00	7,740.00	0.00	15 EDU
7	Deer Valley	22022809	Multifamily	Library	n/a	n/a	n/a	79	1,575.00	1,575.00	0.00	15 EDU
8	Deer Valley	22022809	Multifamily	Major Arterials	n/a	n/a	n/a	2,310	46,200.00	46,200.00	0.00	15 EDU
9	Deer Valley	22022809	Multifamily	Parks	n/a	n/a	n/a	1,026	20,520.00	20,520.00	0.00	15 EDU
10	Deer Valley	22022809	Multifamily	Police	n/a	n/a	n/a	220	4,395.00	4,395.00	0.00	15 EDU
11	Deer Valley	22022810	Multifamily	Water-D	n/a	n/a	n/a	n/a	45,468.00	45,468.00	0.00	8 EDU
12	Deer Valley	22022810	Multifamily	Wastewater-M	n/a	n/a	n/a	n/a	12,204.00	12,204.00	0.00	10 EDU
13	Deer Valley	22022810	Multifamily	Fire	n/a	n/a	n/a	387	7,740.00	7,740.00	0.00	15 EDU
14	Deer Valley	22022810	Multifamily	Library	n/a	n/a	n/a	79	1,575.00	1,575.00	0.00	15 EDU
15	Deer Valley	22022810	Multifamily	Major Arterials	n/a	n/a	n/a	2,310	46,200.00	46,200.00	0.00	15 EDU
16	Deer Valley	22022810	Multifamily	Parks	n/a	n/a	n/a	1,026	20,520.00	20,520.00	0.00	15 EDU
17	Deer Valley	22022810	Multifamily	Police	n/a	n/a	n/a	220	4,395.00	4,395.00	0.00	15 EDU
18	Deer Valley	22022811	Multifamily	Water-D	n/a	n/a	n/a	n/a	45,468.00	45,468.00	0.00	8 EDU
19	Deer Valley	22022811	Multifamily	Wastewater-M	n/a	n/a	n/a	n/a	12,204.00	12,204.00	0.00	10 EDU
20	Deer Valley	22022811	Multifamily	Fire	n/a	n/a	n/a	387	7,740.00	7,740.00	0.00	15 EDU
21	Deer Valley	22022811	Multifamily	Library	n/a	n/a	n/a	79	1,575.00	1,575.00	0.00	15 EDU
22	Deer Valley	22022811	Multifamily	Major Arterials	n/a	n/a	n/a	2,310	46,200.00	46,200.00	0.00	15 EDU
23	Deer Valley	22022811	Multifamily	Parks	n/a	n/a	n/a	1,026	20,520.00	20,520.00	0.00	15 EDU
24	Deer Valley	22022811	Multifamily	Police	n/a	n/a	n/a	220	4,395.00	4,395.00	0.00	15 EDU
25	Deer Valley	22022812	Multifamily	Water-D	n/a	n/a	n/a	n/a	45,468.00	45,468.00	0.00	8 EDU
26	Deer Valley	22022812	Multifamily	Wastewater-M	n/a	n/a	n/a	n/a	12,204.00	12,204.00	0.00	10 EDU
27	Deer Valley	22022812	Multifamily	Fire	n/a	n/a	n/a	387	7,740.00	7,740.00	0.00	15 EDU
28	Deer Valley	22022812	Multifamily	Library	n/a	n/a	n/a	79	1,575.00	1,575.00	0.00	15 EDU
29	Deer Valley	22022812	Multifamily	Major Arterials	n/a	n/a	n/a	2,310	46,200.00	46,200.00	0.00	15 EDU
30	Deer Valley	22022812	Multifamily	Parks	n/a	n/a	n/a	1,026	20,520.00	20,520.00	0.00	15 EDU
31	Deer Valley	22022812	Multifamily	Police	n/a	n/a	n/a	220	4,395.00	4,395.00	0.00	15 EDU
32	Deer Valley	22022813	Multifamily	Water-D	n/a	n/a	n/a	n/a	45,468.00	45,468.00	0.00	8 EDU
33	Deer Valley	22022813	Multifamily	Wastewater-M	n/a	n/a	n/a	n/a	12,204.00	12,204.00	0.00	10 EDU
34	Deer Valley	22022813	Multifamily	Fire	n/a	n/a	n/a	387	7,740.00	7,740.00	0.00	15 EDU
35	Deer Valley	22022813	Multifamily	Library	n/a	n/a	n/a	79	1,575.00	1,575.00	0.00	15 EDU
36	Deer Valley	22022813	Multifamily	Major Arterials	n/a	n/a	n/a	2,310	46,200.00	46,200.00	0.00	15 EDU
37	Deer Valley	22022813	Multifamily	Parks	n/a	n/a	n/a	1,026	20,520.00	20,520.00	0.00	15 EDU
38	Deer Valley	22022813	Multifamily	Police	n/a	n/a	n/a	220	4,395.00	4,395.00	0.00	15 EDU
39	Deer Valley	22022814	Multifamily	Water-D	n/a	n/a	n/a	n/a	45,468.00	45,468.00	0.00	8 EDU
40	Deer Valley	22022814	Multifamily	Wastewater-M	n/a	n/a	n/a	n/a	12,204.00	12,204.00	0.00	10 EDU
41	Deer Valley	22022814	Multifamily	Fire	n/a	n/a	n/a	387	7,740.00	7,740.00	0.00	15 EDU
42	Deer Valley	22022814	Multifamily	Library	n/a	n/a	n/a	79	1,575.00	1,575.00	0.00	15 EDU
43	Deer Valley	22022814	Multifamily	Major Arterials	n/a	n/a	n/a	2,310	46,200.00	46,200.00	0.00	15 EDU
44	Deer Valley	22022814	Multifamily	Parks	n/a	n/a	n/a	1,026	20,520.00	20,520.00	0.00	15 EDU
45	Deer Valley	22022814	Multifamily	Police	n/a	n/a	n/a	220	4,395.00	4,395.00	0.00	15 EDU
46	Deer Valley	22022815	Multifamily	Water-D	n/a	n/a	n/a	n/a	45,468.00	45,468.00	0.00	8 EDU
47	Deer Valley	22022815	Multifamily	Wastewater-M	n/a	n/a	n/a	n/a	12,204.00	12,204.00	0.00	10 EDU
48	Deer Valley	22022815	Multifamily	Fire	n/a	n/a	n/a	387	7,740.00	7,740.00	0.00	15 EDU
49	Deer Valley	22022815	Multifamily	Library	n/a	n/a	n/a	79	1,575.00	1,575.00	0.00	15 EDU
50	Deer Valley	22022815	Multifamily	Major Arterials	n/a	n/a	n/a	2,310	46,200.00	46,200.00	0.00	15 EDU
51	Deer Valley	22022815	Multifamily	Parks	n/a	n/a	n/a	1,026	20,520.00	20,520.00	0.00	15 EDU
52	Deer Valley	22022815	Multifamily	Police	n/a	n/a	n/a	220	4,395.00	4,395.00	0.00	15 EDU
53	Deer Valley	22022816	Multifamily	Water-D	n/a	n/a	n/a	n/a	45,468.00	45,468.00	0.00	8 EDU
54	Deer Valley	22022816	Multifamily	Wastewater-M	n/a	n/a	n/a	n/a	12,204.00	12,204.00	0.00	10 EDU
55	Deer Valley	22022816	Multifamily	Fire	n/a	n/a	n/a	387	7,740.00	7,740.00	0.00	15 EDU
56	Deer Valley	22022816	Multifamily	Library	n/a	n/a	n/a	79	1,575.00	1,575.00	0.00	15 EDU
57	Deer Valley	22022816	Multifamily	Major Arterials	n/a	n/a	n/a	2,310	46,200.00	46,200.00	0.00	15 EDU
58	Deer Valley	22022816	Multifamily	Parks	n/a	n/a	n/a	1,026	20,520.00	20,520.00	0.00	15 EDU
59	Deer Valley	22022816	Multifamily	Police	n/a	n/a	n/a	220	4,395.00	4,395.00	0.00	15 EDU
60	Deer Valley	22022817	Multifamily	Water-D	n/a	n/a	n/a	n/a	45,468.00	45,468.00	0.00	8 EDU

Sample No.	Location	Receipt	Development Type	Non-Residential				DIF/sqft/Acre	Assessed Fee	Fee in Effect	Difference	Notes
				Fee Category	Square Feet/Acres							
FY 2022-23												
1	Estrella-North	2203352	Industrial-Warehouse	Library	3,094			\$0.002	\$6.00	\$6.00	\$0.00	Rounded
2	Estrella-North	2203352	Industrial-Warehouse	Parks	3,094			0.025	75.00	75.00	0.00	Rounded
3	Estrella-North	2203352	Industrial-Warehouse	Fire	3,094			0.136	423.00	423.00	0.00	Rounded
4	Estrella-North	2203352	Industrial-Warehouse	Police	3,094			0.080	248.00	248.00	0.00	Rounded
5	Estrella-North	2203352	Industrial-Warehouse	Major Arterials	3,094			0.617	1,909.00	1,909.00	0.00	Rounded
6	Estrella-North	2300428	Industrial-Warehouse	Water-L				n/a	14,841.00	14,841.00	0.00	1-inch
7	Estrella-North	2203144	Commercial-Retail	Library	7,837			0.005	41.00	41.00	0.00	Rounded
8	Estrella-North	2203144	Commercial-Retail	Parks	7,837			0.062	484.00	484.00	0.00	Rounded
9	Estrella-North	2203144	Commercial-Retail	Fire	7,837			0.394	3,093.00	3,093.00	0.00	Rounded
10	Estrella-North	2203144	Commercial-Retail	Police	7,837			0.231	1,810.00	1,810.00	0.00	Rounded
11	Estrella-North	2203144	Commercial-Retail	Major Arterials	7,837			2.352	18,432.00	18,432.00	0.00	Rounded
12	Estrella-North	2300341	Industrial-Warehouse	Library	3,562			0.002	7.00	7.00	0.00	Rounded
13	Estrella-North	2300341	Industrial-Warehouse	Parks	3,562			0.025	87.00	87.00	0.00	Rounded
14	Estrella-North	2300341	Industrial-Warehouse	Fire	3,562			0.136	487.00	487.00	0.00	Rounded
15	Estrella-North	2300341	Industrial-Warehouse	Police	3,562			0.080	285.00	285.00	0.00	Rounded
16	Estrella-North	2300341	Industrial-Warehouse	Major Arterials	3,562			0.617	2,198.00	2,198.00	0.00	Rounded
17	Estrella-North	23010789	Industrial-Warehouse	Library	71,500			0.002	143.00	143.00	0.00	Rounded
18	Estrella-North	23010789	Industrial-Warehouse	Parks	67,480			0.025	1,687.00	1,687.00	0.00	Rounded
19	Estrella-North	23010789	Industrial-Warehouse	Fire	68,324			0.136	9,292.00	9,292.00	0.00	Rounded
20	Estrella-North	23010789	Industrial-Warehouse	Police	67,963			0.080	5,437.00	5,437.00	0.00	Rounded
21	Estrella-North	23000863	Industrial-Warehouse	Major Arterials	68,120			0.617	42,030.00	42,030.00	0.00	Rounded
22	Estrella-North	23000863	Industrial-Warehouse	Library	21,500			0.002	43.00	43.00	0.00	Rounded
23	Estrella-North	23000863	Industrial-Warehouse	Parks	20,360			0.025	509.00	509.00	0.00	Rounded
24	Estrella-North	23000863	Industrial-Warehouse	Fire	109,125			0.136	14,841.00	14,841.00	0.00	Rounded
25	Estrella-North	23000863	Industrial-Warehouse	Police	34,888			0.080	2,791.00	2,791.00	0.00	Rounded
26	Estrella-North	23000863	Industrial-Warehouse	Major Arterials	2,647			0.617	1,633.00	1,633.00	0.00	Rounded
27	Estrella-North	23000863	Industrial-Warehouse	Storm	7			3,080.000	20,359.00	20,359.00	0.00	Rounded
28	Estrella-North	22022976	Industrial-Warehouse	Water-D	n/a			n/a	47,661.00	47,661.00	0.00	2-inch
29	Estrella-North	22022976	Industrial-Warehouse	Wastewater-M	n/a			n/a	19,240.00	19,240.00	0.00	2-inch
30	Estrella-North	2202793	Industrial-Warehouse	Water-D	n/a			n/a	47,661.00	47,661.00	0.00	2-inch
31	Estrella-North	2202793	Industrial-Warehouse	Wastewater-M	n/a			n/a	19,240.00	19,240.00	0.00	2-inch

Sample No.	Location	Receipt	Development Type	Non-Residential					Assessed Fee	Fee in Effect	Difference	Notes
				Fee Category	Square Feet/Acres	DF/sgt/Acre						
1	Estrella-South	22025365	Industrial-Warehouse	Library	103,760	\$0.002		\$219.00	\$0.00	\$219.00	\$0.00	Rounded
2	Estrella-South	22025365	Industrial-Warehouse	Parks	103,760	n/a		2,594.00	0.00	2,594.00	0.00	2-inch
3	Estrella-South	22025365	Industrial-Warehouse	Water-D	n/a	n/a	0.025	47,661.00	0.00	47,661.00	0.00	2-inch
4	Estrella-South	22025365	Industrial-Warehouse	Water-L	n/a	n/a		47,661.00	0.00	47,661.00	0.00	2-inch
5	Estrella-South	22025365	Industrial-Warehouse	Water-W	n/a	n/a		48,100.00	0.00	48,100.00	0.00	2-inch
6	Estrella-South	22025365	Industrial-Warehouse	Storm	n/a	n/a		38,480.00	0.00	38,480.00	0.00	Rounded
7	Estrella-South	22025365	Industrial-Warehouse	Fire	104,681	6	3,080.000	14,274.00	0.00	14,274.00	0.00	Rounded
8	Estrella-South	22025365	Industrial-Warehouse	Police	104,681		0.136	8,353.00	0.00	8,353.00	0.00	Rounded
9	Estrella-South	22025365	Industrial-Warehouse	Major Arterials	104,681		0.080	64,588.00	0.00	64,588.00	0.00	Rounded
10	Estrella-South	22025367	Industrial-Warehouse	Parks	104,681		0.017	101.00	0.00	101.00	0.00	Rounded
11	Estrella-South	22025367	Industrial-Warehouse	Water-D	75,320		0.002	1,000.00	0.00	1,000.00	0.00	Rounded
12	Estrella-South	22025367	Industrial-Warehouse	Water-L	75,320		0.025	47,661.00	0.00	47,661.00	0.00	2-inch
13	Estrella-South	22025367	Industrial-Warehouse	Water-W	n/a	n/a		48,100.00	0.00	48,100.00	0.00	2-inch
14	Estrella-South	22025367	Industrial-Warehouse	Storm	n/a	n/a		10,417.00	0.00	10,417.00	0.00	Rounded
15	Estrella-South	22025367	Industrial-Warehouse	Fire	76,402		0.136	10,417.00	0.00	10,417.00	0.00	Rounded
16	Estrella-South	22025367	Industrial-Warehouse	Police	76,402		0.080	6,096.00	0.00	6,096.00	0.00	Rounded
17	Estrella-South	22025367	Industrial-Warehouse	Major Arterials	6	3,080.000		18,480.00	0.00	18,480.00	0.00	Rounded
18	Estrella-South	22025367	Industrial-Warehouse	Library	76,402		0.017	47,140.00	0.00	47,140.00	0.00	Rounded
19	Estrella-South	22023178	Commercial-Retail	Parks	2,180		0.005	12.00	0.00	12.00	0.00	Rounded
20	Estrella-South	22023178	Commercial-Retail	Fire	2,180		0.062	136.00	0.00	136.00	0.00	Rounded
21	Estrella-South	22023178	Commercial-Retail	Police	2,180		0.394	857.00	0.00	857.00	0.00	Rounded
22	Estrella-South	22023178	Commercial-Retail	Major Arterials	2,180		0.231	502.00	0.00	502.00	0.00	Rounded
23	Estrella-South	22023178	Commercial-Retail	Storm	2,180		2.352	5,128.00	0.00	5,128.00	0.00	Rounded
24	Estrella-South	22023178	Commercial-Retail	Water-D	1	3,080.000		3,049.00	0.00	3,049.00	0.00	Rounded
25	Estrella-South	22023178	Commercial-Retail	Water-L	n/a	n/a		28,829.00	0.00	28,829.00	0.00	1.5-inch
26	Estrella-South	22023264	Commercial-Retail	Water-W	n/a	n/a		30,098.00	0.00	30,098.00	0.00	1.5-inch
27	Estrella-South	22023264	Commercial-Retail	Library	1,262		0.005	6.00	0.00	6.00	0.00	Rounded
28	Estrella-South	22023264	Commercial-Retail	Parks	1,262		0.062	75.00	0.00	75.00	0.00	Rounded
29	Estrella-South	22023264	Commercial-Retail	Fire	1,262		0.394	497.00	0.00	497.00	0.00	Rounded
30	Estrella-South	22023264	Commercial-Retail	Police	1,262		0.231	291.00	0.00	291.00	0.00	Rounded
31	Estrella-South	22023264	Commercial-Retail	Major Arterials	1	3,080.000		2,969.00	0.00	2,969.00	0.00	Rounded
32	Estrella-South	22023264	Commercial-Retail	Storm	1	3,080.000		2,518.00	0.00	2,518.00	0.00	Rounded
33	Estrella-South	22023264	Commercial-Retail	Water-D	n/a	n/a		14,841.00	0.00	14,841.00	0.00	1-inch
34	Estrella-South	22023264	Commercial-Retail	Water-L	n/a	n/a		14,995.00	0.00	14,995.00	0.00	1-inch
35	Estrella-South	22023264	Commercial-Retail	Water-W	n/a	n/a		30.00	0.00	30.00	0.00	Rounded
36	Estrella-South	22023264	Commercial-Retail	Library	6,000		0.005	359.00	0.00	359.00	0.00	Rounded
37	Estrella-South	22023264	Commercial-Retail	Parks	5,790		0.062	14,000.00	0.00	14,000.00	0.00	1-inch
38	Estrella-South	22023264	Commercial-Retail	Fire	5,894		0.394	2,328.00	0.00	2,328.00	0.00	Rounded
39	Estrella-South	22023264	Commercial-Retail	Police	5,894		0.231	1,362.00	0.00	1,362.00	0.00	Rounded
40	Estrella-South	22023264	Commercial-Retail	Major Arterials	n/a	n/a		29,829.00	0.00	29,829.00	0.00	1.5-inch
41	Estrella-South	22023264	Commercial-Retail	Water-D	5,894		2.352	13,862.00	0.00	13,862.00	0.00	Rounded
42	Estrella-South	22023264	Commercial-Retail	Water-L	n/a	n/a		30,098.00	0.00	30,098.00	0.00	1.5-inch
43	Estrella-South	22023264	Commercial-Retail	Water-W	n/a	n/a		6,006.00	0.00	6,006.00	0.00	Rounded
44	Estrella-South	22023264	Commercial-Retail	Storm	2	3,080.000		2.00	0.00	2.00	0.00	Rounded
45	Estrella-South	22023264	Commercial-Retail	Parks	451		0.005	25.00	0.00	25.00	0.00	Rounded
46	Estrella-South	22023264	Commercial-Retail	Fire	451		0.062	175.00	0.00	175.00	0.00	Rounded
47	Estrella-South	22023264	Commercial-Retail	Police	451		0.394	103.00	0.00	103.00	0.00	Rounded
48	Estrella-South	22023264	Commercial-Retail	Major Arterials	451		0.231	1,060.00	0.00	1,060.00	0.00	Rounded
49	Estrella-South	22023264	Commercial-Retail	Library	3,959		0.005	21.00	0.00	21.00	0.00	Rounded
50	Estrella-South	22023264	Commercial-Retail	Parks	3,959		0.062	248.00	0.00	248.00	0.00	Rounded
51	Estrella-South	22023264	Commercial-Retail	Fire	3,959		0.394	1,563.00	0.00	1,563.00	0.00	Rounded
52	Estrella-South	22023264	Commercial-Retail	Police	3,959		0.231	915.00	0.00	915.00	0.00	Rounded
53	Estrella-South	22023264	Commercial-Retail	Major Arterials	3,959		2.352	9,312.00	0.00	9,312.00	0.00	Rounded
54	Estrella-South	22023264	Commercial-Retail	Water-D	25,000		0.002	50.00	0.00	50.00	0.00	Rounded
55	Estrella-South	22023264	Commercial-Retail	Water-L	23,904		0.025	596.00	0.00	596.00	0.00	Rounded
56	Estrella-South	22023264	Commercial-Retail	Water-W	n/a	n/a		14,841.00	0.00	14,841.00	0.00	1-inch
57	Estrella-South	22023264	Commercial-Retail	Library	23,904		0.136	3,258.00	0.00	3,258.00	0.00	Rounded
58	Estrella-South	22023264	Commercial-Retail	Parks	23,904		0.080	1,907.00	0.00	1,907.00	0.00	Rounded
59	Estrella-South	22023264	Commercial-Retail	Fire	n/a	n/a		29,829.00	0.00	29,829.00	0.00	1.5-inch
60	Estrella-South	22023264	Commercial-Retail	Police	n/a	n/a		30,098.00	0.00	30,098.00	0.00	1.5-inch
				Major Arterials	23,904		0.617	14,749.00	0.00	14,749.00	0.00	Rounded

FY 2022-23									
Sample No.	Location	Receipt	Non-Residential						
			Development Type	Fee Category	Square Feet/Acres	Diff/sqft/Acre	Assessed Fee	Fee in Effect	Difference
1	Laveen-East	2203922	Commercial-Retail	Water-L	n/a	n/a	\$32,589.00	\$32,589.00	\$0.00 7 EDU
2	Laveen-East	2203923	Commercial-Retail	Water-L	n/a	n/a	52,161.00	52,161.00	0.00 11 EDU
3	Laveen-East	22034031	Multifamily	Water-L	n/a	n/a	16,341.00	16,341.00	0.00 4 EDU

Sample No.	FY 2022-23	Location	Receipt	Development Type	Non-Residential				Assessed Fee	Fee in Effect	Difference	Notes
					Fee Category	Square Feet/Acres	DIF/qr/Acre					
1		Laven-West	23000337 Commercial-Retail	Library	Library	1,295	0.005	\$6.00	\$6.00	\$0.00	Rounded	
2		Laven-West	23000337 Commercial-Retail	Fire	Fire	1,295	0.394	512.00	512.00	0.00	Rounded	
3		Laven-West	23000337 Commercial-Retail	Major Arterials	Major Arterials	1,295	2.352	3,046.00	3,046.00	0.00	Rounded	
4		Laven-West	23000337 Commercial-Retail	Water-L	n/a	n/a	n/a	14,841.00	14,841.00	0.00	1-inch	
5		Laven-West	23000337 Commercial-Retail	Wastewater-M	n/a	n/a	n/a	14,405.00	14,405.00	0.00	1-inch	
6		Laven-West	23002578 Commercial-Retail	Police	Police	1,926	0.062	124.00	124.00	0.00	Rounded	
7		Laven-West	23002578 Commercial-Retail	Water-L	Water-L	1,926	0.231	445.00	445.00	0.00	Rounded	
8		Laven-West	23002578 Commercial-Retail	Wastewater-M	Wastewater-M	n/a	n/a	14,841.00	14,841.00	0.00	1-inch	
9		Laven-West	23002578 Commercial-Retail	Water-L	Water-L	n/a	n/a	14,405.00	14,405.00	0.00	1-inch	
10		Laven-West	23005665 Industrial-Warehouse	Library	Library	131,491	0.002	276.00	276.00	0.00	Rounded	
11		Laven-West	23005665 Industrial-Warehouse	Water-L	Water-L	n/a	n/a	39,276.00	39,276.00	0.00	1.5-inch	
12		Laven-West	23005665 Industrial-Warehouse	Wastewater-M	Wastewater-M	n/a	n/a	46,218.00	46,218.00	0.00	2-inch	
13		Laven-West	23005665 Industrial-Warehouse	Police	Police	131,491	0.080	10,494.00	10,494.00	0.00	Rounded	
14		Laven-West	23005665 Industrial-Warehouse	Major Arterials	Major Arterials	131,491	0.617	81,130.00	81,130.00	0.00	Rounded	
15		Laven-West	23005600 Commercial-Retail	Library	Library	4,878	0.005	25.00	25.00	0.00	Rounded	
16		Laven-West	23005600 Commercial-Retail	Water-L	Water-L	n/a	n/a	14,841.00	14,841.00	0.00	1-inch	
17		Laven-West	23005600 Commercial-Retail	Police	Police	4,878	0.231	1,126.00	1,126.00	0.00	Rounded	
18		Laven-West	23005600 Commercial-Retail	Major Arterials	Major Arterials	4,878	2.352	11,472.00	11,472.00	0.00	Rounded	
19		Laven-West	23005600 Commercial-Retail	Wastewater-M	Wastewater-M	n/a	n/a	28,922.00	28,922.00	0.00	1.5-inch	
20		Laven-West	23005602 Commercial-Retail	Police	Police	4,000	0.062	248.00	248.00	0.00	Rounded	
21		Laven-West	23005602 Commercial-Retail	Library	Library	3,922	0.231	906.00	906.00	0.00	Rounded	
22		Laven-West	23005643 Commercial-Retail	Water-L	Water-L	5,303	0.005	28.00	28.00	0.00	Rounded	
23		Laven-West	23005643 Commercial-Retail	Police	Police	n/a	n/a	14,841.00	14,841.00	0.00	1-inch	
24		Laven-West	23005643 Commercial-Retail	Wastewater-M	Wastewater-M	5,303	0.231	1,225.00	1,225.00	0.00	Rounded	
25		Laven-West	23005643 Commercial-Retail	Storm	Storm	2	4,148.000	7,300.00	7,300.00	0.00	Rounded	
26		Laven-West	23005643 Commercial-Retail	Wastewater-M	Wastewater-M	n/a	n/a	28,922.00	28,922.00	0.00	1.5-inch	
27		Laven-West	23002528 Commercial-Retail	Police	Police	4,922	0.062	310.00	310.00	0.00	Rounded	
28		Laven-West	23002528 Commercial-Retail	Water-L	Water-L	4,922	0.231	1,137.00	1,137.00	0.00	Rounded	
29		Laven-West	23002528 Commercial-Retail	Major Arterials	Major Arterials	4,922	0.062	2,668.00	2,668.00	0.00	Rounded	
30		Laven-West	23004658 Commercial-Retail	Police	Police	42,964	4,148.000	18,417.00	18,417.00	0.00	Rounded	
31		Laven-West	23004658 Commercial-Retail	Fire	Fire	42,964	0.394	16,928.00	16,928.00	0.00	Rounded	
32		Laven-West	23004072 Commercial-Retail	Library	Library	5,996	0.005	32.00	32.00	0.00	Rounded	
33		Laven-West	23004072 Commercial-Retail	Storm	Storm	1	4,148.000	2,945.00	2,945.00	0.00	Rounded	
34		Laven-West	23004072 Commercial-Retail	Police	Police	5,996	0.231	1,385.00	1,385.00	0.00	Rounded	
35		Laven-West	23000016 Commercial-Retail	Library	Library	5,799	0.005	30.00	30.00	0.00	Rounded	
36		Laven-West	23000016 Commercial-Retail	Fire	Fire	5,799	0.394	2,599.00	2,599.00	0.00	Rounded	
37		Laven-West	23000016 Commercial-Retail	Storm	Storm	1	4,148.000	6,056.00	6,056.00	0.00	Rounded	
38		Laven-West	23006603 Commercial-Retail	Library	Library	11,484	0.005	60.00	60.00	0.00	Rounded	
39		Laven-West	23006603 Commercial-Retail	Storm	Storm	2	4,148.000	6,265.00	6,265.00	0.00	Rounded	
40		Laven-West	23006603 Commercial-Retail	Fire	Fire	11,484	0.394	4,529.00	4,529.00	0.00	Rounded	
41		Laven-West	23006603 Commercial-Retail	Water-L	Water-L	n/a	n/a	47,661.00	47,661.00	0.00	2-inch	
42		Laven-West	23009478 Commercial-Retail	Major Arterials	Major Arterials	11,484	2.352	27,011.00	27,011.00	0.00	Rounded	
43		Laven-West	23009478 Commercial-Retail	Library	Library	3,772	0.005	20.00	20.00	0.00	Rounded	
44		Laven-West	23009478 Commercial-Retail	Fire	Fire	3,772	0.394	1,486.00	1,486.00	0.00	Rounded	
45		Laven-West	23009478 Commercial-Retail	Water-L	Water-L	n/a	n/a	14,841.00	14,841.00	0.00	1-inch	
46		Laven-West	23009478 Commercial-Retail	Water-L	Water-L	n/a	n/a	29,829.00	29,829.00	0.00	1.5-inch	
47		Laven-West	23003133 Commercial-Retail	Library	Library	4,615	0.005	24.00	24.00	0.00	Rounded	
48		Laven-West	23003133 Commercial-Retail	Fire	Fire	4,615	0.394	1,822.00	1,822.00	0.00	Rounded	
49		Laven-West	23003133 Commercial-Retail	Major Arterials	Major Arterials	4,615	2.352	10,855.00	10,855.00	0.00	Rounded	
50		Laven-West	23003133 Commercial-Retail	Wastewater-M	Wastewater-M	n/a	n/a	46,218.00	46,218.00	0.00	2-inch	
51		Laven-West	23003134 Commercial-Retail	Police	Police	4,909	0.062	310.00	310.00	0.00	Rounded	
52		Laven-West	23003134 Commercial-Retail	Water-L	Water-L	4,909	0.231	1,134.00	1,134.00	0.00	Rounded	
53		Laven-West	23003134 Commercial-Retail	Wastewater-M	Wastewater-M	n/a	n/a	47,661.00	47,661.00	0.00	2-inch	
54		Laven-West	23006212 Commercial-Retail	Storm	Storm	2	4,148.000	14,405.00	14,405.00	0.00	1-inch	
55		Laven-West	23004593 Commercial-Retail	Water-L	Water-L	n/a	n/a	6,265.00	6,265.00	0.00	Rounded	
56		Laven-West	23009478 Commercial-Retail	Wastewater-M	Wastewater-M	n/a	n/a	46,218.00	46,218.00	0.00	2-inch	
57		Laven-West	23009478 Commercial-Retail	Water-L	Water-L	n/a	n/a	29,829.00	29,829.00	0.00	1.5-inch	
58		Laven-West	23009478 Commercial-Retail	Wastewater-M	Wastewater-M	n/a	n/a	28,922.00	28,922.00	0.00	1.5-inch	
59		Laven-West	23005665 Industrial-Warehouse	Water-L	Water-L	n/a	n/a	47,661.00	47,661.00	0.00	2-inch	
60		Laven-West	23005665 Industrial-Warehouse	Wastewater-M	Wastewater-M	n/a	n/a	46,218.00	46,218.00	0.00	2-inch	

FY 2022-23										
Sample No.	Location	Receipt	Development Type	Non-Residential			Assessed Fee	Fee in Effect	Difference	Notes
				Fee Category	Square Feet/Acres	Df /sqft/Acre				
1	Northeast	2203721	Commercial-Retail	Library			\$0.005	\$24.00	\$24.00	\$0.00 Rounded
2	Northeast	2203721	Commercial-Retail	Parks	4,647	4,647	0.062	285.00	285.00	0.00 Rounded
3	Northeast	2203721	Commercial-Retail	Water-L	n/a	n/a		23,032.00	23,032.00	0.00 1-inch
4	Northeast	2203721	Commercial-Retail	Fire			0.446	2,072.00	2,072.00	0.00 Rounded
5	Northeast	2203721	Commercial-Retail	Police	4,647	4,647	0.254	1,181.00	1,181.00	0.00 Rounded
6	Northeast	2203721	Commercial-Retail	Major Arterials			3.758	73,809.00	73,809.00	0.00 Rounded
7	Northeast	2203721	Commercial-Retail	Water-D	n/a	n/a		42,297.00	42,297.00	0.00 2-inch
8	Northeast	2203721	Commercial-Retail	Wastewater-M	n/a	n/a		42,297.00	42,297.00	0.00 2-inch
9	Northeast	2203312	Commercial-Retail	Library	2,237	2,237	0.005	12.00	12.00	0.00 2-inch
10	Northeast	2203312	Commercial-Retail	Parks	2,237	2,237	0.062	136.00	136.00	0.00 2-inch
11	Northeast	2203312	Commercial-Retail	Fire	2,237	2,237	0.446	998.00	998.00	0.00 2-inch
12	Northeast	2203312	Commercial-Retail	Police	2,237	2,237	0.254	569.00	569.00	0.00 2-inch
13	Northeast	2203312	Commercial-Retail	Major Arterials	2,237	2,237	3.758	8,408.00	8,408.00	0.00 2-inch

FY 2022-23										Non-Residential									
Sample No.	Location	Receipt	Development Type	Fee Category	Square Feet/Acres	Df/sqft/Acre	Assessed Fee	Fee In Effect	Difference	Notes									
1	Northwest	203-03-086A	Commercial-Retail	Library	1,500	\$0.005	\$8.00	\$8.00	\$0.00	Rounded									
2	Northwest	203-03-086A	Commercial-Retail	Fire	1,500	0.418	629.00	629.00	0.00	Rounded									
3	Northwest	203-03-086A	Commercial-Retail	Major Arterials	1,500	3.758	5,636.00	5,636.00	0.00	Rounded									
4	Northwest	203-03-086A	Commercial-Retail	Wastewater-M	n/a	n/a	26,743.00	26,743.00	270.00	1.5-inch									
5	Northwest	204-09-005	Industrial-Warehouse	Library	2,880.643	0.002	6,052.00	6,052.00	0.00	Rounded									
6	Northwest	204-09-005	Industrial-Warehouse	Fire	2,880.643	0.144	416,365.00	416,365.00	0.00	Rounded									
7	Northwest	204-09-005	Industrial-Warehouse	Major Arterials	2,880.643	0.986	2,840,314.00	2,840,314.00	0.00	Rounded									
8	Northwest	204-09-005	Industrial-Warehouse	Parks	346.074	0.027	9,398.00	9,398.00	0.00	Rounded									
9	Northwest	204-09-005	Industrial-Warehouse	Police	346.074	0.082	28,196.00	28,196.00	0.00	Rounded									
10	Northwest	204-09-005	Industrial-Warehouse	Library	207.479	0.002	436.00	436.00	0.00	Rounded									
11	Northwest	204-09-005	Industrial-Warehouse	Fire	207.479	0.144	29,990.00	29,990.00	0.00	Rounded									
12	Northwest	204-09-005	Industrial-Warehouse	Major Arterials	207.479	0.986	204,574.00	204,574.00	0.00	Rounded									
13	Northwest	204-09-005	Industrial-Warehouse	Parks	70.037	0.027	2,134.00	2,134.00	0.00	Rounded									
14	Northwest	204-09-005	Industrial-Warehouse	Police	70.037	0.082	6,414.00	6,414.00	0.00	Rounded									
15	Northwest	204-09-005	Industrial-Warehouse	Library	5.998	0.002	13.00	13.00	0.00	Rounded									
16	Northwest	204-09-005	Industrial-Warehouse	Fire	5.998	0.144	867.00	867.00	0.00	Rounded									
17	Northwest	204-09-005	Industrial-Warehouse	Major Arterials	5.998	0.986	5,914.00	5,914.00	0.00	Rounded									
18	Northwest	204-09-005	Industrial-Warehouse	Parks	5.998	0.027	137.00	137.00	0.00	Rounded									
19	Northwest	204-09-005	Industrial-Warehouse	Police	5.998	0.082	414.00	414.00	0.00	Rounded									
20	Northwest	204-09-005	Industrial-Warehouse	Library	12.370	0.002	26.00	26.00	0.00	Rounded									
21	Northwest	204-09-005	Industrial-Warehouse	Fire	12.370	0.144	1,791.00	1,791.00	0.00	Rounded									
22	Northwest	204-09-005	Industrial-Warehouse	Major Arterials	12.370	0.986	12,197.00	12,197.00	0.00	Rounded									
23	Northwest	204-09-005	Industrial-Warehouse	Parks	4.037	0.027	109.00	109.00	0.00	Rounded									
24	Northwest	204-09-005	Industrial-Warehouse	Police	4.037	0.082	325.00	325.00	0.00	Rounded									
25	Northwest	204-09-005	Industrial-Warehouse	Library	78.156	0.002	164.00	164.00	0.00	Rounded									
26	Northwest	204-09-005	Industrial-Warehouse	Fire	78.156	0.144	11,295.00	11,295.00	0.00	Rounded									
27	Northwest	204-09-005	Industrial-Warehouse	Major Arterials	78.156	0.986	77,062.00	77,062.00	0.00	Rounded									
28	Northwest	204-09-005	Industrial-Warehouse	Parks	6.074	0.027	164.00	164.00	0.00	Rounded									
29	Northwest	204-09-005	Industrial-Warehouse	Police	6.074	0.082	492.00	492.00	0.00	Rounded									
30	Northwest	204-09-005	Industrial-Warehouse	Library	5.029	0.002	11.00	11.00	0.00	Rounded									
31	Northwest	204-09-005	Industrial-Warehouse	Fire	5.029	0.144	728.00	728.00	0.00	Rounded									
32	Northwest	204-09-005	Industrial-Warehouse	Major Arterials	5.029	0.986	4,959.00	4,959.00	0.00	Rounded									
33	Northwest	204-09-005	Industrial-Warehouse	Parks	12.667	0.027	342.00	342.00	0.00	Rounded									
34	Northwest	204-09-005	Industrial-Warehouse	Police	12.667	0.082	1,017.00	1,017.00	0.00	Rounded									
35	Northwest	204-09-005	Industrial-Warehouse	Library	3.968	0.002	8.00	8.00	0.00	Rounded									
36	Northwest	204-09-005	Industrial-Warehouse	Fire	3.968	0.144	573.00	573.00	0.00	Rounded									
37	Northwest	204-09-005	Industrial-Warehouse	Major Arterials	3.968	0.986	3,912.00	3,912.00	0.00	Rounded									
38	Northwest	204-09-005	Industrial-Warehouse	Parks	201.148	0.027	5,431.00	5,431.00	0.00	Rounded									
39	Northwest	204-09-005	Industrial-Warehouse	Police	201.148	0.082	16,300.00	16,300.00	0.00	Rounded									
40	Northwest	204-09-005	Industrial-Warehouse	Library	81.124	0.002	170.00	170.00	0.00	Rounded									
41	Northwest	204-09-005	Industrial-Warehouse	Fire	81.124	0.144	11,729.00	11,729.00	0.00	Rounded									
42	Northwest	204-09-005	Industrial-Warehouse	Major Arterials	81.124	0.986	79,988.00	79,988.00	0.00	Rounded									
43	Northwest	204-09-005	Industrial-Warehouse	Parks	6.074	0.027	164.00	164.00	0.00	Rounded									
44	Northwest	204-09-005	Industrial-Warehouse	Police	6.074	0.082	492.00	492.00	0.00	Rounded									
45	Northwest	204-09-005	Industrial-Warehouse	Library	5.029	0.002	11.00	11.00	0.00	Rounded									
46	Northwest	204-09-005	Industrial-Warehouse	Fire	5.029	0.144	728.00	728.00	0.00	Rounded									
47	Northwest	204-09-005	Industrial-Warehouse	Major Arterials	5.029	0.986	4,959.00	4,959.00	0.00	Rounded									
48	Northwest	204-09-005	Industrial-Warehouse	Parks	12.667	0.027	342.00	342.00	0.00	Rounded									
49	Northwest	204-09-005	Industrial-Warehouse	Police	12.667	0.082	1,017.00	1,017.00	0.00	Rounded									
50	Northwest	204-09-005	Industrial-Warehouse	Library	3.968	0.002	8.00	8.00	0.00	Rounded									
51	Northwest	204-09-005	Industrial-Warehouse	Fire	3.968	0.144	573.00	573.00	0.00	Rounded									
52	Northwest	204-09-005	Industrial-Warehouse	Major Arterials	3.968	0.986	3,912.00	3,912.00	0.00	Rounded									
53	Northwest	204-09-005	Industrial-Warehouse	Library	9.403	0.002	20.00	20.00	0.00	Rounded									
54	Northwest	204-09-005	Industrial-Warehouse	Fire	9.403	0.144	1,357.00	1,357.00	0.00	Rounded									
55	Northwest	204-09-005	Industrial-Warehouse	Major Arterials	9.403	0.986	9,271.00	9,271.00	0.00	Rounded									
56	Northwest	204-09-005	Industrial-Warehouse	Parks	1.939	0.027	54.00	54.00	0.00	Rounded									
57	Northwest	204-09-005	Industrial-Warehouse	Police	1.939	0.082	159.00	159.00	0.00	Rounded									
58	Northwest	204-09-005	Industrial-Warehouse	Library	437	0.002	1.00	1.00	0.00	Rounded									
59	Northwest	204-09-005	Industrial-Warehouse	Fire	437	0.144	62.00	62.00	0.00	Rounded									
60	Northwest	204-09-005	Industrial-Warehouse	Major Arterials	437	0.986	431.00	431.00	0.00	Rounded									

FY 2022-23										
Sample No.	Location	Receipt	Development Type	Non-Residential						
				Fee Category	Square Feet/Acres	DIF/sqft/Acre	Assessed Fee	Fee in Effect	Difference	Notes
1	Paradise Ridge	23005931	Commercial-Retail	Library	820	\$0.005	\$4.00	\$4.00	\$0.00	Rounded
2	Paradise Ridge	23005931	Commercial-Retail	Parks	820	0.062	49.00	49.00	0.00	Rounded
3	Paradise Ridge	23005931	Commercial-Retail	Fire	820	0.446	364.00	364.00	0.00	Rounded
4	Paradise Ridge	23005931	Commercial-Retail	Police	820	0.254	207.00	207.00	0.00	Rounded
5	Paradise Ridge	23005931	Commercial-Retail	Major Arterials	820	3.758	3,080.00	3,080.00	0.00	Rounded

FY 2022-23

FY 2023-24									
Sample No.	Location	Receipt	Development Type	Fee Category	Square Feet	DF/sqft	Assessed Fee	Fee in Effect	Difference
1	Ahiwatukee	23023855	Commercial-Retail	Library	1,600	\$0.005	\$8	\$8	\$0.00
2	Ahiwatukee	23023855	Commercial-Retail	Parks	1,600	0.061	98	98	0.00
3	Ahiwatukee	23023855	Commercial-Retail	Fire	1,600	0.381	606	606	0.00
4	Ahiwatukee	23023855	Commercial-Retail	Police	1,600	0.277	441	441	0.00
									Rounded

FY 2023-24											
Sample No.	Location	Receipt	Development Type	Fee Category	Square Feet/Acres	Diff/Aq/Acre	Assessed Fee	Fee in Effect	Difference	Notes	
1	Estrella-North	23015673 Commercial-Retail	Library	Water-L	5,909	\$0.005	\$30.00	\$30.00	\$0.00	0.00 Rounded	
2	Estrella-North	23015673 Commercial-Retail	Parks		5,909	0.062	359.00	359.00	0.00	0.00 Rounded	
3	Estrella-North	23015673 Commercial-Retail	Water-L		n/a	n/a	14,841.00	14,841.00	0.00	0.00 1-inch	
4	Estrella-North	23015673 Commercial-Retail	Storm	Fire	1,120	3.080,000	3,450.00	3,450.00	0.00	0.00 Rounded	
5	Estrella-North	23015673 Commercial-Retail	Police		5,909	0.394	2,328.00	2,328.00	0.00	0.00 Rounded	
6	Estrella-North	23015673 Commercial-Retail	Water-D		n/a	n/a	1,362.00	1,362.00	0.00	0.00 Rounded	
7	Estrella-North	23015673 Commercial-Retail	Major Arterials	Wastewater-M	5,900	2.352	29,829.00	29,829.00	0.00	0.00 1.5-inch	
8	Estrella-North	23015673 Commercial-Retail	Wastewater-M		n/a	n/a	13,862.00	13,862.00	0.00	0.00 Rounded	
9	Estrella-North	23015673 Commercial-Retail	Library		3,861	0.005	20.00	20.00	0.00	0.00 Rounded	
10	Estrella-North	23015673 Commercial-Retail	Parks	Police	3,861	0.062	236.00	236.00	0.00	0.00 Rounded	
11	Estrella-North	23015673 Commercial-Retail	Fire		3,861	0.394	1,525.00	1,525.00	0.00	0.00 Rounded	
12	Estrella-North	23015673 Commercial-Retail	Major Arterials		3,861	0.231	892.00	892.00	0.00	0.00 Rounded	
13	Estrella-North	23015675 Commercial-Retail	Major Arterials	Fire	3,861	2.352	9,081.00	9,081.00	0.00	0.00 Rounded	
14	Estrella-North	23015675 Commercial-Retail	Library		444	0.005	2.00	2.00	0.00	0.00 Rounded	
15	Estrella-North	23015675 Commercial-Retail	Parks		444	0.062	25.00	25.00	0.00	0.00 Rounded	
16	Estrella-North	23015676 Commercial-Retail	Police	Police	444	0.394	1,750.00	1,750.00	0.00	0.00 Rounded	
17	Estrella-North	23015676 Commercial-Retail	Major Arterials		444	0.231	1,030.00	1,030.00	0.00	0.00 Rounded	
18	Estrella-North	23015676 Commercial-Retail	Water-D		444	2.352	1,060.00	1,060.00	0.00	0.00 Rounded	
19	Estrella-North	2301685 Commercial-Retail	Water-D	Wastewater-M	n/a	n/a	47,661.00	47,661.00	0.00	0.00 2-inch	
20	Estrella-North	2301685 Commercial-Retail	Wastewater-M		n/a	n/a	19,240.00	19,240.00	0.00	0.00 2-inch	
21	Estrella-North	24006027 Commercial-Retail	Library		n/a	n/a	29,829.00	29,829.00	0.00	0.00 1.5-inch	
22	Estrella-North	23015294 Industrial-Warehouse	Library	Parks	11,650	0.002	24.00	24.00	0.00	0.00 Rounded	
23	Estrella-North	23015294 Industrial-Warehouse	Parks		11,650	0.025	286.00	286.00	0.00	0.00 Rounded	
24	Estrella-North	23015294 Industrial-Warehouse	Fire		11,650	0.136	1,592.00	1,592.00	0.00	0.00 Rounded	
25	Estrella-North	23015294 Industrial-Warehouse	Police	Water-L	11,650	0.08	932.00	932.00	0.00	0.00 Rounded	
26	Estrella-North	23015294 Industrial-Warehouse	Water-L		n/a	n/a	14,841.00	14,841.00	0.00	0.00 1-inch	
27	Estrella-North	23015294 Industrial-Warehouse	Storm		0,900	3.080,000	2,772.00	2,772.00	0.00	0.00 Rounded	
28	Estrella-North	23015294 Industrial-Warehouse	Major Arterials	Water-D	11,550	0.617	7,191.00	7,191.00	0.00	0.00 Rounded	
29	Estrella-North	23015294 Industrial-Warehouse	Water-D		n/a	n/a	29,829.00	29,829.00	0.00	0.00 1.5-inch	
30	Estrella-North	23015294 Industrial-Warehouse	Wastewater-M		n/a	n/a	12,070.00	12,070.00	0.00	0.00 1.5-inch	
31	Estrella-North	23015294 Industrial-Warehouse	Library	Parks	28,170	0.005	148.00	148.00	0.00	0.00 Rounded	
32	Estrella-North	24011133 Public-Institutional	Library		28,170	0.062	1,750.00	1,750.00	0.00	0.00 Rounded	
33	Estrella-North	24011133 Public-Institutional	Water-L		n/a	n/a	14,841.00	14,841.00	0.00	0.00 1-inch	
34	Estrella-North	24011133 Public-Institutional	Water-D	Wastewater-M	n/a	n/a	29,829.00	29,829.00	0.00	0.00 1.5-inch	
35	Estrella-North	24011133 Public-Institutional	Storm		n/a	n/a	12,070.00	12,070.00	0.00	0.00 1.5-inch	
36	Estrella-North	24011133 Public-Institutional	Major Arterials		2,160	3.080,000	6,653.00	6,653.00	0.00	0.00 Rounded	
37	Estrella-North	24011133 Public-Institutional	Fire	Police	28,170	0.868	24,408.00	24,408.00	0.00	0.00 Rounded	
38	Estrella-North	24011133 Public-Institutional	Police		28,170	0.282	7,943.00	7,943.00	0.00	0.00 Rounded	
39	Estrella-North	24011133 Public-Institutional	Library		1,018	0.165	4,648.00	4,648.00	0.00	0.00 Rounded	
40	Estrella-North	24011132 Public-Institutional	Parks	Major Arterials	1,018	0.095	5.00	5.00	0.00	0.00 Rounded	
41	Estrella-North	24011132 Public-Institutional	Major Arterials		1,018	0.868	62.00	62.00	0.00	0.00 Rounded	
42	Estrella-North	24011132 Public-Institutional	Fire		1,018	0.282	887.00	887.00	0.00	0.00 Rounded	
43	Estrella-North	24011132 Public-Institutional	Police	Water-L	1,018	0.165	168.00	168.00	0.00	0.00 Rounded	
44	Estrella-North	24011132 Public-Institutional	Police		300,950	0.002	633.00	633.00	0.00	0.00 Rounded	
45	Estrella-North	24009145 Industrial-Warehouse	Parks		300,950	0.025	7,483.00	7,483.00	0.00	0.00 Rounded	
46	Estrella-North	24009145 Industrial-Warehouse	Water-L	Wastewater-M	n/a	n/a	29,829.00	29,829.00	0.00	0.00 1.5-inch	
47	Estrella-North	24009145 Industrial-Warehouse	Water-D		n/a	n/a	47,661.00	47,661.00	0.00	0.00 2-inch	
48	Estrella-North	24009145 Industrial-Warehouse	Storm		n/a	n/a	19,240.00	19,240.00	0.00	0.00 2-inch	
49	Estrella-North	24009145 Industrial-Warehouse	Fire	Police	14,335	3.080,000	43,844.00	43,844.00	0.00	0.00 Rounded	
50	Estrella-North	24009145 Industrial-Warehouse	Police		300,950	0.136	41,142.00	41,142.00	0.00	0.00 Rounded	
51	Estrella-North	24009145 Industrial-Warehouse	Major Arterials		300,950	0.08	24,076.00	24,076.00	0.00	0.00 Rounded	
52	Estrella-North	24009145 Industrial-Warehouse	Library	Parks	300,950	0.868	186,148.00	186,148.00	0.00	0.00 Rounded	
53	Estrella-North	24009150 Industrial-Warehouse	Water-L		310,500	0.002	621.00	621.00	0.00	0.00 Rounded	
54	Estrella-North	24009150 Industrial-Warehouse	Water-L		293,360	0.025	7,334.00	7,334.00	0.00	0.00 Rounded	
55	Estrella-North	24009150 Industrial-Warehouse	Water-D	Wastewater-M	n/a	n/a	29,829.00	29,829.00	0.00	0.00 1.5-inch	
56	Estrella-North	24009150 Industrial-Warehouse	Wastewater-M		n/a	n/a	47,661.00	47,661.00	0.00	0.00 2-inch	
57	Estrella-North	24009150 Industrial-Warehouse	Storm		n/a	n/a	19,240.00	19,240.00	0.00	0.00 2-inch	
58	Estrella-North	24009150 Industrial-Warehouse	Fire	Storm	14,000	3.080,000	43,120.00	43,120.00	30,000.00	0.00 Rounded	
59	Estrella-North	24009150 Industrial-Warehouse	Police		n/a	n/a					
60	Estrella-North	24009150 Industrial-Warehouse	Major Arterials		n/a	n/a					

FY 2023-24												
Sample No.	Location	Receipt	Development Type	Fee Category	Non-Residential			Assessed Fee	Fee in Effect	Difference	Notes	
					Square Feet/Acres	DIF/sq/ft/Acre						
1	Estrella-South	24007712	Miniwarehouse	Library	101.809	\$0.002		\$213.00	\$213.00	\$0.00	Rounded	
2	Estrella-South	24007712	Miniwarehouse	Water-L	n/a	n/a		14,841.00	14,841.00	0.00	1-inch	
3	Estrella-South	24007712	Miniwarehouse	Major Arterials	101.809	0.174		17,622.00	17,622.00	0.00	Rounded	
4	Estrella-South	24007712	Miniwarehouse	Wastewater-M	n/a	n/a		48,100.00	48,100.00	0.00	2-inch	
5	Estrella-South	24007712	Miniwarehouse	Fire	101.809	0.136		13,846.00	13,846.00	0.00	Rounded	
6	Estrella-South	23021024	Industrial-Warehouse	Library	102.425	0.002		215.00	215.00	0.00	Rounded	
7	Estrella-South	23021024	Industrial-Warehouse	Water-D	n/a	n/a		47,661.00	47,661.00	0.00	2-inch	
8	Estrella-South	23021024	Industrial-Warehouse	Police	102.425	0.080		8,194.00	8,194.00	0.00	Rounded	
9	Estrella-South	23021024	Industrial-Warehouse	Storm	9.95	3.080		30,631.00	30,631.00	0.00	Rounded	
10	Estrella-South	23021060	Industrial-Warehouse	Parks	175.713	0.025		4,368.00	4,368.00	0.00	Rounded	
11	Estrella-South	23021060	Industrial-Warehouse	Water-D	n/a	n/a		47,661.00	47,661.00	0.00	2-inch	
12	Estrella-South	23021060	Industrial-Warehouse	Storm	9.95	3.080		30,631.00	30,631.00	0.00	Rounded	
13	Estrella-South	23021060	Industrial-Warehouse	Police	175.713	0.080		14,057.00	14,057.00	0.00	Rounded	
14	Estrella-South	23019813	Commercial-Retail	Library	1,828	0.005		9.00	9.00	0.00	Rounded	
15	Estrella-South	23019813	Commercial-Retail	Fire	1,828	0.394		721.00	721.00	0.00	Rounded	
16	Estrella-South	23019813	Commercial-Retail	Major Arterials	1,828	2.352		4,299.00	4,299.00	0.00	Rounded	
17	Estrella-South	23019813	Commercial-Retail	Water-D	n/a	n/a		14,841.00	14,841.00	0.00	2-inch	
18	Estrella-South	23019813	Commercial-Retail	Wastewater-M	n/a	n/a		14,995.00	14,995.00	0.00	1-inch	
19	Estrella-South	23022368	Commercial-Retail	Parks	1,713	0.062		112.00	112.00	0.00	Rounded	
20	Estrella-South	23022368	Commercial-Retail	Police	1,713	0.231		396.00	396.00	0.00	Rounded	
21	Estrella-South	23022368	Commercial-Retail	Major Arterials	1,713	2.352		4,030.00	4,030.00	0.00	Rounded	
22	Estrella-South	23022368	Commercial-Retail	Water-D	n/a	n/a		29,829.00	29,829.00	0.00	1.5-inch	
23	Estrella-South	23022368	Commercial-Retail	Wastewater-M	n/a	n/a		30,098.00	30,098.00	0.00	1.5-inch	
24	Estrella-South	24007170	Commercial-Retail	Library	3,401	0.005		18.00	18.00	0.00	Rounded	
25	Estrella-South	24007170	Commercial-Retail	Fire	3,401	0.394		1,340.00	1,340.00	0.00	Rounded	
26	Estrella-South	24007170	Commercial-Retail	Water-L	n/a	n/a		14,841.00	14,841.00	0.00	1-inch	
27	Estrella-South	24007170	Commercial-Retail	Water-D	n/a	n/a		29,829.00	29,829.00	0.00	1.5-inch	
28	Estrella-South	24007170	Commercial-Retail	Storm	1.95	3.080		6,006.00	6,006.00	0.00	Rounded	
29	Estrella-South	24000444	Industrial-Warehouse	Parks	254.900	0.025		6,341.00	6,341.00	0.00	Rounded	
30	Estrella-South	24000444	Industrial-Warehouse	Police	254.900	0.080		20,392.00	20,392.00	0.00	Rounded	
31	Estrella-South	23022164	Commercial-Retail	Library	770	0.005		4.00	4.00	0.00	Rounded	
32	Estrella-South	23022164	Commercial-Retail	Fire	770	0.394		302.00	302.00	0.00	Rounded	
33	Estrella-South	23022164	Commercial-Retail	Major Arterials	770	2.352		1,812.00	1,812.00	0.00	Rounded	
34	Estrella-South	23022164	Commercial-Retail	Water-D	n/a	n/a		14,841.00	14,841.00	0.00	2-inch	
35	Estrella-South	23022164	Commercial-Retail	Wastewater-M	n/a	n/a		14,995.00	14,995.00	0.00	1-inch	
36	Estrella-South	23020106	Commercial-Retail	Library	3,188	0.002		9,271.00	9,271.00	0.00	3/4-inch	
37	Estrella-South	23020106	Commercial-Retail	Fire	3,188	0.136		433.00	433.00	0.00	Rounded	
38	Estrella-South	23020106	Industrial-Warehouse	Major Arterials	3,188	0.367		1,967.00	1,967.00	0.00	Rounded	
39	Estrella-South	23023614	Industrial-Warehouse	Police	188	0.080		15.00	15.00	0.00	Rounded	
40	Estrella-South	24005054	Commercial-Retail	Library	5,022	0.005		26.00	26.00	0.00	Rounded	
41	Estrella-South	24005054	Commercial-Retail	Water-D	n/a	n/a		14,841.00	14,841.00	0.00	2-inch	
42	Estrella-South	24005054	Commercial-Retail	Police	5,022	0.231		1,160.00	1,160.00	0.00	Rounded	
43	Estrella-South	24005054	Commercial-Retail	Water-D	n/a	n/a		29,829.00	29,829.00	0.00	1.5-inch	
44	Estrella-South	24005054	Commercial-Retail	Storm	3.10	3.080		9,548.00	9,548.00	0.00	Rounded	
45	Estrella-South	24005053	Commercial-Retail	Library	4,763	0.005		25.00	25.00	0.00	Rounded	
46	Estrella-South	24005053	Commercial-Retail	Parks	4,763	0.062		298.00	298.00	0.00	Rounded	
47	Estrella-South	24005053	Commercial-Retail	Fire	4,763	0.394		1,879.00	1,879.00	0.00	Rounded	
48	Estrella-South	24005053	Commercial-Retail	Police	4,763	0.231		1,100.00	1,100.00	0.00	Rounded	
49	Estrella-South	24005053	Commercial-Retail	Major Arterials	4,763	2.352		11,202.00	11,202.00	0.00	Rounded	
50	Estrella-South	23022164	Commercial-Retail	Police	766	0.231		177.00	177.00	0.00	Rounded	
51	Estrella-South	24001080	Industrial-Warehouse	Library	300.011	0.002		630.00	630.00	0.00	Rounded	
52	Estrella-South	24001080	Industrial-Warehouse	Parks	300.011	0.025		7,446.00	7,446.00	0.00	Rounded	
53	Estrella-South	24001080	Industrial-Warehouse	Water-L	n/a	n/a		29,829.00	29,829.00	0.00	1.5-inch	
54	Estrella-South	24001080	Industrial-Warehouse	Wastewater-M	n/a	n/a		47,661.00	47,661.00	0.00	2-inch	
55	Estrella-South	24001080	Industrial-Warehouse	Fire	300.011	0.136		40,913.00	40,913.00	0.00	Rounded	
56	Estrella-South	24001080	Industrial-Warehouse	Police	300.011	0.080		23,943.00	23,943.00	0.00	Rounded	
57	Estrella-South	24001080	Industrial-Warehouse	Major Arterials	300.011	0.617		185,107.00	185,107.00	0.00	Rounded	
58	Estrella-South	24001080	Industrial-Warehouse	Storm	30.06	3.080		92,585.00	92,585.00	0.00	Rounded	
59	Estrella-South	24001080	Industrial-Warehouse									

FY 2023-24									
Sample No.	Location	Receipt	Development Type	Fee Category	Square Feet/Acres	Df/sft/Acre	Assessed Fee	Fee in Effect	Difference
1	Laveen-East	23017076 Commercial-Retail	Library	Non-Residential	2.164	\$0.005	\$12.00	\$12.00	\$0.00
2	Laveen-East	23017076 Commercial-Retail	Parks		2.164	0.062	136.00	136.00	0.00
3	Laveen-East	23017076 Commercial-Retail	Fire		2.164	0.394	853.00	853.00	0.00
4	Laveen-East	23017076 Commercial-Retail	Police		2.164	0.231	499.00	499.00	0.00
5	Laveen-East	23017076 Commercial-Retail	Major Arterials		2.164	2.352	5,090.00	5,090.00	0.00
6	Laveen-East	23017076 Commercial-Retail	Storm		3.58	4,148.000	14,841.00	14,841.00	0.00
7	Laveen-East	23018725 Commercial-Retail	Library		1.574	0.005	8.00	8.00	0.00
8	Laveen-East	23018725 Commercial-Retail	Parks		1.574	0.062	99.00	99.00	0.00
9	Laveen-East	23018725 Commercial-Retail	Fire		1.574	0.394	623.00	623.00	0.00
10	Laveen-East	23018725 Commercial-Retail	Police		1.574	0.231	364.00	364.00	0.00
11	Laveen-East	23018725 Commercial-Retail	Major Arterials		1.574	2.352	3,702.00	3,702.00	0.00
12	Laveen-East	23018725 Commercial-Retail	Water-D	n/a	n/a	n/a	14,841.00	14,841.00	0.00
13	Laveen-East	23018725 Commercial-Retail	Water-L	n/a	n/a	n/a	14,841.00	14,841.00	0.00
14	Laveen-East	23018725 Commercial-Retail	Wastewater-M	n/a	n/a	n/a	5,945.00	5,945.00	0.00
15	Laveen-East	23018725 Commercial-Retail	Parks		87.775	0.025	2,184.00	2,184.00	0.00
16	Laveen-East	24005297 Miniwarehouse	Water-D	n/a	n/a	n/a	14,841.00	14,841.00	0.00
17	Laveen-East	24005297 Miniwarehouse	Water-L	n/a	n/a	n/a	14,841.00	14,841.00	0.00
18	Laveen-East	24005297 Miniwarehouse	Wastewater-M	n/a	n/a	n/a	5,945.00	5,945.00	0.00
19	Laveen-East	24005297 Miniwarehouse	Major Arterials		87.775	0.174	15,270.00	15,270.00	0.00
20	Laveen-East	24005297 Miniwarehouse	Storm		5.20	4,148.000	21,570.00	21,570.00	0.00
21	Laveen-East	24005297 Miniwarehouse	Fire		87.775	0.136	12,000.00	12,000.00	0.00
22	Laveen-East	24005297 Miniwarehouse	Police		87.775	0.080	7,022.00	7,022.00	0.00
23	Laveen-East	24005298 Miniwarehouse	Library		5.728	0.002	12.00	12.00	0.00
24	Laveen-East	24005298 Miniwarehouse	Major Arterials		5.728	0.174	983.00	983.00	0.00
25	Laveen-East	24005298 Miniwarehouse	Fire		5.728	0.136	779.00	779.00	0.00
26	Laveen-East	24005298 Miniwarehouse	Police		5.728	0.080	456.00	456.00	0.00
27	Laveen-East	24005299 Miniwarehouse	Library		7.475	0.002	16.00	16.00	0.00
28	Laveen-East	24005299 Miniwarehouse	Parks		7.475	0.025	186.00	186.00	0.00
29	Laveen-East	24005299 Miniwarehouse	Major Arterials		7.475	0.174	1,311.00	1,311.00	0.00
30	Laveen-East	24005299 Miniwarehouse	Fire		7.475	0.136	1,023.00	1,023.00	0.00
31	Laveen-East	24005299 Miniwarehouse	Police		7.475	0.080	598.00	598.00	0.00
32	Laveen-East	24005300 Miniwarehouse	Library		14.960	0.002	32.00	32.00	0.00
33	Laveen-East	24005300 Miniwarehouse	Parks		14.960	0.025	373.00	373.00	0.00
34	Laveen-East	24005300 Miniwarehouse	Major Arterials		14.960	0.174	2,603.00	2,603.00	0.00
35	Laveen-East	24005300 Miniwarehouse	Fire		14.960	0.136	2,045.00	2,045.00	0.00
36	Laveen-East	24005301 Miniwarehouse	Police		4.213	0.080	1,197.00	1,197.00	0.00
37	Laveen-East	24005301 Miniwarehouse	Library		4.213	0.002	99.00	99.00	0.00
38	Laveen-East	24005301 Miniwarehouse	Parks		4.213	0.025	99.00	99.00	0.00
39	Laveen-East	24005301 Miniwarehouse	Major Arterials		4.213	0.174	733.00	733.00	0.00
40	Laveen-East	24005301 Miniwarehouse	Fire		4.213	0.136	574.00	574.00	0.00
41	Laveen-East	24005301 Miniwarehouse	Police		4.213	0.080	336.00	336.00	0.00
42	Laveen-East	24005302 Miniwarehouse	Parks		6.759	0.002	15.00	15.00	0.00
43	Laveen-East	24005302 Miniwarehouse	Major Arterials		6.759	0.174	1,176.00	1,176.00	0.00
44	Laveen-East	24005302 Miniwarehouse	Fire		6.759	0.136	925.00	925.00	0.00
45	Laveen-East	24005302 Miniwarehouse	Police		6.759	0.080	541.00	541.00	0.00
46	Laveen-East	24005303 Miniwarehouse	Library		4.431	0.002	9.00	9.00	0.00
47	Laveen-East	24005303 Miniwarehouse	Parks		4.431	0.025	112.00	112.00	0.00
48	Laveen-East	24005303 Miniwarehouse	Major Arterials		4.431	0.174	771.00	771.00	0.00
49	Laveen-East	24005303 Miniwarehouse	Fire		4.431	0.136	599.00	599.00	0.00
50	Laveen-East	24005303 Miniwarehouse	Police		4.431	0.080	351.00	351.00	0.00
51	Laveen-East	24005304 Miniwarehouse	Library		7.000	0.002	14.00	14.00	0.00
52	Laveen-East	24005304 Miniwarehouse	Parks		6.540	0.025	162.00	162.00	0.00
53	Laveen-East	24005304 Miniwarehouse	Major Arterials		6.540	0.174	1,138.00	1,138.00	0.00
54	Laveen-East	24005304 Miniwarehouse	Fire		6.540	0.136	901.00	901.00	0.00
55	Laveen-East	24005304 Miniwarehouse	Police		6.540	0.080	528.00	528.00	0.00
56	Laveen-East	23022631 Industrial-Warehouse	Storm	n/a	1.68	4,148.000	6,969.00	6,969.00	0.00
57	Laveen-East	23022631 Industrial-Warehouse	Water-D	n/a	n/a	n/a	47,661.00	47,661.00	0.00
58	Laveen-East	23022631 Industrial-Warehouse	Wastewater-M	n/a	n/a	n/a	19,240.00	19,240.00	0.00
59	Laveen-East	23022631 Industrial-Warehouse	Major Arterials		1.593	0.617	983.00	983.00	0.00
60	Laveen-East	23022631 Industrial-Warehouse	Police		1.593	0.617	983.00	983.00	0.00

FY 2023-24									
Sample No.	Location	Receipt	Development Type	Fee Category	Square Feet/Acres	Diff/sqft/Acre	Assessed Fee	Fee in Effect	Difference
1	Laurein-West	23016212	Commercial-Retail	Library	975	50.005	\$5.00	\$5.00	0.00
2	Laurein-West	23016212	Commercial-Retail	Parks	975	0.062	62.00	62.00	0.00
3	Laurein-West	23016212	Commercial-Retail	Fire	975	0.394	385.00	385.00	0.00
4	Laurein-West	23016212	Commercial-Retail	Police	975	0.231	225.00	225.00	0.00
5	Laurein-West	23016212	Commercial-Retail	Major Arterials	975	2.352	2,294.00	2,294.00	0.00
6	Laurein-West	23016212	Commercial-Retail	Storm	0.59	4,148.000	2,447.00	2,447.00	0.00
7	Laurein-West	23016212	Commercial-Retail	Water-D	n/a		14,841.00	14,841.00	0.00
8	Laurein-West	23016212	Commercial-Retail	Water-L	n/a		14,841.00	14,841.00	0.00
9	Laurein-West	23018916	Commercial-Retail	Library	1213	0.005	6.00	6.00	0.00
10	Laurein-West	23018916	Commercial-Retail	Parks	1213	0.002	75.00	75.00	0.00
11	Laurein-West	23018916	Commercial-Retail	Fire	1213	0.477	477.00	477.00	0.00
12	Laurein-West	23018916	Commercial-Retail	Major Arterials	1213	2.352	2,852.00	2,852.00	0.00
13	Laurein-West	23018916	Commercial-Retail	Storm	1.59	4,148.000	6,598.00	6,598.00	0.00
14	Laurein-West	24010267	Commercial-Retail	Library	21,706	0.005	114.00	144.00	30.00
15	Laurein-West	24010267	Commercial-Retail	Parks	21,706	0.062	1,355.00	1,355.00	0.00
16	Laurein-West	24010267	Commercial-Retail	Fire	21,706	0.394	8,561.00	8,561.00	0.00
17	Laurein-West	24010267	Commercial-Retail	Police	21,706	0.231	5,010.00	5,010.00	0.00
18	Laurein-West	24010267	Commercial-Retail	Storm	4.67	4,148.000	19,371.00	19,371.00	0.00
19	Laurein-West	24010267	Commercial-Retail	Major Arterials	21,706	2.352	51,053.00	51,053.00	0.00
20	Laurein-West	24010267	Commercial-Retail	Library	1,254	0.005	6.00	6.00	0.00
21	Laurein-West	24010268	Commercial-Retail	Parks	1,254	0.062	75.00	75.00	0.00
22	Laurein-West	24010268	Commercial-Retail	Fire	1,254	0.394	492.00	492.00	0.00
23	Laurein-West	24010268	Commercial-Retail	Police	1,254	0.231	288.00	288.00	0.00
24	Laurein-West	24010268	Commercial-Retail	Major Arterials	1,254	2.352	2,950.00	2,950.00	0.00
25	Laurein-West	23019582	Office	Library	10,000	0.007	70.00	70.00	0.00
26	Laurein-West	23019582	Office	Parks	9,552	0.087	831.00	831.00	0.00
27	Laurein-West	23019582	Office	Water-D	n/a		14,841.00	14,841.00	0.00
28	Laurein-West	23019582	Office	Wastewater-M	n/a		14,405.00	14,405.00	0.00
29	Laurein-West	23019582	Office	Major Arterials	9,586	1.060	10,161.00	10,161.00	0.00
30	Laurein-West	23019582	Office	Fire	9,571	0.312	2,986.00	2,986.00	0.00
31	Laurein-West	23019582	Office	Police	9,599	0.382	1,747.00	1,747.00	0.00
32	Laurein-West	23019582	Office	Water-L	n/a		29,829.00	29,829.00	0.00
33	Laurein-West	23019582	Office	Storm	2.02	4,148.000	8,379.00	8,379.00	0.00

FY 2023-24												
Sample No.	Location	Receipt	Development Type	Non-Residential			Assessed Fee	Fee In Effect	Difference	Notes		
				Fee Category	Square Feet/Acres	DIF/sqft/Acre						
1	Northeast	24010854	Office	Water-D	n/a	n/a	\$23,032.00	\$23,032.00	\$0.00	1-inch		
2	Northeast	24010854	Office	Wastewater-M	n/a	n/a	13,175.00	13,175.00	0.00	1-inch		
3	Northeast	24010854	Office	Water-L	n/a	n/a	46,166.00	46,166.00	0.00	1.5-inch		
4	Northeast	24010854	Office	Library		265,527	0.007	1,952.00	0.00	Rounded		
5	Northeast	24010854	Office	Parks		265,527	0.087	22,977.00	0.00	Rounded		
6	Northeast	24010854	Office	Water-D	n/a	n/a	278,832.00	278,832.00	0.00	4-inch		
7	Northeast	24010854	Office	Wastewater-M	n/a	n/a	160,635.00	160,635.00	0.00	4-inch		
8	Northeast	24010854	Office	Major Arterials		265,527	1.694	449,803.00	0.00	Rounded		
9	Northeast	24010854	Office	Fire		265,527	0.353	93,637.00	0.00	Rounded		
10	Northeast	24010854	Office	Police		265,527	0.201	53,361.00	0.00	Rounded		

FY 2023-24									
Sample No.	Location	Receipt	Development Type	Non-Residential					Notes
				Fee Category	Square Feet/Acres	Df/ Sqft/Acre	Assessed Fee	Fee in Effect	
1	Northwest	23021703	Commercial-Retail	Water-D	n/a	n/a	\$73,809.00	\$73,809.00	0.00 2-inch
2	Northwest	23021703	Commercial-Retail	Wastewater-M	n/a	n/a	42,297.00	42,297.00	0.00 2-inch
3	Northwest	23016370	Industrial-Warehouse	Water-L	n/a	n/a	73,809.00	73,809.00	0.00 2-inch
4	Northwest	23016370	Industrial-Warehouse	Parks	3.155	0.002	6.00	6.00	0.00 Rounded
5	Northwest	23016370	Industrial-Warehouse	Police	3.155	0.027	82.00	82.00	0.00 Rounded
6	Northwest	23016370	Industrial-Warehouse	Police	3.155	0.144	454.00	454.00	0.00 Rounded
7	Northwest	23016370	Industrial-Warehouse	Police	3.155	0.082	257.00	257.00	0.00 Rounded
8	Northwest	23016370	Industrial-Warehouse	Police	3.155	0.086	3,111.00	3,111.00	0.00 Rounded
9	Northwest	23022421	Commercial-Retail	Major Arterials	6,450	0.005	34.00	34.00	0.00 Rounded
10	Northwest	23022421	Commercial-Retail	Library	6,450	0.068	438.00	438.00	0.00 Rounded
11	Northwest	23022421	Commercial-Retail	Parks	6,450	0.068	2,459.00	2,459.00	0.00 Rounded
12	Northwest	23022421	Commercial-Retail	Police	6,450	0.068	1,539.00	1,539.00	0.00 Rounded
13	Northwest	23022421	Commercial-Retail	Police	6,450	0.237	46,166.00	46,166.00	0.00 1.5-inch
14	Northwest	23022421	Commercial-Retail	Water-L	n/a	n/a	24,240.00	24,240.00	0.00 Rounded
15	Northwest	23022421	Commercial-Retail	Major Arterials	6,450	3.758	73,809.00	73,809.00	0.00 2-inch
16	Northwest	23022421	Commercial-Retail	Water-D	n/a	n/a	42,297.00	42,297.00	0.00 2-inch
17	Northwest	23022421	Commercial-Retail	Wastewater-M	n/a	n/a	42,297.00	42,297.00	0.00 2-inch
18	Northwest	23022423	Commercial-Retail	Library	6,409	0.005	34.00	34.00	0.00 Rounded
19	Northwest	23022423	Commercial-Retail	Parks	6,409	0.068	438.00	438.00	0.00 Rounded
20	Northwest	23022423	Commercial-Retail	Fire	6,409	0.118	2,678.00	2,678.00	0.00 Rounded
21	Northwest	23022423	Commercial-Retail	Police	6,409	0.237	1,570.00	1,570.00	0.00 Rounded
22	Northwest	23022423	Commercial-Retail	Major Arterials	6,409	3.758	24,086.00	24,086.00	0.00 Rounded
23	Northwest	23022424	Commercial-Retail	Library	8,138	0.005	43.00	43.00	0.00 Rounded
24	Northwest	23022424	Commercial-Retail	Parks	8,138	0.068	561.00	561.00	0.00 Rounded
25	Northwest	23022424	Commercial-Retail	Fire	8,138	0.418	3,405.00	3,405.00	0.00 Rounded
26	Northwest	23022424	Commercial-Retail	Police	8,138	0.237	1,934.00	1,934.00	0.00 Rounded
27	Northwest	23022424	Commercial-Retail	Major Arterials	8,138	3.758	30,584.00	30,584.00	0.00 Rounded
28	Northwest	23022424	Commercial-Retail	Water-D	n/a	n/a	73,809.00	73,809.00	0.00 2-inch
29	Northwest	23022424	Commercial-Retail	Wastewater-M	n/a	n/a	42,297.00	42,297.00	0.00 2-inch
30	Northwest	23022425	Commercial-Retail	Library	8,138	0.005	43.00	43.00	0.00 Rounded
31	Northwest	23022425	Commercial-Retail	Parks	8,138	0.068	561.00	561.00	0.00 Rounded
32	Northwest	23022425	Commercial-Retail	Fire	8,138	0.418	3,400.00	3,400.00	0.00 Rounded
33	Northwest	23022425	Commercial-Retail	Police	8,138	0.237	1,930.00	1,930.00	0.00 Rounded
34	Northwest	23022425	Commercial-Retail	Major Arterials	8,138	3.758	30,584.00	30,584.00	0.00 Rounded
35	Northwest	23017739	Industrial-Warehouse	Library	375	0.002	1.00	1.00	0.00 Rounded
36	Northwest	23017739	Industrial-Warehouse	Parks	375	0.027	14.00	14.00	0.00 Rounded
37	Northwest	23017739	Industrial-Warehouse	Fire	375	0.044	57.00	57.00	0.00 Rounded
38	Northwest	23017739	Industrial-Warehouse	Police	375	0.082	32.00	32.00	0.00 Rounded
39	Northwest	23023394	Industrial-Warehouse	Major Arterials	1,874	0.086	370.00	370.00	0.00 Rounded
40	Northwest	23023394	Industrial-Warehouse	Library	1,874	0.002	4.00	4.00	0.00 Rounded
41	Northwest	23023394	Industrial-Warehouse	Parks	1,874	0.027	54.00	54.00	0.00 Rounded
42	Northwest	23023394	Industrial-Warehouse	Fire	1,874	0.144	273.00	273.00	0.00 Rounded
43	Northwest	23023394	Industrial-Warehouse	Police	1,874	0.082	155.00	155.00	0.00 Rounded
				Major Arterials	1,874	0.986	1,848.00	1,848.00	0.00 Rounded

Sample No.	Location	Receipt	Development Type	Non-Residential					DIF /sqft/Acre	Assessed Fee	Fee in Effect	Difference	Notes
				Fee Category	Square Feet/Acres								
1	Paradise Ridge	2302684	Commercial-Retail	Library	74,820			0.005	\$393.00	\$393.00	\$393.00	\$0.00	Rounded
2	Paradise Ridge	2302684	Commercial-Retail	Parks	74,820			0.062	4,623.00	4,623.00	4,623.00	0.00	Rounded
3	Paradise Ridge	2302684	Commercial-Retail	Fire	74,820			0.446	33,396.00	33,396.00	33,396.00	0.00	Rounded
4	Paradise Ridge	2302684	Commercial-Retail	Police	74,820			0.254	19,032.00	19,032.00	19,032.00	0.00	Rounded
5	Paradise Ridge	2302684	Commercial-Retail	Major Arterials	74,820			3.758	281,173.00	281,173.00	281,173.00	0.00	Rounded
6	Paradise Ridge	24003386	Public-Institutional	Library	6,089			0.005	32.00	32.00	32.00	0.00	Rounded
7	Paradise Ridge	24003386	Public-Institutional	Parks	6,089			0.062	371.00	371.00	371.00	0.00	Rounded
8	Paradise Ridge	24003386	Public-Institutional	Major Arterials	6,089			1.386	8,439.00	8,439.00	8,439.00	0.00	Rounded
9	Paradise Ridge	24003386	Public-Institutional	Fire	6,089			0.320	1,945.00	1,945.00	1,945.00	0.00	Rounded
10	Paradise Ridge	24003386	Public-Institutional	Police	6,089			0.182	1,108.00	1,108.00	1,108.00	0.00	Rounded

FY 2023-24



Agenda Date: 6/18/2025, Item No. *149

*****ITEM REVISED (SEE ATTACHED MEMO)*** Public Hearing - Amend City Code - Ordinance Adoption - Adoption of the 2024 Phoenix Building Construction Code with Amendments (Ordinance G-7397) - Citywide**

Request the City Council to hold a public hearing on adoption of 15 model codes as amended by the City and request City Council to authorize amendment of Chapter 9-1 of the City Code by repealing the existing Construction Code of the City of Phoenix and replacing said code by adopting these model codes, with amendments by the City, as the new Construction Code of the City of Phoenix.

Summary

The Phoenix Building Construction Code establishes the minimum requirements for building construction in Phoenix to protect public health, safety, and general welfare. The Planning and Development Department (PDD) periodically reviews and adopts new construction codes to ensure development standards reflect current trends, safety advances, new materials, and technologies. Additionally, the adoption and use of current building codes is a significant factor in the City's Insurance Services Office (ISO) rating, which impacts insurance rates and assists with the City's ability to obtain grants.

Building code adoption in the City of Phoenix is an open and public process. PDD uses a five-step code adoption process for evaluation and adoption of new codes that is consistent with City Council Resolution 19015. This five-step process involves staff review, Development Advisory Board (DAB) subcommittee review, DAB review, City Council subcommittee review, and ultimately City Council adoption. Stakeholder input is solicited throughout the process.

The codes are national standards, therefore, amendments generally consist of alterations to the national standards to accommodate local conditions and practices. For instance, the City of Phoenix always amends the code to require minimum cooling standards, which is critical in Phoenix's climate. PDD staff proposed several amendments consistent with previous code cycles along with new amendments. Members of public stakeholders and industry have also proposed amendments. Newly proposed amendments center on electrical vehicle charging infrastructure, reduction in water consumption, inclusive home design, easing refrigerant installation in multi-

family development, eliminating specific permits to align with PDD process improvements, and compliance with revised Arizona Statutes. A high-level summary of the amendments is attached (**Attachment A**).

The Phoenix Building Construction Code (PBCC) consists of a group of codes from the International Code Council (ICC), the National Fire Protection Agency (NFPA), the International Association of Plumbing and Mechanical Officials (IAPMO), and the American Society of Mechanical Engineers (ASME). Together these codes establish the construction requirements for building construction in the City of Phoenix. The PBCC does not include the Phoenix Fire Code, which is administered by the Fire Department.

These amendments are available for reference in the attachment (**Attachment B**).

The following codes comprise the 2024 PBCC:

- 2024 International Building Code (IBC), including Appendix E
- 2024 International Residential Code (IRC), including Appendices BA, BB, BF, BG, BI, BJ, BO, CA, CB, CD, CE, CF, NB, and NE
- 2024 International Mechanical Code (IMC)
- 2024 International Fuel Gas Code (IFGC)
- 2024 International Energy Conservation Code (IECC)
- 2024 International Existing Building Code (IEBC)
- 2024 International Swimming Pool and Spa Code (ISPSC)
- 2024 International Plumbing Code (IPC), including Appendices C and E
- 2024 Uniform Plumbing Code (UPC), including Appendices A, B, C, I, and M
- 2023 National Electrical Code (NEC)
- 2022 ASME A17.1, Safety Code for Elevators and Escalators
- 2023 ASME A17.3, Safety Code for Existing Elevators and Escalators
- 2022 ASME A17.6, Standard for Elevator Suspension, Compensation, and Governor Systems
- 2023 ASME A18.1, Safety Standard for Platform Lifts and Stairway Chairlifts
- 2024 International Green Construction Code (IgCC) - optional

Financial Impact

Code books and training for staff on the new codes are all included in the PDD's Development Fund. No General Funds will be used for the implementation of the 2024 Phoenix Building Construction Code.

Concurrence/Previous Council Action

The Development Advisory Board approved the adoption of the 2024 Phoenix Building Construction Code per the recommendation of the DAB Subcommittee at a public hearing on April 22, 2025.

The Transportation, Infrastructure and Planning (TIP) Subcommittee approved the adoption of the 2024 Phoenix Building Construction Code per the memo dated May 21, 2025 from the PDD Director at a public hearing held on May 21, 2025. The memo outlined modifications to the amendment proposal to the IRC Section R322 (Inclusive Home Design). The TIP approved amendment for Section R322 is included in **Attachment B**.

Responsible Department


This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: Mayor and City Council

Date: June 13, 2025

From: Joshua Bednarek 
Planning and Development Director

Subject: ITEM 149 ON THE JUNE 18, 2025, FORMAL AGENDA – PUBLIC HEARING – AMEND CITY CODE - ORDINANCE ADOPTION – ADOPTION OF THE 2024 PHOENIX BUILDING CONSTRUCTION CODE WITH AMENDMENTS (ORDINANCE G-7397)

The Phoenix Building Construction Code (Code) establishes minimum requirements to safeguard the public health, safety and general welfare through building standards for construction in Phoenix. The City Council last approved an update to the Code in 2018. Periodic reviews and adoptions of new construction codes ensure development standards reflect current trends, safety advances, materials and technologies.

The Planning and Development Department (PDD), in collaboration with the Development Advisory Board (DAB), initiated an update of the Code in the summer of 2024. The update included the formation of a DAB Building Code Subcommittee comprised of DAB members and industry representatives. The DAB Building Code Subcommittee and PDD staff teams met for several months, and eight meetings reviewing the 15 codes and developed dozens of Phoenix specific amendments. The DAB Building Code Subcommittee recommended approval of the updated set of codes and amendments on March 27, 2025. The full DAB recommended approval of the subcommittee's recommendation on April 22, 2025. The Transportation, Infrastructure and Planning (TIP) Subcommittee approved adoption of the 2024 Phoenix Building Construction Code with modifications to International Residential Code (IRC) Section R322 (Inclusive Home Design) at their meeting on May 21, 2025. The TIP Subcommittee also requested PDD continue to work with the elevator industry on potential modifications to American Society of Mechanical Engineers (ASME) Code A17.1 Section 2.7.5.1.

As a result of ongoing collaboration between Councilwoman Stark, the Mayor's Strategic Workgroup on Accessibility and the Homebuilders Association of Central Arizona, additional modifications to the IRC Section R322.1 (Inclusive Home Design) are proposed. The modifications include – the front entrance doors do not require maximum opening forces or closing speeds, ramps to the front entrance do not require side rails where they don't have drop offs on the sides, interior doorways and hallways do not require minimum widths other than to one restroom and one other space, door hardware is allowed to be higher where serving as a pool barrier, thermostat and other controls do not have a required height where they can be operated remotely (such as by a phone application), and a restroom is not required

when the first floor is less than 150 square feet. The modifications are captured in Attachment A to the memo in **BOLD AND CAPITAL** letters where they are added and ~~strikethrough~~ where they are removed.

In response to the TIP Subcommittee's direction, staff continued to engage with representatives from the elevator industry regarding their comments on the proposed amendment to the ASME Code section regarding maintenance and inspections. As a result of these additional discussions, staff recommends withdrawing the amendment to AMSE A17.1 Section 2.7.5.1 from this adoption and continuing discussions at a national level for changes to the base code.

Staff recommends approval of the 2024 Building Construction Code and associated amendments along with the revised IRC Section R322 in Attachment A and withdrawal of the amendment to AMSE A17.1 Section 2.7.5.1.

Approved:


Alan Stephenson, Deputy City Manager

Enclosure:

Revised amendment to IRC Section 322



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL Amendment to 2024 International Residential Code (IRC) Section R322

Submitted and modified by: Strategic Workgroup on Accessibility and further modified by staff

R322.1 Dwelling units or sleeping units. Where there are four or more *dwelling units* or *sleeping units* in a single structure, the provisions of Chapter 11 of the *International Building Code* for Group R-3 shall apply. Other *dwelling unit* and *sleeping unit* containing structures shall comply with Section R322.1.1.

R322.1.1 Dwelling units.

NEW *dwelling units* and *sleeping units* shall comply with the inclusive home design features of Section R322.1.1

Exceptions: The following are not required to comply with Section R322.1.1:

1. All portions of the *dwelling units* or *sleeping units* not on the floor level that contains the accessible entrance.
2. A raised or sunken floor area in a portion of a living, dining, or sleeping room.
3. Where a *dwelling unit* or *sleeping unit* contains less than 70 square feet of *habitable space* on the dwelling's primary entrance level.
4. Standard plans approved for use in a residential subdivision that received preliminary site plan approval prior to the **EFFECTIVE DATE** adoption of the 2024 Phoenix Building Construction Code.
5. Upon determination by the *building official* that by virtue of terrain or other unusual characteristics of the building site, there are practical difficulties associated with compliance of any specific provision of Section R322.1.1 and that the additional cost to comply with the applicable provisions of this **SECTION WILL** standard shall exceed three hundred dollars, as shown by clear and convincing evidence presented by the applicant.

R322.1.1.1 Entrance.

At least one dwelling unit entrance shall be accessible and on an accessible route from the street or sidewalk, the dwelling unit's driveway, or the dwelling unit's garage or carport in compliance with Chapter 4 of ICC A117.1 - 2017, except the clear width need not exceed 36 inches (815 mm) minimum. The required accessible entrance shall not be to a bedroom.

EXCEPTIONS:

1. **DOORS AND GATES IN THE ACCESSIBLE ROUTE AND THE ONE ACCESSIBLE ENTRANCE NEED ONLY COMPLY WITH ICC A117.1-2017 SECTION 404.2.1, 404.2.2, 404.2.3 AND 404.2.4 AS WELL AS SECTION R322.1.1.4.**
2. **THE CLEAR WIDTH NEED NOT EXCEED 36 INCHES MINIMUM.**
3. **RAMPS NEED NOT BE PROVIDED WITH HANDRAILS, MAXIMUM RAMP RISE, INTERMEDIATE LANDINGS, AND EDGE PROTECTION WHERE THE SIDES OF THE RAMP HAVE A MAXIMUM VERTICAL DROP OF 1/2" WITHIN 10 INCHES HORIZONTALLY.**

R322.1.1.2 Interior circulation paths.

THERE SHALL BE AN INTERIOR CIRCULATION PATH THAT CONNECTS THE ACCESSIBLE ENTRANCE, SECTION R322.1.1.7 TOILET ROOM OR BATHROOM, AND ONE HABITABLE SPACE WITH AN AREA OF 70 SQUARE FEET MINIMUM. THIS Interior circulation paths shall have a clear width of 36 inches (845 mm) minimum as measured between fixed or built-in elements. Exceptions in ICC A117.1-2017 Section 1104.4.1 are permitted to be used.

R322.1.1.3 CIRCULATION PATH DOORS.

User passage doors IN THE SECTION R322.1.1.2 CIRCULATION PATH shall have a clear opening width of 32 inches (805 mm) minimum; measured on a swinging door between the face of the door open to 90 degrees and the door stop.

R322.1.1.4 DOOR HARDWARE.

Door hardware FOR USER PASSAGE DOORS ON THE ENTIRE FLOOR LEVEL THAT CONTAINS THE ACCESSIBLE ENTRANCE shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching, or twisting of the wrist to operate; ~~except locks used only for security and not used for normal operation.~~ Operable parts of hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the floor.

EXCEPTIONS:

1. LOCKS USED ONLY FOR SECURITY AND NOT USED FOR NORMAL OPERATION.
2. POCKET DOORS.
3. WHERE THE DOOR SERVES AS PART OF A REQUIRED POOL OR SPA BARRIER, THE HEIGHT OF THE HARDWARE SHALL NOT APPLY.

R322.1.1.53 Operable parts.

Lighting controls, electrical switches and receptacle outlets, user controls for thermostats, and user controls for security or intercom systems shall be placed 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the floor.

ExceptionS:

1. RECEPTACLE OUTLETS SERVING A DEDICATED USE.
2. CONTROLS AND SWITCHES THAT CAN BE REMOTELY OPERATED.
3. WHERE MANUFACTURER'S INSTALLATION INSTRUCTIONS SPECIFY A REQUIRED HEIGHT.
4. floor receptacle outlets.
5. controls mounted on ceiling fans.
6. controls mounted on appliances.
7. controls mounted on smoke detectors and carbon monoxide detectors.

R322.1.1.64 Toilet rooms and bathrooms WALL REINFORCEMENT.

Toilet rooms and bathrooms on the floor level that contains the accessible entrance shall be provided with wall reinforcements for future grab bars where walls occur around toilets, showers, and bathtubs in compliance with Section 1104.11.1 of ICC A117.1-2017.

R322.1.1.7 TOILET ROOM OR BATHROOM CONTENTS AND FLOOR CLEARANCE.

One bathroom on the floor level that contains the accessible entrance shall be provided with a bathtub or a shower and shall contain a lavatory and a water closet. This bathroom shall be provided with floor clearance space that complies with either Section 304 or 1104.11.2 and 1104.11.3 of ICC A117.1-2017.

ExceptionS:

1. Where there are no spaces used for sleeping purposes on the level that contains the accessible entrance, the bathroom is not required to be provided with a bathtub or a shower.

2. A TOILET ROOM OR BATHROOM IS NOT REQUIRED WHERE A DWELLING UNIT OR SLEEPING UNIT CONTAINS LESS THAN 150 SQUARE FEET OF HABITABLE SPACE ON THE LEVEL THAT CONTAINS THE ACCESSIBLE ENTRANCE.

Justification: Inclusive home design criteria has been in effect in Pima County and the City of Tucson since 2003. People over 65 years are the fastest growing sector of the American population and Phoenix is a retirement destination. Inclusive home design criteria allows people to stay in their homes and their neighborhood longer as they age.

Modifications to this amendment were approved by the Strategic Workgroup on Accessibility on 05/09/2025 to be presented to the Transportation, Infrastructure and Planning Subcommittee.

Further modifications were made on 05/20/2025, 06/05/2025, and 06/11/2025 following discussions between members of the strategic workgroup, home builders, and a councilmember.

Cost Impact: minimal cost impact to provide these features during construction but can be a significant cost when these features need to be retrofitted into an already constructed home.

Staff Committee Rationale for Recommendation: The amendment proposal aligns with the goals of the City of Phoenix Strategic Work Group on Accessibility. Members of the work group were appointed by the City Manager.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee	Date: 03/18/2025
<input type="checkbox"/> Approved as submitted <input checked="" type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Development Advisory Board (DAB) Subcommittee	Date: 03/27/2025
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input checked="" type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Development Advisory Board (DAB)	Date: 04/22/2025
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input checked="" type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input type="checkbox"/> Approved as submitted <input checked="" type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

ATTACHMENT A

SUMMARY OF 2024 PHOENIX BUILDING CONSTRUCTION CODE UPDATES

Planning and Development Department (PDD) staff began reviewing the 2024 base codes and drafting proposed amendments in the Summer of 2024. A dedicated webpage and social media campaign was launched in the fall of 2024 giving the public an opportunity to provide input and submit amendment proposals. In addition, over 600 emails were sent to stakeholders announcing the process. In the Spring of 2025, the Development Advisory Board Building Code Subcommittee began an intensive review of the codes and amendments and provided recommendations of approval to the full Development Advisory Board. The Development Advisory Board recommended approval on April 22, 2025, and the Transportation, Infrastructure and Planning Subcommittee recommended approval on May 21, 2025.

The effective date of the 2024 Phoenix Building Construction Code is August 1, 2025. The implementation plan allows for flexibility to accommodate the needs of development and workload management for staff. The 2018 Phoenix Building Construction Code may be used for plans submitted through December 31, 2025, for the following:

- Building plans for projects currently in the review process
- Building plans submitted prior to August 1, 2025 – Permits can be purchased within one year of approval without requiring a building code update
- Other plans on a case-by-case basis with Building Official or Deputy Director approval

Standard plans approved under the 2018 Phoenix Building Construction Code will remain in effect until July 31, 2026. Standard plans submitted for review beginning August 1, 2026, will need to comply with the 2024 Phoenix Building Construction Code.

2024 Phoenix Building Construction Code Highlights

- Electric Vehicle Charging Infrastructure in one- and two- family dwellings and townhouses to align with council approved Transportation Electrification Action Plan
- Reduce maximum water usage of faucets, showers, and toilets to align with EPA Water Sense standards and city council resolution 22129
- Exempt permits for:
 - Shipping containers used for storage
 - Replacement of fences accessory to a single-family residence

- Code modification no longer required for water/sewer crossing private property lines
- Ease installation of refrigerant lines in multi-family development
- More robust dwelling unit fire separation when fire sprinklers are not provided because of new state statute
- Buildings with occupiable roofs that are above 75' considered high rise (base code)
- Mass timber allowed for buildings up to 18 stories (base code)
- Inclusive home design amendments provide enhanced standards for entrances, interior circulation paths, operable parts, toilet rooms and bathrooms
 - Exceptions for site and cost conditions
 - Limited habitable space on ground floor
 - Standard plans
 - Limits floor space requirements to one restroom on ground floor
- Elevator Code amendment for enhanced safety for repair personnel

ATTACHMENT B

**THIS IS A DRAFT COPY ONLY AND NOT AN OFFICIAL COPY OF THE FINAL
ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING CHAPTER 9-1 OF THE CITY CODE BY REPEALING THE EXISTING PHOENIX CONSTRUCTION CODE ON FILE WITH THE CITY CLERK AND REPLACING SAID CODE BY ADOPTING 15 MODEL CODES, WITH AMENDMENTS BY THE CITY, AS THE NEW PHOENIX CONSTRUCTION CODE; AND ESTABLISHING EFFECTIVE DATE AND PROVIDING FOR APPLICATION OF EXCEPTIONS.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. That the existing Construction Code of the City of Phoenix on file with the City Clerk, as adopted pursuant to Section 9-1 of the City Code, is hereby repealed and replaced with certain codes, as amended by the City, now adopted pursuant to Section 2 of this Ordinance.

SECTION 2. The following codes are hereby adopted in their entirety, subject to amendments by the City referenced below, which are attached to this Ordinance (with deletions struck through and additions underlined) and incorporated here by reference, with each code to be filed with the City Clerk and marked, known, and designated as a separate document of the Construction Code of the City of Phoenix under Section 9-1 of the City Code:

- 2024 International Building Code (IBC), including Appendix E;
- 2024 International Residential Code (IRC), including Appendices BA, BB, BF, BG, BI, BJ, BO, CA, CB, CD, CE, CF, NB, and NE;
- 2024 International Mechanical Code (IMC);
- 2024 International Energy Conservation Code (IECC);
- 2024 International Fuel Gas Code (IFGC);
- 2024 International Existing Building Code (IEBC);
- 2024 International Swimming Pool and Spa Code (ISPSC);
- 2024 International Plumbing Code (IPC), including Appendices C and E;
- 2024 Uniform Plumbing Code (UPC), including Appendices A, B, C, I, and M;
- 2023 National Electrical Code (NEC);
- 2022 ASME A17.1, Safety Code for Elevators and Escalators;
- 2023 ASME A17.3, Safety Code for Existing Elevators and Escalators;
- 2022 ASME A17.6, Standard for Elevator Suspension, Compensation, and Governor Systems;
- 2023 ASME A18.1, Safety Standard for Platform Lifts and Stairway Chairlifts; and
- 2024 International Green Construction Code (IgCC) (optional)

SECTION 3. That the 2024 International Building Code (IBC), including Appendix E, as adopted above is hereby amended as set forth in the attachment to this Ordinance.

SECTION 4. That the 2024 International Residential Code (IRC), including Appendices BA, BB, BF, BG, BI, BJ, BO, CA, CB, CD, CE, CF, NB, and NE, as adopted above is hereby amended as set forth in the attachment to this Ordinance.

SECTION 5. That the 2024 International Mechanical Code (IMC) as adopted above is hereby amended as set forth in the attachment to this Ordinance.

SECTION 6. That the 2024 International Energy Conservation Code (IECC) as adopted above is hereby amended as set forth in the attachment to this Ordinance.

SECTION 7. That the 2024 International Fuel Gas Code (IFGC) as adopted above is hereby amended as set forth in the attachment to this Ordinance.

SECTION 8. That the 2024 International Existing Building Code (IEBC) as adopted above is hereby amended as set forth in the attachment to this Ordinance.

SECTION 9. That the 2024 International Swimming Pool and Spa Code (ISPSC) as adopted above is hereby amended as set forth in the attachment to this Ordinance.

SECTION 10. That the 2024 International Plumbing Code (IPC), including Appendices C and E, as adopted above is hereby amended as set forth in the attachment to this Ordinance.

SECTION 11. That the 2024 Uniform Plumbing Code (UPC), including Appendices A, B, C, I, and M, as adopted above is hereby amended as set forth in the attachment to this Ordinance.

SECTION 12. That the 2023 National Electrical Code (NEC) as adopted above is hereby amended as set forth in the attachment to this Ordinance.

SECTION 13. That the American Society of Mechanical Engineers (ASME) A17.1-2022, Safety Code for Elevators and Escalators, as adopted above is hereby amended as set forth in the attachment to this Ordinance.

SECTION 14. That the American Society of Mechanical Engineers (ASME) A17.3-2023, Safety Code for Existing Elevators and Escalators, as adopted above is hereby amended as set forth in the attachment to this Ordinance.

SECTION 15. That the American Society of Mechanical Engineers (ASME) A17.6-2022, Standard for Elevator Suspension, Compensation, and Governor Systems, as adopted above is not currently subject to any amendments by the City.

SECTION 16. That the American Society of Mechanical Engineers (ASME) A18.1-2023, Safety Standard for Platform Lifts and Stairway Chairlifts, as adopted above is not currently subject to any amendments by the City.

SECTION 17. That the 2024 International Green Construction Code (IgCC) as adopted above (as an optional code) is hereby amended as set forth in the attachment to this Ordinance.

SECTION 18. That this Ordinance shall become effective on August 1, 2025.

SECTION 19. That after the effective date of this Ordinance, any person who has already substantially completed the design work on any project may request that the Planning and Development Director allow completion of the design using the preceding Construction Code of the City of Phoenix. If allowed at the Director's option and sole discretion, such a person will have until December 31, 2025 to finish the design work and submit a complete permit application to the City for review.

Section 20. That after the effective date of this Ordinance, any standard plans, as defined by this adopted Construction Code of the City of Phoenix, that were

approved under the preceding Construction Code of the City of Phoenix shall remain in effect and permits may be issued from these plans until July 31, 2026.

PASSED by the City Council of the City of Phoenix this 18th day of June 2025.

MAYOR

Date

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

BY: _____ MRA

REVIEWED BY:

Jeffrey Barton, City Manager

MRA:smb:LF25-1274:6/18/25: 4896-4143-5467 v.1.docx



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC) Chapter 1 [A], Section 101.1

Submitted by: International Building Code Committee

[A] 101.1 Title

These regulations shall be known as the International Building Code as Amended by the City of Phoenix Building Code of [NAME OF JURISDICTION], hereinafter referred to as "this code." These regulations are one document of the overall Phoenix Building Construction Code as defined by the adopting ordinance.

Justification: All the adopted and amended building code documents taken together are known as the Phoenix Building Construction Code. Each code document is a separate document of the Phoenix Building Construction Code. This document is the International Building Code as Amended by the City of Phoenix. This document is intended to apply where a code or referenced standard identifies the International Building Code as being applicable.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee	Date: 01/27/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Development Advisory Board (DAB) Subcommittee	Date: 02/20/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 101.2

Submitted by: International Building Code Committee

[A] 101.2 Scope.

The provisions of this code shall apply to the construction, *alteration*, relocation, enlargement, replacement, *repair*, equipment, use and occupancy, location, maintenance, removal and demolition of every *building* or *structure* or any appurtenances connected or attached to such *buildings* or *structures*.

Exception: Detached one- and two-family *dwelling*s and *townhouse*s not more than three *stories above grade plane* in height with a separate *means of egress*, and their accessory structures not more than three *stories above grade plane* in height, shall comply with this code or the *International Residential Code*.

Exceptions. The provisions of this code shall not apply to:

1. Projects or properties owned by governmental entities other than the City of Phoenix to the extent they are exempted from this code by applicable state, federal, or county law.
2. Work primarily located within a public way such as streets, roads, sidewalks, bridges, drainage structures, street lights and traffic control signs or equipment. Pedestrian tunnels or bridges which cross a public way are regulated by this code when they directly connect one or more buildings located outside of the public way.
3. Canals, dams and hydraulic flood control structures constructed by or under contract with a governmental agency or jurisdiction.
4. Utility towers, poles, equipment or systems under the exclusive control of an electric utility and directly used to generate, transmit, transform, control or distribute electrical energy to utility customers. Electrical installations in buildings used by the electric utility, such as office buildings, that are not an integral part of a generating plant, substation or control center, and electrical installations located on the premises of a utility customer, such as exterior lighting, service entrance equipment or customer- owned substation equipment, are regulated by this code.
5. Installation of communications equipment under the exclusive control of communications utilities and located outdoors or in building spaces used exclusively for such installations. Communications wiring run inside a building is regulated by this code.
6. Piping and equipment owned and operated by a public service utility and directly used to produce, treat, distribute or meter water to utility customers, or directly used to collect, treat or dispose of sewage or waste water from utility customers. Domestic plumbing systems within water or sewer utility plants are regulated by this code.
7. Piping and equipment owned and operated by a public service utility and directly used to produce, distribute or meter natural gas to utility customers.
8. Construction means, methods, and sequencing, except as specifically provided for in this code.

9. Construction site safety. The property owner(s), the contractor(s) and all construction workers are each responsible for compliance with applicable federal and state occupational health and safety laws and regulations.

[A] 101.2.1 Appendices.

Provisions in the appendices shall not apply unless specifically adopted.

Justification: These provisions for scoping more accurately delineate the City's responsibilities and establish the limits of this code pertaining to utilities, jobs under construction and other jurisdictions, per applicable Federal, State, and County laws and regulations.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	Date: 01/28/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Development Advisory Board (DAB) Subcommittee	Date: 02/20/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC) Chapter 1 [A], Section 101.3

Submitted by: International Building Code Committee

[A] 101.3 Purpose.

The purpose of this code is to establish the minimum requirements to provide a reasonable level of safety, health and general welfare through structural strength, *means of egress*, stability, sanitation, light and *ventilation*, energy conservation, and for providing a reasonable level of life safety and property protection from the hazards of fire, *explosion* or *dangerous* conditions, and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.

The purpose of this Code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefitted by the terms of this code. Although the Planning & Development Department Director (hereinafter referred to as the "Director") or designee is directed to obtain substantial compliance with the provisions of this code, a guarantee that all buildings, structures or utilities have been constructed in accordance with all provisions of the code is neither intended nor implied.

Justification: This establishes that the Director will endeavor to obtain substantial compliance with the Code but cannot guarantee that the project complies in all respects. The responsibility for compliance with this code lies with the owner of the project.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/27/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/20/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Chapter 1 [A], Section 101.4

Submitted by: International Building Code Administrative Committee

[A] 101.4 Referenced codes.

The other codes listed in Sections 101.4.1 through 101.4.7~~10~~ and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

[A] 101.4.1 Gas.

The provisions of the *International Fuel Gas Code*, as amended, shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlets connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

[A] 101.4.2 Mechanical.

The provisions of the *International Mechanical Code*, as amended, shall apply to the installation, *alterations, repairs* and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy related systems.

[A] 101.4.3 Plumbing.

The provisions of the *Uniform Plumbing Code* or *International Plumbing Code*, as amended, shall apply to the installation, *alteration, repair* and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the ~~International Private Sewage Disposal Code~~ *Uniform Plumbing Code* or *International Plumbing Code* shall also apply to private sewage disposal systems.

[A] 101.4.4 ~~Property maintenance.~~ Reserved.

~~The provisions of the International Property Maintenance Code shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.~~

[A] 101.4.5 Fire prevention.

The provisions of the *International Fire Code*, as amended, shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair alteration or removal of fire suppression, *automatic sprinkler systems* and alarm systems of fire hazards in the structure or on the premises from occupancy or operations.

[A] 101.4.6 Energy.

The provisions of the *International Energy Conservation Code*, as amended, shall apply to all matters governing the design and construction of buildings for energy efficiency.

[A] 101.4.7 Existing buildings.

The provisions of the *International Existing Building Code*, as amended, shall apply to matters governing the repair, alteration, change of occupancy, addition to and relocation of existing buildings.

[A] 101.4.8 Electrical.

The provisions of the *National Electrical Code*, as amended, shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

[A] 101.4.9 Residential.

Detached one and two-family *dwelling*s and *townhouse*s not more than three *stories* above *grade plane* in height with a separate means of egress, and their accessory structures not more than three stories above grade plane in height, shall comply with this code or the *International Residential Code*, as amended.

[A] 101.4.10 Swimming pools.

The provisions of the *International Swimming Pool and Spa Code*, as amended, shall apply to the construction of public and private swimming pools and spas.

Justification: This amendment recognizes administrative amendments are made to each of the reference codes. It also recognizes the National Electrical Code, International Residential Code, and the International Swimming Pool and Spa Code as adopted reference codes. The Phoenix Fire Code is technically the International Fire Code with Phoenix Amendments per its adopting ordinance, which is a different ordinance than adopts this code.

The International Property Maintenance Code is not adopted by the city. Rather, property maintenance is regulated by the Neighborhood Services Department Preservation Ordinance.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee	Date: 01/27/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Development Advisory Board (DAB) Subcommittee	Date: 02/20/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC) Chapter 1 [A], Section 101.5

Submitted by: International Building Code Administrative Committee

[A] 101.5 Administrative Provisions

Chapter 1 of this document applies to all the documents of the Phoenix Building Construction Code. The administrative provisions in other documents of the Phoenix Building Construction Code apply to the document in which they appear.

[A] 101.5.1 Administrative Conflicts

Where conflicts occur between the administrative provisions of this document and the administrative provisions in other documents of the Phoenix Building Construction Code that are specific to the document in which they appear, the provisions specific to the document in which they appear shall apply.

Justification: All the adopted and amended building code documents taken together are known as the Phoenix Building Construction Code. Each code document is a separate document of the Phoenix Building Construction Code. Generally, all of the administrative provisions for all of the separate documents come from the Chapter 1 provisions of this International Building Code, but some administrative provisions are retained in other documents where they apply only to those documents they apply in, as they are specific to that document.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/27/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/20/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC) Chapter 1[A], Section 102.4.1

Submitted by: International Building Code Administrative Committee

[A] 102.4.1 Conflicts.

Other than as described in Section 101.5.1, where conflicts occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

Justification: This section regulates conflicts in non-administrative provisions of the codes. Section 101.5.1 regulates conflicts in administrative provisions.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/27/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/20/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Chapter 1 [A], Section 102.6

Submitted by: International Building Code Administrative Committee

[A] 102.6 Existing structures.

The legal occupancy of any *structure* existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the *International Existing Building Code* and the *International Property Maintenance Code* or the *International Fire Code*. Phoenix Fire Code.

[A] 102.6.1 Buildings not previously occupied.

A *building* or portion of a *building* that has not been previously occupied or used for its intended purpose in accordance with the laws in existence at the time of its completion shall comply with the provisions of this code or the *International Residential Code*, as applicable, for new construction or with any current *permit* for such occupancy.

[A] 102.6.2 Buildings previously occupied.

The legal occupancy of any *building* existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the Phoenix Fire Code ~~*International Fire Code*~~ or ~~*International Property Maintenance Code*~~, or as is deemed necessary by the *building official* for the general safety and welfare of the occupants and the public.

Justification: The City uses the Neighborhood Preservation Ordinance for maintenance of existing and abandoned buildings; therefore, the Property Maintenance Code is not adopted.

The Phoenix Fire Department separately adopts the International Fire Code with amendments and that code with amendments is called the Phoenix Fire Code.

Cost Impact: No cost impact

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/27/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/20/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 103**

Submitted by: International Building Code Administrative Committee

**SECTION 103 CODE COMPLIANCE AGENCY PLANNING AND DEVELOPMENT
DEPARTMENT**

[A] 103.1 Creation of enforcement agency.

The ~~[insert name of department]~~ is hereby created and the official in charge thereof shall be known as the *building official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code. The authority and responsibility for administration and enforcement of this code is hereby assigned to the Director of the Planning & Development Department. The Director may designate a person or persons to fulfill these duties.

[A] 103.2 Appointment.

The *building official* responsibilities shall be ~~appointed~~ delegated by the chief appointing authority of the ~~jurisdiction~~. Director of the Planning & Development Department.

[A] 103.3 Deputies.

In accordance with the prescribed procedures of this *jurisdiction* and with the concurrence of the appointing authority, the ~~*building official*~~ Director of the Planning & Development Department shall have the authority to appoint a deputy building officials, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the *building official*.

Justification: This amendment follows the organizational structure of the department.

Cost Impact: No cost impact

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/20/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Chapter 1 [A], Section 104.2.3

Submitted by: International Building Code Administrative Committee

[A] 104.2.3 Alternative materials, design and methods of construction and equipment.

The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved.

Exception: Performance-based alternative materials, designs or methods of construction and equipment complying with the International Code Council Performance Code. This exception shall not apply to alternative structural materials or to alternative structural designs.

Justification: The City is not adopting the International Code Council Performance Code. The subsections to this code Section already provide full flexibility and allowance to approve alternative designs including those following the provisions of the International Code Council Performance Code without it being a specific adopted standard.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

This code provision is entirely new to this version of the IBC.

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied

Date: 01/27/2025

☐ No action taken

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied

Date: 02/20/2025

☐ No action taken

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied

Date: 04/22/2025

☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied

Date: 05/21/2025

☐ No action taken

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied

Date:

☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 104.2.4**

Submitted by: International Building Code Administrative Committee

[A] 104.2.4 Modifications. Appeals to the Building Official, interpretations, modifications and appeals to the Development Advisory Board.

Any person dissatisfied with a code enforcement decision made by a Planning & Development Department employee may request an appeal, formal interpretation, or a modification of a code requirement.

~~**[A] 104.2.4.1 Flood hazard areas.** The building official shall not grant modifications to any provision required in flood hazard areas as established by Section 1612.3 unless a determination has been made that:~~

- ~~1. A showing of good and sufficient cause that the unique characteristics of the size, configuration or topography of the site render the elevation standards of Section 1612 inappropriate.~~
- ~~2. A determination that failure to grant the variance would result in exceptional hardship by rendering the lot undevelopable.~~
- ~~3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, cause fraud on or victimization of the public, or conflict with existing laws or ordinances. A determination that the variance is the minimum necessary to afford relief, considering the flood hazard.~~
- ~~4. Submission to the applicant of written notice specifying the difference between the design flood elevation and the elevation to which the building is to be built, stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation, and stating that construction below the design flood elevation increases risks to life and property.~~

[A] 104.2.4.1 Appeal to the Building Official.

Any person dissatisfied with a code enforcement decision made by a Planning & Development Department employee may request a review of that decision by the employee's supervisor or supervisor's designee.

Any person dissatisfied with a decision of the supervisor or supervisor's designee may appeal that decision to the *building official*. The appeal shall be made in writing on a form provided by the Planning & Development Department and shall be accompanied by a fee as set forth in Appendix A.2 of the Phoenix City Code. The decision of the *building official* shall be recorded in the files of the Department. The decision of the *building official* shall be final except as provided in Section 113 of these administrative provisions.

[A] 104.2.4.2 Interpretation.

Any person may request a written interpretation of a code requirement as applied to a specific situation. The request shall be in writing on a form provided by the Planning & Development Department, shall include all information, calculations or other data necessary to describe the specific situation in detail, and shall be accompanied by a fee

as set forth in Appendix A.2 of the Phoenix City Code. The decision of the *building official* shall be recorded in the files of the Department.

[A] 104.2.4.3 Modifications.

Where there are practical difficulties involved in carrying out the provisions of this code, the *building official* shall have the authority to grant modifications for individual cases, upon application of the *owner* or the owner's authorized agent, provided that the *building official* shall first find that one or more special individual reason makes the strict letter of this code impractical, and that the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, *accessibility*, life and fire safety or structural requirements. The details of the written request for and action granting modifications shall be recorded and entered in the files of the department of building safety.

Requests for modification of a code requirement shall be made in writing on a form provided by the Planning & Development Department and shall be accompanied by a fee as set forth in Appendix A.2 of the Phoenix City Code. The applicant is responsible for providing all information, calculations or other data necessary to document or substantiate each request. The *building official* may approve, approve with stipulations, or deny the application based upon the substantiating data submitted. In deciding each modification, the *building official* may consider or require alternate methods or systems to be used in compensation for the particular code provision to be modified. The details of action granting modifications shall be recorded and entered in the files of the Department.

[A] 104.2.4.3.1 Multiple Modifications.

Where the *building official* has granted a code modification three or more times for the same issue, the *building official* shall have the authority to write an interpretation or policy for this issue that shall be enforceable as if it was a provision in this code.

[A] 104.2.4.4 Appeal to the Development Advisory Board.

Any person may appeal a decision made by the *building official* to the Development Advisory Board as set forth in Section 113 of these administrative provisions.

Justification: This sets up a policy of second opinions, appeals, interpretations and modifications providing customers with a means of appealing a decision made by an employee of Planning & Development.

Flood hazard areas are determined by floodplain management.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee	Date: 01/27/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee	Date: 02/20/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC) Chapter 1 [A], Section 104.7

Submitted by: International Building Code Administrative Committee

[A] 104.7 Official records.

The *building official* shall keep official records in accordance with the retention schedules set by the Phoenix City Clerk Department Records Management Program. ~~as required by Sections 104.7.1 through 104.7.5. Such official records shall be retained for not less than 5 years or for as long as the building or structure to which such records relate remains in existence, unless otherwise provided by other regulations.~~

[A] 104.7.1 Approvals.

A record of approvals shall be maintained by the *building official* and shall be available for public inspection during business hours in accordance with applicable laws.

[A] 104.7.2 Inspections.

The *building official* shall keep a record of each inspection made, including notices and orders issued, showing the findings and disposition of each.

[A] 104.7.3 Code alternatives and modifications.

Application for alternative materials, design and methods of construction and equipment in accordance with Section 104.2.3; modifications in accordance with Section 104.2.4; and documentation of the final decision of the *building official* for either shall be in writing and shall be retained in the official records.

[A] 104.7.4 Tests.

The *building official* shall keep a record of tests conducted to comply with Sections 104.2.2.4 and 104.2.3.5.

[A] 104.7.5 Fees.

The *building official* shall keep a record of fees collected and refunded in accordance with Section 109.

Justification: This coordinates policy City-wide so that there are no conflicting requirements, and the policy can be set by the appropriate department.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/27/2025

Development Advisory Board (DAB) Subcommittee

Date: 02/20/2025

<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB)			Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee			Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action			Date:
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

DRAFT



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 104.10**

Submitted by: International Building Code Administrative Committee

[A] 104.10 Lot Lines.

[A] 104.10.1 Building across a lot line

No structure shall be built across a lot line.

Exceptions:

1. If the provisions of Sections 104.10.1.1 or 104.10.1.2 are satisfied, a lot line does not exist for the purposes of Section 104.10.1.
2. Nonstructural coverings between double walls that separate townhouse units, as designed to the International Residential Code, are allowed to be built on lot lines.
3. Fire walls that are built as party walls are allowed to be built on lot lines.
4. Common walls that separate townhouse units are allowed to be built on lot lines if plumbing, mechanical, electrical, piping, or other services in any form do not traverse from one side to the other of these common walls and these common walls do not serve as gravity load bearing walls.

[A] 104.10.1.1 Lot combinations.

Where the owner(s) of two or more adjacent lots wish for the lots to be considered as one lot for the purposes of this code, the owner(s) may exercise one of the following options:

1. The lots may be combined into a single lot by platting or re-platting.
2. The building official may approve a permanent, nonrevocable lot combination agreement in a form approved by the building official that shows the lots combined by recording in the deed records of Maricopa County for all the lots involved. As part of this application the property owner shall provide evidence that all the lots combined are taxed and assessed by the Maricopa County Assessor as a single tax parcel.

[A] 104.10.1.2 Covenants to hold properties as one.

The building official may approve a permanent agreement between adjacent property owners for the purposes of considering two or more separately owned lots as one lot for the purposes of this code. Such agreement shall stipulate the reasons for the lot consolidation and the permanent requirements or prohibitions necessary to fully comply with this code as if all improvements were located on the same single lot.

[A] 104.10.2 Open space location

Required yards and open spaces shall be on the same lot as the structure.

Exceptions:

1. If the provisions of Sections 104.10.1.1, 104.10.1.2 or 104.10.2.1 are satisfied, a lot line does not exist for the purposes of Section 104.10.2.
2. Where this code specially allows measuring distances on a public way.

[A] 104.10.2.1 Open space easements.

The *building official* may approve a permanent open space, nonbuilding easement on a *lot* for the purposes of providing *yards* or open space sufficient to satisfy separation distance or egress requirements on an adjacent *lot*.

[A] 104.10.3 Sewer, water, or electric service across property lines

No sewer service, water service, or electric wiring methods and equipment shall be built across a *lot line*, other than a *lot line* separating the *lot* being serviced from the adjacent *public way*.

Exception: Where the provisions of Sections 104.10.1.1, 104.10.1.2 or 104.10.3.1 are satisfied, a *lot line* does not exist for the purposes of Section 104.10.3.

[A] 104.10.3.1 Utility easements.

The *building official* may approve the provision of sewer service, water service, or electric wiring methods and equipment to a *lot* when such service is located within a permanent, non-revocable private utility easement duly-recorded in the deed records of Maricopa County for all the properties involved.

[A] 104.10.4 Agreement conditions.

Agreements proposed or required under Section 104.10 shall be permanent and binding on all property owners, their heirs and assigns. The agreements shall be in writing, shall be approved by the *building official* and shall be recorded in the deed records of Maricopa County for all the properties involved. The agreements shall be enforceable by the *building official* and by each of the property owners, their heirs and assigns. The agreements shall require physical modification of any structures to fully comply with all applicable code requirements prior to alteration or expiration of the agreement. Alteration of the agreements or any condition or provision therein, or expiration or elimination of any such agreement, is prohibited except with the prior written approval of the *building official*. The *building official* shall have authority to revoke any agreement for noncompliance with any of its provisions, and thereafter to require the property owners to individually make each of their properties fully compliant with all applicable code requirements, without benefit of the agreement conditions.

Justification: To maintain building code requirements, there must be owner control over the spaces that could impact that compliance. Additionally, ownership over something that is needed by another owner to use their property is inappropriate. These provisions lay out the necessary safeguards to ensure that ownership control can be exercised.

Cost Impact: Minimal cost impact. Showing proof of sufficient ownership stake in situations may increase costs for design but will greatly reduce costs if ownership disagreements occur.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee	Date: 01/27/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Development Advisory Board (DAB) Subcommittee	Date: 02/20/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 105.1**

Submitted by: International Building Code Administrative Committee

[A] 105.1 Required.

Any *owner* or *owner's* authorized agent who intends to construct, enlarge, alter, *repair*, move, demolish or change the occupancy of a *building* or *structure*, or to erect, install, enlarge, alter, *repair*, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and obtain the required *permit*.

1. Separate permits shall be obtained for automatic fire extinguishing systems, fire alarm systems, and other uses or equipment regulated by the Phoenix Fire Code.
2. Separate permits shall be obtained from the Planning & Development Department for work within the public right of way including off-site sewer or water extensions; sewer or water taps and all connections to public sewer and water; paving, curb cuts, driveways and sidewalks, and landscaping. See Chapter 32 of the International Building Code for permits and restrictions on work within the public right of way.
3. Separate permits shall be obtained from the Planning & Development Department for site development work in accordance with the Phoenix City Code.
4. Factory-built buildings, manufactured homes and mobile homes require permits from both the State of Arizona Office of Manufactured Housing in accordance with applicable Arizona Revised Statutes (ARS), and from the Planning & Development Department in accordance with Chapter 31 of the International Building Code or Appendix BA of the International Residential Code.

[A] 105.1.1 Annual permit.

~~Instead of an individual *permit* for each *alteration* to an already *approved* electrical, gas, mechanical or plumbing installation, the *building official* is authorized to issue an annual *permit* upon application therefor to any *person*, firm or corporation regularly employing one or more qualified tradespersons in the building, *structure* or on the premises owned or operated by the applicant for the *permit*.~~

[A] 105.1.2 Annual permit records.

~~The *person* to whom an annual *permit* is issued shall keep a detailed record of *alterations* made under such annual *permit*. The *building official* shall have access to such records at all times or such records shall be filed with the *building official* as designated.~~

Justification: Carried over from previous codes. This amendment specifies requirements for permits from other city departments. Requirements for annual permits are specified in Section 117 of the International Building Code.

Cost Impact: No cost impact. Separate permits, required to meet city codes and ordinances, may not result in a net increase in project fees.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee Date: 01/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/20/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Chapter 1 [A], Section 105.2

Submitted by: International Building Code Administrative Committee

[A] 105.2 Work exempt from permit.

Exemptions from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of ~~this jurisdiction~~ the City of Phoenix. *Permits* shall not be required for the following:

Building:

1. Other than storm shelters, one-story detached accessory structures used as tool and storage sheds, playhouses, non-cantilevered shade structures, and similar uses, provided that the floor area is not greater than ~~120 square feet (11 mm)~~ 200 square feet, except for unaltered Intermodal Shipping Containers not greater than 320 square feet, and the structure complies with city of Phoenix Zoning Ordinance requirements.
2. Fences, other than swimming pool barriers, not over ~~7 (2134 mm)~~ 3 feet (914.4 mm) high. Replacement of an existing permitted fence of the same material, height, and location, and accessory to a single-family residence. Fences between 3 feet and 7 feet high require a permit for City code and Zoning Ordinance requirements only.
3. Oil derricks.
4. Retaining walls that are not over ~~4 feet (1219)~~ 40 inches (1016 mm) in height measured from the ~~bottom~~ top of the footing to the top of the retaining wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18,925 L) and the ratio of height to diameter or width is not greater than 2:1.
6. Interior and exterior platforms, sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
7. Painting, papering, tiling excluding toilets areas, bathrooms and showers, carpeting, cabinets and counter tops replacements in same location, and similar finish work.
8. Temporary motion picture, television, seasonal celebration and theater stage sets and scenery. Associated bleachers and grandstands are not included in this exemption.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than ~~24 inches (610 mm)~~ 18 inches (457 mm) deep, are not greater than 5,000 gallons (18,925 L) and are installed entirely above ground.
10. Shade cloth type structures ~~constructed~~ used for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
13. ~~Nonfixed and movable~~ Fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height and not an accessible surface.

14. Ground or roof supported structures, such as radio and television antenna towers, light poles, and flagpoles which do not exceed 200 pounds (90 kg) in weight or 45 feet (13,700 mm) in height above the ground surface.
15. Contractors' temporary construction offices which are associated with a permitted construction project in compliance with the city of Phoenix Zoning Ordinance and are intended to be removed from the site upon completion of the project. Structures which include sales offices which are open to the public do require a permit.
16. Roof covering replacement or roof recover with the same type of material as the original roofing.
17. Installation of a nonstructural weatherproof exterior covering over an existing weatherproof covering on an existing structure so long as the new covering will not affect the fire-resistive classification of the existing structure.

Exception: Installation of an Exterior Insulation and Finish System (EIFS) requires a permit.

1. Minor repair or replacement in kind of non-structural components such as, glass or glazing materials, sash, doors, patching walls or ceilings and replacing pieces of siding, soffits or fascia. Installation of locking or security hardware on egress doors, or changing the types of locking devices requires a permit.

Electrical:

1. ~~**Repairs and maintenance:** Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.~~
2. ~~**Radio and television transmitting stations:** The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.~~
3. ~~**Temporary testing systems:** A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.~~
1. Installation or replacement of equipment such as appliances, lamp holders, lamps and other utilization equipment manufactured, approved and identified for cord- and plug-connection to suitable permanently installed receptacles.
2. Repair or replacement of motors rated 50 HP or less, transformers rated 45 kVA or less, or fixed approved appliances of the same type and rating in the same location.
3. Temporary decorative lighting approved and identified for cord- and plug-connection.
4. Repair or replacement in kind of any switch, other than a service disconnect, receptacle, contactor, control device or other utilization equipment rated 60 amperes or less.
5. Replacement in kind of any circuit breaker other than a service disconnect, rated at 125 amperes or less, or any fuse.
6. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
7. Temporary wiring for experimental purposes in suitable experimental laboratories.
8. Temporary wiring for theaters, motion picture and television studios, performance areas, and similar locations where not accessible to the general public.
9. Class 2 and Class 3 control and signal circuits not essential for safety to human life.
10. Installation, repair or replacement of electrical systems and components within machinery or equipment which is not defined by this Code as building service equipment.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.
8. Repair or replacement in kind of refrigeration units not over 5 tons (17.5 kW) of refrigeration capacity, when located outdoors. Replacement equipment shall be in the same location and equal to or less than the weight of that which is replaced. Repair or replacement of refrigeration systems located inside a building shall require a permit and compliance with all requirements of this Code for the classification of refrigerant utilized in the new equipment.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
3. Replacement of water closets, valves or fixtures with new valves or fixtures complying with the water conservation requirements of this Code, except that a permit shall be required for the relocation of any valves, pipes or fixtures.
4. Repair or replacement of portable or built-in appliances which are not regulated by this code as building service equipment and which connect to the building water, drain or gas piping systems by approved means.
5. Replacement, in kind, of an existing water heater in one-and two-family dwellings when the work is performed by a licensed contractor.
6. Repair or replacement of existing 2" and smaller secondary backflow prevention assemblies. A test report, completed by a certified backflow assembly tester, shall be submitted for approval to the authority having jurisdiction at the time of installation or repair.

Justification: This amendment was approved in previous code adoptions. It has subsequently been evaluated by the committee for applicability to the 2024 IBC and carried forward as presented.

Cost Impact: Minimal Cost Impact. Specific exemptions save the customer time and money if a permit is not required.

Approved in previous 2018 Code Adoption process: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
ACTION TAKEN:			
2024 Code Committee		Date: 2/4/2025	
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee		Date: 02/20/2025	
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB)		Date: 04/22/2025	
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee		Date: 05/21/2025	
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action		Date:	
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Chapter 1 [A], Section 105.3

Submitted by: International Building Code Administrative Committee

[A] 105.3 Application for permit or standard plan.

To obtain a permit or standard plan approval, the applicant shall first file an application therefore in writing on a form furnished by the ~~department of building safety~~ Planning & Development Department for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required in Section 107.
5. State the valuation of the proposed work.
6. Be signed by the ~~applicant~~ owner, or the ~~applicant's~~ owner's authorized agent.
7. Give such other data and information as required by the building official.

Justification: Clarifies department responsibilities and identifies who can apply for the permit.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 01/27/2025
☐ No action taken

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 02/20/2025
☐ No action taken

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 04/22/2025
☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 05/21/2025
☐ No action taken

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied Date:
☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Chapter 1 [A], Section 105.3.1

Submitted by: International Building Code Administrative Committee

[A] 105.3.1 Action on application.

The *building official* shall examine or cause to be examined applications for *permits* and amendments thereto within a reasonable time after filing. If the application or the *construction documents* do not conform to the requirements of pertinent laws, the *building official* shall reject such application in writing, stating the reasons therefor. If the *building official* is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the *building official* shall issue a *permit* therefor as soon as practicable.

[A] 105.3.1.1 Action for demolition permit.

Application for exterior demolition permits for commercial buildings 50 years of age or older as well as all properties located in the Downtown Code District (Chapter 12 of the Phoenix Zoning Ordinance) that are 50 years of age or older require public notice and shall be held for 30 calendar days from the date of application and evidence of such notice. Buildings identified as individually eligible for historic designation in the Phoenix Historic Property Register (Chapter 8 of the Phoenix Zoning Ordinance) require public notice and shall be held for 60 calendar days from the date of application and evidence of such notice.

Justification: Since implementation of the provision of the code amendment for the 30-day hold that went into effect December 2, 2016, and was subsequently amended on July 6, 2018 to include properties 50 years of age or older in the Downtown Code District, the Historic Preservation Commission (HPC) has expressed concern regarding the limited window of time in which to engage with property owners of historically eligible properties proposed for demolition in advance of the expiration of the 30-day hold. The HPC would like to see the hold with notice period extended from 30 to 60 days for properties the Historic Preservation Office has determined eligible for historic designation.

Cost Impact: The cost impact is that of the demolition application plan review fee as noted in the Planning and Development Fee Schedule, Chapter 9 Appendix A.2 of the Phoenix City Code.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	Date: 01/27/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Development Advisory Board (DAB) Subcommittee	Date: 02/20/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Chapter 1 [A], Section 105.3.2

Submitted by: International Building Code Administrative Committee

[A] 105.3.2 Time limitation of application.

An application for a permit or standard plan approval for any proposed work shall be deemed to have been abandoned 12 months ~~180 days~~ after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 ~~180~~ days each. The extension shall be requested in writing and justifiable cause demonstrated. The application for extension shall include payment of a non-refundable fee as set forth in Appendix A.2 of the Phoenix City Code.

[A] 105.3.2.1 Standard plan expiration.

Standard plans shall expire upon the adoption of a new code.

Justification: The proposed change provides more flexibility to complete projects and allows PDD to recover administrative costs associated with the application extension.

Cost Impact: Minimal cost impact. Extension application fees are set in Appendix A.2 of the Phoenix City Code. The additional time could save the developer money, lost time in plan resubmittal, and review.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/27/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/20/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 105.5

Submitted by: International Building Code Administrative Committee

[A] 105.5 Expiration.

~~Every *permit* issued, except demolition permits and permits subject to section 114 of this code, shall expire 24 months after the date of permit issuance, unless an extension is granted in accordance with section 105.5.1. shall become invalid unless the work on the site authorized by such *permit* is commenced within 180 days after its issuance, or if the work authorized on the site by such *permit* is suspended or abandoned for a period of 180 days after the time the work is commenced. The *building official* is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.~~

[A] 105.5.1 Extension.

The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than one year each. The extension shall be requested in writing prior to permit expiration and justifiable cause demonstrated. The application for extension shall include payment of a non-refundable fee as set forth in Appendix A.2 of the Phoenix City Code.

Exception: The building official is authorized to adjust the fee for such extension based on the inspection hours left to complete the permit and shall include an administrative fee based on the general hourly plan review rate (two-hour minimum) as set forth in Appendix A.2 of the Phoenix City Code.

[A] 105.5.2 Reinstatement.

When a permit has expired, as described in section 105.5, the building official is authorized to grant, in writing, reinstatement of the permit for a period of not more than one year provided the following conditions are met:

1. No changes have been made or will be made in the original plans and specifications for such work; and
2. The original permit expired less than one year from the request to reinstate. The reinstatement shall be requested in writing and justifiable cause demonstrated. The application for reinstatement shall include payment of a non-refundable fee as set forth in Appendix A.2 of the Phoenix City Code.

Exception: The building official is authorized to adjust the fee for such extension based on the inspection hours left to complete the permit and shall include an administrative fee based on the general hourly plan review rate (two-hour minimum) as set forth in Appendix A.2 of the Phoenix City Code.

[A] 105.5.3 Demolition.

Demolition permits shall expire if the work authorized by such permit is not completed within 60 days from the date of permit issuance, which includes clearance of all debris from the site. Reasonable and continuous progress shall be made to complete all demolition work as expeditiously as possible. See Section 3303 of the International Building Code for demolition permit conditions.

The building official is authorized to grant, in writing, one or more extensions of not more than 30 days. Additional time may be granted if justifiable cause can be demonstrated. The extension shall be requested in writing. The application for extension shall include payment of a non-refundable fee as set forth in Appendix A.2 of the Phoenix City Code.

The building official is authorized to grant, in writing, reinstatement of an expired demolition permit, for a period of not more than 30 days. Additional time may be granted if justifiable cause can be demonstrated. The reinstatement shall be requested in writing. The application for reinstatement shall include payment of a non-refundable fee as set forth in Appendix A.2 of the Phoenix City Code.

Justification: The changes provide flexibility of administrative oversight and additional consistency to extend and reinstate permits and allows PDD to recover administrative costs associated with the approvals.

Cost Impact: Minimal cost impact. Greater flexibility with extensions and reinstatements saves the developer unnecessary costs associated with resubmittal of plans and payment of new permit fees.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/20/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Chapter 1 [A], Section 105.6

Submitted by: International Building Code Administrative Committee

[A] 105.6 Suspension or revocation.

The *building official* is authorized to suspend or revoke a *permit* issued under the provisions of this code wherever the *permit* is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code-, or reasonable and continuous progress has not been made to complete the construction, or the continuance of any work becomes dangerous to life or property.

It shall be unlawful to proceed with any work for which a permit was issued after notice of permit suspension or revocation is served on the permit holder, the owner or the person having responsible charge of the work. Reinstatement of a suspended permit shall be by written notice from the building official authorizing work to resume, with or without conditions. Revoked permits shall be canceled and the permit fee shall not be refunded except as may be provided in Section 109.6 of these administrative provisions.

Justification: Carried over from previous codes and gives the building official greater flexibility to suspend or revoke a permit when necessary.

Cost Impact: The cost impact for this amendment is the cost associated with reinstating a suspended or revoked permit. Additional fees per section 114 of this code shall be assessed if any work is conducted or work continues after a permit has been suspended or revoked, without being reinstated or a new permit issued.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/20/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC) Chapter 1 [A], Section 105.7

Submitted by: International Building Code Administrative Committee

[A] 105.7 Placement of permit.

The building *permit* or copy shall be kept on the *site* of the work until the completion of the project. The permit holder shall post a visible sign which identifies the permit number and the street address or suite number where construction work is authorized until completion of the project. Other forms of identification may be used when approved by the building official.

Justification: Carried over from previous codes, Informs the public of permitted construction activity, and identifies premises for construction inspections.

Cost Impact: Minimal cost impact for posting of sign.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/20/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Chapter 1 [A], Section 105.8

Submitted by: International Building Code Administrative Committee

[A] 105.8 Record changes.

[A] 105.8.1 Owner name change.

Any time after a permit has been issued a new owner may be substituted for the original owner, provided the new owner submits an affidavit of ownership and agrees to assume all code compliance obligations related to the permit, including responsibility for correcting any work previously installed in violation of any code requirement.

[A] 105.8.2 Business name change.

Any time after a permit has been issued, the name of the tenant or business may be changed provided the intended occupancy or use of the premises is not changed.

[A] 105.8.3 Contractor change.

Any time after a permit has been issued, the recorded owner of the property may by affidavit request substitution of a new contractor for the contractor named on the original permit, provided the new contractor agrees to assume all code compliance obligations related to the permit including assuming responsibility for correcting any work previously installed in violation of any code requirement. Nothing in this section shall be construed as preventing a new contractor from obtaining a new permit to authorize only that work intended to be performed by the new contractor.

[A] 105.8.4 Registered design professional change.

Any time after a permit has been issued, where the *registered design professional in responsible charge* is changed see Section 107.3.4. Any time after a permit has been issued and changes are required to the *construction documents* see Section 107.4 and the rules governing *registered design professionals* as required by the State of Arizona. Any time the *registered design professional* in charge of a special inspections or observation program is changed, a new certificate indicating this responsibility certificate shall be submitted.

[A] 105.8.5 Address changes.

A permit is not transferable from one property to another and no address change shall be processed which would have this effect. Any time after a permit has been issued or any time a property owner wishes to change the official address of any property, the recorded owner may request an address change in writing on a form provided by the department. The application shall be accompanied by a nonrefundable processing fee as set forth in section 109 of these administrative provisions. The department shall assign all addresses in accordance with established City regulations and may approve, modify or deny any

request accordingly. Where an address change requires revising more than 10 records, the department may charge an administrative fee based upon the hourly rate for plan revisions.

[A] 105.8.6 Scope of work changes.

Permit records shall be changed to increase or decrease the scope of work or valuation of any project. Any increase in scope of work or valuation requires an application for a new permit and payment of additional permit fees for the supplemental work. Any decrease in scope of work or valuation will be grounds for changing the permit record. In the case where a project scope is reduced after permit issuance, the original permit shall be revised to authorize the reduced scope of work, or, if no work has been started, the owner may in writing request to cancel the original permit and obtain a refund in accordance with Section 109.6 of these administrative provisions. In this case a new permit shall then be obtained for the actual work proposed.

[A] 105.8.7 Fees.

The fee for record changes shall be as set forth in Appendix A-2 of The Phoenix City Code.

Justification: Carried over from previous codes and gives specific requirements for various record changes.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/20/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC) Chapter 1 [A], Section 105.9

Submitted by: International Building Code Administrative Committee

[A] 105.9 Annexations.

A building under construction with a building *permit* issued by the Maricopa County Building Department (County) prior to the effective date of annexation, and where the footings and stem walls have been completed and approved by the County, shall obtain a *permit* from the City of Phoenix (City) to establish the scope of work and ensure the building is constructed in compliance with the County approved plans. Fees will be collected to recover the cost of City inspections as set forth in Appendix A.2 of the Phoenix City Code.

Building plans approved and permitted by the County for which no construction has commenced, or building(s) that are under construction and completed to a lesser degree than stated above on the effective date of annexation, shall be required to obtain a building *permit* from the City and pay fees based on the estimated cost of construction, as set forth in Appendix A.2 of the Phoenix City Code.

Construction shall conform to pertinent County zoning regulations in effect at the time the County *permit* is issued, prior to annexation.

Justification: Carried over from previous codes. Provides requirements for projects permitted by Maricopa County and then annexed into the city of Phoenix.

Cost Impact: Minimal Cost Impact. The customer will be responsible for the hourly Inspection fees related to the remainder of the work completed after annexation into the City of Phoenix, or for permit fees based on the valuation of construction if building plans were approved but never permitted in the County.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/20/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 107.1**

Submitted by: International Building Code Administrative Committee

[A] 107.1 General.

Submittal documents consisting of *construction documents*, statement of *special inspections*, structural calculations, geotechnical report and other data shall be submitted in two or more sets or a digital format where allowed by the building official, with each *permit* application. The *construction documents* shall be prepared by a *registered design professional* ~~where required by the statutes of the jurisdiction in which the project is to be constructed, as required by the State of Arizona.~~ Where special conditions exist, the *building official* is authorized to require additional *construction documents* to be prepared by a *registered design professional* licensed by the State of Arizona.

Exception: The *building official* is authorized to waive the submission of *construction documents* and other data not required to be prepared by a *registered design professional* if it is found that the nature of the work applied for is such that review of *construction documents* is not necessary to obtain compliance with this code.

Justification: Retained as the team still feels that this provides necessary clarification on the requirement for professional registration.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/23/2025
☐ Approved as submitted ☒ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/20/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Chapter 1 [A], Section 107.2

Submitted by: International Building Code Administrative Committee

[A] 107.2 Construction documents.

Construction documents shall be in accordance with Sections 107.2.1 through 107.2.8.

[A] 107.2.1 Information on construction documents.

Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted where *approved* by the *building official*. *Construction documents* shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the *building official*.

[A] 107.2.1.1 Fire life safety report (FLSR).

Prior to submitting construction drawings for high-rise buildings, covered mall buildings, buildings containing atriums and other structures as determined by the building official or fire marshal, the design team shall prepare and submit a Fire Life Safety Report. This FLSR shall provide a description of the occupancies, design codes, egress, emergency systems, smoke control and other related systems, and a conceptual description of the suppression system. The first submittal of the building construction plans must incorporate the first review comments of the FLSR.

[A] 107.2.2 Fire protection system shop drawings.

Shop drawings for the *fire protection system(s)* shall be submitted to indicate conformance to this code and the *construction documents* and shall be *approved* prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9.

[A] 107.2.3 Means of egress.

The *construction documents* shall show in sufficient detail the location, construction, size and character of all portions of the *means of egress* including the path of the *exit discharge* to the *public way* in compliance with the provisions of this code. In other than occupancies in Groups R-2, R-3, and I-1, the *construction documents* shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

[A] 107.2.4 Exterior wall envelope.

Construction documents for all buildings shall describe the *exterior wall envelope* in sufficient detail to determine compliance with this code. The *construction documents* shall provide details of the *exterior wall envelope* as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings.

The *construction documents* shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details

described in the *construction documents* maintain the weather resistance of the *exterior wall envelope*. The supporting documentation shall fully describe the *exterior wall* system which was tested, where applicable, as well as the test procedure used.

[A] 107.2.5 Exterior balconies and elevated walking surfaces.

Where balconies or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the *construction documents* shall include details for all elements of the impervious moisture barrier system. The *construction documents* shall include manufacturer's installation instructions.

[A] 107.2.6 Site plan.

A site plan shall be submitted prior to submittal of *construction documents*. The site plan shall include information as specified on the published City of Phoenix pre-application submittal requirements. Upon receipt of preliminary site plan approval, construction documents may be submitted.

The *construction documents* submitted with the application for *permit* shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from *lot lines*, the established street grades and the proposed finished grades and, as applicable, *flood hazard areas*, *floodways*, and *design flood elevations*; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The *building official* is authorized to waive or modify the requirement for a site plan when the application for *permit* is for *alteration* or *repair* or when otherwise warranted.

[A] 107.2.6.1 Design flood elevations.

Where *design flood elevations* are not specified, they shall be established in accordance with Section 1612.3.1.

[A] 107.2.7 Structural information.

The *construction documents* shall provide the information specified in Section 1603.

[A] 107.2.8 Relocatable buildings.

Construction documents for relocatable buildings shall comply with Section 3442 3113.

Justification: Sections 107.2.1.1 and 107.2.6 defines submittal requirements. Section 107.2.8 corrects typographical error in base code. The Phoenix Fire Code section 105.4.2.2 requires a fire life safety report.

Cost Impact: Minimal cost impact associated with the fire life safety report.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

Date: 02/4/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee

Date: 02/20/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB)		Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied <input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee		Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied <input type="checkbox"/> No action taken
City Council Action		Date:
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied <input type="checkbox"/> No action taken

DRAFT



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Chapter 1 [A], Section 107.5

Submitted by: International Building Code Administrative Committee

[A] 107.5 Retention of construction documents.

One set of *approved construction documents* shall be retained by the *building official* for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws, in accordance with the retention schedules set by the Phoenix City Clerk Department Records Management Program.

107.5.1 Standard plans.

Standard plans are valid under the code in effect at the time of submittal and valid for the duration of the code cycle as long as the plan remains active. Upon adoption of a new code, standard plans shall expire and be discarded by the building official in accordance with the retention schedules set by the Phoenix City Clerk Department Records Management Program.

Justification: Coordinates department policy with city clerk records management program requirements.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 02/4/2025
☐ No action taken

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 02/20/2025
☐ No action taken

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 04/22/2025
☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 05/21/2025
☐ No action taken

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied Date:
☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 108**

Submitted by: International Building Code Administrative Committee

SECTION 108 TEMPORARY STRUCTURES, USES, EQUIPMENT AND SYSTEMS.

[A] 108.1 General.

The *building official* is authorized to issue a *permit* for *temporary structures*, uses, equipment or systems. Such *permits* shall be limited as to time of service, but shall not be permitted for more than 180 days. The *building official* is authorized to grant extensions for demonstrated cause. Structures designed to comply with Section 3103.6 shall not be in service for a period of more than 1 year unless an extension of time is granted.

[A] 108.2 Conformance.

Temporary structures shall comply with the requirements in Section 3103.

[A] 108.3 Temporary service utilities.

The *building official* is authorized to give permission to temporarily supply service utilities in accordance with Section 112.

[A] 108.4 Termination of approval.

The *building official* is authorized to terminate such *permit* for a *temporary structure*, use, equipment or system and to order the same to be discontinued.

Justification:

During the 2024 IBC changes the potential for a temporary use was unintentionally removed in the model code, and it is being added back here to provide the same conformance requirements to temporary uses. This will allow the interdepartmental temporary indoor building uses policy.

The 2024 IBC will now define:

- Public-Occupancy Temporary Structure
- Service Life
- Temporary Event
- Temporary Structure

Cost Impact: Minimal cost impact. This code change proposal will reduce the cost for temporary uses to allow them to comply with the temporary provisions of the code.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/27/2025

Development Advisory Board (DAB) Subcommittee	Date: 02/20/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC) Chapter 1 [A], Section 109.2

Submitted by: International Building Code Administrative Committee

[A] 109.2 Schedule of plan review and permit fees.

Where a *permit* is required, a fee for each plan review and permit shall be paid as required, in accordance with the schedule ~~as established by the applicable governing authority set forth in~~ Phoenix City Code Appendix A.2. Fees paid for plan reviews, permits or other services are not transferable.

[A] 109.2.1 Supplemental permits.

The fee for a supplemental plan review and permit to cover any additional work or additional valuation not included in the original permit shall be computed based on the valuation of the supplemental work. A new permit for a building addition shall be required to increase the building area authorized by a permit. Supplemental work started prior to obtaining a supplemental permit is subject to an investigation fee set forth in Section 109.4 of these administrative provisions.

Justification: References our established fee schedule and clarifies fees are not transferable. Clarify that an increase in scope requires a separate permit.

Cost Impact: No cost impact

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/20/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC) Chapter 1 [A], Section 109.3

Submitted by: International Building Code Administrative Committee

[A] 109.3 Permit valuations.

The applicant for a *permit* shall provide an estimated value of the work for which the *permit* is being issued at time of application. Such estimated valuation shall include the total value of work, including materials and labor, for which the *permit* is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. ~~Where, in the opinion of the building official, the valuation is underestimated, the permit shall be denied, unless the applicant can show detailed estimates acceptable to the building official.~~ Estimated valuation is the higher of the valuation as calculated by the Planning & Development Department, or the valuation as provided by the applicant. Estimated valuation is calculated using the International Code Council Building Valuation Data adjusted for the City of Phoenix. The *building official* shall have the authority to adjust the final valuation for permit fees.

Justification: Aligns with language in Phoenix City Code, Chapter 9, Appendix A.2

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee		Date: 01/27/2025
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied
		<input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee		Date: 02/20/2025
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied
		<input type="checkbox"/> No action taken
Development Advisory Board (DAB)		Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied
		<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee		Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied
		<input type="checkbox"/> No action taken
City Council Action		Date:
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied
		<input type="checkbox"/> No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC) Chapter 1 [A], Section 109.7

Submitted by: International Building Code Administrative Committee

[A] 109.7 Inspection and re-inspections.

Permit fees provide for customary inspections only. When inspections are requested for weekends, holidays, or anytime other than the regular working hours of the building official, an additional fee will be required as set forth in Phoenix City Code Appendix A.2. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

Re-inspection fees may also be assessed when the *approved* plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the *building official*. When re-inspections are requested for weekends, holidays, or anytime other than the regular Planning & Development Department inspection hours, an additional fee will be required.

Justification: Clarifies fees for inspections and re-inspections in accordance with Phoenix City Code Appendix A.2

Cost Impact: Minimal cost impact attributed to irregular inspections or re-inspection fees. Potential decrease associated with maintaining project schedules.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/23/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/20/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Chapter 1 [A], Section 110.1

Submitted by: International Building Code Administrative Committee

[A] 110.1 General.

Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain visible and able to be accessed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the owner or the owner's authorized agent to cause the work to remain visible and able to be accessed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection. A survey of the lot may be required by the building official to verify that the structure is located in accordance with the approved plans.

Justification: This amendment allows requiring a survey where there are disputes regarding lot lines.

Cost Impact: Minimal cost impact. The cost of the survey.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 02/04/2025
☐ Approved as submitted ☒ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/20/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Chapter 1 [A], Section 110.3.10.1

Submitted by: International Building Code Administrative Committee

[A] 110.3.10 Other inspections.

[A] 110.3.10.1 Building service equipment inspections.

All building service equipment for which a permit is required by this Code shall be inspected by the building official. No portion of any building service equipment intended to be concealed by any permanent portion of the building shall be concealed until inspected and approved. When the installation of any building service equipment is complete, an additional and final inspection shall be made. Building service equipment regulated by the technical codes shall not be connected to the water, fuel, power supply or sewer system until authorized by the building official.

1. Electrical inspections.

A rough-in inspection is required for all conduit, semi-rigid piping or wiring after installation, but prior to being concealed. A final inspection is required when all conduit, wires, fixtures and equipment including covers has been installed and connected, but prior to energizing any such circuit or equipment.

2. Mechanical inspections.

All mechanical equipment and systems for which a permit is required by this Code, including all associated ductwork, flues, condensate and refrigeration lines, shall be subject to inspection and shall remain accessible and exposed for inspection purposes until approved.

3. Plumbing inspections.

A rough-in or underground inspection is required for all sewer, drainage and vent piping, and for all water and gas distribution systems prior to their being buried or concealed. A final inspection is required when all fixtures are set and operating or ready to operate pending final utility connection. Tests shall be performed as required by the applicable Plumbing Code.

4. Operation of building service equipment.

The requirements of this section shall not be considered to prohibit the operation of any building service equipment installed to replace existing equipment serving an occupied portion of the building in the event a request for inspection of such equipment has been filed with the building official not more than 72 hours after such replacement work is completed and before any portion of such equipment is concealed by any permanent portion of the building.

Justification: Clarifies the required inspections for building service equipment.

Cost Impact: No cost impact..

Approved in previous 2018 Code Adoption process: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
ACTION TAKEN:	
2024 Code Committee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 01/23/2025 <input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 02/20/2025 <input type="checkbox"/> No action taken
Development Advisory Board (DAB) <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 04/22/2025 <input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 05/21/2025 <input type="checkbox"/> No action taken
City Council Action <input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: <input type="checkbox"/> No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Chapter 1 [A], Section 110.3.10.2

Submitted by: International Building Code Administrative Committee

[A] 110.3.10.2 Swimming pool inspections.

A rough-in inspection is required after all fixed metal parts are in place and electrically bonded but prior to concealing or placement of any concrete or gunite. An inspection is required before plaster is placed and before the pool is filled with water. At the time of final inspection, all of the following must be complete:

1. Installation of all motors, lights and electrical circuits, including connection to approved overcurrent protection devices.
2. Installation and electrical bonding of all fixed metal parts within 5 feet (1524 mm) of the inside edge of the pool.
3. Installation of approved backflow prevention devices on the nearest hose bib(s) providing water supply for the pool.
4. Installation of all pool enclosures and barriers required by this Code.

Justification: This section clarifies the required inspections for the construction of swimming pools. By changing “A final” to “An inspection”, this allows inspection staff to require an additional inspection/s if needed for pools being constructed with an automatic pool cover.

Cost Impact:

No cost impact. Clarifying the required minimum inspections.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

This amendment was approved in previous code adoptions. It has subsequently been evaluated by the committee for applicability to the 2024 IBC and carried forward as presented.

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/23/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/20/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Chapter 1 [A], Section 111

Submitted by: International Building Code Administrative Committee

SECTION 111 CERTIFICATE OF OCCUPANCY

[A] 111.1 Change of Use and occupancy.

A *building* or *structure* shall not be used or occupied in whole or in part, and a *change of occupancy* of a *building* or *structure* or portion thereof shall not be made, until the *building official* has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction City of Phoenix. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction City of Phoenix shall not be valid.

Exception: Certificates of occupancy are not required for work exempt from *permits* in accordance with Section 105.2.

[A] 111.1.1 Change of occupancy.

Application may be made for the building official to consider issuing a new certificate of occupancy for a change in use or for new use of an existing building when no construction permit has been issued. Application for such a certificate shall be on a form provided by the Planning and Development Department and shall include payment of a nonrefundable application and inspection fee. This fee shall be in addition to any plan review fee or subsequent permit fee that may be required by Section 109 of these administrative provisions.

[A] 111.2 Certificate issued.

After the *building official* inspects the building or *structure* and does not find violations of the provisions of this code or other laws that are enforced by the department, the *building official* shall issue a certificate of occupancy that contains the following:

1. The *permit* number.
2. The address of the *structure*.
3. The name and address of the *owner* or the *owner's* authorized agent.
4. A description of that portion of the *structure* for which the certificate is issued.
5. A statement that the described portion of the *structure* has been inspected for compliance with the requirements of this code.
6. The ~~name of the building official~~ date of issuance.
7. The edition of the code under which the *permit* was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6.
10. The area, story location, and the design occupant load for each occupancy group in the building.
11. Where an *automatic sprinkler system* is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building *permit*.

[A] 111.3 Temporary occupancy.

The *building official* is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The *building official* shall set a time period during which the temporary certificate of occupancy is valid.

[A] 111.3.1 Application.

Application for a temporary certificate of occupancy shall be on a form supplied by the Planning & Development Department and shall include payment of a nonrefundable inspection fee as set forth in Section 109 of these administrative provisions. Issuance of a temporary certificate of occupancy shall be subject to the property owner and the permit holder agreeing in writing to compliance with all stipulations set forth by the Planning and Development Department.

[A] 111.3.2 Duration.

The maximum duration for temporary occupancy of a building, or a portion thereof, shall be the expiration date of the permit under which the temporary Certificate of Occupancy was issued, at which time all requirements of the Phoenix Building Construction Code, Phoenix Fire Code, the Phoenix Zoning Ordinance and other applicable codes and ordinances shall have been completed.

[A] 111.4 Revocation.

The *building official* is authorized to suspend or revoke a certificate of occupancy or completion issued under the provisions of this code, in writing, wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or *structure* or portion thereof is in violation of the provisions of this code or other ordinance of the *jurisdiction* City of Phoenix.

Justification: To be consistent with current administrative code language and procedures.
Section 111.1 - Keep 2018 IBC language in heading.

Section 111.3 – 111.3.2 allows for a temporary certificate of occupancy and provides clarification to the application terms / stipulations and the temporary certificate of occupancy duration.

Cost Impact: No cost impact

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee	Date: 01/23/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Development Advisory Board (DAB) Subcommittee	Date: 02/20/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Chapter 1 [A], Section 113

Submitted by: International Building Code Administrative Committee

SECTION 113 MEANS OF APPEALS

[A] 113.1 General.

In order to hear and decide appeals of orders, decisions or determinations made by the *building official* relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals called the Development Advisory Board (hereinafter called "the board"). The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall be governed by City Code Chapter 2, Article IX, adopt rules of procedure for conducting its business. The board shall render all decisions and findings in writing to the appellant and to the *building official*.

[A] 113.2 Limitations on authority. Reserved.

~~An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equivalent or better form of construction is proposed. The board shall not have authority to waive requirements of this code.~~

[A] 113.3 Qualifications. Reserved.

~~The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.~~

[A] 113.4 Administration.

The *building official* shall take action without delay in accordance with the decision of the board.

Justification: To provide the name of the City's Board of Appeals and the City Code section that governs the Board.

Development Advisory Board members are appointed by City Council as designated in City Code Chapter 2, Article IX.

Cost Impact: No cost impact

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee	Date: 01/28/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Development Advisory Board (DAB) Subcommittee	Date: 02/20/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 114**

Submitted by: International Building Code Administrative Committee

SECTION 114 VIOLATIONS

[A] 114.1 Unlawful acts.

It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code. Whenever, by the provisions of this Code, the performance of any act is prohibited or wherever any regulation, dimension or limitation is imposed on the erection, construction, alteration, repair, maintenance, demolition or occupancy of any building, structure or building service equipment, a failure to comply with the provisions of this Code shall be unlawful and constitute a violation. Every day on which a violation exists shall constitute a separate violation and a separate offense. The remedies herein are cumulative, and the City of Phoenix may proceed under one or more such remedies.

114.1.1 Responsible parties.

For the purpose of this Code, unless a particular section, subsection or clause placed compliance responsibility upon a different person, the property owner, the tenant or occupant in responsible control of the premises and the person, firm or corporation performing the work, all have the duty to ensure that all applicable requirements of this Code are complied with. Failure to comply with the provisions of this Code or with a lawful order of the Building official, subjects the owner, the tenant or occupant, and the person, firm or corporation performing the work to the criminal penalties and civil remedies prescribed in this section.

114.1.2 Submittal information.

It shall be unlawful and a violation of this Code for any person, firm or corporation to falsify or to materially misrepresent information submitted to the Building official as part of any application or request for approval required by this Code.

114.1.3 Alternate methods, materials and equipment.

It shall be unlawful and a violation of this Code for any person, firm or corporation to use any method, material or equipment as an alternate to the methods, materials or equipment permitted by this Code without first having obtained approval from the Building official in the manner provided in this Code.

114.1.4 Permits.

It shall be unlawful and a violation of this Code for any person, firm or corporation to:

1. Perform any work, for which a permit is required by this Code, until such permit has been obtained from the building official and been posted on the premises where the work is to be performed. Working beyond the authorized scope of a permit constitutes work without a permit.
2. Occupy, use or maintain any building, structure or other property improvement that was built, erected, altered or improved without a valid permit issued by the building official when such permit is required by this Code.

114.1.4.1 Nonpermitted construction enforcement.

In cases of nonpermitted construction, an investigation shall be made before a permit may be issued for the work. Nonpermitted construction is grounds for the building official to stop all work on the project until appropriate permits are obtained. Nonpermitted construction cases shall be subject to the enforcement procedures set forth herein.

114.1.4.1.1 Application for permit.

The applicant must apply for or obtain a permit by the date indicated on the notice of violation by which to obtain a permit.

Exception: Additional time may be granted when deemed necessary depending on the complexity of work or other justifiable circumstances prohibiting meeting the designated date to obtain a permit.

114.1.4.1.2 Time limitation of application.

Permits for work commenced without a permit must be obtained no later than 60 calendar days from the date of application.

Exception: Additional time may be granted when deemed necessary depending on the complexity of work or other justifiable circumstances prohibiting meeting the designated date to obtain a permit by.

114.1.4.1.3 Fees.

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system without first obtaining the necessary permit(s) shall be subject to the following penalties and fees in addition to the required permit fees.

1. **Investigation fee.** An investigation fee, in addition to the permit fee, shall be assessed whether or not a permit is then or subsequently issued. The investigation fee shall be as set forth in Appendix A.2 of the Phoenix City Code.
2. **Permit fees.** The permit fee for work commenced without permits shall be twice the published permit fees as set forth in Appendix A.2 of the Phoenix City Code.
3. **Job-site meeting fee.** The fee for the job-site meeting shall be set forth in Appendix A.2 of the Phoenix City Code.

Exceptions:

1. The Planning and Development Department may waive the investigation fee and/or additional permit fee where it can be demonstrated that the nonpermitted construction was completed by a previous owner.
2. When work without permits is to be demolished by the owner, the demolition permit fee shall be as set forth in Appendix A.2 of the Phoenix City Code.

114.1.4.1.4 Job-site meeting.

Upon issuance of the permit(s), a job meeting will be scheduled for the inspector to meet with the owner or authorized agent at the job site. The purpose of the job meeting is to determine corrective action required for compliance and to establish an inspection schedule. The fee for the job-site meeting shall be set forth in

Appendix A.2 of the Phoenix City Code. The Planning and Development Department may waive the job-site meeting fee where it can be demonstrated that the nonpermitted construction was completed by a previous owner. The permit shall be suspended if the jobsite meeting or inspection is not held within 45 calendar days of permit issuance.

114.1.4.1.5 Expiration

All work must be completed within 12 months from date of permit issuance. No action or inaction by the City shall relieve the permit holder or property owner from their duty to complete construction or request the required inspections within 12 months from the date of permit issuance.

114.1.4.1.6 Extension.

A one-time extension, not-to-exceed 90 calendar days, may be granted with the approval of the building official and is subject to a fee as set forth in Appendix A.2 of the Phoenix City Code. Applications for permit extensions must be received prior to expiration of the permit.

114.1.4.1.7 Reinstatement.

When a permit issued subject to section 114 has expired, section 105.5.2 applies with the exception of the expiration date shall not exceed 90 calendar days from the date of reinstatement. (Note: The exception to 105.5.2 does not apply).

114.1.5 Inspections.

It shall be unlawful and a violation of this Code for any person, firm or corporation to:

1. Fail to request all inspections required by the provisions of this Code.
2. Cover or conceal any work requiring inspection until such inspection has been made and approved by the building official.

114.1.6 Occupancy violation.

It shall be unlawful and a violation of this Code for any person, firm or corporation to:

1. Occupy or use any building or structure without first having obtained a Certificate of Occupancy as required by the provisions of this Code,
2. Occupy or use any building or structure for any use or activity other than that authorized by a Certificate of Occupancy for such building or structure.
3. Change the occupancy, use or character or use of any building or structure without first obtaining a new Certificate of Occupancy for such new use,
4. Continue to occupy or use any building or structure in violation of the conditions of any temporary Certificate of Occupancy or after the expiration of a temporary Certificate of Occupancy.

114.1.7 Unsafe buildings and building service equipment.

It shall be unlawful and a violation of this Code for any person, firm or corporation to:

1. Cause or to create any unsafe condition as defined in this Code,
2. Use or occupy any building or structure, or to use or operate any building service equipment, when such building, structure or building service equipment has been declared unsafe in accordance with the provisions of this Code. These requirements shall apply to all buildings, structures and building service equipment, whether new, existing, under construction or being demolished,
3. Fail to make repairs or otherwise fail to correct or abate any unsafe condition as defined in this Code,

4. Fail to comply with an unsafe condition abatement order issued by the building official in accordance with Section 116.8 of these administrative provisions.

114.1.8 Rubbish and debris.

It shall be unlawful and a violation of this Code for any person, firm or corporation to allow any rubbish, refuse or loose material resulting from construction operations associated with a valid building permit to remain uncontained or to be swept, thrown, blown or deposited on any public property or any adjoining private property.

114.1.9 Lawful orders.

It shall be unlawful and a violation of this Code for any person, firm or corporation to fail to comply with any lawful notice or order of the building official issued in accordance with the provisions of this Code.

114.2 Notice of violation.

The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

Notices of violation of this Code shall be in writing and shall be served by personal service or by certified mail with return receipt requested. Service shall be deemed complete upon delivery.

The notice of violation shall identify the address or legal description of the property in question and shall state the nature and extent of the violation in such detail as to allow the correction or abatement of the violation. The notice shall provide the name and phone number of a City representative to contact concerning the violation and acceptable methods of correction or abatement.

Nothing herein shall preclude the building official from giving additional verbal or written information notices. Nothing herein shall require the issuance of a notice of violation prior to commencement of emergency abatement or civil or criminal violation proceedings.

114.2.1 Recording a violation.

The City of Phoenix may record a notice of violation with the County recorder. A recorded notice of violation shall run with the land. Failure to record a notice of violation shall not affect the validity of the notice as to persons who receive the notice. When the property is brought into compliance, a satisfaction of notice of violation shall be filed at the request of the owner or responsible party.

114.3 Prosecution of violation.

If the notice of violation is not complied with promptly, the building official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

114.4 Violation penalties.

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

114.4.1 Civil actions.

Any person, firm or corporation who causes, permits, facilitates, aids or abets any violation of this Code or who fails to perform any act or duty required by this Code is subject to a civil sanction of not less than 500 dollars (\$500.00) nor more than 2,500 dollars (\$2,500.00).

114.4.2 Commencement of civil action.

Any civil action to enforce the provisions of this Code shall be commenced, and summons shall be issued, in accordance with the procedures set forth in Arizona Revised Statutes, City ordinance or as provided in the Local Rules of Practice and Procedure – City Court – City of Phoenix.

Justification:

This section clarifies the necessary procedures and steps to abate violations of this code. The permit expiration dates mentioned in Section 114.1.4.1.5 Expiration, have been changed from a 6-month permit to a 12-month permit expiration. This provides the customer additional time to bring their property into compliance, as well as make the expiration date of permit subject to this section half the timeframe of a standard permit expiration of 24 months.

Cost Impact: The cost of fees associated with correcting violations.

Approved in previous 2018 Code Adoption process:

☒ YES

☐ NO

ACTION TAKEN:**2024 Code Committee**

☐ Approved as submitted ☒ Modified and approved ☐ Denied

Date: 01/23/2025

☐ No action taken

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied

Date: 02/20/2025

☐ No action taken

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied

Date: 04/22/2025

☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied

Date: 05/21/2025

☐ No action taken

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied

Date:

☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC) Chapter 1 [A], Section 115.4

Submitted by: International Building Code Administrative Committee

[A] 115.4 Failure to comply.

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines and fees established by the authority having jurisdiction for each offense.

Justification:

Fines associated with violation of a lawful order are established by civil sanctions issued by the Phoenix Municipal Court through adjudication. This process is further detailed in section 114 of this code. The Planning and Development department will assess Investigation Fees each instance a person is in violation of this section.

Cost Impact: Minimal cost impact. The cost of enforcement of these code sections is subsidized by the citizens who purchase permits.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/28/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/20/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Chapter 1 [A], Section 116

Submitted by: International Building Code Administrative Committee

SECTION 116 UNSAFE STRUCTURES AND EQUIPMENT

[A] 116.1 Unsafe Conditions

~~Structures or existing equipment that are or hereafter become unsafe, insanitary, or deficient because of inadequate means of egress facilities, inadequate light, and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against unauthorized entry shall be deemed unsafe. An unsafe condition is any condition that, as deemed by the building official, poses a danger to human life or the public welfare, including, but not limited to, the following:~~

1. inadequate structural performance,
2. inadequate sanitary system performance,
3. inadequate means of egress facilities,
4. inadequate light,
5. inadequate ventilation,
6. constituting an explosion hazard,
7. constituting a fire hazard,
8. constituting a shock hazard,
9. constituting a toxicity hazard, or
10. involve occupancy of a higher relative hazard than the structure is built to support or shelter.

Unsafe structures or equipment shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section.

Sections 116.2 through 116.5 are removed in their entirety and replaced with the following:

[A] 116.2 Definitions. Unsafe structures and equipment shall be classified as being an unsafe or imminent unsafe condition in accordance with the following definitions:

UNSAFE CONDITION is a hazard that has the potential to cause harm or damage to life, health, or property if not corrected.

IMMINENT UNSAFE CONDITION is an unsafe condition that is a high, real, and immediate risk to life, health, or property.

[A] 116.3 Immediate Self Abatement and Notification

The person or persons occupying or having control of any unsafe building, structure or building service equipment who knows or should have known an unsafe condition exists shall take immediate steps to vacate the building or structure and to safeguard the health and safety of the

public and all building occupants, and shall notify the appropriate agency or agencies of the situation as follows:

1. The fire department shall be notified immediately of all personal injuries, fires, explosions or hazardous materials incidents.
2. The Water Services Department shall be notified immediately of all backflow, back siphonage, or cross-connection incidents.
3. The gas utility shall be notified immediately of any unsafe conditions relating to gas piping or gas-fired building service equipment.
4. The electric utility shall be notified immediately of any shock injuries, fire, or explosion relating to any electrical building service equipment.
5. The *building official* shall be notified within four hours of the occurrence of any imminently unsafe condition, including structural failure.
6. The *building official* shall be notified within 72 hours of any unsafe condition including damage to required building service equipment, any plumbing cross-connection, any fire that caused structural damage, or any other unsafe condition relating to building service equipment.

[A] 116.4 Authority for inspection and evaluation.

The *building official* shall follow the procedures for right of entry noted in Section 104.4.

When the *building official* has reason to suspect that an unsafe condition exists, the *building official* is authorized to immediately issue abatement orders in accordance with Section 116.6, or the *building official* may require the property owner to obtain a detailed engineering evaluation of the suspected unsafe condition before the *building official* determines the extent of abatement required. Where an engineering evaluation is performed, all the following are required:

1. When so ordered by the *building official*, the owner of any building or property suspected of containing an unsafe condition shall engage the services of a *registered design professional* to conduct a detailed investigation and analysis of the suspected unsafe condition. The cost of such an investigation and report shall be borne by the property owner.
2. The *registered design professional* retained by the owner shall conduct a detailed investigation and evaluation of the suspected unsafe condition and shall issue a written report to the property owner and to the *building official* on the condition of the building, structure, or building service equipment, including recommendations for steps necessary to abate any unsafe condition found. The report shall be delivered to the *building official* on or before the date specified in the *building official* order requiring such report.
3. The content, findings and recommendations contained in the owner's engineering report may be utilized by the *building official* to determine whether or not an unsafe condition exists, whether it creates an imminent unsafe condition and what, if any, abatement orders shall be issued. The *building official* is not required to accept the contents, findings, and recommendations contained in the owner's engineering report.
4. Failure of a property owner to produce an engineering report on or before the date specified in the *building official* order shall be grounds for the *building official* to proceed with abatement proceedings up to and including orders to immediately vacate or demolish the subject building or structure.

[A] 116.5 Notice of violation.

The *building official* shall serve a written notice of violation on the person or persons occupying or having control of the building, structure or building service equipment and on the person or persons having recorded interest in the property for unsafe conditions.

Notices of violation shall describe the unsafe conditions and declare any unsafe conditions that are determined to be an imminent unsafe condition. A specified time must be stated on the notice by which the unsafe conditions must be abated. A building permit must also be obtained to request an inspection to verify the unsafe conditions have been abated.

The notice of violation shall identify the address and legal description of the property in question and shall state the nature and extent of the unsafe condition in such detail as to allow the property owner to identify and abate the unsafe condition. The notice shall provide the name and phone number of a city representative to contact concerning the unsafe condition and acceptable methods of abatement.

Notices of violation declaring imminent unsafe conditions shall be served by personal service or by certified mail return receipt requested. Service shall be deemed complete upon delivery.

Nothing shall preclude the *building official* from giving additional oral or written information notices.

[A] 116.6 Abatement of unsafe buildings, structures or building service equipment.

The *building official* shall, after inspection, determine whether a building, structure, or building service equipment is an unsafe condition and, if so, whether it constitutes an imminent unsafe condition, as defined in Sections 116.1 and 116.2 of these administrative provisions.

[A] 116.6.1 Unsafe conditions.

If a building, a structure or any building service equipment is determined to be in an unsafe condition but not an imminent unsafe condition, the *building official* shall issue a written notice to the property owner or occupant of the premises per Section 116.5. The time allowed for repair or abatement shall be not less than that indicated on the Notice of Violation. Failure to repair or abate the unsafe condition within the time specified shall constitute grounds for the *building official* to initiate formal abatement procedures as described in Section 116.6.2.

[A] 116.6.2 Imminent unsafe conditions.

If a building, structure, or any building service equipment is determined to be in an imminent unsafe condition Sections 116.6.2.1 through 116.6.2.7 shall be followed.

[A] 116.6.2.1 Imminent unsafe: notice of violation

A notice of violation shall be issued. The notice of violation shall contain the information described in Section 116.5 as well as this section and declare the imminent unsafe condition to be a nuisance and shall order its immediate abatement in accordance with the provisions of this section.

The notice shall state the City's authority to abate the violation if the owner fails to do so and the City's ability to assess the costs of such abatement against the property. The notice shall state the procedures to follow should the owner wish to appeal the decision of the *building official*.

Nothing herein shall require the issuance of a notice of violation prior to commencement of emergency abatement or civil or criminal violation proceedings.

[A] 116.6.2.2 Imminent unsafe: buildings or structures.

In the case of an unsafe building or structure containing imminent unsafe conditions, the *building official* shall order the abatement by repair or by demolition of the building or structure. The unsafe building or structure and any buildings or structures placed in jeopardy by the unsafe buildings or structures shall be posted in accordance with Section

116.6.2.4. The buildings or structures shall not be occupied or reoccupied until determined safe by the *building official*.

[A] 116.6.2.3 Imminent unsafe: building service equipment.

In the case of an unsafe building service equipment installation containing imminent unsafe conditions, the *building official* shall attach or affix a warning red tag to the equipment declared to be unsafe. Where equipment is declared to be in an imminent unsafe condition, the *building official* shall order such equipment disconnected or its use discontinued until the condition is abated. In addition, the *building official* may order any building or structure which is placed in jeopardy by the unsafe equipment to be vacated, or the *building official* may order the disconnection of the affected utility service to the building, structure, or equipment, and these buildings or structures shall not be occupied, reoccupied or building service equipment reconnected until determined safe by the *building official*.

[A] 116.6.2.4 Imminent unsafe: posting of signs.

When necessary to protect life, health, or public welfare, the *building official* shall post signs which shall prohibit entry into an unsafe building or structure. With permission of the *building official*, it shall be lawful to enter the building for the purposes of removing personal property. It shall be unlawful to remove any such posted sign without permission from the *building official*.

[A] 116.6.2.5 Imminent unsafe: emergency barricades.

If any building or structure is a hazard to life or limb to persons using a *public way*, the public way shall be barricaded to prevent public use. Barricades shall be erected as deemed necessary by the *building official*. The costs for barricading of a public way under this section shall be assessed to and borne by the owner of the unsafe building or structure causing the need for such barricades.

[A] 116.6.2.6 Imminent unsafe: emergency abatement.

Where the continued existence of a building, structure, or building service equipment constitutes an imminent unsafe condition to life, health, or other property, the *building official* may cause such building or structure to be demolished, building service equipment removed or disconnected, swimming pool fenced or pumped dry or a cesspool or tank filled at once, all without notice. Such abatement shall be limited to the minimum work necessary to remove the imminent unsafe condition. The reasonable costs of any abatement shall be the responsibility of the owner.

[A] 116.6.2.7 Imminent unsafe: Court-ordered abatement.

In addition to any other abatement procedures provided in this Code, the *building official* may apply to the Municipal Court of the City of Phoenix for an order allowing the City to abate any unsafe condition. The reasonable costs of any abatement permitted by the court's order shall be the responsibility of the owner.

[A] 116.7 Appeals.

Decisions, orders, and notices of violation relating to unsafe buildings, structures, or building service equipment may be appealed to the *building official* and then to the Development Advisory Board in accordance with Section 113 of this Code

Justification: These provisions are necessary to establish to procedures and lawful requirements that the Planning and Development Department is to follow when dealing with potentially unsafe and unsafe conditions. The procedures and requirements differ depending on the perceived immediacy of the condition. This breakdown is defined as unsafe versus

imminently unsafe in Section 116.2. Department policy documents should be developed to go into specific guidelines for establishing unsafe conditions and which are imminently unsafe.

Vacant structures are addressed in Phoenix City Code Section 39-8 and are better dealt with by the Neighborhood Services Department.

Abatement efforts by the City and Court ordered abatement efforts should look to Phoenix City Code Chapter 39 Sections 39-20 and 39-22 through 39-24 for both guidance on ways to operate as well as other possible enforcement routes.

Cost Impact: No cost impact. This is clarifying language for how the Planning and Development Department approaches unsafe conditions

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/23/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/20/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 117**

Submitted by: International Building Code Administrative Committee

[A] SECTION 117 ANNUAL FACILITIES PERMIT

[A] 117.1 Scope.

The Annual Facilities Program is an administrative system intended to simplify the permitting and inspection process for qualified facilities. This program allows inspector review of plans and maintains an inspection staff familiar with the construction history of qualified facilities. Additional permits shall be required in accordance with Section 105 of these administrative provisions. The Annual Facilities Program shall administer all permits issued for qualified facilities registered under this program. This permit process shall not preempt compliance with the technical requirements of this Code or with other city, county, state or federal laws and regulations.

[A] 117.2 Definitions. For the purpose of this section, certain terms are defined as follows:

AGENT means a person employed by a qualified facility owner as full-time staff or by contract, who is an architect or engineer registered in the State of Arizona.

CAMPUS means two or more buildings located on the same property and under the control of the qualified facility owner.

QUALIFIED FACILITY means a building, campus, structure, or building service equipment registered with the Annual Facilities Permit Program.

QUALIFIED FACILITY OWNER means a firm, corporation, political entity or property management company that occupies or controls the buildings, campus, structure or building service equipment and maintains such buildings and equipment in compliance with all provisions of this Code.

[A] 117.3 Annual facilities permits.

[A] 117.3.1 Initial application.

Every applicant for an Annual Facilities Permit shall fill out a form provided by the Planning & Development Department and shall pay an application and registration fee as set forth in Appendix A.2 of the Phoenix City Code. The form shall include the following:

1. The name of the person authorized to act on behalf of the qualified facility owner(s).
2. The name of the agent who will be responsible for code compliance of the work performed under the Annual Facilities Permit. When the agent is employed by contract, the builder and the person who is authorized to act on behalf of the qualified facility owners cannot be the same individual.

3. The location and total square footage of the entire facility at the site(s) intended to be included in the program. The building official shall take action on the application and the applicant shall be notified accordingly.

[A] 117.3.2 Validity of the annual facilities permits.

An Annual Facilities Permit shall be valid only as long as the named agent remains in the employ of the qualified facility owner in an active capacity.

If the agent should leave the employ of the qualified facility owner, such facility shall notify the building official within seven calendar days. The qualified facility owner shall obtain a replacement agent within 45 days of notification to the building official. If the building official is not notified within the prescribed period that a new agent has been obtained, the Annual Facilities Permit shall be suspended until such agent is obtained.

[A] 117.3.3 Annual facilities permit transfers.

An Annual Facilities Permit is not transferable.

[A] 117.4 Annual facilities permit renewal.

Annual Facilities Permits shall be renewed every 12 months by payment of a renewal fee as set forth in Appendix A.2 of the Phoenix City Code. Renewal fees shall be due and payable before the date of expiration of the permit or when a new application is required.

Any work performed after expiration or without a permit as specified in Section 105 of these administrative provisions shall be a violation of this code.

[A] 117.5 Annual Facilities Permit operation.

The agent shall notify the Planning & Development Department before the start of any work on facilities registered with the Annual Facilities Permit Program. The building official shall determine the nature and extent of plan review or inspections required. The qualified facility shall pay to the Planning & Development Department an hourly fee for professional services rendered as set forth in the Appendix A.2 of the Phoenix City Code.

The agent shall be responsible for ensuring that qualified facilities comply with the substantive provisions of this code. The agent, as authorized by rules established by the Arizona Board of Technical Registration, shall assure work has been performed in accordance with this code.

[A] 117.5.1 Plan reviews.

Plans, drawings, diagrams, and /or other data describing such work shall be provided to the building official for review before work commences. Plans shall be complete and comply with all the codes and ordinances applicable to the proposed work.

[A] 117.5.2 Work report and inspections.

All structural, architectural, plumbing, mechanical and electrical installations or construction shall be inspected in accordance with this code. Facilities shall be subject to inspection at regular intervals not to exceed six months.

[A] 117.5.3 Construction compliance.

The agent and the qualified facility owner are jointly responsible for assuring that all work performed at the qualified facility complies with all technical requirements of all applicable construction codes whether or not such work is specifically inspected.

[A] 117.6 Revocation of annual facilities permit.

The building official may suspend or revoke an Annual Facilities Permit when the qualified facility fails to comply with any of the program policies or for willful violation of any provision of this

Code. Violations that may result in annual permit suspension or revocation include, but are not limited to, one or more of the following:

1. Performing construction work without an agent as required in this section.
2. Performing construction work without the agent's knowledge or consent.
3. Concealing work without inspection approval or authorization.
4. Refusal to uncover concealed work.
5. Construction or installing work contrary to inspection orders.
6. Performing construction work prior to approval from the Annual Facilities Program.
7. Failure to report all construction work done under authority of the annual permit.
8. Refusal to eliminate unsafe hazards listed in Section 116 of these administrative provisions.
9. Failure to remain current on payment for plan review and inspection services.

An Annual Facilities Permit may be reinstated after all violations have been remedied to the satisfaction of the building official. If compliance involves actual work, a separate permit as required under Section 105 of these administrative provisions must be obtained and such permit is subject to regular permit fees as required under Section 109 of these administrative provisions. An investigation fee shall be paid in the amount equal to that prescribed in Section 114 of these administrative provisions.

Reinstatement of an annual permit, which has been suspended or revoked, requires payment of a new Annual Facilities Permit Fee, as prescribed in this Section.

Justification: These provisions create the Annual Facilities Permit Program. Section 117.1 Scope has been revised to clarify that Permits are required per section 105 of this code.

Cost Impact: Minimal Cost Impact. This program frequently represents a time and cost savings for customers.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee	Date: 01/28/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Development Advisory Board (DAB) Subcommittee	Date: 02/20/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 118**

Submitted by: International Building Code Administrative Committee

[A] SECTION 118 BUILDING MAINTENANCE REGISTRATION

[A] 118.1 General.

The holder of a building maintenance registration is exempt from Section 105.1 of these administrative provisions for Level 1 alterations as defined in Section 503 of the International Existing Building Code and repair or maintenance of the electrical, mechanical or plumbing equipment in or on buildings, structures or premises owned and controlled by the registrant when he or she complies with all the provisions of this section. All other provisions of this code shall be complied with, including but not limited to, requirements for city inspection of structural, plumbing, mechanical or electrical installations prior to covering any such work.

[A] 118.2 Definition. For the purpose of this section, this term is defined as follows:

Building Maintenance Registration Means authority granted to a person, firm, corporation or political entity to perform work as specifically authorized in this section when such parties have full-time supervisory employees in the proper classification as described in Section 118.3 of these administrative provisions.

[A] 118.3 Supervisor(s) required.

All electrical, mechanical or plumbing work done under a building maintenance registration shall be performed or supervised by a licensed supervisor of the proper classification.

1. A licensed electrical supervisor may perform or supervise the electrical work.
2. A licensed mechanical supervisor may perform or supervise the mechanical work.
3. A licensed plumbing supervisor may perform or supervise the plumbing work
4. A licensed contractor may perform the duties and responsibilities of a licensed supervisor.

[A] 118.3.1 Application and fee for supervisor licenses.

The application shall be accompanied by a nonrefundable application fee as set forth in Appendix A.2 of the Phoenix City Code. Unless revoked for cause, a supervisor's license shall run with the building maintenance registration as long as the supervisor is employed by the registrant.

[A] 118.3.2 Supervisor qualification.

A qualified supervisor must meet one of the following criteria:

1. A person licensed by the State of Arizona as a licensed contractor (qualified person) in a category of work covered by this section.
2. A licensed electrical supervisor must hold a current IAEI Electrical General or ICC Commercial Electrical Inspector certification.
3. A licensed mechanical supervisor must hold a current IAPMO Mechanical Inspector or ICC Commercial Mechanical Inspector certification.

4. A licensed plumbing supervisor must hold a current IAPMO Plumbing Inspector or ICC Commercial Plumbing Inspector certification.

[A] 118.3.3 Revocation of supervisor's license.

The building official may revoke or temporarily suspend any supervisor's license granted hereunder for cause. Before taking such action, the building official shall request, in writing, the person against who such action is contemplated to appear before him or her to show cause why such disciplinary action should not be taken. The supervisor whose license is revoked or suspended shall be notified of such action by certified mail. It shall be unlawful to perform any work in conflict with such notice.

[A] 118.4 Application and fee for building maintenance registration.

Every applicant for a building maintenance registration shall fill out a form provided by the Planning and Development Department and shall pay an application fee at time of filing in the amount as set forth in Appendix A.2 of the Phoenix City Code for each class of supervisor in his or her employ. The form shall include at least the following:

1. The name of the holder of the registration who is authorized and has the authority to act for the building owner(s).
2. The name of the licensed supervisor(s) or the contractor who will supervise or perform the work.
3. Copies of current code certifications for each supervisor.
4. Action shall be taken by the building official on such application and the applicant shall be notified accordingly.

[A] 118.5 Registration renewal.

Registrations shall be renewed not later than 12 months after initial registration by payment of a renewal fee equal to the application fee. Any work performed after expiration shall be a violation of this Code.

[A] 118.6 Validity of registration.

The registrations shall be valid only as long as the named licensed supervisor(s) shall remain in the employ of the registrant in an active full-time capacity. If these personnel should leave the employ of the registrant, the registrant shall notify the building official immediately. The registrant shall be required to obtain proper personnel according to the requirements of this code within 90 days of notification to the building official. If personnel are not obtained within the 90-day period, the registration shall be deemed suspended until such personnel are obtained.

[A] 118.7 Revocation of registration.

The building official may suspend or revoke a registration when the registrant fails to comply with any of the registration responsibilities or for violation of any provision of this code. Violations which may result in revocation of a building maintenance registration include, but are not limited to, one or more of the following:

1. Performing construction work outside the scope of the registration without obtaining a separate permit.
2. Performing construction work without a licensed supervisor as required in this section, or without the supervisor's knowledge, consent or oversight.
3. Concealing work without inspection approval or authorization.
4. Refusal to uncover concealed work.
5. Constructing or installing work contrary to inspection orders.
6. Failure to report all construction work done under authority of the building maintenance registration.
7. Refusal to eliminate unsafe conditions listed in Section 116 of this code.

When the building official determines that a violation has occurred and that suspension or revocation of the registration is warranted, the registrant shall be notified in writing by certified mail and shall be given an opportunity for an administrative hearing with the building official. The suspension or revocation shall take effect 10 days after the date of notification unless, within such time, the registrant requests an administrative hearing. When an administrative hearing is requested, the building official shall consider all evidence submitted at the hearing and shall notify the registrant in writing of the final decision within 10 days following such hearing. All final decisions of the building official to suspend or revoke a building maintenance registration may be appealed in accordance with Section 113 of these administrative provisions.

[A] 118.8 Work report and inspections.

A brief outline of all work done under the registration shall be prepared by the licensed supervisor(s) and shall be available to the building official during periodic inspections. Work shall not be concealed without first obtaining inspection approval from the building official. Work performed under the building maintenance registration shall be inspected at regular intervals not exceeding six months.

Justification: These provisions create the Building Maintenance Registration and are carried forward and expanded from previous editions of the Phoenix Building Construction Code. This allows minor work to be done under the supervision of a Licensed Supervisor without plan review or prior approval from Planning & Development Department.

Cost Impact: Minimal Cost Impact. This simplification and streamlining of the process for minor projects at registered facilities would save customers time and money.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee	Date: 01/28/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee	Date: 02/20/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 119**

Submitted by: International Building Code Administrative Committee

[A] SECTION 119 JOURNEYMAN AND APPRENTICE LICENSES

[A] 119.1 License required.

All work performed on plumbing and mechanical systems where a permit is required according to Section 105 of these administrative provisions, is required to be performed by a Licensed Journeyman or by an Apprentice as defined in this section.

Exceptions:

1. A person licensed by the State of Arizona as a licensed contractor (qualified person) in a category of work covered by this section.
2. The owner/occupant of a single-family residence when performing work covered by this section on their residence or accessory buildings or structures.
3. Persons installing private water services, sewers or private sewage disposal systems as defined in the Phoenix Plumbing Code need not obtain a Journeyman or Apprentice license.

[A] 119.2 Definitions. For purposes of this section, terms are defined as follows:

1. **Journeyman Licenses** is the authority to perform or observe work requiring certain skills as identified in this section and is issued by the building official upon successful completion of an examination administered by the City of Phoenix.
2. **Licensed Journeyman** is a person skilled in an area of work covered by this section with sufficient work experience to pass the Journeyman Test administered by the City of Phoenix and is capable of performing work covered by their Journeyman License and supervising the work of Apprentices covered by this section.
3. **Apprentice** is a person learning a skill and working in an area of work covered by this section and working under the direct supervision of a Licensed Journeyman or State of Arizona Licensed Contractor.

[A] 119.3 Journeyman licenses.

Journeyman licenses shall be divided into classifications as follows:

1. **Journeyman plumber.** A Journeyman plumber may install plumbing systems within the scope of the Phoenix Building Construction Code.
2. **Journeyman gas fitter.** A Journeyman gas fitter may install gas appliances, including the piping and venting of these appliances within the scope of the Phoenix Building Construction Code.
3. **Journeyman mechanical systems installer.** A Journeyman mechanical systems installer may install all heating, ventilating, cooling, refrigeration or other mechanical systems and equipment within the scope of the Phoenix Building Construction Code.

4. **Apprentice.** An Apprentice license may be issued to an individual who cannot qualify for the Journeyman status in one of the categories listed above. Apprentice licenses are valid for a period of one year.

[A] 119.4 Apprentice.

An apprentice must work under the supervision of a Licensed Journeyman or Arizona State Licensed Contractor at all times work is being performed. The Licensed Journeyman or state licensed contractor is responsible for the work of the apprentice.

[A] 119.5 Application for licenses.

Applicants shall submit either verification of experience (Journeyman) or notarized letter of request (Apprentice) with appropriate fees and application forms supplied by the Planning & Development Department. Applicants for Journeyman licenses shall schedule a test date subsequent to their application being accepted, or provide evidence that they have passed an approved third-party Journeyman license exam.

[A] 119.6 Fees.

Fees shall be paid upon submittal of the application for licensing. Test fees are refundable with cause prior to any test being taken. No fees are refundable after a test has been taken, regardless of the outcome. Fees are set forth in Appendix A.2 of the Phoenix City Code.

[A] 119.7 Examinations.

[A] 119.7.1 Frequency of examinations.

Approved third-party agencies shall hold examinations no less frequently than once every three months, in a suitable place, and for each classification for which there are applications on file. Examinations shall be held more frequently when necessary. The Planning & Development Department may also hold examinations when necessary.

[A] 119.7.2 Scope of examinations.

Each written examination shall relate specifically to that aspect of the trade(s) for which licensing is being requested. Examinations shall be in writing, and shall be sufficiently comprehensive to test the Code related knowledge of an applicant seeking Journeyman status. A prerequisite to testing is verification that the applicant has four or more years of practical experience in the discipline for which licensing is requested.

[A] 119.7.3 Notification of test results.

Licenses shall be issued to successful candidates within reasonable time after successful completion of an examination. Applicants who fail to pass their examination(s) shall be notified within 10 days after the examination. A retest date shall be established within 30 days.

[A] 119.8 Expiration and renewal.

Unless revoked for cause, all Journeyman licenses shall expire 36 months after the month in which they were issued. To renew a Journeyman license, it is necessary to pass a renewal examination and to pay a renewal fee as set forth in Appendix A.2 of the Phoenix City Code. An examination will be mailed to each holder of a Journeyman license prior to expiration of the current license. This examination is to be completed and returned within 60 days of license expiration. Failure to renew within 60 days after expiration of a license will result in its revocation, and will require that the initial Journeyman examination be taken before issuance of a new Journeyman license.

[A] 119.9 Journeyman or apprentice identification card.

At the time of licensing each Journeyman or Apprentice, and at the time of renewing each license, the Planning & Development Department shall provide each successful applicant with an

identification card showing the classification for which that person is licensed. At all times when performing work that requires a license, such person shall have a Journeyman or Apprentice card in their immediate possession, and shall produce it upon request of a Planning & Development Department representative. It shall be the responsibility of the contractor to determine that their workers are properly licensed.

Journeyman or apprentice licenses shall be issued only to individual persons and shall not be transferable.

[A] 119.10 Revocation of licenses.

The Planning & Development Department may revoke any license granted hereunder for cause. Upon notification, the licensee shall be given 30 days to justify in writing why revocation of the license is unwarranted. Failure to respond to such notification will be taken as voluntary forfeiture of the license and acceptance of any action revoking said license. Appeal of a final administrative decision may be filed within 10 days of formal notification as provided in Section 113 of these administrative provisions.

Justification: This retains the Journeyman Licensing program that has historically been in place in Phoenix. The program helps to ensure quality construction and is supported by the construction industry.

Cost Impact: Minimal Cost Impact. There may be a minimal additional cost to a project due to the requirement to use qualified staff, however, this is frequently offset by reduction in rework. The provision has been included in the Phoenix Building Construction Code for many years.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/17/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/20/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 202

Submitted by: International Building Code Committee

ELECTRIC VEHICLE CHARGING STATION. One or more vehicle spaces served by an electric vehicle charging system, including the electric vehicle charging system.

HIGH-RISE BUILDING. A *building* with an occupied floor or ~~occupied~~ occupiable roof located more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access.

Justification: To maintain consistency with the terminology in the U.S. Access Board's proposed rule to amend their accessibility guidelines for the Americans with Disabilities Act, the added wording clarifies that the electrical vehicle charging system is part of the electric vehicle charging station.

The 2024 Code edition changed the terminology used throughout from occupied roof to *occupiable* roof. The terminology in the definition did not get changed. This amendment corrects this oversight, so the definition uses the same terminology as the rest of the Code.

Cost Impact: No cost impact. Use of consistent terminology.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 12/18/2024

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/27/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 310.4.1

Submitted by: International Building Code Committee

310.4.1 Care facilities within a dwelling.

Care facilities for five or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the *International Residential Code*, provided Other than where preempted by Arizona State Law, an automatic sprinkler system is installed in accordance with Section 903.3.1.3 of this code or Section P2904 of the International Residential Code shall be provided.

Justification: The Phoenix Fire Code has provisions brought in with the Bret Tarver Sprinkler Ordinance for when fire sprinklers are required. See Section 903 of the Phoenix Fire Code.

Arizona Revised Statutes (A.R.S.) 9-807 prohibits municipalities from requiring sprinklers in one- and two-family dwellings but allowed the Bret Tarver Sprinkler Ordinance to do so, due to the age of the Bret Tarver Sprinkler Ordinance. The Bret Tarver Sprinkler Ordinance's requirement places a threshold of 5,000 square feet on R-3 occupancies for where a sprinkler is required. As such, this base code section cannot be enforced other than through that 5,000 square foot lens associated with Bret Tarver. Where preempted, in single-family dwellings less than 5,000 square feet, sprinklers are not required.

Cost Impact: Minimal cost impact. Where state law disallows the requirement for fire sprinklers, there will be a cost reduction.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/29/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/27/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC) Section 420.4

Submitted by: International Building Code Committee

[F] 420.4 Automatic sprinkler system.

Other than where preempted by Arizona State Law, Group R occupancies shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.2.8. Group I-1 occupancies shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.2.6. Quick-response or residential *automatic* sprinklers shall be installed in accordance with Section 903.3.2.

Justification: The Phoenix Fire Code has provisions brought in with the Bret Tarver Sprinkler Ordinance for when fire sprinklers are required that is more conservative than base code. See Section 903 of the Phoenix Fire Code.

Arizona Revised Statutes (A.R.S.) 9-807 prohibits municipalities from requiring sprinklers in one- and two-family dwellings but allowed Bret Tarver to do so, due to the age of the Bret Tarver ordinance.

The newly adopted Arizona Revised Statute (A.R.S.) 9-462.13 has been interpreted at this time to disallow requiring an automatic sprinkler system for all structures containing up to four dwelling units. With the potential for this law to be altered or clarified, the provisions for fire sprinklers are not removed from the code but are specifically pointing the user to the potential of state preemption for their requirement. Where preempted, sprinklers are not required.

Cost Impact: Minimal cost impact. Where state law disallows the requirement for fire sprinklers, there will be a cost reduction.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 01/09/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 706.1.1

Submitted by: International Building Code Committee

706.1.1 Party Walls.

Any wall located on a *lot line* between adjacent *buildings*, which is used or adapted for ~~joint~~ joint service between the two *buildings*, shall be a party wall and constructed as a *fire wall* in accordance with Section 706. Party walls shall be constructed without openings and shall create separate *buildings*.

Exceptions:

1. Openings in a party wall separating an *anchor building* and a *mall* shall be in accordance with Section 402.4.2.2.1.
2. Party walls and *firewalls* are not required on *lot lines* dividing a *building* for ownership purposes where the aggregate height and area of the portions of the *building* located on both sides of the *lot line* do not exceed the maximum height and area requirements of this code. The height of the portions of the *building* on each side of the *lot line* shall not exceed the maximum height requirements of this code. For the *building official's* review and approval, the official shall be provided with copies of dedicated access easements and contractual agreements that permit the *owners* of portions of the building located on either side of the *lot line* access to the other side for purposes of maintaining fire and *life safety systems* necessary for the operation of the building.

Justification: Italicizing the word “joint” is not appropriate because the code definition is not related to the use of the word in this context.

The term “party wall” must be incorporated into the first sentence of the code text because titles are only provided as general descriptions of the section, and not adopted as part of the code text.

It is appropriate to aggregate the area of portions of the *building* on both sides of the *lot line* for compliance with the maximum area requirements of this code. However, aggregating the height of each portion of the building is inappropriate for determining compliance with maximum height requirements of this code.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 12/18/2024
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025

<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action			Date:
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

DRAFT



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 708.3

Submitted by: International Building Code Committee

708.3 Fire-resistance rating.

Fire partitions shall have a fire-resistance rating of not less than 1 hour except when required by Section 420.2 in a building that does not have an automatic sprinkler system in accordance with Section 903.2.8. Where fire partitions are required by Section 420.2 and the building does not have an automatic sprinkler system the fire-resistance rating shall be not less than 2 hours. Where the fire partitions have a required fire-resistance rating of more than 1 hour, opening protectives shall be provided in accordance with Table 716.1(2) for fire barriers having a fire-resistance rating greater than 1 hour.

Exceptions:

1. Corridor walls permitted to have a 1/2-hour fire-resistance rating by Table 1020.2.
2. Dwelling unit and sleeping unit separations in buildings of Types IIB, IIIB and VB construction shall have fire-resistance ratings of not less than 1/2 hour in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

Justification: The newly adopted Arizona Revised Statute (A.R.S.) 9-462.13 has been interpreted at this time to disallow requiring an automatic sprinkler system for all structures containing up to four dwelling units.

The base code of the International Residential Code (IRC) includes provisions for structures containing up to four dwelling units without automatic sprinkler systems by increasing the fire-resistance rating of walls and horizontal assemblies in structures without automatic sprinkler systems. This amendment brings this concept into the IBC for consistency. The fire-resistance rating in this amendment is in line with the increase specified in the IRC.

Cost Impact: Minimal cost impact. Where state law disallows the requirement for fire sprinklers, there may be a net cost increase or decrease from base code depending on the cost of the additional passive fire protection versus the cost of the sprinkler system.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 12/18/2024

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/27/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 711.2.4.3

Submitted by: International Building Code Committee

711.2.4.3 Dwelling units and sleeping units.

Horizontal assemblies serving as dwelling or sleeping unit separations in accordance with Section 420.3 shall be not less than 1-hour fire-resistance-rated construction where the building has an automatic sprinkler system in accordance with Section 903.2.8. The horizontal assemblies shall have not less than a 2-hour fire-resistance rating for a building without an automatic sprinkler system.

Exception: Horizontal assemblies separating dwelling units and sleeping units shall be not less than 1½-hour fire-resistance-rated construction in a building of Types IIB, IIIB and VB construction, where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

Justification: The newly adopted Arizona Revised Statute (A.R.S.) 9-462.13 has been interpreted at this time to disallow requiring an automatic sprinkler system for all structures containing up to four dwelling units.

The base code of the International Residential Code (IRC) includes provisions for structures containing up to four dwelling units without automatic sprinkler systems by increasing the fire-resistance rating of walls and horizontal assemblies in structures without automatic sprinkler systems. This amendment brings this concept into the IBC for consistency. The fire-resistance rating in this amendment is in line with the increase specified in the IRC.

Cost Impact: Minimal cost impact. Where state law disallows the requirement for fire sprinklers, there may be a net cost increase or decrease from base code depending on the cost of the additional passive fire protection versus the cost of the sprinkler system.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 12/18/2024
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 714.4.1.2

Submitted by: International Building Code Committee

714.4.1 Through penetrations.

Through penetrations of fire-resistance-rated walls shall comply with Section 714.4.1.1 or 714.4.1.2.

Note: The exception is not amended. See base code.

714.4.1.1 Fire-resistance-rated assemblies.

Through penetrations shall be protected using systems installed as tested in the *approved* fire-resistance-rated assembly.

714.4.1.2 Through-Penetration firestop system.

Through penetrations and non-recessed *membrane penetrations* shall be protected by an *approved penetration firestop* system installed as tested in accordance with ASTM E814 or UL 1479, with a minimum positive pressure differential of 0.01 inch of water (2.49 Pa) and shall have an *F rating* of not less than the required *fire-resistance rating* of the wall penetrated. Recessed fixtures shall comply with one of the exceptions to Section 714.4.2.

714.4.2 Membrane penetrations

Membrane penetrations shall comply with Section 714.4.1. Where walls or partitions are required to have a *fire-resistance rating*, recessed fixtures shall be installed such that the required *fire resistance* will not be reduced.

Note: The exceptions are not amended. See base code.

Justification:

The only amendment is to section 714.4.1.2. This is a clarification of a long-standing issue with interpreting the IBC with respect to recessed membrane penetrations other than electrical boxes and whether they need a T rating when tested to ASTM E814 or UL 1479. They do.

Exception 4 to Section 714.4.2 has a requirement for an F and T rating for these non-electrical boxes, but the base code points the user to the potential to use Section 714.4.1.2 for these situations that only contains an F rating. The use of base code Section 714.4.1.2 for only an F rating is at odds with the second sentence of Section 714.4.2. See the definition of *fire resistance* that includes retarding the passage of excessive heat. Due to the presence of this second sentence of Section 714.4.2 the use of base code Section 714.4.1.2 without a T rating is not currently allowed for recessed membrane penetrations. This amendment will clarify this.

Section 714.4.1.2 is amended as opposed to amending Section 714.4.2 directly, so that the option of Section 714.4.1.1 is maintained. 714.4.1.1 allows the penetration to be just as it was installed, where it was part of the wall's test for the wall's fire rating.

Cost Impact: No cost impact.

The second sentence of Section 714.4.2 already requires this. This is clarification.

Approved in previous 2018 Code Adoption process: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
ACTION TAKEN:			
2024 Code Committee		Date: 02/12/2025	
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee		Date: 02/27/2025	
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB)		Date: 04/22/2025	
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee		Date: 05/21/2025	
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action		Date:	
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC) Section 901

Submitted by: International Building Code Committee

901.1 Scope.

The provisions of this chapter shall specify where fire protection and *life safety systems* are required and shall apply to the design, installation and operation of *fire protection and life safety systems*.

901.1.1 City of Phoenix amendments to fire protection and life safety systems

The City of Phoenix amendments to the fire protection and *life safety systems* are found in Chapter 9 of the most recently adopted version of the Phoenix Fire Code. Where conflicts occur between the provisions of this chapter and Chapter 9 of the Phoenix Fire Code, the provisions of the Phoenix Fire Code shall apply.

Justification:

To better coordinate the fire protection and life safety systems requirements found in both the Building Code and Fire Code and to avoid conflicts that may occur when providing the same information in two separate locations, this amendment has been provided in the Building Code to reference Chapter 9 of the Phoenix Fire Code for all City of Phoenix amendments to Chapter 9 fire protection and life safety systems.

Cost Impact: No cost impact.

This amendment will not in and of itself revise any code requirements.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 04/16/2025
☐ No action taken

Development Advisory Board (DAB) Subcommittee

☐ Approved as submitted ☐ Modified and approved ☐ Denied Date: N/A
☒ No action taken

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 04/22/2025
☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 05/21/2025
☐ No action taken

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied Date:
☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 1025.1

Submitted by: International Building Code Committee

1025.1 General.

Approved luminous egress path markings delineating the exit path shall be provided in all *high-rise buildings* of ~~Group A, B, E, I-1, M or R-1 occupancies~~ in accordance with this section.

Justification: Removing the specific occupancy types and adding the verbiage of all will help align the building department requirements with what is already required by the fire department.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 12/18/2024
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 1025.2

Submitted by: International Building Code Committee

1025.2 Markings within exit components.

Egress path markings shall be provided in all *interior exit stairways, interior exit ramps and exit passageways* in accordance with Sections 1025.2.1 through 1025.2.6.3.

Justification: This amendment clarifies that all interior exit stairways, interior exit ramps, and exit passageways, in a high-rise building are required to have luminous egress path markings. This provides consistency with the provisions in the Phoenix Fire Department policies and eliminates unintended interpretation.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

Date: 12/18/2024

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee

Date: 02/27/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB)

Date: 04/22/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

Date: 05/21/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action

Date:

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 1101.1

Submitted by: International Building Code Committee

1101.1 Scope.

The provisions of this chapter and the Arizona Revised Statutes ARS sections 41-1492 through 41-1492.12 shall control the design and construction of *facilities* for accessibility for individuals with disabilities.

Justification: It is required by state law to be included in the Phoenix Building Construction Code.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 12/18/2024

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/27/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 1102.1

Submitted by: International Building Code Committee

1102.1 Design.

Buildings and facilities shall be designed and constructed to be *accessible* in accordance with this code and ICC A117.1 and in accordance with provisions State of Arizona Attorney General Administrative Rules R10-3-401 through R-10-3-404 (2010 ADA Standards for Accessible Design, referred to as “2010 Standards”, adopted by the U.S. Department of Justice), whichever standard provides the greatest degree of accessibility.

The word “accessible”, appearing in all instances in Chapter 11, shall be italicized, including when hyphenated with another word.

Justification: It is required by State law to be included in the Phoenix Building Construction Code.

The use of the term “*accessible*” and “accessible” in this chapter is inconsistent. To mitigate misinterpretation, all instances of this term must be italicized to clearly indicate the requirement to comply with the provisions of this chapter.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 12/18/2024

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/27/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC) Section 1103.2.3

Submitted by: Strategic Workgroup on Accessibility

1103.2.3 Detached dwellings Detached one- and two- family *dwellings*, their accessory *structures* and their associated *sites* and *facilities* ~~are not required to comply with this chapter~~ shall comply with Section R322 of the *International Residential Code*.

Justification: The general exception to accessibility is removed and a reference is provided to the inclusive home design criteria in amended IRC Section R322.

Cost Impact: Minimal cost impact to provide these features during construction but can be a significant cost when these features need to be retrofitted into an already constructed home.

Staff Committee Rationale for Recommendation: Please see rationale on IRC R322 proposals.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 03/18/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/27/2025
☐ Approved as submitted ☐ Modified and approved ☒ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☐ Approved as submitted ☐ Modified and approved ☒ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 1103.2.5

Submitted by: International Building Code Committee

1103.2.5 Construction sites.

Structures, sites, and equipment directly associated with the actual processes of construction including, but not limited to, scaffolding, bridging, materials hoists, materials storage, or construction trailers are not required to comply with this chapter. The public portions of temporary sales offices/trailers shall be accessible. Accessible parking and an accessible route from the accessible parking to the sales office/trailer and throughout the public portions of the office/trailer, including the design center, shall be provided. Accessible toilet rooms shall be provided.

Justification: This is an issue that has caused confusion in the past, so this clarification helps avoid that confusion.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 12/18/2024
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 1103.2.11

Submitted by: Strategic Workgroup on Accessibility

1103.2.11 Residential Group R-1 or R-3. Buildings of Group R-1 containing not more than five dwelling units and sleeping units in aggregate for rent or hire that are also occupied as the residence of the proprietor ~~are not required to comply with this chapter. B~~ and buildings of Group R-3 congregate living facilities (transient) or boarding houses (transient) containing not more than five sleeping units for rent or hire that are also occupied as the residence of the proprietor ~~are not required to comply with this chapter.~~ shall comply with Section R322 of the *International Residential Code*.

Justification: The general exception to accessibility is removed and a reference is provided to the inclusive home design criteria in amended IRC Section R322.

Cost Impact: Minimal cost impact to provide these features during construction but can be a significant cost when these features need to be retrofitted into an already constructed home.

Staff Committee Rationale for Recommendation: Please see rationale on IRC R322 proposals.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 03/18/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/27/2025
☐ Approved as submitted ☐ Modified and approved ☒ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☐ Approved as submitted ☐ Modified and approved ☒ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 1104.1

Submitted by: International Building Code Committee

1104.1 Site arrival points.

At least one *accessible route* within the *site* shall be provided from public transportation stops, *accessible* parking, *accessible electric vehicle charging spaces*, *accessible* passenger loading zones, and public streets or sidewalks to the *accessible building* entrance served.

Exception: Other than in *buildings* or *facilities* containing or serving *Type B units*, an *accessible route* shall not be required between *site* arrival points and the *building* or *facility* entrance if the only means of access between them is a vehicular way not providing for pedestrian access.

Justification: Added accessible electric vehicle charging spaces as site arrival points because these are not necessarily accessible parking spaces; and EV charging spaces are proposed to be identified in the ADA as site arrival points.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 12/18/24

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 03/27/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC) Section 1104.4

Submitted by: International Building Code Committee

1104.4 Multistory Multilevel buildings and facilities.

At least one *accessible route* shall connect each accessible *story*, *mezzanine* and *occupiable* roofs in multilevel *buildings* and *facilities*.

Justification: The use of the term “multistory” instead of “multilevel” in this title has been interpreted in the past to limit Section 1104.4 to multistory buildings and not multilevel buildings. Confusion has stemmed from the related Section 206.2.3 of the 2010 ADA that uses the term “multi-story” instead of multilevel. However, the definition of “story” in the ADA differs from the definition in the Code. Section 1104.4 is written in such a way to meet or exceed the requirements of the ADA and it is written in consideration of multilevel buildings and facilities, not just multistory buildings, and facilities.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

Date: 12/18/24

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee

Date: 02/27/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB)

Date: 04/22/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

Date: 05/21/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action

Date:

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 1106.2

Submitted by: International Building Code Committee

1106.2 Required.

~~Where parking is provided, accessible parking spaces shall be provided in compliance with Table 1106.2, except as required by Sections 1106.3 through 1106.5. Where more than one parking facility is provided on a site, the number of parking spaces required to be accessible shall be calculated separately for each parking facility.~~

~~**Exception:** This section does not apply to parking spaces used exclusively for buses, trucks, other delivery vehicles, law enforcement vehicles or vehicular impound and motor pools where lots accessed by the public are provided with an accessible passenger loading zone.~~

Where parking lots, garages or passenger loading zones are provided, accessible parking spaces and accessible passenger loading zones shall be provided in accordance with the Phoenix Zoning Ordinance and the 2010 ADA Standards for Accessible Design.

~~Table 1106.2~~

~~1106.3~~

~~1106.4~~

~~1106.5~~

~~1106.6~~

~~1106.7~~

1106.8 Parking meters and pay stations.

Where parking meters and pay stations serve accessible parking spaces, such parking meters and pay stations shall be accessible.

~~1106.9~~

Justification: The Phoenix Zoning Ordinance provides the scoping and technical provisions for accessible parking and accessible passenger loading zones. This amendment deletes the provisions in the PBCC and provides a reference to the Phoenix Zoning Ordinance and the ADA Standards for Accessible Design to eliminate redundant provisions.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process:

☒ YES

☐ NO

ACTION TAKEN:

2024 Code Committee

Date: 12/18/24

☒ Approved as submitted ☐ Modified and approved ☐ Denied

☐ No action taken

Development Advisory Board (DAB) Subcommittee

Date: 02/27/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied

☐ No action taken

Development Advisory Board (DAB)

Date: 04/22/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied

☐ No action taken

Transportation, Infrastructure and Planning Subcommittee			Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action			Date:
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

DRAFT



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Building Code (IBC)
Section 1107.2**

Submitted by: International Building Code Committee

1107.2 Electric vehicle charging stations.

Electrical vehicle charging stations shall comply with Sections 1107.2.1, ~~and 1107.2.2, 1107.2.3, and 1007.2.4.~~

An electric vehicle charging station is not required to be a parking space, but if it also serves to provide vehicle parking required by the Phoenix Zoning Ordinance, it shall be considered a separate parking facility and shall comply with the most restrictive requirements of both vehicle space types.

Exceptions:

1. *Electrical vehicle charging stations* provided to serve Group R-3 and R-4 occupancies are not required to comply with this section.
2. *Electric vehicle charging stations* used exclusively by buses, trucks, other delivery vehicles, law enforcement vehicles and motor pools are not required to comply with this section.

1107.2.1 Number of accessible vehicle spaces.

Not less than 5 percent of vehicle spaces on the site served by electrical vehicle charging systems, but not fewer than one for each type of electric vehicle charging system, shall be accessible.

At least 5 percent but not less than one electric vehicle charging space for each type of electric vehicle charging system in an electric vehicle charging station shall be accessible.

When an accessible route from an electric vehicle charging station is provided to an accessible entrance, the accessible electric vehicle charging spaces shall be placed on the shortest practical accessible route to the accessible entrance relative to the other electric vehicle charging spaces at the electric vehicle charging station.

1107.2.2 Vehicle space size.

Accessible electric vehicle charging spaces shall ~~be comply with the requirements for a van accessible parking space that is 132 inches (3350 mm) minimum in width and 240 inches (6096 mm) minimum in length with an adjoining access aisle that is 60 inches (1525 mm) minimum in width. Access aisles shall extend the full length of the electric vehicle charging space. An accessible electric vehicle charging space access aisle adjoining two accessible electric vehicle charging spaces or an accessible parking space may be shared.~~

Accessible vehicle charging spaces, access aisles, and the vehicular ways serving them, shall have a vertical clearance of 98 inches (2490 mm) minimum.

Measurement of accessible electric vehicle charging spaces and access aisles shall be made from the centerline of the markings.

Exception: *Where accessible electric vehicle charging spaces or their access aisles are not adjacent to another accessible electric vehicle charging space or its access aisle, or*

accessible parking space; measurements may include the full width of the line defining the accessible electric vehicle charging space or its access aisle.

Access aisles shall adjoin an accessible route required by Sections 1104.1 and 1104.2.

Accessible electric vehicle charging spaces shall be designed to allow a stationary vehicle in the accessible vehicle charging space from obstructing the required accessible route, the access aisle, and the accessible operable parts clear floor space.

1107.2.3 Accessible electric vehicle space and access aisle surfaces.

Accessible electric vehicle charging spaces and access aisles shall have accessible floor surfaces with slopes not steeper than 1:48. Changes in level are not permitted in the access aisles.

Access aisles shall be on the same level as the vehicle charging spaces they serve, shall not overlap vehicular ways, and shall be marked to discourage parking in them.

1107.2.4 Accessible electric vehicle charging system.

An electric vehicle charging system serving an accessible electric vehicle charging space shall be accessible, and on an accessible route; and shall comply with Section 1107.2.4.

Clear floor space at accessible operable parts shall be positioned for a parallel approach and shall be centered on the operable part, except where multiple accessible operable parts are present the clear floor space may be centered on the group of operable parts if the reach range to each operable part is not exceeded.

Electric vehicle charging cables that exceed 5 pounds (22.2N) shall include a cable management system to support the excess weight.

Except where a handset-type device is provided, an electric vehicle charging system that allows for private listening shall provide a mode of operation for controlling the volume.

Except where a handset-type device is provided, an electric vehicle charging system that provides non-private listening shall include an incremental volume control with output amplification up to a level of at least 65dB. The volume shall automatically reset to the default level after every use.

The content on a display screen, for an electric vehicle charging system that provides a display screen, shall be visible from a point located 40 inches (1015mm) above the center of the clear floor space for the display screen.

At least one mode of characters on a display screen, for an electric vehicle charging system that provides a display screen, shall be in a sans serif font. Where a display zoom feature is not provided, characters shall be 3/16 inch (4.8 mm) minimum in height based on the uppercase letter "I". Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

Where flashing is used to convey information, indicate an action, prompt a response, or distinguish a visual element, flashes shall not exceed a rate of three per second.

Where provided, status indicators shall be discernible visually, and by touch or sound.

Where provided, color coding shall not be used as the only means to convey information, indicate an action, prompt a response, or distinguish a visual element.

Where provided, audible signals or cues shall not be used as the only means to convey information, indicate an action, prompt a response, or distinguish a visual element.

Where provided, handset-type devices designed to be held to the ear shall provide volume gain conforming to 47 CFR 68.317. If the handset-type device is corded, the cord shall be 29 inches (735 mm) minimum in length. Handset-type devices shall reduce interference with hearing aid technologies and provide a means for effective magnetic wireless coupling in conformance with TIA-1083-B.

Where an electric vehicle charging system provides real-time video, the quality of the video shall be sufficient to support communication using sign language.

Where an electric vehicle charging system displays or processes video with audio, synchronized captioning of the audio shall be provided.

Justification: This amendment contains both scoping provisions and technical criteria for accessible electric vehicle charging stations and associated elements in compliance with the requirements that are included in the U.S. Architectural and Transportation Barriers Compliance Board's (aka U.S. Access Board) proposed rule that will amend the accessibility guidelines which are a codified part of the Americans with Disabilities Act. This amendment provides necessary information in compliance with the proposed rule that was not available at the time the 2024 IBC and the referenced ICC A117.1-17 was developed but will be required with amendment, in the near future by the ADA. The minimum size of the space and the aisle are coordinated not to conflict with the Phoenix Zoning Ordinance.

Cost Impact: No cost impact. The 2024 IBC already requires accessible EV charging stations but neither the IBC, nor the ICC A117.1-17, include adequate technical criteria to make these accessible. The technical criteria required to make these accessible will be specified by the ADA shortly, so this amendment will have no impact on the cost of an EV charging station in Phoenix relative to other jurisdictions.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee	Date: 3/10/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Development Advisory Board (DAB) Subcommittee	Date: 3/27/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 1108.6.2.2.1

Submitted by: International Building Code Committee

1108.6.2.2.1 Type A units.

In Group R-2 occupancies containing more than 20 *dwelling units* or *sleeping units*, at least 2 percent but not less than one of the units shall be a *Type A unit*. All Group R-2 units on a *site* shall be considered to determine the total number of units and the required number of *Type A units*. *Type A units* shall be dispersed among the various classes of units. Where two or more *Type A units* are provided, at least 5 percent but not less than one *Type A unit* shall include a bathroom with a shower complying with ICC A117.1 for *Type A units*. In Group R-2 occupancies containing more than 20 *dwelling units* or *sleeping units* that are located within a thirteen hundred twenty-foot radius of a light rail station platform, at least 6 percent, but not less than one of the units within that radius shall be a *Type A unit*.

Justification: This increases availability of more adaptable dwelling units and sleeping units within a ¼ mile radius of a light rail station.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee	Date: 12/18/2024
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Development Advisory Board (DAB) Subcommittee	Date: 02/27/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 1108.7.2

Submitted by: International Building Code Committee

1108.7.2 Multistory units.

A *multistory dwelling unit* or *sleeping unit* that is not provided with elevator service is not required to be a *Type A* or *Type B unit*. Where a *multistory unit* is provided with external elevator service to only one floor, the floor provided with elevator service shall be the primary entry to the unit, shall comply with the requirements for a *Type B unit* and, where provided within the unit, a living area, a kitchen, and a toilet *facility* shall be provided on that floor.

Justification: The *Type A unit* is a more adaptable version of the *Type B unit*. If a *Type B unit* is not required, then a *Type A unit* is also not required.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 12/18/24

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/27/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 1109.2

Submitted by: International Building Code Committee

1109.2 Assembly area seating.

A *building*, room or space used for assembly purposes with *fixed seating, bleachers, grandstands or folding and telescopic seating* shall comply with Sections 1109.2.1 through 1109.2.5. Lawn seating shall comply with Section 1109.2.6. Assistive listening systems shall comply with Section 1109.2.7. Performance areas viewed from assembly seating areas shall comply with Section 1109.2.8. Dining areas shall comply with Section ~~1109.2.9~~ 1110.14.

Justification: The 2024 IBC added Section 1110.14 for dining surfaces and created a potentially confusing redundancy. This amendment provides reference to Section 1110.14 and removes reference to Section 1109.2.9 which is deleted by a separate amendment.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 12/18/24

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/27/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 1109.2.9

Submitted by: International Building Code Committee

~~1109.2.9 Dining and drinking areas.~~

~~In dining and drinking areas, all interior and exterior floor areas shall be accessible and be on an accessible route.~~

~~Exceptions:~~

- ~~1. An accessible route between accessible levels and stories above or below is not required where permitted by Section 1104.4, Exception 1.~~
- ~~2. An accessible route to dining and drinking areas in a mezzanine is not required, provided that the mezzanine contains less than 25 percent of the total combined area for dining and drinking and the same services, and decor are provided in the accessible area.~~
- ~~3. In sports facilities, tiered dining areas providing seating required to be accessible shall be required to have accessible routes serving at least 25 percent of the dining area, provided that accessible routes serve accessible seating and where each tier is provided with the same services.~~
- ~~4. Employee-only work areas shall comply with Sections 1103.2.2 and 1104.3.1.~~

~~1109.2.9.1 Dining surfaces.~~

~~Where dining surfaces for the consumption of food or drink are provided, at least 5 percent, but not less than one, of the dining surfaces for the seating and standing spaces shall be accessible and be distributed throughout the facility and located on a level accessed by an accessible route.~~

Justification: Section 1109.2.9 is being deleted and the information included in Section 1110.14 by a separate amendment to eliminate a potentially confusing redundancy.

Cost Impact: No cost impact. No technical provisions have been changed.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 12/18/2024

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/27/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC) Section 1110.2

Submitted by: International Building Code Committee

1110.2 Toilet and bathing facilities.

Exceptions:

3. Where multiple single-user toilet rooms or bathing rooms are clustered at a single location, at least 50 percent but not less than one room for each use at each cluster shall be *accessible*.

Justification: The 2010 ADA Standards for Accessibility Design does not include bathrooms in this exception. This amendment eliminates a conflict with the ADA provision.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 12/18/24

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/27/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 1110.14.1

Submitted by: International Building Code Committee

1110.14.1 Dining surfaces.

~~Not less than 5 percent of the seating and standing space provided at fixed, built-in, and moveable dining surfaces shall be accessible. Where dining surfaces for the consumption of food or drink are provided, at least 5 percent, but not less than one of the fixed or built-in dining surfaces for the seating and standing spaces shall be accessible and at least 5 percent, but not less than one of the moveable dining surfaces for the seating and standing spaces shall be accessible.~~

In dining and drinking areas, all interior and exterior floor areas shall be accessible and be on an accessible route.

Exceptions:

1. An accessible route between accessible levels and stories above or below is not required where permitted by Section 1104.4, Exception 1.
2. An accessible route to dining and drinking areas in a mezzanine is not required, provided that the mezzanine contains less than 25 percent of the total combined area for dining and drinking and the same services, and decor are provided in the accessible area.
3. In sports facilities, tiered dining areas providing seating required to be accessible shall be required to have accessible routes serving at least 25 percent of the dining area, provided that accessible routes serve accessible seating and where each tier is provided with the same services.
4. Employee-only work areas shall comply with Section 1103.2.2 and 1104.3.1.

Justification: Title II and Title III of the 2010 ADA Standards for Accessibility Design regulates fixed and built-in elements only. This clarifies that fixed and built-in dining surfaces must be considered as a group separately from moveable dining surfaces to comply with the ADA. A moveable accessible dining surface will not satisfy the requirement for an accessible fixed or built-in dining surface. 5 percent of the moveable accessible dining surfaces were also required by the 2018 Code and must be provided in the same area as the non-accessible moveable dining surfaces. This amendment includes provisions originally in Sections 1109.2.9 and 1109.2.9.1 of the 2024 edition which have been deleted by a separate amendment and placed into this Section to eliminate a potentially confusing redundancy.

Cost Impact: No cost impact. No technical provisions have been changed.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 12/18/24
☐ No action taken

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 02/27/2025
☐ No action taken

Development Advisory Board (DAB)		Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied <input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee		Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied <input type="checkbox"/> No action taken
City Council Action		Date:
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied <input type="checkbox"/> No action taken

DRAFT



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 1110.14.3

Submitted by: International Building Code Committee

1110.14.3 Dispersion.

Accessible seating and standing space at accessible fixed, built-in, or moveable dining or work surfaces shall be distributed throughout the space or *facility* containing such elements and that type of dining surface. Accessible seating and standing space at fixed or built-in accessible work surfaces shall be distributed throughout the space or facility containing that type of work surface. Accessible dining and work surfaces shall be located on a level accessed by an *accessible route*.

Justification: The 2010 ADA Standards for Accessibility Design regulates fixed and built-in elements only. This clarifies that fixed and built-in dining surfaces must be considered as a group separately from moveable dining surfaces and must be located in the same area as the non-accessible fixed or built-in dining surfaces are located to comply with the ADA. A moveable *accessible* dining surface will not satisfy the requirement for an *accessible* fixed or built-in dining surface. Five percent of the moveable *accessible* dining surfaces were also required by the 2018 code and must be provided in the same area as the non-accessible moveable dining surfaces in order not to conflict with Title II of the ADA when it applies. This amendment includes provisions originally in Section 1109.2.9.1 of the 2024 edition which has been deleted by a separate amendment and placed into this section to eliminate a potentially confusing redundancy.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 1/9/25

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/27/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 1112.1

Submitted by: International Building Code Committee

1112.1 Signs. Required *accessible* elements shall be identified by the International Symbol of Accessibility at the following locations.

11. *Accessible* electric vehicle charging spaces. Signs shall be 60 inches (1525 mm) minimum above the surface of the electric vehicle charging space to the bottom of the sign.

Exception: In residential facilities, where electric vehicle charging spaces are assigned spaces, identification of *accessible* electric vehicle charging spaces shall not be required.

Justification: Added item 11 to comply with the requirement that is included in the U.S. Access Board's proposed rule to amend their accessibility guidelines for the Americans with Disabilities Act.

Cost Impact: The cost of a sign at each accessible EV charging space.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/9/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/27/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 1203.1

Submitted by: International Building Code Committee

SECTION 1203 TEMPERATURE CONTROL

1203.1 Equipment and systems.

Interior spaces intended for human occupancy shall be provided with active or passive space-heating and cooling systems capable of maintaining an indoor temperature ~~not less than 68°F (20°C)~~ between 70°F (21°C) and 82°F (28°C) (if cooled by air conditioning, and 86°F (30°C) if cooled by evaporative cooling), measured at a point 3 feet (914mm) above the floor in the center of the room. on the design heating day The installation of portable space heaters or coolers shall not be used to achieve compliance with this section.

Exception: Space heating and cooling systems are not required for:

1. Interior spaces where the primary purpose of the space is not associated with human comfort.
2. Group F, H, S or U occupancies.

Justification: This amendment requires newly constructed buildings to comply with City of Phoenix Neighborhood Preservation Ordinance Sec. 39-5(B)(1)(b), which deals with buildings that are rented. All newly constructed buildings may be rented at some point in their life.

Cost Impact: Significant cost impact; this amendment requires cooling in all interior spaces intended for human occupancy, which the base code does not.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/09/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 03/27/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 1607.1

Submitted by: International Building Code Committee

TABLE 1607.1 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS, L₀, AND MINIMUM CONCENTRATED LIVE LOADS

OCCUPANCY OR USE			UNIFORM (psf)	CONCENTRATED (POUNDS)	ALSO SEE SECTION
27.	Residential	One- and two-family dwellings:			Section 1607.21
		Habitable attics and sleeping areas	30 40		
		All other areas	40		

Justification: Actual live loads applied to spaces at any given moment in time are dramatically lower than the values shown throughout the building code, however the structure must be capable of sustaining and not failing under the maximum reasonable load that it will be exposed to during short-duration, high-intensity, extraordinary, or transient loading events. This could include building material placements during remodels as well as crowding in special or emergency situations. The commentary to ASCE 7-16 identifies the mean maximum load for owner occupied residential uses as 38 psf. The mean maximum load for sleeping areas used only for that purpose is not identified and may not have been studied but is likely at or below 30psf. During the structure's reasonable lifetime, the potential for the use of a bedroom to be used in the same manner as other areas in residential occupancies is quite high and so this amendment is maintained from previous code versions to make failure during the loading scenarios identified less likely.

Cost Impact: No cost impact. This code amendment will not be a change from previous editions of the Phoenix building codes.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 1/9/25
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 1611.1

Submitted by: International Building Code Committee

1611.1 Design rain loads

Each portion of a roof shall be designed to sustain the *load* of rainwater as per the requirements of Chapter 8 of ASCE 7. Rain loads shall be based on the summation of the static head, d_s , hydraulic head, d_h , and ponding head, d_p , using Equation 16-20. The hydraulic head shall be based on hydraulic tests data or hydraulic calculations assuming a flow rate corresponding to a rainfall intensity equal to or greater than the 15-minute duration storm with return period given in Table 1611.1. Rainfall intensity shall be determined in inches per hour for 15-minute duration storms for the risk categories given in Table 1611.1 for the location of the structure. Approved 15-minute duration rainfall intensity values are available at <https://asce7hazardtool.online>, or an approved equivalent. The ponding head shall be based on structural analysis as the depth of water due to deflections of the roof subjected to unfactored rain load and unfactored *dead load*.

Justification: The 2024 IBC is using rainfall intensity based on a 15-minute duration. The base model code previously used a 60-minute intensity. Previous editions of the code provided figures to determine the intensity of rainfall. The code removed the figures when it changed to 15-minute average rainfall intensity. This leaves the designer to find an acceptable source of rainfall data and provide it when they did not need to before. This code amendment will directly allow the use of the data from the ASCE website, as it is already frequently used for seismic accelerations and wind speeds. The website identified in this code amendment is in the base model code in Section 1609.3 for identifying acceptable sources for wind speeds.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/9/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/27/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 1612.3

Submitted by: International Building Code Committee

1612.3 Establishment of flood hazard areas.

To establish ~~flood hazard areas~~, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The ~~Flood Insurance Study~~ for [insert name of jurisdiction]," dated [insert date of issuance], as amended or revised with the accompanying ~~Flood Insurance Rate Map (FIRM)~~ and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

Flood hazard areas for use in this code are established in Phoenix City Code Chapter 32B

Justification: The City Code establishes the City's flood hazard areas.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/9/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/27/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 1613.1

Submitted by: International Building Code Committee

1613.1.1 Risk Category III and IV Seismic Design Category.

ASCE 7-22 Section 11.7 is amended as follows:

Risk Category I and II buildings and other structures assigned to Seismic Design Category A need only comply with the requirements of Section 1.4. Nonstructural components in SDC A are exempt from seismic design requirements. In addition, tanks assigned to Risk Category IV shall satisfy freeboard requirement in Section 15.6.5.1. Risk Category III and IV structures shall be designed to a minimum *seismic design category* of B.

Exception: Where the *site class* is determined via shear wave velocity testing of the top 100 feet of soil and Section 11.6 indicates so, Risk Category III and IV structures are permitted to be designed to Seismic Design Category A and only comply with Section 1.4.

Justification: The seismic design category of a structure is dependent upon risk category, location, and soil properties at the site. Frequently, the soil properties are estimated, as opposed to directly investigated. This estimation method is much less robust than direct measurement of the soil's shear wave velocity. As such, when this estimation method is used to determine a seismic design category of A at a site, there is a large risk that this is incorrectly assigned, and that risk is too high for structures that represent a substantial hazard to human life or serve as essential facilities.

Cost Impact: Cost impact is minimal. Possible cost of earthquake analysis for high-risk category structures.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/9/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC) Section 1704.1

Submitted by: International Building Code Committee

SECTION 1704

SPECIAL INSPECTIONS AND TESTS, CONTRACTOR RESPONSIBILITY AND STRUCTURAL OBSERVATION

1704.1 General.

Special inspections and tests, statements of *special inspections*, responsibilities of contractors, submittals to the *building official* and ~~structural observations~~ shall meet the applicable requirements of this section.

Justification: This section includes observations for electrical, mechanical, and plumbing, not just structural.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/9/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 03/27/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 1704.6

Submitted by: International Building Code Committee

1704.6 Structural observations

Where required by the provisions of Section 1704.6.1, the *owner* or the *owner's* authorized agent shall employ ~~a the~~ the registered design professional responsible for the structural design, or another registered design professional who is familiar with the structural design and is acceptable to the building official to perform structural observations. The structural observer shall visually observe representative locations of structural systems, details and load paths for general conformance to the *approved construction documents*. *Structural observation* does not include or waive the responsibility for the inspections in Section 110 or the *special inspections* in Section 1705 or other sections of this code. Structural observation shall be performed, at a minimum, at significant stages of the construction. ~~Prior to the commencement of observations, the structural observer shall submit to the building official a written statement identifying the frequency and extent of structural observations. At the conclusion of the work included in the permit, the structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.~~

1704.6.1 Structural observations for structures

Structural observations shall be provided for those structures where one or more of the following conditions exist:

1. The *structure* is classified as *Risk Category III* or *IV*.
2. The *structure* is a *high-rise building*.
3. The *structure* is assigned to *Seismic Design Category E*, and is greater than two *stories above grade plane*.
4. Such observation is required by the *registered design professional* responsible for the structural design.
5. Such observation is specifically required by the *building official*.
6. The *structure* contains elevated post-tensioned concrete floors or roofs.
7. The *building height* is greater than 75 feet.
8. The *structure* is greater than three stories above grade plane.

1704.6.2 Statement of Observations

Where observations are required, the *construction documents* shall show a statement of observations. This statement shall identify the frequency and extent of observations. The frequency and extent shall be acceptable to the *building official* based on the complexity and scope of work on the permit.

1704.6.3 Procedures

The *registered design professional* responsible for *structural observation* shall personally visit the site prior to completion of the Certificate of Compliance and periodically during the course of construction requiring *structural observation* as set forth in the inspection and observation program for each project.

The *registered design professional* responsible for performing *structural observation* shall complete a signed written report after each site visit. A copy of each report shall be kept on the job site for review by an inspector at all times until the inspector has issued final approval. Any and all deviations from the approved plans or specifications shall be immediately reported to the contractor for correction and then, if uncorrected, shall be reported to the *registered design professional in responsible charge* and to the *building official*.

In addition to individual reports, the *registered design professional* responsible for *structural observation* shall file with the *building official* a written monthly progress report indicating the dates of each site visit, the observations performed, any deviations noted from approved plans and specifications and any resulting instructions or change orders issued to the contractor.

1704.6.4 Certificate of compliance.

Upon completion of the portions of the work requiring *structural observation*, a Certificate of Compliance shall be issued to the *building official* under the seal and signature of the *registered design professional* responsible for such observation. A Certificate of Occupancy will not be issued until the *building official* receives all required observation reports and the Certificate of Compliance.

The Certificate of Compliance for *structural observation* shall read as follows:

"I certify to the best of my knowledge the structural requirements of the *Phoenix Building Construction Code* and approved plans and specifications have been complied with insofar as the portion of the work requiring *structural observation* is concerned, except for those deviations that have been previously reported. A guarantee that the contractor has constructed the building in full accord with the plans and specifications is neither intended nor implied."

Justification: These requirements are necessary to outline the functioning of the required observations for projects that are complex enough to require an engineer to visit the site to assist having the complex project be constructed as designed.

Post-tensioned concrete relies more heavily on accurate placement of post-tensioned tendons and mild reinforcement when compared to other types of concrete.

There had previously been an amendment for deferred units part of the lateral force resisting system that was capturing more situations than intended, so this was removed, but policy can still be set by the building official per item 5, where this should be required.

Cost Impact: Minimal cost impact. This amendment will require some complex structures to have a site visit by a structural engineer.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/9/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date:

<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action			Date:
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

DRAFT



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Building Code (IBC)
Section 1704.7**

Submitted by: International Building Code Committee

1704.7 Electrical observations.

The owner shall employ the *registered design professional* responsible for the electrical design, or another *registered design professional* who is familiar with the electrical design and is acceptable to the *building official* to perform visual observation of complex electrical equipment and systems for general conformance to the approved plans and specifications, including but not limited to, placement and interconnection of equipment. Electrical observation shall be performed at significant stages of the construction and when the installation is complete and ready to be inspected. Electrical Observations are in addition to the inspections required by Section 110 and the special inspections required by Section 1705.21, and shall be provided when one of the following conditions exist:

1. Installation or alteration of that portion of health care facility electrical systems which falls within the scope of Article 517 of the *National Electrical Code*, including such systems installed in facilities where outpatient surgical procedures are performed.
2. Installations or alteration of electrical systems over 600v.
3. Installation or alteration of electrical systems within locations classified as hazardous by provisions of the *National Electrical Code*, except for gasoline dispensing installations and systems located within storage garages, repair garages or lubritoriums.
4. When such observation is required by the *registered design professional* responsible for the electrical design.
5. When such observation is specifically required by the *building official*.

1704.7.1 Statement of Observations

Where observations are required, the *construction documents* shall show a statement of observations. This statement shall identify the frequency and extent of observations. The frequency and extent shall be acceptable to the *building official* based on the complexity and scope of work on the permit.

1704.7.2 Procedures.

The *registered design professional* responsible for electrical observation shall personally visit the site prior to completion of the Certificate of Compliance and periodically during the course of construction requiring electrical observation as set forth in the inspection and observation program for each project.

The *registered design professional* responsible for performing electrical observation shall complete a signed written report after each site visit. A copy of each report shall be kept on the job site for review by an inspector at all times until the inspector has issued final approval. Any and all deviations from the approved plans or specifications shall be immediately reported to the contractor for correction and then, if uncorrected, shall be reported to the *registered design professional in responsible charge* and to the *building official*.

In addition to individual reports, the *registered design professional* responsible for electrical observation shall file with the *building official* a written monthly progress report indicating the

dates of each site visit, the observations performed, any deviations noted from approved plans and specifications and any resulting instructions or change orders issued to the contractor.

1704.7.3 Certificate of compliance.

Upon completion of the portions of the work requiring electrical observation, a Certificate of Compliance shall be issued to the *building official* under the seal and signature of the *registered design professional* responsible for such observation. A Certificate of Occupancy will not be issued until the *building official* receives all required observation reports and the Certificates of Compliance.

The Certificate of Compliance for electrical observation shall read as follows:

"I certify to the best of my knowledge the electrical requirements of the *Phoenix Building Construction Code* and approved plans and specifications have been complied with insofar as the portion of the work requiring electrical observation is concerned, except for those deviations that have been previously reported. A guarantee that the contractor has constructed the building in full accord with the plans and specifications is neither intended nor implied."

Justification: The above types of electrical work requiring Electrical Observations involve higher hazards and more complex systems. In addition to electrical inspections performed by City of Phoenix electrical inspectors and any required Special Electrical Inspections; these work types require Electrical Observations performed by a (State of Arizona) Registered Professional Electrical Engineer.

Cost Impact: Minimal Cost Impact. This amendment will require some complex structures to have a site visit by an electrical engineer.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/9/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Building Code (IBC)
Section 1704.8**

Submitted by: International Building Code Committee

1704.8 Mechanical observations.

The owner shall employ the *registered design professional* responsible for the mechanical design, or another *registered design professional* who is familiar with the mechanical design and is acceptable to the *building official*, to perform visual observation of complex mechanical equipment and systems for general conformance to the approved plans and specifications, including, but not limited to, placement and interconnection of equipment. Mechanical observation shall be performed at significant stages of the construction and when the installation is complete and ready to be inspected. Mechanical observations are in addition to the inspections required by Section 110 and the special inspections required by Section 1705.20, and shall be provided when one of the following conditions exist:

1. Outdoor Air Engineered Ventilation System per the exception to *International Mechanical Code Section 403.2*
2. *Appliances and equipment* that are not *listed and labeled* and are approved via Section 104.2.3.
3. When such observation is required by the *registered design professional* responsible for the mechanical design.
4. When such observation is specifically required by the *building official*.

1704.8.1 Statement of Observations

Where observations are required, the *construction documents* shall show a statement of observations. This statement shall identify the frequency and extent of observations. The frequency and extent shall be acceptable to the *building official* based on the complexity and scope of work on the permit.

1704.8.2 Procedures.

The *registered design professional* responsible for mechanical observation shall personally visit the site prior to completion of the Certificate of Compliance and periodically during the course of construction requiring mechanical observation as set forth in the inspection and observation program for each project.

The *registered design professional* responsible for performing mechanical observation shall complete a signed written report after each site visit. A copy of each report shall be kept on the job site for review by an inspector at all times until the inspector has issued final approval. Any and all deviations from the approved plans or specifications shall be immediately reported to the contractor for correction and then, if uncorrected, shall be reported to the *registered design professional in responsible charge* and to the *building official*.

In addition to individual reports, the *registered design professional* responsible for mechanical observation shall file with the *building official* a written monthly progress report indicating the dates of each site visit, the observations performed, any deviations noted from approved plans and specifications and any resulting instructions or change orders issued to the contractor.

1704.8.3 Certificate of compliance.

Upon completion of the portions of the work requiring mechanical observation, a Certificate of Compliance shall be issued to the *building official* under the seal and signature of the *registered design professional* responsible for such observation. A Certificate of Occupancy will not be issued until the *building official* receives all required observation reports and the Certificates of Compliance.

The Certificate of Compliance for mechanical observation shall read as follows:

"I certify to the best of my knowledge the mechanical requirements of the *Phoenix Building Construction Code* and approved plans and specifications have been complied with insofar as the portion of the work requiring mechanical observation is concerned, except for those deviations that have been previously reported. A guarantee that the contractor has constructed the building in full accord with the plans and specifications is neither intended nor implied."

Justification: The above types of mechanical work requiring Mechanical Observations involve more complex systems. In addition to mechanical inspections performed by City of Phoenix mechanical inspectors and any required Special Mechanical Inspections; these work types require mechanical observations performed by a (State of Arizona) Registered Professional Mechanical Engineer.

Cost Impact: Minimal Cost Impact. Increased costs associated with hiring a registered design professional to perform mechanical observations.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee	Date: 01/9/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Development Advisory Board (DAB) Subcommittee	Date: 03/27/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Building Code (IBC)
Section 1704.9**

Submitted by: International Building Code Committee

1704.9 Plumbing observations.

The owner shall employ the *registered design professional* responsible for the plumbing design, or another *registered design professional* who is familiar with the plumbing design and is acceptable to the *building official*, to perform visual observation of complex plumbing equipment and systems for general conformance to the approved plans and specifications, including, but not limited to, placement and interconnection of equipment. Plumbing observation shall be performed at significant stages of the construction and when the installation is complete and ready to be inspected. Plumbing observations are in addition to the inspections required by Section 110 and the special inspections required by Section 1705.21 and shall be provided when one of the following conditions exist:

1. Siphonic Roof Drainage Systems
2. *Alternative Engineered Designs* per the *International Plumbing Code*.
3. Peak water demand and pipe sizing per the Uniform Plumbing Code.
4. When such observation is required by the *registered design professional* responsible for the plumbing design.
5. When such observation is specifically required by the *building official*.

1704.9.1 Statement of Observations

Where observations are required, the *construction documents* shall show a statement of observations. This statement shall identify the frequency and extent of observations. The frequency and extent shall be acceptable to the *building official* based on the complexity and scope of work on the permit.

1704.9.2 Procedures.

The *registered design professional* responsible for plumbing observation shall personally visit the site prior to completion of the Certificate of Compliance and periodically during the course of construction requiring plumbing observation as set forth in the inspection and observation program for each project.

The *registered design professional* responsible for performing plumbing observation shall complete a signed written report after each site visit. A copy of each report shall be kept on the job site for review by an inspector at all times until the inspector has issued final approval. Any and all deviations from the approved plans or specifications shall be immediately reported to the contractor for correction and then, if uncorrected, shall be reported to the *registered design professional in responsible charge* and to the *building official*.

In addition to individual reports, the *registered design professional* responsible for plumbing observation shall file with the *building official* a written monthly progress report indicating the dates of each site visit, observations performed, any deviations noted from approved plans and specifications and any resulting instructions or change orders issued to the contractor.

1704.9.3 Certificate of compliance.

Upon completion of the portions of the work requiring plumbing observation, a Certificate of Compliance shall be issued to the *building official* under the seal and signature of the *registered design professional* responsible for such observation. A Certificate of Occupancy will not be issued until the *building official* receives all required observation-special inspection reports and the Certificates of Compliance.

The Certificate of Compliance for plumbing observation shall read as follows:

"I certify to the best of my knowledge the plumbing requirements of the *Phoenix Building Construction Code* and approved plans and specifications have been complied with insofar as the portion of the work requiring plumbing observation is concerned, except for those deviations that have been previously reported. A guarantee that the contractor has constructed the building in full accord with the plans and specifications is neither intended nor implied."

Justification: The above types of plumbing work requiring Plumbing Observations involve more complex systems. In addition to plumbing inspections performed by City of Phoenix plumbing inspectors and any required Special Plumbing Inspections; these work types require plumbing observations performed by a (State of Arizona) registered design professional.

Cost Impact: Minimal Cost Impact. Increased costs associated with hiring a registered design professional to perform plumbing observations.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:**2024 Code Committee**

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 01/9/2025
☐ No action taken

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 03/27/2025
☐ No action taken

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 04/22/2025
☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 05/21/2025
☐ No action taken

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied Date:
☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Building Code (IBC)
Section 1705.21**

Submitted by: International Building Code Committee

1705.21 Electrical special inspections.

The types of equipment or installations noted below shall be tested or inspected by a special inspector.

1. Ground-fault protection performance tests for equipment provided with ground-fault protection.
2. Switchboards, panelboards, motor control centers and other equipment rated at 1,000 amperes or more, or over 600 volts.
3. Transformers rated 100 KVA or more, single phase; or 300 KVA or more, three phase.
4. Conductors that supply equipment rated at 1,000 amperes or more, or over 600 volts.
5. Emergency and standby power systems, including switchboards, panelboards, distribution boards, transfer equipment, power source, conductors, fire pumps and exhaust and ventilation fans.
6. Selective Coordination - This includes verification of the installation in accordance with the required selective coordination study.
7. Special cases – Work which, in the opinion of the building official, involves unusual hazards or conditions.

Exception: The building official may waive the requirement for special inspection if the construction is of a minor nature.

Justification: These requirements were previously included in an amendment in 2018 IBC and specify the items in electrical design that require Special Inspection. The above types of electrical work requiring Special Electrical Inspections involve higher hazards and more complex systems. In addition to electrical inspections performed by City of Phoenix electrical inspectors; these work types require Special Electrical Inspections by qualified third-party special inspectors.

These special inspections generally include:

1. Visual inspection for physical damage, proper device settings, and verification of compliance with the engineered drawings and specifications.
2. Electrical inspection to test for proper mechanical operation, and
3. Electrical testing to test for proper electrical connection / functioning and to detect damaged electrical components prior to the equipment being cleared to be energized.

Cost Impact: Minimal Cost Impact

The cost is associated with hiring qualified electrical special inspectors.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 12/12/2024

Development Advisory Board (DAB) Subcommittee	Date: 03/27/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

DRAFT



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Building Code (IBC)
Section 1705.22**

Submitted by: International Building Code Committee

1705.22 Mechanical special inspections.

The types of equipment or installations noted below shall be tested or inspected by a special inspector in accordance with regulations established by the building official:

1. Duct smoke detectors for air distribution systems as required by *International Mechanical Code* section 606.5.
2. Fire, fire / smoke, radiation and smoke damper operation for dampers required by *International Mechanical Code* section 607.2.
3. Installation of grease duct enclosure alternative systems allowed under the exceptions to the *International Mechanical Code* section 506.3.11.
4. Special cases—Work which, in the opinion of the building official, involves unusual hazards or conditions.
5. Test and Balance report for air balance of ventilation systems installed in ambulatory care and I-2 occupancies designed and installed in accordance with ASHRAE 170 as required by *International Mechanical Code* section 407.1.

Exception: The building official may waive the requirement for special inspection if the construction is of a minor nature.

Justification: These requirements were previously included in an amendment in 2018 IBC and specify the items in mechanical design that require Special Inspection. The above types of mechanical work requiring Special Mechanical Inspections involve more complex systems and currently the City of Phoenix Inspection staff does not perform these types of inspections. In addition to mechanical inspections performed by City of Phoenix mechanical inspectors; these work types require Special Mechanical Inspections by qualified third-party special inspectors.

These special inspections generally include:

1. Visual inspection for physical damage, proper device settings, and verification of compliance with the engineered drawings and specifications.
2. Mechanical inspection to test for proper mechanical operation.

Cost Impact: Minimal cost impact. The cost is associated with hiring qualified mechanical special inspectors.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 12/18/2024
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025

<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee			Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action			Date:
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

DRAFT



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 1705.23

Submitted by: International Building Code Committee

1705.23 Plumbing special inspections.

The types of equipment or installations noted below shall be tested or inspected by a special inspector.

1. Medical Gas and Vacuum Systems as required by *International Plumbing Code* section 1202 and *Uniform Plumbing Code* Chapter 13.
2. Special cases - Work which, in the opinion of the *building official*, involves unusual hazards or conditions.

Exception: The building official may waive the requirement for special inspection if the construction is of a minor nature.

Justification: These requirements were previously included in an amendment in 2018 IBC and specify the items in plumbing design that require Special Inspection. The above types of plumbing work requiring Special Plumbing Inspections involve more complex systems and currently the City of Phoenix Inspection staff does not perform these types of inspections. In addition to plumbing inspections performed by City of Phoenix plumbing inspectors; these work types require Special Plumbing Inspections by qualified third-party special inspectors.

These special inspections generally include:

1. Visual inspection for physical damage, proper device settings, and verification of compliance with the engineered drawings and specifications.
2. Plumbing inspection to test for proper mechanical operation.

Cost Impact: Minimal cost impact. The cost is associated with hiring qualified plumbing special inspectors.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 12/18/2024
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 1803.2

Submitted by: International Building Code Committee

1803.2 Investigation required.

Geotechnical investigations shall be conducted in accordance with Section 1803.3 through 1803.5.

Exceptions:

1. The *building official* shall be permitted to waive the requirement for a geotechnical investigation where satisfactory data from adjacent areas is available that demonstrates an investigation is not necessary for any of the conditions in Section 1803.5.1 through 1803.5.6 and Section 1803.5.10 and 1803.5.11
2. The *building official* shall be permitted to waive the requirement for a geotechnical investigation for lightweight or temporary structures where reasonable presumptive load bearing values are used.

Justification: Phoenix has had a long-standing policy to allow the use of presumptive load-bearing soil values found elsewhere in the code in lieu of a full geotechnical investigation for some structures as these can be a large financial burden for projects that only involve small-scale structures with low loads. This provision does not undo the powers found elsewhere in the code for requiring a geotechnical investigation where the classification, strength, moisture sensitivity or compressibility of the soil is in doubt. Additionally, the code compels a geotechnical investigation where the area is likely to have expansive soil.

Cost Impact: Minimal cost impact. This amendment reduces the cost of construction for small projects by not requiring a full geotechnical investigation.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/9/2024

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/27/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 1803.5.13

Submitted by: International Building Code Committee

1803.5.13 Post-tensioned slabs on ground.

A geotechnical investigation is required for the design of all structural post-tensioned slabs on ground. A geotechnical investigation is not required where the post-tensioning is added only for crack control with individual wall and column footings provided. Where required, the investigation report shall include all soil parameters as outlined in PTI DC-10.5. Information required on the drawings includes, but is not limited to, slab type, soil parameters, bearing value and depth, coefficient of subgrade friction, soil subgrade modulus, e_m and y_m for expansive soils and all special inspection requirements.

Justification: Structural post-tensioned slabs on ground are complicated to design structurally and can only be designed correctly with soil information from the specific construction site.

Cost Impact: Minimal cost impact. A geotechnical investigation is required to complete these designs.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/9/2024

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/27/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 1806.2

Submitted by: International Building Code Committee

1806.2 Presumptive load-bearing values.

The load-bearing values used in design for undisturbed supporting soils, compacted fill per the exception to Section 1804.6, and rock near the surface shall not exceed the values specified in Table 1806.2 unless data to substantiate the use of higher values are submitted and *approved*. Where the *building official* has reason to doubt the classification, strength or compressibility of the soil or rock, the requirements of Section 1803.5.2 shall be satisfied.

Presumptive load-bearing values shall apply to materials with similar physical and engineering characteristics. Mud, organic silt and organic clays (OL, OH), peat (Pt) and undocumented fill shall not be assumed to have a presumptive load-bearing capacity unless data to substantiate the use of such a value are submitted.

Exception: A presumptive load-bearing capacity shall be permitted to be used where the *building official* deems the load-bearing capacity is adequate for the support of lightweight or *temporary structures*.

Justification: The presumptive values are associated with undisturbed soils of that classification or with compacted fill of that classification. This is reflected in the code that undocumented fill shall not be assumed to have a presumptive capacity. This change is simply to make this point more obvious to increase clarity of the code and reduce confusion.

A querying of local geotechnical professionals as to what is considered undisturbed and how long soil needs to return to an undisturbed state resulted in answers that it was at least thousands of years. Once disturbed, soil is always disturbed and to obtain similar bearing values again it must be appropriately compacted.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

Date: 01/9/2024

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee

Date: 02/27/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB)

Date: 04/22/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

Date: 05/21/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action

Date:

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 1807.3

Submitted by: International Building Code Committee

1807.3 Embedded posts and poles.

Designs to resist both axial and lateral *loads* employing posts or poles as columns embedded in earth or in concrete footings in earth shall be in accordance with Sections 1807.3.1 through 1807.3.3 or ASABE EP 486.3

1807.3.1 Limitations

The design procedures outlined in this section are subject to the following limitations:

1. The frictional resistance for structural walls and slabs on silts and clays shall be limited to one-half of the normal force imposed on the soil by the weight of the footing or slab.
2. Posts embedded in earth shall not be used to provide lateral support for structural or nonstructural materials such as plaster, masonry or concrete unless bracing is provided that develops the limited deflection required.
3. The embedded posts or poles designed to these provisions are allowed to be considered *shallow foundations* if the ratio of the depth of embedment to the least horizontal dimension of the footing is less than or equal to six.

Wood poles shall be treated in accordance with AWPA U1 for sawn timber posts (Commodity Specification A, Use Category 4B) and for round timber posts (Commodity Specification B, Use Category 4B).

1807.3.2.3 Vertical Load.

The resistance to vertical loads shall be determined using the vertical foundation pressure set forth in Table 1806.2, the downward shaft resistance of Section 1810.3.3.1.4, or as determined in a geotechnical report specifically for this type of foundation.

Justification: Structures such as parking lot shade structures, canopies, drive through menus, pole barns, and other structures are frequently supported by embedded posts and poles. The question frequently comes up as to whether the more stringent deep foundation provisions need to be applied over the shallow foundation provisions, which would void the purpose of this section existing. This amendment answers this common question to reduce confusion.

These embedded posts and poles were added in the code as the foundation's deformation under lateral load is small, so that foundation movement approximates rigid body motion. This is the definition of a shallow post foundation in the Shallow Post and Pier Foundation Design document by the American Society of Agricultural and Biological Engineers. This same concept is in IBC Section 1810.2.4 for when the foundation is permitted to be idealized as rigid, so its identified ratio is used here.

The 12-foot limitation is already in the code, but hidden in the terms of an equation, so this amendment seeks to bring greater prominence to it.

The vertical load amendment is included here to allow shaft resistance to be used for these types of low embedment footings in the prescriptive manner shown in 1810.3.3.1.4.

Cost Impact: Minimal cost impact. This amendment will reduce the cost of construction by allowing these types of foundations to not follow the provisions in the deep foundations section.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 01/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/27/2025
☐ Approved as submitted ☒ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 1905.6

Submitted by: International Building Code Committee

1905.6.1 Seismic Design Categories A and B.

~~In structures assigned to Seismic Design Category A or B, detached one- and two-family dwellings three stories or less in height constructed with stud-bearing walls are permitted to have plain concrete footings without longitudinal reinforcement.~~

1905.6.2 Seismic Design Categories A, B, C, D, E and F.

Structures assigned to Seismic Design Category C, D, E or F shall not have elements of structural plain concrete, and structures of any Seismic Design Category shall not have any new elements of structural plain concrete, except as follows:

Amendment to Item 3, exception 1:

1. Where assigned to Seismic Design Category A, B, and C, detached one- and two-family dwellings three stories or less in height constructed with stud-bearing walls are permitted to have plain concrete footings without longitudinal reinforcement.

Justification: Unreinforced concrete structures exhibit poor performance from soil settlement and in wind and earthquake events. Minimum reinforcing in concrete elements provides a minimal level of structural integrity and crack mitigation to help with these performance issues. This amendment maintains previous code requirements for reinforcing.

Cost Impact: Minimal cost impact. This will require minimum reinforcement in concrete that does not meet an exception.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 01/9/2025 ☐ No action taken

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 02/27/2025 ☐ No action taken

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 04/22/2025 ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 05/21/2025 ☐ No action taken

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied Date: ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC) Section 1907.2

Submitted by: International Building Code Committee

1907.2 Nonstructural slabs-on-ground.

Nonstructural slabs-on-ground shall be required to comply with Sections 1904.2, 1907.3, and 1907.4, and 1907.5. Portions of the nonstructural slabs-on-ground used to resist uplift forces or overturning shall be designed in accordance with accepted engineering practice throughout the entire portion designated as dead load to resist uplift forces or overturning.

Justification: Many structures have, and continue to be, constructed with post-tensioned slabs on ground. If a tendon is cut throughout the life of the structure, it can cause serious injury to people in the area. This amendment clarifies permanent identification of such slabs is required for both structural and nonstructural slabs-on-ground.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/9/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/27/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 1907.5

Submitted by: International Building Code Committee

1907.5 Post-tensioned slabs on ground.

All post-tensioned slabs on ground shall be permanently stamped, marked, or otherwise identified in a conspicuous location indicated the slab is a post-tensioned slab. Conspicuous locations include, but are not limited to, entrance porches, slabs at garage doors, or patio slabs.

Justification: Many structures have been, and continue to be, constructed with post-tensioned slabs on ground. If a tendon is cut throughout the life of the structure, it can cause serious injury to people in the area. The stamp provides a rapid identification that the slab is constructed with tendons and the contractor will know to identify tendon locations prior to cutting or drilling into the slab.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/9/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/27/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 2106.1

Submitted by: International Building Code Committee

2106.1 Seismic design requirements for masonry.

Masonry *structures* and components shall comply with the requirements in Chapter 7 of TMS 402 depending on the structure's *seismic design category*. All new participating and nonparticipating masonry elements, regardless of *seismic design category*, shall meet the following minimum reinforcement requirements:

Exception: Masonry veneer does not require this minimum reinforcement.

1. Vertical wall reinforcement of at least 0.20 square inch (129 mm²) in cross-sectional area shall be provided continuously from support to support at each corner, at each side of each opening, at the ends of walls, at each side of movement joints, and at a maximum spacing of 4 feet (1219 mm) apart horizontally throughout the wall.
2. Horizontal wall reinforcement not less than 0.20 square inch (129 mm²) in cross-sectional area shall be provided (1) at the bottom and top of wall openings and extend at least 24 inches (610 mm) but not less than 40 bar diameters past the opening, (2) continuously at structurally connected roof and floor levels and at the top of walls, (3) at the bottom of walls or in the top of foundations when doweled in walls, and (4) at a maximum spacing of 10 feet (3048 mm) unless uniformly distributed joint reinforcement is provided. Nonparticipating horizontally spanning masonry elements shall also comply with the minimum requirements per TMS 420 7.4.3.1.1.
3. Where anchor bolts are used to connect horizontal elements to the tops of columns, anchor bolts shall be placed within lateral ties. Lateral ties shall enclose both the vertical bars in the column and the anchor bolts. There shall be a minimum of two No. 4 (M #13) or three No. 3 (M #10) in the top 5 inches (127 mm) of the column.

Justification: Unreinforced masonry structures exhibit poor structural performance. Phoenix has historically required minimal reinforcing in masonry structures to provide a minimal level of structural integrity and crack mitigation to help with these performance issues. This amendment maintains previous code requirements for reinforcing and provides clarification for participating and nonparticipating masonry elements as defined by TMS.

Cost Impact: Minimal cost impact. This will require minimum reinforcement to be provided in new masonry elements.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

Date: 01/9/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee

Date: 02/27/2025

<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB)			Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee			Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action			Date:
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

DRAFT



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 2701.1

Submitted by: International Building Code Committee

2701.1 Scope.

The provisions of this chapter and NFPA 70 shall govern the design, construction, erection and installation of the electrical components, appliances, equipment and systems used in buildings and structures covered by this code. The *International Fire Code*, the *International Property Maintenance Code* and NFPA 70 shall govern the use and maintenance of electrical components, appliances, equipment and systems. The *International Existing Building Code* and NFPA 70 shall govern the alteration, repair, relocation, replacement and addition of electrical components, appliances, or equipment and systems. Emergency power systems shall be as defined in the National Electrical Code (NFPA 70) Section 700.2. Standby power systems shall be as defined in the National Electrical Code (NFPA 70) Section 701.2.

Justification: Clarifies the definition of emergency and standby power systems consistent with the installation code covering these systems, the National Electrical Code.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/9/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/27/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 2902.2

Submitted by: International Plumbing Code Committee

2902.2 Separate facilities.

Where plumbing fixtures are required, separate toilet facilities shall be provided for each sex.

Exceptions:

1. Separate toilet facilities shall not be required for dwelling units and sleeping units.
2. Separate toilet facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer.
3. Separate toilet facilities shall not be required in mercantile *occupancies* in which the maximum occupant load is 50 400 or fewer.
4. Separate toilet facilities shall not be required in business *occupancies* in which the maximum occupant load is 25 50 or fewer.
5. Separate toilet facilities shall not be required to be designated by sex where single-user toilet rooms are provided in accordance with Section 2902.1.2.
6. Separate toilet facilities shall not be required where rooms having both water closets and lavatory fixtures are designed for use by all persons regardless of sex and privacy is provided for water closets in accordance with Section 405.3.4 of the *International Plumbing Code* and for urinals in accordance with Section 405.3.5 of the *International Plumbing Code*.

Justification: These revisions are made to provide consistency between the 2024 UPC section 422.2, 2024 IBC section 2902.2 and the 2024 IPC to allow for small business and mercantile occupancies to provide a single toilet facility for up to 50 occupants.

Cost Impact: Cost savings and increases will vary.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 01/09/2025
☐ No action taken

Development Advisory Board (DAB) Subcommittee

☐ Approved as submitted ☐ Modified and approved ☐ Denied Date: N/A
☒ No action taken

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 04/22/2025
☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

☐ Approved as submitted ☐ Modified and approved ☐ Denied Date:
☐ No action taken

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied Date:
☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC) Section 2902.6

Submitted by: International Building Code Committee

2902.6 Small occupancies.

Drinking fountains shall not be required for an occupant load of ~~45~~ 50 or fewer.

Justification: This amendment is made to provide relief to small businesses from the cost of installing drinking fountains, but also to save the physical space they would take up. This revision is made to provide consistency between UPC, IPC, and IBC.

Cost Impact: Minimal cost impact. Cost savings.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 1/29/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/27/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 3002.4

Submitted by: ASME/Elevator Code Committee

3002.4 Elevator car to accommodate ambulance stretcher.

Where elevators are provided in *buildings* four or more *stories* above or four or more *stories* below, *grade plane*, not fewer than one elevator shall be provided for fire department and emergency medical access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches (610 mm by 2134 mm) with not less than 5 inch (127mm) radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall be not less than 3 inches (76 mm) in height and shall be placed inside on both sides of the hoistway entrance. All elevators that require emergency medical access shall be in accordance with 3002.4.1 through 3002.4.5.

3002.4.1 Size of the emergency access elevator (EMS) cab.

The elevator car shall be of such a size and arrangement to accommodate ambulance stretchers 24-inch by 84-inch (610mm by 2134mm) with not less than 5-inch (127mm) radius corners, in the horizontal, open position. On Alterations to existing elevators, insufficient car size will not be required to meet the stretcher accommodation size.

3002.4.2 Identification of the emergency access elevator.

All EMS elevators shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3 inches (76mm) in height and shall be placed on both sides of the elevator hoistway door frames at all floors.

3002.4.3 Emergency medical access (EMS) key switches and markings.

1. The medical service operation shall be activated and or controlled by a two position on/off keyed switch, mounted near the elevator at every elevator floor landing and in the elevator cab enclosure. key shall be removable only in the "off" position at the lobbies and in the elevator cab enclosure.
2. Keys for EMS shall be of tubular 7 pin style 137 construction and shall have a biting code of 6143521. the key shall be coded "FEOK1"
3. All fixtures for EMS shall be provided with a jewel light which will illuminate when activated and shall be identified with the words "Medical Emergency".
4. The "Medical Emergency" lettering shall be a minimum of 6 mm (0.25 in.) in height with a color blue background.

3002.4.4 Lobby medical emergency operation.

1. When any of the elevator lobby EMS key switch are turned to the "on" position it shall activate a continuous audible signal in the car. it shall also activate a visual "Medical Emergency" signal in the car and at the floor landing where initiated.
2. After turning the switch to the "on" position the elevator shall return non-stop to the floor where activated. All car calls shall be cancelled and unable to be registered. An elevator on EMS shall not respond to hall calls.
3. Upon arrival to a floor in response to the EMS call, the elevator audible signal shall cease, and the doors shall remain open until the lobby key switch is turned to the "off"

position. If the key switch is turned to the "off" position the visual indication shall remain illuminated for 60 seconds. During this time emergency personnel must activate the car EMS key switch to retain control of the car. Upon expiration of the delay without activation of the car EMS switch the car shall return to normal service.

3002.4.5 Car operation.

1. Upon entering the car, it shall not accept a car call until the in-car EMS key switch is turned to the "on" position. After turning the key on and registering a call, the car shall automatically close and proceed to the call. All door zone detection devices shall be operative. If more than one call is registered it shall stop at the nearest call and cancel all others at which time a second choice can be made.
2. Upon arriving at the desired floor, the doors shall open automatically, and the elevator shall remain on EMS until the key is turned to the "off" position.
3. If the car is on any other form of special service such as inspection, fire fighters, etc. when EMS service is initiated, the audible and visual signal shall be activated but the elevator shall not respond to the EMS call.
4. If the car has responded to a medical emergency call prior to a fire fighters service call the EMS service shall not be overridden by fire fighters service call until the car returns to the main floor, but the fireman service audible and visual signal shall be activated.

Justification: Original request in 2006 from Phoenix Fire Department. 2012 request for clarification from elevator companies. 2025 clarification and wording for 2022 code.

Cost Impact: Minimal cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee	Date: 01/9/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee	Date: 02/27/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 3003.1.4

Submitted by: ASME/Elevator Code Committee

[F] 3003.1.4 Venting.

Where standby power is connected to elevators, the machine room, machine space,
control room or control space air conditioning ~~ventilation or air conditioning~~ shall be
connected to the standby power source.

Justification: To prevent elevator equipment from overheating while on building stand-by power. To clarify existing policy.

Cost Impact: Cost of independent air conditioning system to offset cost of maintenance and repairs.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

Date: 11/4/2024

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee

Date: 02/27/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB)

Date: 04/22/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

Date: 05/21/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action

Date:

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 3005.2

Submitted by: ASME/Elevator Code Committee

3005.2 Temperature Control.

Elevator machine rooms, machinery spaces that contain the driving machine, and control rooms or spaces that contain the operation or motion controller for elevator operation shall be provided with an independent ~~ventilation~~ or air-conditioning system to protect against the overheating of the electrical equipment. The system shall be capable of maintaining temperatures ~~within the range established for the elevator equipment~~ not greater than 90 degrees to ensure safe and normal operation of the elevator.

Justification: (1) Experience with existing elevator equipment that have been installed with air conditioning set to the upper limit of the manufacture's operating range has shown a higher percentage of equipment failures and shortened life cycle occur due to the extreme temperatures in Phoenix. (2) To eliminate unsafe conditions created from heat related problems such as controller doors being left open, and fans added to equipment rooms. (3) To avoid shutdowns.

Cost Impact: Cost of independent air conditioning system.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 11/4/2024

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/27/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 3105

Submitted by: International Building Code Committee

3105.1 General.

Awnings, shade structures, and canopies shall comply with the requirements of Sections 3105.2 and 3105.3 this section and other applicable sections of this code. All provisions of this code shall apply to shade structures except as specifically modified by this section.

3105.1.5 Definitions. The following terms for the purposes of this section and as used elsewhere in this code, shall have the meanings shown herein.

INDUSTRIAL SHADE CANOPY. An industrial shade canopy is an awning or canopy structure which provides solar protection for outdoor Group F or Group S factory, industrial, or storage uses or equipment. Industrial shade canopies shall be individually classified as to occupancy classification.

MERCANTILE SHADE CANOPY. A mercantile shade canopy is an awning or canopy structure which provides solar protection for the outdoor display and sale of merchandise as well as incidental storage as a Group M occupancy and a part of a Group M occupancy, and includes the following:

1. A roof structure with not less than 50 percent of its perimeter wall area unenclosed; or
2. A slatted, lattice or louvered roof structure with not less than 25 percent of the roof area open to the sky; or
3. An open structural framework covered with shade cloth fabric as specified in Section 3105.3. Mercantile shade canopies shall not apply to motor fuel dispensing facilities.

NON-IRC PATIO COVER. A non-IRC patio cover is an awning or canopy structure which provides solar protection for outdoor seating, dining, walkway or pedestrian entry areas accessory to a building of any occupancy, and includes the following:

1. A roof structure with not less than 50 percent of its perimeter wall area unenclosed; or
 2. A slatted, lattice or louvered roof structure with not less than 25 percent of the roof area open to the sky; or
 3. An open structural framework covered with shade cloth fabric as specified in Section 3105.3.
- Non-IRC patio covers shall not apply to canopies or roof structures over vehicle drive-through lanes or porte-cocheres used by motor vehicles.

PARKING LOT SHADE STRUCTURE. A parking lot shade structure is a modified Group S-2 open parking garage. A parking lot shade structure is a freestanding roof supported on columns and entirely open on all sides with no enclosures beneath the roof.

RETRACTABLE AWNING. A retractable awning is a cover with a frame that retracts against a building or other structure to which it is entirely supported.

3105.2 Design and construction.

Awnings, shade structures, and canopies shall be designed and constructed to withstand wind or other lateral loads, and live loads as required by Chapter 16 with due allowance for shape, open construction and similar features that relieve the pressures or loads. Structural members shall be protected to prevent deterioration. Awnings shall have frames of noncombustible material, fire-retardant treated wood, heavy timber complying with Section 2304.11, or 1-hour construction with combustible or noncombustible covers and shall be either fixed, retractable, folding or collapsible.

3105.3 Awnings, shade structure, and canopy materials.

Awnings, shade structures, and canopies shall be provided with an approved covering that complies with one of the following:

1. The fire propagation performance criteria of Test Method 1 or Test Method 2, as appropriate, of NFPA 701.2.
2. Has a flame spread index not greater than 25 when tested in accordance with ASTM E84 or UL 723.3.
3. Meets all of the following criteria when tested in accordance with NFPA 286:
 - 3.1 During the 40 kW exposure, flames shall not spread to the ceiling.
 - 3.2 Flashover, as defined in NFPA 286, shall not occur.
 - 3.3 The flame shall not spread to the outer extremity of the sample on any wall or ceiling.
 - 3.4 The peak heat release rate throughout the test shall not exceed 800 kW.

Exception: The fire propagation performance and flame spread index requirements shall not apply to awnings installed on detached one- and two-family dwellings.

3105.4 Industrial shade canopies.

Industrial shade canopies shall comply with the provisions of Chapter 3 for their designated occupancy except as specifically modified below.

3105.4.1 Construction and height.

Industrial shade canopies shall be limited to one story in height and shall be entirely of non-combustible construction.

3105.4.2 Location on property.

Industrial shade canopies shall comply with Table 601 and 705.2 for fire-resistive protection. Shade canopies attached to unlimited area buildings shall not encroach within the required 60 foot (18288 mm) open yard area. Not less than 50 percent of the shade canopy perimeter area shall be unenclosed.

3105.4.3 Allowable area.

Industrial shade canopies may be attached to a Group F or a Group S occupancy building of any construction type when the total combined area of the building and the shade canopy does not exceed the area limits specified in Sections 503 and 506 for the type of construction for the building.

3105.4.4 Sprinkler systems.

Industrial shade canopies shall be protected by an automatic sprinkler system if required by the Phoenix Fire Code.

3105.5 Mercantile shade canopies and non-IRC patio covers. Mercantile shade canopies and non-IRC patio covers shall comply with the provisions of this code for their designated occupancy, except as specifically modified below.

3105.5.1 Construction and height.

Mercantile shade canopies and non-IRC patio covers shall be limited to one story in height and shall be entirely of non-combustible construction. Tables 601 and 705.2 shall not apply for these structures.

Exceptions:

1. Shade membrane fabric compliant with Section 3105.3.

3105.5.2 Location on property.

Mercantile shade canopies and non-IRC patio covers shall be located not less than 5 feet (915 mm) from the property line. Mercantile shade canopies and non-IRC patio covers attached to unlimited area buildings shall not encroach within the required 60 foot (18 288 mm) open yard area.

3105.5.3 Allowable area.

Mercantile shade canopies may be attached to a Group M occupancy building and non-IRC patio covers may be attached to any non-IRC building when the total combined area of the building and the shade canopy does not exceed the area limits specified in Sections 503 and 506 for the occupancy and type of construction of the building. Mercantile shade canopies and non-IRC patio covers with a roof covering of shade membrane fabric shall not exceed 5,000 square feet in area.

3105.5.4 Sprinkler systems.

Mercantile shade canopies and non-IRC patio covers shall be protected by an automatic sprinkler system as specified in this code and the Phoenix Fire Code.

3105.6 Parking lot shade structures.

Parking lot shade structures shall be used exclusively for the solar protection of parked motor vehicles and shall not be used to shelter any other use.

3105.6.1 Construction and height.

Parking lot shade structures shall be entirely of noncombustible construction.

Exceptions:

1. Shade membrane fabric compliant with Section 3105.4, can only be used with a maximum allowable area of 12,000 square feet in compliance with Section 3105.7.3.

Parking lot shade structures shall have a clear height of not less than 7 feet (2134 mm). Where van accessible shaded parking is required by this code or by the Phoenix Zoning Ordinance, the clear height shall be not less than 98 inches (2490 mm).

3105.6.2 Location on property.

Parking lot shade structures shall be located not less than 3 feet (915 mm) from any building or property line. Parking lot shade structures which meet all the requirements of this section shall be permitted in any required yard, without affecting any of the general building limitations specified in Chapter 5 of this code.

3105.6.3 Allowable area.

Parking lot shade structures shall not exceed 300 feet (91440 mm) in length or 40 feet (12192 mm) in width. A clear separation of not less than 20 feet (6096 mm) shall be

maintained between shade structures on the same property. No shade structure shall cover or encroach into any required fire lane.

3105.6.3.1 Allowable area for minimum 21 feet clear high parking lot shade structures.

The allowable area may be determined by Section 406.5.5 of this code provided the site fire apparatus access is approved by the Fire Marshal.

3105.6.4 Roof-top shade structures.

Parking lot shade structures complying with the provisions of this section may be installed to shade open parking on the roof of Group S-2 parking garages. This installation shall not be construed as affecting the construction type, allowable area, height, or number of tiers of the parking garage. Where the parking garage is required to be protected by an automatic sprinkler system, all parking lot shade structures on the roof shall also be so protected.

3105.6.5 Sprinkler systems.

Parking lot shade structures shall be protected by an automatic sprinkler system as specified in this code and the Phoenix Fire Code.

Justification:

The intent of this section is to provide less restrictive construction standards than this Code would otherwise require, provided all of the special design and construction requirements of these sections are met.

Mercantile shade canopies and non-IRC shade structures may be located 5 feet from a property line for the following reasons:

The framework is of non-combustible construction, open on all sides and limiting the fire loading area to 5,000 square feet, it seemed rational that the radiant heat from either a fire in the structure or from an adjacent structure would affect the frame in the same way. Therefore, the allowance of an unrated frame at 5 feet versus the 10 feet required by strict adherence to the code, seems reasonable since the code would allow a combustible roof overhang to project within 5 feet of a property line. The fire loading underneath the overhang would be allowed by code. The columns in these structures are not considered exterior walls, per the definition of wall in the code, opening protection would not be required.

Limiting the area to 5,000 square feet was based on Group M occupancies used for display and sale of upholstered furniture or mattresses where an automatic sprinkler system would not be required under base code.

Parking lot shade structures meeting the following criteria have been allowed in the City of Phoenix for over a decade: maximum 40 feet by 300 feet in area, non-combustible framework, a minimum of 3 feet from a property line with a non-combustible or shade membrane fabric roof. The need to expand the area is a result of solar industry utilizing established parking lots for their product. By placing the minimum height and fire apparatus access requirements to increase the area of non-combustible construction, it seemed rational the effect on building safety would be no more severe than the original uncovered parking lot. The setback of 3 feet is allowed for a non-combustible roof overhang with the same reasoning as above for not rating the frame.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process:

☒ YES

☐ NO

ACTION TAKEN:	
2024 Code Committee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	Date: 01/9/2025
Development Advisory Board (DAB) Subcommittee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	Date: 02/27/2025
Development Advisory Board (DAB) <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	Date: 04/22/2025
Transportation, Infrastructure and Planning Subcommittee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	Date: 05/21/2025
City Council Action <input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 3110.1

Submitted by: International Building Code Committee

3110.1 General.

Automatic vehicular gates shall comply with the requirements of Sections 3110.2, ~~and 3110.3,~~
~~and~~ other applicable sections of this code, and the Phoenix Fire Code.

Justification: This amendment refers the applicants to the Phoenix Fire Code for additional design and permitting requirements.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

Date: 01/9/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee

Date: 02/27/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB)

Date: 04/22/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

Date: 05/21/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action

Date:

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 3113

Submitted by: International Building Code Committee

SECTION 3113 RELOCATABLE AND FACTORY-BUILT BUILDINGS

3113.1 General.

~~The provisions of this section shall apply to relocatable buildings. Relocatable buildings manufactured after the effective date of this code shall comply with the applicable provisions of this code.~~

~~Exception: This section shall not apply to manufactured housing used as dwellings.~~

3113.1.1 Compliance.

~~A newly constructed relocatable building shall comply with the requirements of this code for new construction. An existing relocatable building that is undergoing alteration, addition, change of occupancy or relocation shall comply with Chapter 14 of the International Existing Building Code.~~

3113.2 Supplemental information.

~~Supplemental information specific to a relocatable building shall be submitted to the authority having jurisdiction. It shall, as a minimum, include the following in addition to the information required by Section 105:~~

- ~~1. Manufacturer's name and address.~~
- ~~2. Date of manufacture.~~
- ~~3. Serial number of modular.~~
- ~~4. Manufacturer's design drawings.~~
- ~~5. Type of construction in accordance with Section 602.~~
- ~~6. Design loads including: roof live load, roof snow load, floor live load, wind load and seismic site, class, use group and design category.~~
- ~~7. Additional building planning and structural design data.~~
- ~~8. Site-built structure or appurtenance attached to the relocatable building.~~

3113.3 Manufacturer's data plate.

~~Each relocatable module shall have a data plate that is permanently attached on or adjacent to the electrical panel, and shall include the following information:~~

- ~~1. Occupancy group.~~
- ~~2. Manufacturer's name and address.~~
- ~~3. Date of manufacture.~~
- ~~4. Serial number of module.~~
- ~~5. Design roof live load, design floor live load, snow load, wind and seismic design.~~
- ~~6. Approved quality assurance agency or approved inspection agency.~~
- ~~7. Codes and standards of construction.~~
- ~~8. Envelope thermal resistance values.~~
- ~~9. Electrical service size.~~
- ~~10. Fuel burning equipment and size.~~
- ~~11. Special limitations if any.~~

3113.4 Inspection agencies.

The building official is authorized to accept reports of inspections conducted by approved inspection agencies during off-site construction of the relocatable building, and to satisfy the applicable requirements of Sections 110.3 through 110.3.11.1. 3113.4

3113.1 General.

Factory-built buildings, manufactured homes, and mobile homes shall comply with applicable laws of the State of Arizona and this code. The provisions of this section for factory-built buildings, manufactured homes, and mobile homes take precedence over other code provisions which are inconsistent therewith. The general provisions of this code shall apply in all areas where there are not specific provisions in this section.

3113.1.1 Arizona law.

The construction of factory-built buildings and manufactured homes is regulated by the State of Arizona, Arizona Revised Statutes ARS 41-4001 through ARS 41-4010 and is not included in this Code.

3113.1.2 Factory-built building installation.

The installation of factory-built buildings, manufactured homes, and mobile homes including their foundations and direct connection to sewer, water, gas or electric utilities, is regulated by the State of Arizona and is not included in this code, except that a City of Phoenix On-Site Permit is required for compliance with Phoenix Zoning Ordinance requirements and with Building Code requirements pertaining to location on property and setback from other buildings or structures on the property. A City of Phoenix building permit is required for all on-site construction (except foundations) including connection to or alteration of existing on-site sewer, water, gas or electrical systems, and for construction of all site improvements required by the Phoenix Zoning Ordinance such as design review elements, signs, parking, landscaping, site amenities and disabled accessibility. Connection to a City water or sewer tap requires a separate permit from the Planning and Development Department.

3113.1.3 Alterations and additions.

Repairs, alterations and site-built additions to factory-built buildings, mobile homes, and manufactured homes are regulated by this code and by the Phoenix Zoning Ordinance and require City of Phoenix permits.

3113.1.4 Occupancy and use.

Occupancy and use of a factory built-building, manufactured home or mobile home is prohibited without first obtaining inspection approval and a certificate of occupancy from the building official, to verify compliance with the Phoenix Zoning Ordinance and other applicable city codes and ordinances.

3113.2 Definitions. For the purpose of this Section, the following definitions shall apply:

FACTORY BUILT BUILDING is a residential or non-residential building including a dwelling unit or habitable room thereof which is either wholly or in substantial part manufactured at an off-site location to be assembled on-site, except it does not include a manufactured home, recreational vehicle or mobile home.D

MANUFACTURED HOME is a structure built in accordance with the National Manufactured Home Construction and Safety Standards Act.

MOBILE HOME is a structure built prior to June 15, 1976, on a permanent chassis, capable of

being transported in one or more sections and designed to be used with or without a permanent foundation as a dwelling when connected to on-site utilities except that it does not include recreational vehicles or factory-built buildings.

ON-SITE PERMIT is the permit issued by the building official which authorizes the placement of a factory-built building, manufactured home, or mobile home on a site. The on-site permit shall authorize only the placement, foundation or unit tie-down, and specific connections to utility services which are authorized by a permit issued by the State of Arizona Office of Manufactured Housing. All other work on the site shall require a building permit issued by the building official in accordance with Section 105 of this code. Connection to a City water or sewer tap requires a separate permit from the Planning and Development Department.

3113.3 Installation requirements.

No factory-built building, manufactured home, or mobile home shall be moved onto or installed on any lot or site in the City of Phoenix except in compliance with these provisions.

3113.3.1 State insignia required.

No person, firm or corporation shall move onto any site any factory-built building or manufactured home building unless such building bears a current, valid insignia of approval of the State of Arizona.

3113.3.2 State permit required.

No person, firm or corporation shall move onto any site any factory-built building, manufactured home or mobile home unless and until a permit for such installation has been obtained from the State of Arizona.

3113.3.3 On-site permit required.

No person firm or corporation shall move onto any site, or relocate on any site, any factory-built building, manufactured home, or mobile home until an On-Site Permit has been issued by the City of Phoenix building official.

A site plan shall be submitted to the building official which shows all utility connections and all other information necessary to ascertain compliance with the separation and area restrictions of other sections of this code and with all provisions of the Phoenix Zoning Ordinance. If the building official is satisfied that the work described by the documents submitted conform to this section and other applicable law, the On-Site Permit shall be issued to the owner of the site or his authorized agent.

3113.3.4 Building permit required.

The person, firm or corporation obtaining the On-Site Permit shall also apply for and obtain a building permit from the building official when one or more of the following conditions apply:

1. For all on-site construction which connects to or alters existing buildings or existing onsite sewer, water, gas or electrical systems.
2. For all on-site construction which is required by or regulated by the Phoenix Zoning Ordinance, such as for design review elements, signs, parking, landscaping, site amenities and accessibility.
3. For all construction or alteration which is not part of the State-approved factory-built building, manufactured home, or mobile home including all interior fit-up, tenant improvement or remodeling work which is not specifically included in such State permit.

4. When a City of Phoenix inspection is requested by the installer for work otherwise included in the State of Arizona installation permit, including but not limited to requests for utility clearance inspections.

3113.4 Repairs, alterations, and additions.

No person shall repair, alter or add on to a factory-built building, manufactured home or a mobile home after the unit has been installed without first having obtained a permit from the building official for the specific work to be performed. All such work shall comply with the requirements of this Code.

3113.5 Fire protection.

Factory-built buildings shall be protected pursuant to the Phoenix Fire Code.

Justification: The 2018 IBC added a section for Relocatable Buildings; however, the State of Arizona has jurisdiction to regulate the construction of these buildings including manufactured housing used as dwellings. The City of Phoenix has worked extensively, and will continue to work, with the State of Arizona on the construction of these buildings. This is an existing amendment carrying forward.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC) Section Appendices A through N

Submitted by: International Building Code Committee

Adopt

Appendix E: Supplementary Accessibility Requirements. Amended as outlined below:

The word “accessible”, appearing in all instances in Appendix E, shall be italicized, including when hyphenated with another word.

Justification: Adoption only of Appendix E as an amendment for the 2024 IBC. The requirements of this appendix do not match the 2010 ADA Standards and includes sections not subject to enforcement by the Phoenix Building Construction Code such as laundry equipment, mailboxes, telephones and clocks. The 2010 ADA Standards were adopted as part of the Phoenix Building Construction Code and those requirements are adequate. The use of the term *accessible* and accessible in this Appendix is inconsistent.

Appendix E amended to clarify all instances of this term must be italicized to clearly indicate the requirement to comply with the provisions of this code and Chapter 11.

Appendices A, B, C, D, F, G, H, I, J, K, L, M where needed are already covered by existing ordinances.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/22/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/27/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Chapter 1

Submitted by: International Residential Code Committee

CHAPTER 1 SCOPE AND ADMINISTRATION

Notes:

1. For reserved sections herein, refer to the amendments and requirements in Chapter 1 of the International Building Code for these code requirements.
2. For sections that remain unchanged from base code, the term “see this section of the 2024 IRC” shall refer to the unchanged base code.

R101.1 Title. These provisions shall be known as the International Residential Code Residential Code for One- and Two-Family Dwellings of as amended by the city of Phoenix and shall be cited as such and will be referred to herein as “this code.” These regulations are one document of the overall Phoenix Building Construction Code as defined by the adopting ordinance.

R101.2 Scope. The provisions of this code or the International Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height, with a separate means of egress and their accessory structures not more than three stories above grade plane in height.

Exception: The following shall be permitted to be constructed in accordance with this code. where provided with an automatic sprinkler system complying with Section P2904:

1. Live/work units located in one- and two-family dwellings, or townhouses and complying with the requirements of Section 508.5 of the International Building Code.
2. Owner-occupied lodging houses with five or fewer guestrooms.
3. A care facility with five or fewer persons receiving custodial care within a dwelling unit.
4. A care facility with five or fewer persons receiving medical care within a dwelling unit.
5. A day care facility for five or fewer persons of any age receiving care within a dwelling unit.

R101.2.1 Appendices. - See this section of the 2024 IRC

R101.3 Purpose. - See this section of the 2024 IRC

SECTION R102 APPLICABILITY – Reserved, except as noted below.

R102.6.1 Additions, alterations or repairs. - See this section of the 2024 IRC

SECTION R103 CODE COMPLIANCE AGENCY – Reserved.

SECTION R104 DUTIES AND POWERS OF THE BUILDING OFFICIAL – Reserved.

SECTION R105 PERMITS – Reserved.

SECTION R106 CONSTRUCTION DOCUMENTS – Reserved.

SECTION R107 TEMPORARY STRUCTURES AND USES – Reserved.

SECTION R108 FEES – Reserved.

SECTION R109 INSPECTIONS – Reserved.

SECTION R110 CERTIFICATE OF OCCUPANCY – Reserved.

SECTION R111 SERVICE UTILITIES – Reserved.

SECTION R112 MEANS OF APPEALS – Reserved.

SECTION R113 VIOLATIONS – Reserved.

SECTION R114 STOP WORK ORDER – Reserved.

Justification: All the adopted and amended building code documents taken together are known as the Phoenix Building Construction Code. Each code document is a separate document of the Phoenix Building Construction Code. This document is the International Residential Code as Amended by the City of Phoenix. This document is intended to apply where a code or referenced standard identifies the International Residential Code as being applicable.

The reserved provisions are contained in the Phoenix Building Construction Code – Administrative Provisions (Chapter 1 of the International Building Code).

Cost Impact: No cost impact

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 01/24/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 3/20/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Chapter 2: Definition: Standard Plans

Submitted by: International Residential Code Committee

SECTION R202 DEFINITIONS

[RB] STANDARD PLANS. Plans authorized by the Planning & Development Department to be used in construction on a repetitive basis. Standard plans may include options allowing variations to the building design that may alter the interior and exterior appearance.

Justification: The definition allows standard plans to be used in lieu of separate submittals for each production home.

Cost Impact: The use of standard plans reduces the cost for the department and the home builders.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 12/6/2024

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 03/20/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Chapter 2 Definition: Fire Separation Distance

Submitted by: International Residential Code Committee and modified by the DAB Building Code Subcommittee

SECTION R202 DEFINITIONS

[RB] FIRE SEPARATION DISTANCE. The shortest distance measured from the building face to one of the following:

1. To the closest interior *lot line*.
2. To the centerline of a street, an alley or a public way.
3. To an imaginary line between two *buildings* or townhouse units on the lot.

~~The distance shall be measured at a right angle from the face of the wall framing.~~

Justification: This amendment acknowledges that fire does not necessarily spread at 90 degrees to the face of exterior walls and therefore removes the last sentence to make it the true shortest distance measurement.

Previous amendments have indicated that the measurement point was to the wall framing, as this frequently aligned with the face of the concrete stem wall below and made the measurement point easier to identify earlier in construction and simplified lot layouts. Where the exterior wall finishes do not appreciably reduce the distance, the building face could be interpreted within reasonable tolerances to the same point as the previous amendments.

Cost Impact: Minor cost impact. Where property lines or imaginary lot lines are not parallel to the building face, this may require the wall to be fire rated when by base code it would not be.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee

☐ Approved as submitted ☒ Modified and approved ☐ Denied Date: 3/24/2025
☐ No action taken

Development Advisory Board (DAB) Subcommittee

☐ Approved as submitted ☒ Modified and approved ☐ Denied Date: 3/27/2025
☐ No action taken

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 04/22/2025
☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 05/21/2025
☐ No action taken

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied Date:
☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Section R301.1.5

Submitted by: International Residential Code Committee

R301.1.5 Access to a public way.

All buildings shall be located on lots fronting a public way or other approved access to a public way. Such approved access shall be recorded with the county of Maricopa, with the approval of the building official or recorded on the approved plot plat in accordance with the Phoenix City Code. The access shall be in compliance with the Phoenix Fire Code.

Justification: Clarifies access requirements for all lots. Carried forward from the previous amendments.

Cost Impact: No cost impact. No additional cost impact above what was approved in the 2012 & 2018 amendments.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/16/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 03/20/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Section R301.1.6

Submitted by: International Residential Code Committee

R301.1.6 Lot Corner Identification.

In construction applications where legally surveyed lot corner identification markers are not readily verifiable or are missing, the building official, when deemed necessary, shall require lot boundary markers to be surveyed and permanently identified in accordance with State law at the owner's or applicant's expense. The survey shall be executed by a registrant licensed to do such work by the Arizona State Board of Technical Registration.

Justification: Often construction is started without locating the legal corners of a lot, leading to disputes after substantial completion of the work. This requirement would limit such cases and ensure compliance to both the Residential Code and the Zoning Ordinance.

Cost Impact: Minimal cost impact. While there could be a possible cost for a survey, this code amendment could save costs by preventing construction in a prohibited location. The same text is used in this proposal as approved on 12-01-06, 5-15-13 and 11-8-17 amendments.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/16/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 03/20/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Residential Code (IRC)
Section R301.2 and Table R301.2**

Submitted by: International Residential Code Committee

R301.2 Climatic and geographic design criteria.

Buildings shall be constructed in accordance with the provisions of this code as limited by the provisions of this section. ~~Additional criteria shall be established by the local jurisdiction and set forth in table R301.2.~~

Table R301.2

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA (Due to space limitations, the table could not be reproduced, only the values are listed)	
Ground snow load ^o	<u>N/A</u>
Wind speed (mph):	<u>105</u>
Topographic effects ^k :	<u>NO</u>
Special wind region ^l :	<u>NO</u>
Windborne debris zone ^m	<u>NO</u>
Seismic design category ^f :	<u>B</u>
Weathering ^a	<u>Negligible</u>
Frost line depth ^b :	<u>0</u>
Termite ^c :	<u>Moderate to heavy</u>
Winter design temperature ^e	<u>None to slight</u>
Ice barrier underlayment required ^h	<u>No</u>
Flood hazards ^g	<u>See Phoenix city code</u>
Air freezing index ⁱ	<u>N/A</u>
Mean annual temperature	<u>71.2°F</u>

MANUAL J DESIGN CRITERIA

Refer to Section M1401.3 and N1103.7 of the 2024 IRC

~~Elevation:~~

~~Latitude:~~

~~Winter heating:~~

~~Summer cooling:~~

~~Altitude correction factor:~~

~~Indoor temperature design:~~

~~Design temperature cooling:~~

~~Heating temperature difference:~~

~~Cooling temperature difference:~~

~~Wind velocity heating:~~

~~Wind velocity cooling:~~

~~Coincident wet bulb:~~

~~Daily range:~~

~~Winter humidity:~~

Summer humidity:

For SI: 1 pound per square foot = 0.0479 kPa, 1 mike per hour = 0.447 m/s.

- a. Where weathering requires a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code, the frost line depth strength required for weathering shall govern. The weathering column shall be filled in with the weathering index, "negligible," "moderate" or "severe" for concrete as determined from Figure R301.2(4). The grade of masonry units shall be determined from ASTM C34, C55, C62, C73, C90, C129, C145, C216 or C652.
- b. Where the frost line depth requires deeper footings than indicated in Figure R403.1(1), the frost line depth strength required for weathering shall govern. The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(5) A]. Wind exposure category shall be determined on a site specific basis in accordance with Section R301.2.1.4.
- e. The outdoor design dry-bulb temperature shall be selected from the columns of 971 /2-percent values for winter from Appendix D of the International Plumbing Code. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official. [Also see Figure R301.2(1).]
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdictions' entry into the National Flood Insurance Program (dated of adoption of the fires code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and the (c) the panel numbers and dates of the currently effective FIRM' and FBFMs or other flood hazard map adopted by the authority having jurisdiction, as amended.
- h. In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1m R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise the jurisdiction shall fill in this part of the table with "NO."
- i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (FG-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32o F)."
- j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32o F)."
- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- l. In accordance with Figure R301.2(5) A, where there are local historical data documenting unusual wind conditions, the jurisdiction shall fill in the part of the table with "YES" and identify any specific requirements. Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- m. In accordance with Section R301.2.1.2 the jurisdiction shall indicate the wind-borne debris wind zones(s). Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- ~~n. The jurisdiction shall fill in these sections of the table to establish the design criteria using Table 1a or 1b from ACCA Manual J or established criteria determined by the jurisdiction.~~
- n. The jurisdiction shall fill in this section of the table using the Ground Snow Loads.

Justification: In order for this document to be adopted. The completed reference table has to be a part of it. The deleted sentence is not required as the amendment refers to another code section rather than providing data.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee Date: 01/24/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/20/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Section R301.2.4

Submitted by: International Residential Code Committee

R301.2.4 Floodplain construction

Buildings and structures constructed in whole or in part in flood hazard areas as established in Table R301.2, and substantial improvement and repair of substantial damage of buildings and structures in whole or in part in flood hazard areas, shall be designed and constructed in accordance with Section R306. Chapter 32B of the Phoenix City Code. Buildings and structures that are located in more than one flood hazard area, including A Zones, coastal A Zones and V Zones, shall comply with the provisions associated with the most restrictive flood hazard area. Building and structures located in whole or in part in identified floodways shall be designed and constructed in accordance with ASCE 24.

R301.2.4.1 Alternative provisions.

As an alternative to the requirements in Section R306, ASCE 24 is permitted subject to the limitations of this code and limitations therein.

Justification: The city's floodplain ordinance is contained in Chapter 32B of the Phoenix city code.

Cost Impact: No cost impact. Current city code requirements are in place.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 01/16/2025
☐ No action taken

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 3/20/2025
☐ No action taken

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 04/22/2025
☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 05/21/2025
☐ No action taken

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied Date:
☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Section Table R301.5

Submitted by: International Residential Code Committee

Table R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in pounds per square foot)

USE	LIVE LOAD
Habitable attics and attics served with fixed stairs	30 <u>40</u>
Sleeping rooms	30 <u>40</u>

Justification:

Habitable attics and sleeping rooms can be used as floor space and 40 psf more closely reflects floor live loading. The code change reflects the changes made to the 2018 IBC and is recommended by the Structural Sub-Committee.

Cost Impact: Minimal cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/16/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/20/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Section R302.2

Submitted by: International Residential Code Committee

R302.2 Townhouses.

Walls separating *townhouse units* shall be constructed in accordance with Section R302.2.1 or R302.2.2 and shall comply with Sections R302.2.3 through R302.2.5. No plumbing, mechanical, electrical, piping, or other services in any form are allowed to traverse from one side to the other side of the wall or walls separating *townhouse units*.

Justification:

Townhouse units, as defined in this code, extend from the foundation to the roof. Townhouses do not have ownership agreements between unit owners for common spaces and elements, like condominiums are required to per Arizona state law. This requires the code to regulate their independent functioning with respect to utilities and structural independence, so that one neighbor does not impair the ability of the other to be able to use their fully functioning property.

Fire sprinkler piping and electrical installations are allowed within the common wall framing cavity, so long as they only serve the same-side unit, for the same ownership reasons as discussed above.

Cost Impact: Minimal cost impact. Services will have to be delivered individually to each townhouse unit.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/12/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 03/20/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Section R302.2.6

Submitted by: International Residential Code Committee

R302.2.6 Structural independence. Each townhouse *unit* shall be structurally independent.

Exceptions:

1. Foundations supporting exterior walls, or common walls.
2. Structural roof and wall sheathing from each unit not exceeding ¾" thickness fastened to the common wall framing.
3. Nonstructural wall and *roof coverings*.
4. Flashing at termination of *roof covering* over common wall.
5. ~~Townhouse units separated by a common wall as provided in Section R302.2.2, Item 1 or 2.~~
6. ~~Townhouse units protected by an automatic sprinkler system complying with Section P2904 or NFPA 13D.~~

Justification: Unlike in the International Building Code, there is no maximum size to structures built to the IRC, as such the separation of the units under fire conditions are very important to stop a fire in one unit from spreading to all the units and causing the entire unlimited sized townhouse from being lost.

Note that the townhouse units themselves have no required fire-resistance, just the wall between them. The point of structural independence is so that common walls function so that a fire in one unit causing structural collapse of that unit does not cause the structural collapse of the common wall, as such these walls should not serve as gravity load bearing walls. Doing so greatly increases the chances of the wall being pulled down from one unit collapsing. Gravity framing will have large resistance to vertical failure at the plane of the wall, unlike sheathing. Exceptions 5 and 6 are removed to reinforce this functioning. Exception 2 remains such that the common walls can still be used as braced walls. The ¾" thickness maximum is taken from the exception to IBC Section 706.2 for fire walls that allow floor and roof sheathing to cross the fire wall. This maximum dimension is necessary to restrict the maximum strength of the sheathing, so that it can fail on the fire side during a fire without pulling down the common wall.

Cost Impact: Minimal cost impact. Framing cannot bear on common walls.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

Date: 02/12/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee

Date: 03/20/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB)

Date: 04/22/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee			Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action			Date:
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

DRAFT



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Section R302.5.1

Submitted by: International Residential Code Committee

R302.5.1 Opening protection.

Openings from a private garage or carport directly into a room used for sleeping purposes or a hallway that only accesses sleeping room(s) shall not be permitted. Other openings between the garage or carport and dwelling unit shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated door or windows. Doors shall be self-latching and equipped with a self-closing or automatic-closing device.

Justification: Whether a garage or carport, the rooms used for sleeping purposes should be protected from the hazard inherent in this use. Industry is supportive of the self-closing provisions to provide an additional level of safety.

Cost Impact: Minimal cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 01/16/2025
☐ No action taken

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 03/20/2025
☐ No action taken

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 04/22/2025
☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 05/21/2025
☐ No action taken

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied Date:
☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Section R309

Submitted by: International Residential Code Committee

SECTION R309 AUTOMATIC SPRINKLER SYSTEMS

R309.1 Townhouse automatic sprinkler systems.

Other than where preempted by Arizona State Law, an automatic sprinkler system shall be installed in *townhouses*.

Exception: An automatic sprinkler system shall not be required where *additions* or *alterations* are made to existing *townhouses* that do not have an automatic sprinkler system installed when not required in accordance with the Phoenix Fire Code.

R309.1.1 Design and Installation. Automatic sprinkler systems for *townhouses* shall be designed and installed in accordance with Section P2904 or NFPA 13D.

R309.2 One- and two-family dwellings automatic sprinkler systems.

Other than where preempted by Arizona State Law, an automatic sprinkler system shall be installed in one- and two-family *dwellings*.

Exception: An automatic sprinkler system shall not be required for *additions* or *alterations* to existing *buildings* that are not already provided with a sprinkler system when not required in accordance with the Phoenix Fire Code.

R309.2.1 Design and Installation. Automatic sprinkler systems shall be designed and installed in accordance with Section P2904 or NFPA 13D.

Justification: The Phoenix Fire Code has provisions brought in with the Bret Tarver Sprinkler Ordinance for when fire sprinklers are required that is more conservative than base code. See Section 903 of the Phoenix Fire Code.

Arizona Revised Statutes (A.R.S.) 9-807 prohibits municipalities from requiring sprinklers in one- and two-family dwellings but allowed Bret Tarver to do so, due to the age of the Bret Tarver ordinance.

The newly adopted Arizona Revised Statute (A.R.S.) 9-462.13 has been interpreted at this time to disallow requiring an automatic sprinkler system for all structures containing up to four dwelling units and all townhomes. With the potential for this law to be altered or clarified, the provisions for fire sprinklers are not removed from the code but are specifically pointing the user to the likelihood of state preemption for their requirement. Where preempted, sprinklers are not required.

Cost Impact: Minimal cost impact. Where state law disallows the requirement for fire sprinklers, there will be a cost reduction.

Approved in previous 2018 Code Adoption process:

☐ YES

☒ NO

ACTION TAKEN:	
2024 Code Committee <input type="checkbox"/> Approved as submitted <input checked="" type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 1/17/2025 <input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 3/20/2025 <input type="checkbox"/> No action taken
Development Advisory Board (DAB) <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 04/22/2025 <input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 05/21/2025 <input type="checkbox"/> No action taken
City Council Action <input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: <input type="checkbox"/> No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Section R310.6 & R311.6

Submitted by: International Residential Code Committee

R310.6 Power Source

Smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial power source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

Exceptions:

1. Smoke alarms shall be permitted to be battery operated where installed in buildings without commercial power.
2. Smoke alarms installed in accordance with Section R310.2.2 shall be permitted to be battery powered; where alteration or repairs do not result in the removal of interior wall or ceiling finishes unless there is an attic or crawl space or basement available which could provide access for hardwiring of smoke alarms.

R311.6 Power Source

Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial power source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

Exceptions:

1. Carbon monoxide alarms shall be permitted to be battery operated where installed in buildings without commercial power.
2. Carbon monoxide alarms installed in accordance with Section R311.2.2 shall be permitted to be battery powered; where alteration or repairs do not result in the removal of interior wall or ceiling finishes unless there is an attic or crawl space or basement available which could provide access for hardwiring of smoke alarms.

Justification: The base code language would allow projects that fall under the technical definition of alteration and repair that are complete gut remodels, whole house rewires, etc. to only be required to provide battery powered smoke and carbon monoxide alarms. It also lends to suggesting that additions that are receiving new electrical wiring could also be constructed with smoke and carbon monoxide alarms that are not hardwired. This is not consistent with the intent of the smoke and carbon monoxide alarm provisions of providing consistent, redundant levels of safety for sleeping occupants in the building. It stands to reason that such projects should fall under the same requirement for power source as newly constructed dwelling units. The language used in the amendment is language that has been derived from previous versions of the code.

Cost Impact: Minimal cost impact	
Approved in previous 2018 Code Adoption process: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
ACTION TAKEN:	
2024 Code Committee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	Date: 01/31/2025
Development Advisory Board (DAB) Subcommittee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	Date: 03/27/2025
Development Advisory Board (DAB) <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	Date: 04/22/2025
Transportation, Infrastructure and Planning Subcommittee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	Date: 05/21/2025
City Council Action <input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Residential Code (IRC)
Section R319.4.4**

Submitted by: International Residential Code Committee

R319.4.4 Bars, grilles, covers and screens.

Where bars, grilles, covers, screens or similar devices are placed over *emergency escape and rescue openings*, bulkhead enclosures or area wells that serve such openings, the minimum net clear opening size shall comply with sections R319.2.1 through R319.2.2 and R319.4.1. Such devices shall be releasable or removable from the inside without the use of a key or tool or special knowledge or force greater than that required for the normal operation of the escape and rescue opening. The dwelling shall be equipped with smoke alarms installed in accordance with Section R310.

Justification: Retains current requirements for smoke detectors when quick release security bars over bedroom windows are installed. Carryover.

Cost Impact: Minimal cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/24/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/20/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Residential Code (IRC)
Section R319.5**

Submitted by: International Residential Code Committee

R319.5 Replacement windows for emergency escape and rescue openings.

Replacement for emergency escape and rescue openings installed in buildings meeting the scope of this code shall be exempt from Sections R319.2 and R319.4.4, provided that the replacement window meets the following conditions:

1. The replacement window is the ~~manufacturer's largest standard size window that will fit within the~~ same size as the existing frame or existing rough opening. The replacement window shall be ~~permitted to be of the same operating style as the existing window or a~~ an operating style that provides for an equal or greater the greatest window opening area, height dimensions, and width dimensions, ~~than the existing window. If an operating style can meet the requirements of 319.2, that operating style shall be provided.~~
2. The replacement window is not part of a change of occupancy. See Section 319.7.1

Justification: Aligns with current city policy established in 2007. Replacement emergency escape and rescue openings should meet minimum code requirements where possible. When it is not possible, the emergency escape and rescue opening should not be further reduced in size but instead improved where possible. Further reducing the size of emergency escape and rescue openings creates a higher hazard for occupants and rescue personnel.

Cost Impact: Minimal cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 03/14/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Residential Code (IRC)
Section R319.6**

Submitted by: International Residential Code Committee

R319.6 Dwelling additions

Where dwelling unit additions contain sleeping rooms, an emergency escape and rescue opening shall be provided in each new sleeping room. Where dwelling unit additions have basements, an emergency escape and rescue opening shall be provided in the new basement.

Exceptions:

1. An emergency escape and rescue opening is not required in a new basement that contains a sleeping room with an emergency escape and rescue opening that meets the requirements of R319.2.1 through R319.4.4.
2. An emergency escape and rescue opening is not required in a new basement where there is an emergency escape and rescue opening that meets the requirements of R319.2.1 through R319.4.4 in an existing basement that is accessed from the new basement.
3. ~~An operable window complying with Section R319.7.1 shall be acceptable as an emergency escape and rescue opening.~~

Justification: Provides clarification of requirements for existing emergency escape and rescue openings. Removes added language allowing for less safe emergency and escape and rescue openings. Aligns with current city policies and requirements established in 2007.

Cost Impact: Minimal cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 03/14/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC) Section R319.7

Submitted by: International Residential Code Committee

R319.7 Alterations or repairs of existing basements.

New sleeping rooms created in an existing basement shall be provided with emergency escape and rescue openings in accordance with Section R319.1 and R319.2. ~~Other than new sleeping rooms, w~~Where existing basements undergo alterations or repairs, an emergency escape and rescue opening shall be provided in accordance with R319.1 and R319.2 ~~is not required.~~

Exception: ~~An operable window complying with R319.7.1 shall be acceptable as an emergency escape and rescue opening. For existing basements not containing habitable space, where alterations or repairs do not result in new habitable space, an emergency escape and rescue opening shall not be required.~~

Justification: Clarifies section reference for sizing requirements of emergency escape and rescue openings. Also removes added language allowing for less safe emergency and escape and rescue openings. Aligns with current city policy and requirements established in 2007. Allowing a reduced size for emergency escape and rescue openings creates a hazard for occupants and rescue personnel.

Cost Impact: Minimal cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee	Date: 03/14/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee	Date: 03/27/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Section R319.7.1

Submitted by: International Residential Code Committee

R319.7.1 Existing emergency escape and rescue openings.

Where a change of occupancy would require an emergency escape and rescue opening in accordance Section R319.1, operable windows serving as the emergency escape and rescue opening shall comply with the following: R319.1.1 through R319.4.4.

1. ~~An existing operable window shall provide a minimum net clear opening of 4 square feet (0.38 m²) with a minimum net clear opening height of 22 inches (559 mm) and a minimum net clear opening width of 20 inches (508 mm)~~
2. ~~A replacement window where such window complies with both of the following:~~
 - 2.1. ~~The replacement window meets the size requirements in Item 1.~~
 - 2.2. ~~The replacement window is the manufacturer's largest standard-size window that will fit within the existing frame or existing rough opening. The replacement window shall be permitted to be of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.~~

Justification: Most changes of occupancies in Residential construction result in a higher occupant load, and/or involve the care of individuals. Maintaining the city's current and longstanding policy (2007) of emergency and escape and rescue openings provides for an increased level of safety and a higher probability of escape and rescue in an emergency. Allowing a reduction in the size requirements of emergency and rescue openings creates a hazard for occupants and rescue personnel.

Cost Impact: Minimal cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee	Date: 03/14/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee	Date: 03/27/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Residential Code (IRC)
Section R322**

Submitted and modified by: Strategic Workgroup on Accessibility and further modified by staff

R322.1 Dwelling units or sleeping units. Where there are four or more dwelling units or sleeping units in a single structure, the provisions of Chapter 11 of the *International Building Code* for Group R-3 shall apply. Other dwelling unit and sleeping unit containing structures shall comply with Section R322.1.1.

~~**Exception:** Owner-occupied lodging houses with five or fewer guestrooms are not required to be accessible.~~

R322.1.1 Dwelling units.

Dwelling units and sleeping units shall comply with the inclusive home design features of Section R322.1.1

Exceptions: The following are not required to comply with Section R322.1.1:

1. All portions of the dwelling units or sleeping units not on the floor level that contains the accessible entrance.
2. A raised or sunken floor area in a portion of a living, dining, or sleeping room.
3. Where a *dwelling unit* or *sleeping unit* contains less than 70 square feet of *habitable space* on the dwelling's primary entrance level.
4. Standard plans approved for use in a residential subdivision that received preliminary site plan approval prior to the adoption of the 2024 Phoenix Building Construction Code.
5. Upon determination by the *building official* that by virtue of terrain or other unusual characteristics of the building site, there are practical difficulties associated with compliance of any specific provision of Section R322.1.1 and that the additional cost to comply with the applicable provisions of this standard shall exceed three hundred dollars, as shown by clear and convincing evidence presented by the applicant.

R322.1.1.1 Entrance.

At least one dwelling unit entrance shall be *accessible* and on an *accessible route* from the street or sidewalk, the dwelling unit's driveway, or the dwelling unit's garage or carport in compliance with Chapter 4 of ICC A117.1 - 2017, except the clear width need not exceed 36 inches (815 mm) minimum. The required accessible entrance shall not be to a bedroom.

R322.1.1.2 Interior circulation paths.

Interior circulation paths shall have a clear width of 36 inches (815 mm) minimum as measured between fixed or built-in elements. Exceptions in ICC A117.1-2017 Section 1104.4.1 are permitted to be used.

User passage doors shall have a clear opening width of 32 inches (805 mm) minimum; measured on a swinging door between the face of the door open to 90 degrees and the door stop.

Door hardware shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching, or twisting of the wrist to operate, except locks used only for security and not used for normal operation. Operable parts of hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the floor.

R322.1.1.3 Operable parts.

Lighting controls, electrical switches and receptacle outlets, user controls for thermostats, and user controls for security or intercom systems shall be placed 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the floor.

Exception: Floor receptacle outlets, controls mounted on ceiling fans, controls mounted on appliances, controls mounted on smoke detectors and carbon monoxide detectors.

R322.1.1.4 Toilet rooms and bathrooms.

Toilet rooms and bathrooms on the floor level that contains the accessible entrance shall be provided with wall reinforcements for future grab bars where walls occur around toilets, showers, and bathtubs in compliance with Section 1104.11.1 of ICC A117.1-2017.

One bathroom on the floor level that contains the accessible entrance shall be provided with a bathtub or a shower and shall contain a lavatory and a water closet. This bathroom shall be provided with floor clearance space that complies with either Section 304 or 1104.11.2 and 1104.11.3 of ICC A117.1-2017.

Exception: Where there are no spaces used for sleeping purposes on the level that contains the accessible entrance, the bathroom is not required to be provided with a bathtub or a shower.

Justification: Inclusive home design criteria has been in effect in Pima County and the City of Tucson since 2003. People over 65 years are the fastest growing sector of the American population and Phoenix is a retirement destination. Inclusive home design criteria allows people to stay in their homes and their neighborhood longer as they age.

Modifications to this amendment were approved by the Strategic Workgroup on Accessibility on 05/09/2025 to be presented to the Transportation, Infrastructure and Planning Subcommittee.

Further modifications were made on 05/20/2025 following discussions between members of the strategic workgroup, home builders, and a councilmember.

Cost Impact: minimal cost impact to provide these features during construction but can be a significant cost when these features need to be retrofitted into an already constructed home.

Staff Committee Rationale for Recommendation: The amendment proposal aligns with the goals of the City of Phoenix Strategic Work Group on Accessibility. Members of the work group were appointed by the City Manager.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:	
2024 Code Committee <input type="checkbox"/> Approved as submitted <input checked="" type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 03/18/2025 <input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee <input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input checked="" type="checkbox"/> Denied	Date: 03/27/2025 <input type="checkbox"/> No action taken
Development Advisory Board (DAB) <input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input checked="" type="checkbox"/> Denied	Date: 04/22/2025 <input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee <input type="checkbox"/> Approved as submitted <input checked="" type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 05/21/2025 <input type="checkbox"/> No action taken
City Council Action <input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: <input type="checkbox"/> No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Section R322.2

Submitted by: International Residential Code Committee

SECTION R322 ACCESSIBILITY

R322.2 Model home complex.

R322.2.1 No-step entrance.

At least one single family dwelling as part of a Model Home Complex, as described in the Phoenix Zoning Ordinance, shall have a no-step entrance as described in Section R322.2.2.

R322.2.2 Dwellings.

Residential single family dwellings, as part of a Model Home Complex, as described in the Zoning Ordinance, shall have a route of travel as described herein. The route of travel shall be a continuous no-step path connecting each subdivision sales office or public way to the primary entry.

The route of travel shall conform to the following requirements:

1. The running slope shall not exceed 1:12.
2. Routes of travel complying with this section are not required to have handrails.
3. The route of travel shall be a firm, stable, and slip resistant surface for a minimum width of 36 inches (914 mm) continuous and clear for a height of 7 feet (2.134 m) above the route.
4. The entry to the model home shall have a maneuvering space of a minimum 48 inches (1219 mm) by 48 inches (1219 mm) on the exterior side of the entry door.
5. The threshold at the entry shall not exceed ½ inch (13 mm).
6. The no step entry shall be identified by a readily viewable sign.

Justification: To provide a somewhat accessible route to the model home to allow access without traversing steps or steep slopes. This requirement was approved by the Development Advisory Board on May 17th, 2001 and has been in the Phoenix Building Construction Code since that time.

Cost Impact: Minimal cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/15/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025

<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee			Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action			Date:
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

DRAFT



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Section R325.8

Submitted by: International Residential Code Committee

R325.8 - Required heating and cooling.

Where the winter design temperature in table R301.2 is below 60° F (16° C), every dwelling unit interior spaces intended for human occupancy shall be provided with heating and cooling facilities capable of maintaining a room temperature of not less than 68° F (20° C) between 70° F (21° C) and 82° F (28° C) (if cooled by air conditioning, and 86° F (30° C) if cooled by evaporative cooling), measured at a point 3 feet (914mm) above the floor in the center of the room, and 2 feet (610 mm) from the exterior walls in habitable rooms at the design temperature. The installation of one more portable space heaters or portable space coolers shall not be used to achieve compliance with this section.

Justification:

This amendment requires newly constructed buildings to comply with City of Phoenix Neighborhood Preservation Ordinance Sec. 39-5(B)(1)(b), which deals with buildings that are rented. All newly constructed buildings may be rented at some point in their life.

Cost Impact: Significant cost impact; this amendment requires cooling in all interior spaces intended for human occupancy, which the base code does not.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 02/28/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/20/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Section R330.3.1

Submitted by: International Residential Code Committee

R330.3.1 Spacing

Individual units shall be separated from each other by not less than 3 feet (914 mm) except where other separation distances are specified by the ESS listing and the manufacturer's installation instructions-, or as permitted in accordance with the Phoenix Fire Code.

Justification:

New code section. Installation of ESS systems are also reviewed and inspected by the Phoenix Fire Department. Language is provided to ensure compliance with and allowances provided by the Phoenix Fire Code. The Phoenix Fire Code has provisions for permitted locations based on large scale fire testing. Many manufacturers conduct large scale fire testing of their own equipment, which may provide more possible installation locations for the customer.

Cost Impact: No cost impact. Possible cost savings.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 03/14/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 03/27/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Section R330.4

Submitted by: International Residential Code Committee

R330.4 Locations

ESS shall be installed only in the following locations:

1. Detached garages and detached accessory structures.
2. Attached garages separated from the dwelling unit living space in accordance with Section R302.6
3. Outdoors or on the exterior side of exterior walls located not less than 3 feet (914 mm) from doors and windows directly entering the dwelling unit, except where smaller separation distances are permitted by the UL 9540 listing and manufacturer's installation instructions, or as permitted in accordance with the Phoenix Fire Code.
4. Enclosed utility closets, basements, storage or utility spaces within dwelling units with finished or noncombustible walls and ceilings. Walls and ceilings of unfinished wood-framed construction shall be provided with not less than 5/8-inch (15.9 mm) Type Xgypsum wallboard. Openings into the dwelling shall be equipped with solid wood doors not less than 1-3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1-3/8 inches (35 mm) in thickness, or doors with a 20-minute fire protection rating. Doors shall be self-latching and equipped with a self-latching or an automatic-closing device. Penetrations through the required gypsum wallboard into the dwelling shall be protected as required by Section R302.11, Item 4.

ESS shall not be installed in sleeping rooms, or closets or spaces opening directly into sleeping rooms.

Justification:

New code section. Installations of ESS systems are also reviewed and inspected by the Phoenix Fire Department. Language is provided to ensure compliance with and allowances provided by the Phoenix Fire Code. The Phoenix Fire Code has provisions for permitted locations based on large scale fire testing. Many manufacturers conduct large scale fire testing of their own equipment, which may provide more possible installation locations for the customer.

Cost Impact: No cost impact. Possible cost savings.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 3/14/2025

Development Advisory Board (DAB) Subcommittee

Date: 3/27/2025

<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB)			Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee			Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action			Date:
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

DRAFT



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Section R333

Submitted by: International Residential Code Committee

R333 Fireplace Restrictions

R333.1 Definitions.

For the purpose of this section, the following words and terms shall be defined as follows:

FIREPLACE: A built-in-place masonry hearth and fire chamber or a factory-built appliance, designed to burn solid fuel or to accommodate gas or electric log insert or similar device, and which is intended for occasional recreational or aesthetic use, not for cooking, heating, or industrial processes.

SOLID FUEL: Includes but is not limited to, wood, coal, or other non-gaseous or non-liquid fuels, including those fuels defined by the Maricopa County Air Pollution Control Officer as “inappropriate fuel” to burn in residential wood burning devices.

WOOD STOVE: A solid fuel burning heating appliance including a pellet stove, which is either freestanding or designed to be inserted into a fireplace.

R333.2 General.

In accordance with the City of Phoenix Council adopted Ordinance G-4062, on or after December 31, 1998, no person, firm or corporation shall construct or install a fireplace or a wood stove, and the Building Official shall not approve or issue a permit to construct or install a fireplace or a wood stove, unless the fireplace or wood stove complies with one of the following.

1. A fireplace which has a permanently installed gas or electric log insert.
2. A fireplace, wood stove or other solid burning appliance which has been certified by the United States Environmental Protection Agency as conforming to 40 Code of Federal Regulations part 60, subpart AAA.
3. A fireplace, wood stove or other solid fuel burning appliance that has been tested and listed by a nationally recognized testing agency to meet performance standards equivalent to those adopted by 40 Code of Federal Regulations part 60, subpart AAA.
4. A fireplace, wood stove or other solid fuel burning appliance which has been determined by the Maricopa County Air Pollution Control Officer to meet performance standards equivalent to those adopted by 40 Code of Federal Regulations part 60, subpart AAA, as in effect on July 1, 1990.
5. A fireplace which has a permanently installed wood stove insert which complies with subparagraph 2, 3, or 4 above.

Exceptions: The following installations are not regulated and are not prohibited by this section:

1. Furnaces, boilers, incinerators, kilns, and other similar space heating or industrial process equipment.
2. Cook stoves, barbecue grills, and similar appliances designed primarily for cooking.
3. Fire pits, barbecue grills, and other outdoor fireplaces.

R333.3 Fireplace or wood stove alterations prohibited.

Fireplaces constructed or installed on or after December 31, 1998, that contain a gas or electric log insert or a wood stove insert, shall not be altered to directly burn wood or any other solid fuel. On or after December 31, 1998, no person, firm, or corporation shall alter a fireplace, wood stove, or other solid fuel burning appliance in any manner that would void its certification or operational compliance with the provisions of this section.

Fireplaces constructed or installed on or after December 31, 1998, shall not be altered without first obtaining a permit from the City to ensure compliance with this section.

Justification: This amendment is included to comply with Chapter 40 of the Phoenix City Code and with Maricopa County Air Pollution Control regulations.

Cost Impact: No cost impact. Matches existing regulations.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/15/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/20/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Section R401.3

Submitted by: International Residential Code Committee

R401.3 Drainage.

Delete the text of this section of the IRC and replace it with: All drainage shall conform to the requirements of Chapter 32A of the Phoenix City Code.

Justification: The City's Grading and Drainage ordinance is contained in Chapter 32A of the Phoenix City Code. This amendment eliminates any potential conflicts.

Cost Impact: No cost impact. The City Code requirements are applicable whether this amendment exists or not.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/17/2025

Development Advisory Board (DAB) Subcommittee

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☒ No action taken

Date: N/A

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Section R401.4.1

Submitted by: International Residential Code Committee

R401.4.1 Geotechnical evaluation.

In lieu of a complete geotechnical evaluation, the presumptive load-bearing values in Table R401.4.1(1) ~~and the soil classifications in Table R401.4.1(2)~~ shall be assumed for undisturbed supporting soils near the surface when approved by the building official.

Presumptive load-bearing values shall apply to materials with similar physical and engineering characteristics. Mud, organic silt and organic clays, peat, disturbed soils and undocumented fill shall not be assumed to have a presumptive load-bearing capacity unless data to substantiate the use of such a value are submitted.

Justification: This amendment is intended to further assist the design community in clarifying when a geotechnical evaluation is required. Unprepared fill materials, disturbed soils, mud, muck, peat, organic silt and soft clays have no presumptive load-bearing capacity without soil tests. Authorization for construction on these exceptionally weak soils should be provided by a geotechnical engineer.

Table R401.4.1(2) is intended as a guide to aid soil classification when that is not done as part of a full geotechnical report. Indicating that the designer is required to assume a soil classification is dangerous to the property without any type of soil knowledge being present. The Table should be used as a guide when already knowing the local soil expansion and collapse potential along with the soil particle size distribution.

Cost Impact: Minimal cost impact. The cost of a geotechnical evaluation and testing is minimal when compared to the cost of repairs for foundation failures that may occur as a result of structures being supported on weak soils.

Soil testing for particle size distribution alone to classify the soil is quite cheap when you bring a small soil sample into a laboratory, at approximately \$30, however many soil testing companies that aren't just laboratories will attempt to sell the customer an entire geotechnical investigation, and that is much more expensive.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

Date: 01/24/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee

Date: 03/20/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB)

Date: 04/22/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

DRAFT



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Section 403.1

Submitted by: International Residential Code Committee

R403.1 General

All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings, crushed stone footings, wood foundations, or other *approved* structural systems that shall be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill. Concrete footing shall be designed and constructed in accordance with the provisions of Section R403 or in accordance with ACI 332.

Exception: For enclosure of existing carport and patio covers, non-bearing wood framed exterior walls within the projection of the existing roof may be supported on an existing, uncracked concrete slab. The minimum slab thickness shall be 3.5 inches and the construction shall comply with the requirements of R304 for protection against decay.

Justification: This will allow enclosure of existing covered areas without requiring construction of a new footing. The only loads on the base of the wall are lateral loads from wind, which can be resisted by existing slab.

Cost Impact: Minimal cost impact. Reduce cost for carport and patio enclosures.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/16/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 03/20/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Section R502.3.1

Submitted by: International Residential Code Committee

R502.3.1 Sleeping areas and attic joists.

Table R502.3.1(4 2) shall be used to determine the maximum allowable span of floor joists that support sleeping areas and attics that are accessed by means of a fixed stairway in accordance with Section R318.7 provided that the design live load does not exceed ~~30~~ 40 pounds per square foot (1.44-1.92 kPa) and the design dead load does not exceed 20 pounds per square foot (0.96 kPa). The allowable span of ceiling joists that support attics used for limited storage or no storage shall be determined in accordance with Section R802.5.

Justification: This will coordinate the required design table with the proposed amendment to Table R301.5 for live loads in sleeping areas.

Cost Impact: Minimal cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/23/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 03/20/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Section R606.12

Submitted by: International Residential Code Committee

R606.12 Seismic requirements

All new masonry elements shall meet the minimum reinforcing requirements of R606.12.2.2.3, R606.12.2.3.2 and R606.12.2.3.3. In addition, the seismic requirements of this section shall apply to the design of masonry and the construction of masonry building elements located in Seismic Design Category D0, D1, or D2. Townhouses in Seismic Design Category C shall comply with the requirements of Section R606.12.2. These requirements shall not apply to glass unit masonry conforming to Section R607, anchored masonry veneer conforming to Section R703.8 or adhered masonry veneer conforming to Section R703.12.

Justification: This will require minimum reinforcing in all new masonry construction. This reinforcing has been required in previous editions of the Phoenix Construction Code at the recommendation of the Structural Engineers Association of Arizona as an inexpensive way to significantly increase the safety of masonry construction. The code change reflects the changes made to the 2018 IBC and is recommended by the Structural Sub-Committee.

Cost Impact: Minimal cost impact

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/16/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/20/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Chapter 11, Section N1101.4.1

Submitted by: Home Builders Association of Central Arizona

N1101.4.1 RESNET testing & inspection protocol.

The Residential Energy Services Network (RESNET) Mortgage Industry National Home Energy Rating System Standards (MINHERS) for third party testing and inspections shall be deemed to meet the requirements of sections N1102.5.1, N1102.5.1.2 and N1103.3.7 and shall meet the following conditions:

1. Third Party Testing & Inspections shall be completed by RESNET certified Raters or Rating Field Inspectors and shall be subject to RESNET Quality Assurance Field Review Procedures.
2. Sampling in accordance with Chapter 6 of the MINHERS Standards shall be performed by Raters or Rating Field Inspectors Working under a RESNET Accredited Sampling Provider.
3. Third Party Testing is required for the following items:
 - a. N1102.5.1– Building Envelope – Thermal Air Barrier Checklist
 - b. N1102.5.1.2– Testing – Air Leakage Rate
 - c. N1103.3.7– Sealing – Duct Tightness
 - d. Any other testing and inspections required under the code.
4. Alternate testing and inspection programs and protocols shall be allowed when approved by the Building Code Official.

Justification: From HBACA - This amendment was developed in collaboration between the MAG Building Codes Committee Members, SRP, APS, and the HBACA and has been adopted in many municipalities throughout the region. It is also included in MAG's Building Code Amendment and Standards Manual. Note that this proposed amendment is slightly different than the amendment adopted in 2018 and 2021 to reflect changing code sections.

Staff Committee Rationale for Recommendation: Amendment carried forward. Doesn't lower standards but allows less dwelling units to be tested.

Current disallowance of MINHERS standards for sampling of single-family homes per MINHERS addendum 78i effective January 1, 2025, subject to RESNET change.

Cost Impact: Applicant did not provide any information.

Approved in previous 2018 Code Adoption process:

☒ YES

☐ NO

ACTION TAKEN:	
2024 Code Committee <input type="checkbox"/> Approved as submitted <input checked="" type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 03/25/2025 <input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 03/27/2025 <input type="checkbox"/> No action taken
Development Advisory Board (DAB) <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 04/22/2025 <input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 05/21/2025 <input type="checkbox"/> No action taken
City Council Action <input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: <input type="checkbox"/> No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Section N1104.1.5

Submitted by: International Residential Code Committee

~~N1104.1.5 (R404.1.5) Gas lighting.~~

~~Gas-fired lighting appliances shall not be equipped with a continuous pilot and shall be equipped with an on-demand pilot, Intermittent ignition or interrupted ignition as defined by ANSI Z21.20.~~

Justification: These products as described are not currently readily available, nor are they popular in our jurisdiction.

The gas piping systems for this installation are complex and expensive to install already. These requirements would dramatically drive up the cost of the devices if chosen to be installed.

This is not a building safety issue and as such should be optional for the homeowner/builder if they desire to mitigate the cost of operation over the life of the system.

Cost Impact: No Cost Impact

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/24/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 3/20/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Section N1104.2 – N1104.3.1

Submitted by: International Residential Code Committee

~~N1104.2 (R404.2) Interior lighting controls.~~

~~All permanently installed luminaires shall be controlled as required in Sections N1104.2.1 and N1104.2.2.~~

~~Exception: Lighting controls shall not be required for safety or security lighting.~~

~~N1104.2.1 (R404.2.1) Habitable spaces.~~

~~All permanently installed luminaires in habitable spaces shall be controlled with a manual dimmer or with an automatic shutoff control that automatically turns off lights within 20 minutes after all occupants have left the space and shall incorporate a manual control to allow occupants to turn the lights on or off.~~

~~N1104.2.2 (R404.2.2) Specific locations.~~

~~All permanently installed luminaires in garages, unfinished basements, laundry rooms and utility rooms shall be controlled by an automatic shutoff control that automatically turns off lights within 20 minutes after all occupants have left the space and shall incorporate a manual control to allow occupants to turn the lights on or off.~~

~~N1104.3 (R404.3) Exterior lighting controls.~~

~~Exterior lighting controls shall comply with Section N1104.3.1.~~

~~N1104.3.1 (R404.3.1) Controls for individual dwelling units.~~

~~Where the total permanently installed exterior lighting power is greater than 30 watts, the permanently installed exterior lighting shall comply with the following:~~

~~1. Lighting shall be controlled by a manual on and off switch that permits automatic shutoff actions.~~

~~2. Lighting shall be automatically shut off when daylight is present and satisfies the lighting needs.~~

~~3. Controls that override automatic shutoff actions shall not be allowed unless the override automatically returns automatic control to its normal operation within 24 hours.~~

Justification: Not all commercially available residential lights are dimmable and installing motion sensors poses safety concerns with lights going off unexpectedly, such as in bathrooms, garages, laundry rooms etc., as it is typical with motion sensors if they are not installed with a high level of detailed attention paid due to the limited range and positioning of the sensor. To

achieve full range of motion sensor functionality, additional ceiling mounted sensors would be required to mitigate safety concerns especially in large spaces. These additional sensors are not readily available for residential applications, are expensive, difficult to install in a residential application, and can be finicky at best for the intended function of this code.

The exterior lighting requirements are difficult to achieve as these control products are not readily available in the current market. Systems that do exist are expensive and complicated to install, driving up costs overall. Most commercially available residential exterior lights are already equipped with photocells, which shut the light off when daylight is sensed automatically, meeting most of the intent of this section of this code already. Additionally, most commercially available security lights contain photocells AND motion sensor capabilities.

Manufacturing of incandescent lighting has not been allowed for some time now, and new/old stocks is dwindling by the day if one can even source them anymore. The Other portions of this code make the installation of incandescent lighting next to impossible to install and comply. With the code requirements for high efficiency lighting, combined with required high efficiency lighting manufacturing requirements, the market is saturated with these efficient products vastly reducing energy consumption on a large scale in alignment with the intent of this code. Implementing these code requirements proposed to strike, will not drastically increase the desired consumption reduction in any measurable way. The increased safety hazards posed do not outweigh any potential energy savings which will be minimal at best while increasing costs significantly.

This section of the code, as written, is not a building safety concern and should be optional for any homeowner/builder to pursue to their heart and pocketbooks content

Cost Impact: No Cost Impact

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 1/24/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 3/20/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Residential Code (IRC)
Section P2903.2**

Submitted by: International Residential Code Committee

P2903.2 Maximum flow and water consumption.

The maximum water consumption flow rates and quantities for plumbing fixtures and fixture fittings shall be in accordance with Table P2903.2.

TABLE P2903.2 MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURE FITTINGS^b

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY
Lavatory faucet	2.2 1.5 gpm at 60 psi
Shower head ^a	2.5 2.0 gpm at 80 psi
Sink faucet	2.2 1.5 gpm at 60 psi
Water closet	4.6 1.28 gallons per flushing cycle

For SI: 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.

- a. A hand-held shower shall be considered to be a shower head.
- b. Consumption tolerances shall be determined from referenced standards.

Justification: Per Council Resolution 22129, "A Resolution Addressing the Future Water Consumption of New Development", Section 2.2.b.i., staff will propose updates to the Building Code for water efficiency standards that would be consistent with the water usage best practices. The proposed changes are consistent with the current EPA Water Sense standards.

Cost Impact: No cost impact. These proposed fixture standards are consistent with most of the fixtures on the market.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee	Date: 01/16/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Development Advisory Board (DAB) Subcommittee	Date: 3/20/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Section P2904

Submitted by: International Residential Code Committee

SECTION P2904 DWELLING UNIT AUTOMATIC SPRINKLER SYSTEMS

P2904.1 General.

The design and installation of automatic sprinkler systems shall be in accordance with NFPA 13D or Section P2904, which shall be considered to be equivalent to NFPA 13D. the Phoenix Fire Code. Partial automatic sprinkler systems shall be permitted to be installed only in buildings not required to be equipped with an automatic sprinkler system. Section P2904 shall apply to stand-alone and multipurpose wet-pipe sprinkler systems that do not include the use of antifreeze. A multipurpose automatic sprinkler system shall provide domestic water to both fire sprinklers and plumbing fixtures. A stand-alone automatic sprinkler system shall be separate and independent from the water distribution system. A backflow preventer shall not be required to separate an automatic sprinkler system from the water distribution system, provided that the sprinkler system complies with all of the following:

1. The system complies with NFPA 13D or Section P2904.
2. The piping material complies with Section P2906.
3. The system does not contain antifreeze.
4. The system does not have a fire department connection.

DELETE ALL REMAINING SECTIONS OF P2904

Justification: Aligns with state law and Phoenix Fire Code for installation of automatic sprinkler systems. The IRC base code has many references to sprinkler installations that reference P2904 for installation. By amending P2904 to point to the Phoenix Fire Code, it is not necessary to amend all the other provisions containing references to P2904.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/16/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 3/20/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC) Section E3704.7

Submitted by: International Residential Code Committee

E3704.7 Townhouses

Feeders supplying townhouse units shall not pass underneath, through, or above other townhouse units.

Justification: Added feeders for townhouses to clarify and to include the intent of the section. Individually owned townhouse units create logistical challenges as it relates to access, service of equipment, repairs, fires, remodels, etc. that significantly impact the electrical supply for other units.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 01/16/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/20/2025
☐ Approved as submitted ☒ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Residential Code (IRC)
Section E3901.4.2 - E3901.4.3**

Submitted by: Home Builders Association of Central Arizona

E3901.4.2 Island and peninsular countertops and work surfaces .

~~Receptacle outlets, if installed to serve an island or peninsular countertop or work surface, shall be installed in accordance with Section E3901.4.3. If a receptacle outlet is not provided to serve an island or peninsular countertop or work surface, provisions shall be provided at the island or peninsula for future addition of a receptacle outlet to serve the island or peninsular countertop or work surface. At least one receptacle shall be installed at each island and peninsular countertop space with a long dimension of 600 mm (24 in.) or greater and a short dimension of 300 mm (12 in.) or greater. A peninsular countertop is measured from the connected perpendicular wall.~~

E3901.4.3 Receptacle outlet location.

Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks, or rangetops as covered in the exception to Section E3901.4.1, or appliances occupying assigned spaces shall not be considered as these required outlets. Required receptacle outlets shall be located in one or more of the following:

1. On or above, but not more than 20 inches (508 mm) above, the countertop or work surface.
2. In a countertop using receptacle outlet assemblies listed for the use in countertops.
3. In a work surface using receptacle outlet assemblies listed for use in work surfaces or listed for use in countertops. [210.52(C)(3)]

Exception: To comply with the following conditions (1) and (2), receptacle outlets shall be permitted to be mounted not more than 300 mm (12 in.) below the countertop or work surface. Receptacles mounted below a countertop or work surface in accordance with this exception shall not be located where the countertop or work surface extends more than 150 mm (6 in.) beyond its support base.

1. Construction for the physically impaired
2. On island and peninsular countertops or work surface where the surface is flat across its entire surface (no backsplashes, dividers, etc.) and there are no means to mount a receptacle within 500 mm (20 in.) above the countertop or work surface, such as an overhead cabinet

Justification: From NAHB and HBACA - There is inadequate justification to prohibit receptacles below the countertop or work surface. It is important to remember that the NEC is a minimum code, and its requirements should reflect that. Data from the U.S. Consumer Protection Safety Commission was presented as support for this change. However, the incidents recorded by the CPSC does not specifically indicate that receptacles below the countertops of islands and peninsulas were the cause. There is also no proof that the changes made to the 2023 NEC will be beneficial.

The ultimate responsibility during the use of electrical appliances falls upon the user. To that end, appliance manufacturers have taken measures to address the concern. Manufacturers of cooking appliances already include multiple warnings in their instruction manuals. Below are examples from a single instruction manual of one appliance.

- “Close supervision is necessary when any appliance is used by or near children.”
- “Do not let cord hang over edge of table or counter or touch hot surfaces.”
- “Use deep fryer only on a clean, dry, level, stable, and heat-resistant surface, away from countertop edge.”
- “Close supervision is necessary when any appliance is used by or near children. Hot oil can cause serious and painful burns.”

Most notably, manufacturers have already addressed the issue through innovations, such as magnetic cords that are designed to detach easily from the appliance if pulled. This design feature would prove effective in all circumstances, including all of the existing receptacles located below the countertop.

Surprisingly, the proposed change does not actually prohibit all receptacles from being installed below a countertop on an island or peninsula, and therefore, will have limited effect. There are two reasons for this. First, only receptacles installed “to serve” an island or peninsular countertop or work surface would need to be installed in the areas specified by 210.52(C)(4). Convenience receptacles (at the standard height of 18 inches above finished floor) installed in an island or peninsula do not serve the countertop or work surface, and therefore, would be allowed.

Secondly, this provision is located under Part III. of article 210 titled Required Outlets (beginning at Section 210.50). Because this section only applies to required outlets, additional outlets would be allowed below the countertop as usual.

The reason given during the panel meeting for the new requirement under 210.52(C)(2) was that it would be too difficult to install a receptacle in an island or peninsula on a slab-on-grade floor after the home was completed. However, over a third of all new single-family homes are built over either a basement or a crawl space (source: <https://eyeonhousing.org/2021/08/65-of-new-single-family-homes-used-slab-foundation-in-2020/>). In these cases, it would be possible to access the island or peninsula from below if a future receptacle were to be installed. Requiring all homes to meet the proposed text is too restrictive. There is also concern about how inspectors may enforce this provision differently. “Provisions shall be provided” is a very open requirement and can lead to differing guidance from no additional work needed (such as when there is access from below) to providing a powered circuit terminating in an electrical box.

Requirements that are open to interpretation can be enforced much more strictly than those that clearly state what is intended—adding unnecessary costs to the homeowner.

This is yet another major change to the IRC and NEC with possible unintended consequences; adopting it can conceivably result in problems requiring future changes. These constant changes lead to confusion among all users of the code.

Cost Impact:

Staff Committee Rationale for Recommendation:

The NEC Committee recommended this proposed amendment to be denied as it does not address the additional safety hazard associated with the documented cases of children being burned by pulling the appliance cord that is plugged into a receptacle located below the counter. The intent of NEC 210.52 (and much of the electrical code) is to provide receptacle outlets located to preclude the need for extension cords. The code has long required at least one receptacle outlet, (located below the respective countertop), to serve island or peninsular countertops. However, due to numerous instances of burn injuries, a direct result of spilling hot contents of countertop cooking appliances onto children that pulled the appliance cord; the 2023 NEC was revised to no longer allow receptacle outlets to be located below the countertop. An amendment is proposed by the NEC Committee to address concerns with extension cords by requiring at least one receptacle at island and peninsula spaces.

Note that the informational notes refer to NEC code sections, but this amendment is in the IRC.

Approved in previous 2018 Code Adoption process: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
ACTION TAKEN:			
2024 Code Committee		Date: 02/11/2025	
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input checked="" type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee		Date: 03/20/2025	
<input type="checkbox"/> Approved as submitted	<input checked="" type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB)		Date: 04/22/2025	
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee		Date: 05/21/2025	
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action		Date:	
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Section E3901.9

Submitted by: International Residential Code Committee

E3901.9 Basements, garages and accessory buildings.

Not less than one receptacle outlet, in addition to any provided for specific equipment, shall be installed in each separate unfinished portion of a basement; in each vehicle bay at not less than (18) inches (457 mm) and not more than 5.5 feet (1676 mm) above the floor in attached garages; in each vehicle bay at not less than (18) inches (457 mm) and not more than 5.5 feet (1676 mm) above the floor in detached garages that are provided with electric power and in accessory buildings that are provided with electric power. [210.52(G)(1), (2), and (3)]

Justification: 2024 IRC Section G2408.2 (305.3) Elevation of ignition source. This section states that Equipment and appliances having an ignition source shall be elevated such that the source of the ignition is not less than 18 inches (457 mm) above the floor in hazardous locations and public garages, private garages, repair garages, motor fuel dispensing facilities and parking garages. Many private/dwelling garages are utilized to work on vehicles or other equipment that contain volatile fuels or other liquids and gases. Other jurisdictions around the United States have amended this section of NEC article 210.52 to address this situation. The receptacles outlets, if installed below the 18 inches, could possibly become an ignition source which could cause fire, property damage, injury, or death if these volatile liquids or gases are present. This proposed amendment to the 2024 IRC is to mirror the proposed amendment to the 2023 NEC article 210.52(G)(1), which has been voted on by the 2023 NEC code adoption committee. The 2024 NEC code adoption committee voted to accept the amendment as written to add the minimum receptacle height.

Cost Impact: No cost impact. Receptacle outlets are required in the dwelling garages as per the NEC and IRC. All wiring and associated electrical equipment do not change from the NEC and IRC standard requirement.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 1/29/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 3/20/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Residential Code (IRC)
Section E3908.9**

Submitted by: International Residential Code Committee

E3908.9 Types of Equipment Grounding Conductors. The equipment grounding conductor run with or enclosing the circuit conductors shall be one or more or a combination of the following:

(4) Electrical metallic tubing with an additional equipment grounding conductor.

Justification:

This amendment requires that specific wiring methods include an individual equipment-grounding conductor. This amendment is more restrictive than the NEC, but provides for a higher degree of equipment grounding safety. The intent of the amendment is to supplement the low impedance path to ground and to attain reasonable compliance with requirements for the performance of the fault current path.

Cost Impact: Minor increase. Cost due to additional grounding conductor.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	Date: 11/21/2024
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Development Advisory Board (DAB) Subcommittee	Date: 3/20/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Appendix BA

Submitted by: International Residential Code Committee

Adopt Appendix BA and replace entire Appendix BA with the following text:

APPENDIX BA MANUFACTURED HOUSING USED AS DWELLINGS AND FACTORY BUILT BUILDINGS

BA101.1 General.

Factory-built buildings, manufactured homes and mobile homes shall comply with applicable laws of the State of Arizona and this code. The provisions of this section for factory-built buildings, manufactured homes and mobile homes take precedence over other code provisions which are inconsistent therewith. The general provisions of this code shall apply in all areas where there are not specific provisions in this section.

BA101.1.1 Arizona law.

The construction of factory-built buildings and manufactured homes is regulated by the State of Arizona, Arizona Revised Statutes ARS 41-4001 through ARS 41-4010 and is not included in this Code.

BA101.1.2 Factory-built building installation.

The installation of factory-built buildings, manufactured homes, and mobile homes including their foundations and direct connection to sewer, water, gas or electric utilities, is regulated by the State of Arizona and is not included in this code, except that a City of Phoenix On-Site Permit is required for compliance with Phoenix Zoning Ordinance requirements and with Building Code requirements pertaining to location on property and setback from other buildings or structures on the property. A City of Phoenix building permit is required for all on-site construction (except foundations) including connection to or alteration of existing on-site sewer, water, gas or electrical systems, and for construction of all site improvements required by the Phoenix Zoning Ordinance such as design review elements, signs, parking, landscaping, site amenities and disabled accessibility. Connection to a City water or sewer tap requires a separate permit from the Planning and Development Department.

BA101.1.3 Alterations and additions.

Repairs, alterations and site-built additions to factory-built buildings, mobile homes and manufactured homes are regulated by this code and by the Phoenix Zoning Ordinance and require City of Phoenix permits.

BA101.1.4 Occupancy and use.

Occupancy and use of a factory built-building, manufactured home or mobile home is prohibited without first obtaining inspection approval and a certificate of occupancy from the building official, to verify compliance with the Phoenix Zoning Ordinance and other applicable city codes and ordinances.

BA101.2 Definitions. For the purpose of this Section, the following definitions shall apply:

FACTORY BUILT BUILDING is a residential or non-residential building including a dwelling unit or habitable room thereof which is either wholly or in substantial part manufactured at an off-site location to be assembled on-site, except it does not include a manufactured home, recreational vehicle or mobile home.

MANUFACTURED HOME is a structure built in accordance with the National Manufactured Home Construction and Safety Standards Act.

MOBILE HOME is a structure built prior to June 15, 1976, on a permanent chassis, capable of being transported in one or more sections and designed to be used with or without a permanent foundation as a dwelling when connected to on-site utilities except that it does not include recreational vehicles or factory-built buildings.

ON-SITE PERMIT is the permit issued by the building official which authorizes the placement of a factory-built building, manufactured home or mobile home on a site. The on-site permit shall authorize only the placement, foundation or unit tie-down, and specific connections to utility services which are authorized by a permit issued by the State of Arizona Office of Manufactured Housing. All other work on the site shall require a building permit issued by the building official in accordance with Section 105 of this code. Connection to a City water or sewer tap requires a separate permit from the Planning and Development Department.

BA101.3 Installation requirements.

No factory-built building, manufactured home or mobile home shall be moved onto or installed on any lot or site in the City of Phoenix except in compliance with these provisions.

BA101.3.1 State insignia required.

No person, firm or corporation shall move onto any site any factory-built building or manufactured home building unless such building bears a current, valid insignia of approval of the State of Arizona.

BA101.3.2 State permit required.

No person, firm or corporation shall move onto any site any factory-built building, manufactured home or mobile home unless and until a permit for such installation has been obtained from the State of Arizona.

BA101.3.3 On-site permit required.

No person firm or corporation shall move onto any site, or relocate on any site, any factory built building, manufactured home or mobile home until an On-Site Permit has been issued by the City of Phoenix building official.

A site plan shall be submitted to the building official which shows all utility connections and all other information necessary to ascertain compliance with the separation and area restrictions of other sections of this code and with all provisions of the Phoenix Zoning Ordinance. If the building official is satisfied that the work described by the documents submitted conform to this section and other applicable law, the On-Site Permit shall be issued to the owner of the site or his authorized agent.

BA101.3.4 Building permit required.

The person, firm or corporation obtaining the On-Site Permit shall also apply for and obtain a building permit from the building official when one or more of the following conditions apply:

1. For all on-site construction which connects to or alters existing buildings or existing onsite sewer, water, gas or electrical systems.
2. For all on-site construction which is required by or regulated by the Phoenix Zoning Ordinance, such as for design review elements, signs, parking, landscaping, site amenities and accessibility.
3. For all construction or alteration which is not part of the State-approved factory-built building, manufactured home, or mobile home including all interior fit-up, tenant improvement or remodeling work which is not specifically included in such State permit.
4. When a City of Phoenix inspection is requested by the installer for work otherwise included in the State of Arizona installation permit, including but not limited to requests for utility clearance inspections.

BA101.4 Repairs, alterations, and additions.

No person shall repair, alter or add on to a factory-built building, manufactured home or a mobile home after the unit has been installed without first having obtained a permit from the building official for the specific work to be performed. All such work shall comply with the requirements of this Code.

BA101.5 Fire protection.

Factory-built buildings shall be protected pursuant to the Phoenix Fire Code.

Justification:

Appendix BA Manufactured Housing Used as Dwellings does not address the State of Arizona having jurisdiction to regulate the construction of these buildings including manufactured housing used as dwellings. The City of Phoenix has worked extensively, and will continue to work, with the State of Arizona on the construction of these buildings. This is an existing amendment carrying forward.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/15/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 3/20/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Appendix BB

Submitted by: International Residential Code Committee

Appendix BB, Section BB102-Definitions

TINY HOUSE. A dwelling that is no more than 400 square feet (37 m2) and no less than 200 square feet (18.58 m2) ~~or less~~ in floor area excluding *lofts*.

Justification:

Referencing the Coconino County policies and to keep requirements uniform throughout the state.

Cost Impact: No cost impact

Approved in previous 2018 Code Adoption process:

☒ YES

☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied

Date: 2/14/2025

☐ No action taken

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied

Date: 3/20/2025

☐ No action taken

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied

Date: 04/22/2025

☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied

Date: 05/21/2025

☐ No action taken

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied

Date:

☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Section Appendix NE

Submitted by: International Residential Code Committee

Adopt Appendix NE

NE101.1 (RE101.1) Definitions.

AUTOMOBILE PARKING SPACE. A space within a building or private or public parking lot, exclusive of driveways, ramps, columns, office and work areas, for the parking of an automobile.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles and electric motorcycles, primarily powered by an electric motor that draws current from a building electrical service, electric vehicle supply equipment (EVSE), a rechargeable storage battery, a fuel cell, a photovoltaic array or another source of electric current.

ELECTRIC VEHICLE CAPABLE SPACE (EV CAPABLE SPACE). A designated automobile parking space that is provided with electrical infrastructure such as, but not limited to, raceways, cables, electrical capacity, a panelboard or other electrical distribution equipment space necessary for the future installation of an EVSE.

ELECTRIC VEHICLE READY SPACE (EV READY SPACE). An automobile parking space that is provided with a branch circuit and an outlet, junction box or receptacle that will support an installed EVSE.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). Equipment for plug-in power transfer, including ungrounded, grounded and equipment grounding conductors; electric vehicle connectors; attached plugs; any personal protection system; and all other fittings, devices, power outlets or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ELECTRIC VEHICLE SUPPLY EQUIPMENT INSTALLED SPACE (EVSE SPACE). An automobile parking space that is provided with a dedicated EVSE connection.

NE101.2 (RE101.2) Electric vehicle power transfer infrastructure.

New residential automobile parking spaces for residential buildings shall be provided with electric vehicle power transfer infrastructure in accordance with Sections NE101.2.1 through NE101.2.5

NE101.2.1 (RE101.2.1) Quantity

New one-and two-family *dwelling*s and *townhouses* with a designated attached or detached garage or other on-site private parking provided adjacent to the *dwelling unit* shall be provided with one EV capable, EV ready or EVSE space per *dwelling unit*.

Exceptions:

1. Where the local electric distribution entity certifies in writing that it is not able to provide 100 percent of the necessary distribution capacity within 2 years after the estimated

certificate of occupancy date, the required EV charging infrastructure shall be reduced based on the available existing electric distribution capacity

2. Where substantiation is *approved* that meeting the requirements of Section NE101.2.5 will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the builder or developer by more than \$450 per *dwelling unit*.

NE101.2.2 (RE101.2.2) EV Capable spaces

Each EV capable space used to meet the requirements of Section NE101.2.1 shall comply with the following:

1. A continuous raceway or cable assembly shall be installed between a suitable panelboard or other on-site electrical distribution equipment and an enclosure or outlet located within 6 feet (1828 mm) of the *EV capable space*.
2. The installed raceway or cable assembly shall be sized and rated to supply minimum circuit capacity in accordance with Section NE101.2.5.
3. The electrical distribution equipment to which the raceway or cable assembly connects shall have sufficient dedicated space and spare electrical capacity for a two-pole circuit breaker or set of fuses.
4. The electrical enclosure or outlet and the electrical distribution equipment directory shall be marked: "For future electric vehicle supply equipment (*EVSE*)."

NE101.2.3 (RE101.2.3) EV Ready spaces

Each branch circuit serving EV ready spaces shall comply with all of the following:

1. Termination at an outlet or enclosure located within 6 feet (1828mm) of each EV ready space it serves and marked "For electric vehicle supply equipment (*EVSE*)."
2. Service by and electrical distribution system and circuit capacity in accordance with Section NE101.2.5.
3. Designation on the panelboard or other electrical distribution equipment directory as "For electric vehicle supply equipment (*EVSE*)."

NE101.2.4 (RE101.2.4) EVSE Spaces

An installed EVSE with multiple output connections shall be permitted to serve multiple *EVSE* spaces. Each *EVSE* serving either a single *EVSE* space or multiple *EVSE* spaces shall comply with the following:

1. Be served by an electrical distribution system in accordance with Section NE101.2.5.
2. Have a nameplate charging capacity of not less than 6.2 kVA (or 30A at 208/240V) per *EVSE* space served. Where an *EVSE* serves three or more *EVSE* spaces and is controlled by an energy management system in accordance with Section NE101.2.5, the nameplate charging capacity shall be not less than 2.1 kVA per *EVSE* space served.
3. Be located within 6 feet (1828 mm) of each *EVSE* space it serves.
4. Be installed in accordance with NFPA 70 and be *listed* and labeled in accordance with UL 2202 or UL 2594.

NE101.2.5 (RE101.2.5) Electrical distribution system capacity.

The branch circuits and electrical distribution system serving each EV capable space, EV ready space and EVSE space used to comply with section NE101.2.1 shall comply with one of the following:

1. Sized for a calculated EV charging load of not less than 6.2 kVA per *EVSE*, *EV ready* or *EV capable space*. Where a circuit is shared or managed, it shall be in accordance with NFPA 70.
2. The capacity of the electrical distribution system and each branch circuit serving multiple *EVSE* spaces, EV ready spaces or EV capable spaces designed to be controlled by an energy management system in accordance with NFPA 70 shall be sized for calculated

EV charging load of not less than 2.1 kVA per space. Where an energy management system is used to control EV charging loads for the purpose of this section, it shall not be configured to turn off electrical power to EVSE or EV ready spaces used to comply with Section NE101.2.1

Justification:

This is not a proposed amendment to IRC Appendix NE. Base code requires appendices to be adopted individually. This simply proposes adoption of IRC Appendix NE. Adoption of IRC Appendix NE aligns with the City of Phoenix Transportation Electrification Action as approved by City Council. The TEAP requires staff to develop draft language for consideration through a public hearing process.

Cost Impact: Cost impact will vary based on EV Capable, EV Ready and EVSE space. This would require the installation of electrical infrastructure to parking locations not currently required.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 03/18/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)

Appendices Adoption

Submitted by: International Residential Code Committee

Adopt the following appendices:

Appendix BA – Manufactured Housing Used as Dwellings and Factory Built Buildings

Appendix BB – Tiny Houses

Appendix BF – Patio Covers

Appendix BG – Sound Transmission

Appendix BI – Light Straw – Clay Construction

Appendix BJ – Strawbale Construction

Appendix BO – Existing Buildings and Structures

Appendix CA – Sizing and Capacities of Gas Piping

Appendix CB – Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances and Appliances Listed for Use with Type B Vents.

Appendix CD – Piping Standards for Various Appliances

Appendix CE – Venting Methods

Appendix CF – Sizing of Water Piping System

Appendix NB – (Rb) Solar-Ready Provisions – Detached One- and Two-Family Dwellings and Townhouses

Appendix BA – Manufactured Housing Used as Dwellings and Factory Built Buildings

Justification: Continues factory-built building requirements.

Appendix BB – Tiny Houses

Justification: Useful information for inspectors and customers.

Appendix BF – Patio Covers

Justification: Continuation of less restrictive structural requirements for patio covers.

Appendix BG – Sound Transmission

Justification: Incorporates Phoenix Amendment for sound mitigation around city airport.

Appendix BI – Light Straw – Clay Construction

Justification: Development options

Appendix BJ – Strawbale Construction

Justification: Development options

Appendix BO – Existing Buildings and Structures

Justification: Allows additional design flexibility when modifying an existing building

Appendix CA – Sizing and Capacities of Gas Piping

Justification: Provides guidance on piping sizing with all the methods of sizing.

Appendix CB – Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances and Appliances Listed for Use with Type B Vents

Justification: Provides a guide for inspectors and customers.

Appendix CD – Piping Standards for Various Appliances

Justification: Provides guidance on piping sizing with all the methods of sizing.

Appendix CE – Venting Methods

Justification: Provides useful guidance for residential plumbing situations.

Appendix CF – Sizing of Water Piping System

Justification: Provides useful guidance for pipe sizing.

Appendix NB – (Rb) Solar-Ready Provisions – Detached One- and Two-Family Dwellings and Townhouses

Justification: Development options and guidance for builders.

Cost Impact: Minimal cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

Date: 01/31/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee

Date: 03/27/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB)

Date: 04/22/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

Date: 05/21/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action

Date:

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Mechanical Code (IMC)

Section 101.1

Submitted by: International Mechanical Code Committee

Chapter 1 Scope and administration

Notes:

1. For reserved sections herein, refer to the amendments and requirements in Chapter 1 of the International Building Code for these code requirements.
2. For sections that remain unchanged from base code, the term “see this section of the 2024 IMC” shall refer to the unchanged base code.

101.1 Title

These regulations shall be known as the International Mechanical Code as amended by the City of Phoenix Building Code of [NAME OF JURISDICTION], hereinafter referred to as “this code.” These regulations are one document of the overall Phoenix Building Construction Code as defined by the adopting ordinance.

101.2 Scope. - see this section of the 2024 IMC

101.2.1 Appendices. - see this section of the 2024 IMC

101.3 Purpose. - see this section of the 2024 IMC

101.4 Severability. - Reserved.

102.1 General. - Reserved.

102.2 Existing installations. - see this section of the 2024 IMC

102.2.1 Existing buildings. - see this section of the 2024 IMC

102.3 Maintenance. - see this section of the 2024 IMC

102.4 Additions, alterations or repairs. - see this section of the 2024 IMC

102.5 Change in occupancy. - see this section of the 2024 IMC

102.6 Historic buildings. - see this section of the 2024 IMC

102.7 Moved buildings. - see this section of the 2024 IMC

102.8 Referenced codes and standards. - Reserved

Exception: Where enforcement of a code provision would violate the conditions of the listing of the *equipment* or *appliance*, the conditions of the listing and the manufacturer’s installation instructions shall apply.

102.8.1 Conflicts. - Reserved.

102.8.2 Provisions in referenced codes and standards. - Reserved.

102.9 Requirements not covered by this code. - see this section of the 2024 IMC

102.10 Other laws. - Reserved.

102.11 Application of references. - Reserved.

Section 103 Code compliance agency - Reserved.

Section 104 Duties and powers of the code official - Reserved.

Section 105 Permits - Reserved.

Section 106 Construction documents - Reserved.

Section 107 Notice of approval - Reserved.

Section 108 Fees - Reserved.

Section 109 Service utilities - Reserved.

Section 110 Temporary uses, equipment and systems - Reserved.

Section 111 Inspections and testing - Reserved.

Section 112 Means of appeals - Reserved.

Section 113 Board of appeals - Reserved.

Section 114 Violations - Reserved.

Section 115 Stop work order - Reserved.

Justification: All the adopted and amended building code documents taken together are known as the Phoenix Building Construction Code. Each code document is a separate document of the Phoenix Building Construction Code. This document is the International Mechanical Code as Amended by the City of Phoenix. This document is intended to apply where a code or referenced standard identifies the International Mechanical Code as being applicable.

The reserved provisions are contained in the Phoenix Building Construction Code – Administrative Provisions (Chapter 1 of the International Building Code).

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process:

☐ YES

☒ NO

ACTION TAKEN:

2024 Code Committee	Date: 01/28/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Development Advisory Board (DAB) Subcommittee	Date: 02/13/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL Amendment to 2024 International Mechanical Code (IMC) Section 307.2.2

Submitted by: International Mechanical Code Committee

307.2.2 Drain pipe materials and sizes.

Nonmetallic piping shall not be installed in exposed locations. Components of the condensate disposal system shall be ABS, cast iron, copper and copper alloy, CPVC, cross-linked polyethylene, galvanized steel, PE-RT, polyethylene, polypropylene, PVC or PVDF pipe or rigid tubing. Components shall be selected for the pressure and temperature rating of the installation. Joints and connections shall be made in accordance with the applicable provisions of Chapter 7 of the *International Plumbing Code* relative to the material type. Condensate waste and drain line size shall be not less than 3/4-inch pipe size and shall not decrease in size from the drain pan connection to the place of condensate disposal. Where the drain pipes from more than one unit are manifolded together for condensate drainage, the pipe or tubing shall be sized in accordance with Table 307.2.2.

Justification: Due to our extreme weather conditions, it is recommended that all nonmetallic condensate piping be prohibited from areas of direct sunlight, such as roofs. Nonmetallic piping subject to extreme heat will soften and sag between supports. This causes low spots in the drainage system and prevents gravity flow to the point of disposal. In addition, exposure to UV rays from the sun causes the pipe to become brittle and subject to fracture when placed under stress or strain. Both of these conditions lead to condensate disposal failure with the likely result of water ponding on the roof.

Cost Impact: Minor cost impact. Increase in cost of materials. This item is in the current 2018 code.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee	Date: 11/24/2024
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee	Date: 02/13/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Mechanical Code (IMC)

Section 309.1

Submitted by: International Mechanical Code Committee

[BG] 309.1 ~~Space heating systems.~~ Heating and cooling systems.

Interior spaces intended for human occupancy shall be provided with active or passive ~~space-~~ heating and cooling systems capable of maintaining an indoor temperature ~~of not less than 68°F (20°C)~~ between 70°F (21°C) and 82°F (28°C) (if cooled by air conditioning, and 86°F (30°C) if cooled by evaporative cooling), measured at a point 3 feet (914mm) above the floor in the center of the room. ~~on the design heating day.~~ The installation of ~~portable~~ space heaters or coolers shall not be used to achieve compliance with this section.

Exceptions:

1. Space heating and cooling systems are not required for interior spaces where the primary purpose is not associated with human comfort.
2. Group F, H, S, and U occupancies.

Justification: This amendment requires newly constructed buildings to comply with City of Phoenix Neighborhood Preservation Ordinance Sec. 39-5(B)(1)(b), which deals with buildings that are rented. All newly constructed buildings may be rented at some point in their life.

Cost Impact: Significant cost impact; this amendment requires cooling in all interior spaces intended for human occupancy, which the base code does not.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/08/2024
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/13/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Mechanical Code (IMC)

Section 402.1

Submitted by: International Mechanical Code Committee

402.1 Natural ventilation.

Natural ventilation of an occupied space in a residential dwelling unit within a commercial building shall be through windows, doors, louvers or other openings to the outdoors. The operating mechanism for such openings shall be provided with *ready access* so that the openings are readily controllable by the *building* occupants. Natural ventilation of all other occupied spaces within commercial buildings shall be through permanently fixed openings to the outdoors.

Justification: Natural ventilation in a residential dwelling unit within a commercial building depends on operable openings such as doors, windows, louvers, or other openings to the outdoors. Whenever a dwelling unit within a commercial building has occupants and the qualifying window or door is open to the outdoors, then the ventilation requirement of IMC 401.3 is met All other spaces within a commercial building with space cooling and heating requirements would rarely leave windows or doors in the open position. Openings such as windows and doors in a commercial building cannot be reliably depended upon to remain open whenever occupants are present.

Cost Impact: Minimal cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 11/16/2024
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/13/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Mechanical Code (IMC)

Section 407.1.1

Submitted by: International Mechanical Code Committee

407.1 General.

Mechanical ventilation for ambulatory care facilities and Group I-2 occupancies shall be designed and installed in accordance with this code and ASHRAE 170.

407.1.1

Mechanical systems designed and installed in accordance with IMC 407.1 and ASHRAE 170 shall be verified by a qualified third party Special Inspector. The Special Inspector/testing agency shall be an independent third party individual or firm and shall not be the installing contractor. A report shall be generated by the third party individual or firm showing compliance. Special inspections shall be as specified in Chapter 17 of the International Building Code as amended.

Justification

The ventilation systems for Group I-2 and ambulatory facilities face the possibility of communicating and perpetuating airborne diseases. Special inspections are required to ensure that life safety systems and public health standards are met. It is imperative that the ventilation systems required by IMC 407.1 are designed to control the spread of disease and operate as designed. This can only be accomplished by verification through proper testing. The Registered Design Professional in Responsible Charge shall follow the guidelines set forth in the 2024 IBC as specified in Chapter 17.

Cost Impact: No cost impact. Currently Arizona Department of Health Services (ADHS) requires that the ventilation systems are balanced and tested.

Approved in previous 2018 Code Adoption process:

☒ YES

☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied

Date: 01/08/2025

☐ No action taken

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied

Date: 02/13/2025

☐ No action taken

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied

Date: 04/22/2025

☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied

Date: 05/21/2025

☐ No action taken

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied

Date:

☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Mechanical Code (IMC)

Section 408

Submitted by: International Mechanical Code Committee

408 MARIJUANA RELATED OCCUPANCIES

408.1 General.

Any building used to cultivate, produce, infuse or dispense marijuana shall be designed such that there shall be no emission of dust, fumes, vapors, or odors into the environment from the premise. A ventilation system shall be designed to prevent the distribution of odors to other occupied parts of the building or adjacent properties. Design of the odor control system shall be based on accepted engineering practices. All equipment and filter media shall be listed and labeled for the application. Exhaust systems used in odor control systems shall meet the requirements of Section 501.

408.1.1 Exhaust outlets.

The termination point for exhaust outlets shall be in accordance with Section 501.3. Exhaust from cultivation and production facilities shall be in accordance with Section 501.3.1(2) and for dispensaries in accordance with Section 501.3.1(3).

Justification: This is a current amendment to the 2018 IMC. This new section provides design guidance for required odor control systems, per City of Phoenix Zoning Ordinance.

Cost Impact: Moderate cost impact due to additional equipment necessary to comply with air quality requirements mandated by the Authority Having Jurisdiction (AHJ).

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 11/16/2024
☐ No action taken

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 02/13/2025
☐ No action taken

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 04/22/2025
☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 05/21/2025
☐ No action taken

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied Date:
☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Mechanical Code (IMC)

Section 502.14

Submitted by: International Mechanical Code Committee

502.14 Motor vehicle operation.

In areas where motor vehicles operate, mechanical ventilation shall be provided in accordance with Section 403. Additionally, areas in which stationary motor vehicles are operated shall be provided with a *source capture system* that connects directly to the motor vehicle exhaust systems. Makeup air for the required exhaust systems in areas where motor vehicles operate shall be provided through permanent unobstructed openings to the outdoors, such as louvers and grills. Mechanical equipment and louvers used for makeup air purposes shall be electrically interlocked with the exhaust system. Such system shall be engineered by a *registered design professional* or shall be factory-built *equipment* designed and sized for the purpose.

Exceptions:

1. This section shall not apply where the motor vehicles being operated or repaired are electrically powered.
2. This section shall not apply to one- and two-family dwellings.
3. This section shall not apply to motor vehicle service areas where engines are operated inside the *building* only for the duration necessary to move the motor vehicles in and out of the *building*.

Justification: Motor vehicle operation in a building depletes oxygen and causes a build-up of carbon monoxide and other products of combustion which could be fatal to occupants. It is critical to the health of occupants to remove these emissions from the occupied space. From IMC section 403, an exhaust rate of 0.75 cfm/ft² is specified for both repair garages and enclosed parking garages. Repair garages that have stationary vehicle operation, such as engine tune-up services, radiator or transmission flushing, etc. require dedicated exhaust systems. This proposal adds specific requirements to provide permanent building openings for makeup air or use mechanical makeup air units. This eliminates the use of open doors, which cannot be reliable. It also requires any mechanical equipment or mechanical louvers used for makeup air to be electrically interlocked with the dedicated exhaust system.

Cost Impact: Minimal cost impact. Minimal cost increase to install openings. This requirement is also an amendment carried forward from the 2018 IMC.

Approved in previous 2018 Code Adoption process:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
ACTION TAKEN:			
2024 Code Committee		Date: 11/16/2024	
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee		Date: 02/13/2025	
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB)		Date: 04/22/2025	
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee		Date: 05/21/2025	
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action		Date:	
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Mechanical Code (IMC)

Section 502.21

Submitted by: International Mechanical Code Committee

502.21 Storage and use of liquid carbon dioxide (CO₂) systems.

Indoor or outdoor areas that contain liquid carbon dioxide (CO₂) stored in ASME pressure vessels in new and existing facilities shall be provided with mechanical exhaust ventilation in accordance with this section.

Exception: Outdoor storage areas in non-enclosed spaces designed to prevent the collection of vapors when approved by the *Fire Marshal*.

502.21.1 System requirements.

Exhaust ventilation systems for liquid carbon dioxide CO₂ tanks shall comply with all of the following:

1. The installation shall be in accordance with this code and the *Phoenix Fire Code*, PFC Chapter 53 Compressed Gases, Section 5307.2.2, Gas Ventilation Requirements.
2. Mechanical ventilation shall be provided at a rate of not less than 1 cfm per square foot [0.00508 m³/(s • m²)] of floor area over the storage area.
3. The system shall operate continuously unless alternate designs are approved by the *Fire Marshal*.
4. A manual start control shall be provided outside of the room in a position adjacent to the access door to the room or in another approved location. The switch shall be a break-glass or other approved type and shall be labeled: VENTILATION SYSTEM EMERGENCY ON-ONLY.
5. Exhaust ventilation shall be designed to consider the density of the potential vapors released. For liquid CO₂ systems, exhaust shall be taken from a point within 12 inches (305 mm) of the floor.
6. Makeup air shall be provided. The location of both the exhaust and makeup air openings shall be designed to provide air movement across all portions of the floor or room to prevent the accumulation of vapors.
7. Exhaust air shall not be recirculated to occupied areas. Exhaust termination shall be located where it will not allow for a dangerous accumulation of vapors and in accordance with Section 501.3.1 (2).
8. Sensors, controls, alarms, piping and all accessory components as prescribed by the *Phoenix Fire Department*.

Justification: This amendment determines the requirement for a mechanical ventilation system for liquid carbon dioxide (CO₂) bulk storage systems regardless of quantity. Businesses that provide carbonated drinks have been increasingly switching from dry to liquid CO₂ storage systems. Liquid CO₂ storage systems have been deemed potentially hazardous to human health by the Phoenix Fire Department. Separate Fire Department permits are also required for CO₂ systems. This requirement is also an amendment carried forward from the 2018 IMC.

Cost Impact: Additional costs are due to the requirement for installation of dedicated mechanical exhaust system in the area of liquid CO₂ tanks.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee Date: 11/16/2024
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/13/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Mechanical Code (IMC)

Section 606.2.1

Submitted by: International Mechanical Code Committee

606.2 Where required.

Smoke detectors shall be installed where indicated in Sections 606.2.1 through 606.2.3.

Exception: Smoke detectors shall not be required where air distribution systems are incapable of spreading smoke beyond the enclosing walls, floors and ceilings of the room or space in which the smoke is generated.

606.2.1 ~~Return air systems.~~ Air distribution systems.

Smoke detectors shall be installed in ~~return air systems with~~ air distribution systems downstream of the filters and ahead of any branch connections in systems having a design capacity greater than 2,000 cfm (0.9 m³/s). ~~in the return air duct or plenum upstream of any filters, exhaust air connections, outdoor air connections, or decontamination equipment and appliances.~~

Exception: Smoke detectors are not required ~~in the return air system~~ where all portions of the *building* served by the air distribution system are protected by area smoke detectors connected to a fire alarm system in accordance with the *International Fire Code*. The area smoke detection system shall comply with Section 606.4.

Justification: Committee recommends that this section be revised to correlate with NFPA 90A Installation of Air-Conditioning and Ventilating Systems. The 2024 IMC references NFPA 72 National Fire Alarm Code, which in turn references NFPA 90A for installation of smoke detectors. These NFPA Standards are generally recognized as the national standards for smoke detector installation. A large amount of air distribution systems installed in Phoenix utilize a filtered grill for return air, typically installed in a ceiling or wall. In order to place a duct detector in front of this filter without having it attached to the grill, an additional length of plenum or duct is required. This leads to added construction costs and space restraints. The duct smoke detector may also be subjected to a higher frequency of false alarms from contaminants in the room. The committee reasons that any appreciable amount of smoke entering the return air system will pass through the filtered grill and reach the probe for the smoke detector. This proposed amendment will help to keep down the design costs while still providing an equivalent level of life safety based on the national standard. This amendment is carried forward from the 2018 IMC.

Cost Impact: Saves cost of additional duct work.

Approved in previous 2018 Code Adoption process:

☒ YES

☐ NO

ACTION TAKEN:	
2024 Code Committee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	Date: 11/16/2024
Development Advisory Board (DAB) Subcommittee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	Date: 02/13/2025
Development Advisory Board (DAB) <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	Date: 04/22/2025
Transportation, Infrastructure and Planning Subcommittee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	Date: 05/21/2025
City Council Action <input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Mechanical Code (IMC)

Section 606.5

Submitted by: International Mechanical Code Committee

606.5 Testing.

Smoke detectors shall be tested by an approved testing agency or a qualified third party Special Inspector. The Special Inspector/ testing agency shall be an independent third party and shall not be the installing contractor. Special inspections shall be as specified in Chapter 17 of the International Building Code as amended.

Justification: Smoke detectors can save lives when they operate correctly. The Mechanical code requires that these devices be installed at specific locations in the building air distribution systems. Testing of the operation of each smoke detector is required to be completed by a special inspector that is independent of the installer. Such special inspector must also be qualified to complete the work. Special Inspections is covered in the International Building Code and has been extended in the City of Phoenix to include several life safety items related to Mechanical design. Due to the importance of these life safety devices, it is recommended by the committee that a Special Inspector submit a final report certifying that all devices operate as designed and the Registered Design Professional in Responsible Charge signs the certificate. To maintain consistency with the Special Inspections program, the testing agency and the registrant shall follow the guidelines set forth in the 2024 IBC, as specified in Chapter 17.

Cost Impact: Increase costs associated with hiring a Special Inspector. However, this amendment is carried forward from the 2006 IMC and has been in place for the past eighteen years.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	Date: 11/21/2024
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee	Date: 02/13/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Mechanical Code (IMC)

Section 607.2

Submitted by: International Mechanical Code Committee

[BF] 607.2 Installation.

Fire dampers, smoke dampers, combination fire/smoke dampers and ceiling radiation dampers located within air distribution and smoke control systems shall be installed in accordance with the manufacturer's instructions, the dampers' listing and Sections 607.2.1 through 607.2.3. Dampers shall be tested by an approved testing agency or a qualified third party special inspector. The special Inspector/testing agency shall be an independent third party individual or firm and shall not be the installing contractor. Special inspections shall be as specified in Chapter 17 of the International Building Code as amended.

Justification: Fire and smoke dampers can save lives when they operate correctly. The Mechanical code requires that these devices be installed at specific locations to prevent fire and smoke from spreading throughout a building. The IMC requires all dampers to be listed and tested at the factory. This proposal will verify that the dampers operate correctly after they are installed in the building. This amendment requires that testing of dampers shall be performed by a qualified third party testing agency and all results shall be verified by the professional design engineer. Special inspection requirements are listed in the 2024 IBC and a reference is provided in this proposal.

Cost Impact: Increase costs associated with hiring a Special Inspector. However, this amendment is carried forward from the 2018 IMC and has been in place for the past twelve years.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee	Date: 11/21/2024
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee	Date: 02/13/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Mechanical Code (IMC)

Section 608.1

Submitted by: International Mechanical Code Committee

608.1 Balancing.

Air distribution, ventilation and exhaust systems shall be provided with means to adjust the system to achieve the design airflow rates and shall be balanced by an *approved* method. *Ventilation air* distribution shall be balanced by an *approved* method and such balancing shall verify that the air distribution system is capable of supplying and exhausting the airflow rates required by Chapter 4.

The *ventilation* air distribution system shall be provided with means to adjust the system to achieve not less than the minimum ventilation airflow rate as required by sections 403.3 and 403.3.1.2. Ventilation systems shall be balanced using a nationally accepted air balancing test method. Such balancing shall verify that the ventilation system is capable of supplying and exhausting the airflow rates required by Sections 403.3 and 403.3.1.2. A final report shall be provided to the engineer of record and the mechanical inspector.

Justification: This is a current amendment to the 2018 IMC 403.1.5 and is now currently located in 2024 IMC 608.1. The proposed amendment will require an approved test and balance agency / individual to perform balancing of ventilation air systems in commercial buildings. The original code language does not define what type of “approved method” is acceptable. The proposal will further require that such agency / individual follow national standards for air balancing methods.

Cost Impact: Minimal cost impact. Minimal impact of nationally accepted air balancing test.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/08/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/13/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



**BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Mechanical Code (IMC)
Section 928.1**

Submitted by: International Mechanical Code Committee

SECTION 928 EVAPORATIVE COOLING EQUIPMENT

928.1 General.

Evaporative cooling equipment shall:

1. Be installed in accordance with the manufacturer's instructions.
2. Be installed on level platforms in accordance with **Section 304.10**.
3. Have openings in exterior walls or roofs flashed in accordance with the *International Building Code*.
4. Be provided with an *approved* water supply, sized for peak demand. The quality of water shall be provided in accordance with the *equipment* manufacturer's recommendations. The piping system and protection of the potable water supply system shall be installed as required by the International Plumbing Code.
5. Have air intake opening locations in accordance with **Section 401.4**.
6. A permanent relief opening or other engineered design sufficient to assure positive airflow shall balance intake air.
7. Outside air shall be provided as specified in Section 403.2.
8. Air ducts and dampers, which are a portion of an evaporative cooling system, shall comply with Chapter 6.
9. Overflow drains shall be provided that discharge to an *approved* disposal location.

Justification: This amendment clarifies installation requirements for evaporative coolers.

Cost Impact: Minimal cost impact. Requires positive airflow design. These requirements are carried forward from the 2018 IMC.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	Date: 11/21/2024
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee	Date: 02/13/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Mechanical Code (IMC)

Section 932

Submitted by: International Mechanical Code Committee

SECTION 932 WOOD STOVE/FIREPLACE INSTALLATION

DEFINITIONS. For purposes of this section, the following words and terms shall have the meaning ascribed thereto:

FIREPLACE: A built-in-place masonry hearth and fire chamber or a factory-built appliance, designed to burn solid fuel or to accommodate gas or electric log insert or similar device, and which is intended for occasional recreational or aesthetic use, not for cooking, heating, or industrial processes.

SOLID FUEL: Includes, but is not limited to, wood, coal, or other non-gaseous or non-liquid fuels, including those fuels defined by the Maricopa County Air Pollution Control Officer as "inappropriate fuel" to burn in residential wood burning devices.

WOODSTOVE: A solid-fuel burning heating appliance including a pellet stove, which is either freestanding or designed to be inserted into a fireplace.

932.1 General.

In accordance with the Phoenix City Council adopted Ordinance G-4062, on or after December 31, 1998, no person, firm or corporation shall construct or install a fireplace or a wood stove, and the Building Official shall not approve or issue a permit to construct or install a fireplace or a wood stove, unless the fireplace or wood stove complies with one of the following:

1. A fireplace which has a permanently installed gas or electric log insert;
2. A fireplace, wood stove or other solid fuel burning appliance which has been certified by the United States Environmental Protection Agency as conforming to 40 Code of Federal Regulations part 60, subpart AAA;
3. A fireplace, woodstove or other solid fuel burning appliance that has been tested and listed by a nationally recognized testing agency to meet performance standards equivalent to those adopted by 40 Code of Federal Regulations part 60, subpart AAA;
4. A fireplace, wood stove or other solid fuel burning appliance which has been determined by the Maricopa County Air Pollution Control Officer to meet performance standards equivalent to those adopted by 40 Code of Federal Regulations part 60, subpart AAA, as in effect on July 1, 1990.
5. A fireplace which has a permanently installed wood stove insert which complies with subparagraph 2, 3, or 4 above.

Exceptions: The following installations are not regulated and are not prohibited by this section: Furnaces, boilers, incinerators, kilns, and other similar space heating or industrial process equipment. Cook stoves, barbecue grills, and similar appliances designed primarily for cooking. Fire pits, barbecue grills, and other outdoor fireplaces.

Fireplace or wood stove alterations prohibited.

Fireplaces constructed or installed on or after December 31, 1998, that contain a gas or electric log insert or a woodstove insert, shall not be altered to directly burn wood or any other solid fuel. On or after December 31, 1998, no person, firm, or corporation shall alter a fireplace, woodstove, or other solid-fuel burning appliance in any manner that would void its certification or operational compliance with the provisions of this section.

Fireplaces constructed or installed on or after December 31, 1998, shall not be altered without first obtaining a permit from the City to ensure compliance with this section.

Justification: Recommendation to include code language based on City Ordinance G-4062 and Maricopa County wood burning restriction ordinance. This amendment is carried over from the 2018 IMC and is also found in the 2018 IRC as Section R325.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:**2024 Code Committee**

Date: 11/21/2024

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken**Development Advisory Board (DAB) Subcommittee**

Date: 02/13/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken**Development Advisory Board (DAB)**

Date: 04/22/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken**Transportation, Infrastructure and Planning Subcommittee**

Date: 05/21/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken**City Council Action**

Date:

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL Amendment to 2024 International Mechanical Code (IMC) Section 1105.10

Submitted by: International Mechanical Code Committee

1105.10 Dimensions.

Refrigeration machinery rooms shall be of such dimensions that all system parts are readily accessible with adequate space for service, maintenance, and operations. A minimum unobstructed walking space at least three (3) feet (914 mm) in width and six (6) feet eight (8) inches (2032 mm) in height or approved manufacturer's installation or required clearances shall be maintained throughout, allowing free access to at least two sides of all moving machinery and approaching each stop valve. Access to refrigeration machinery rooms shall be restricted to authorized personnel and posted with permanent signage.

Justification: This addition to this section is needed to ensure adequate safe working space around the equipment in a refrigeration machinery room. Previously incorporated into the 2018 IMC.

Cost Impact: Minimal cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee		Date: 11/21/2024
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied
		<input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee		Date: 02/13/2025
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied
		<input type="checkbox"/> No action taken
Development Advisory Board (DAB)		Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied
		<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee		Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied
		<input type="checkbox"/> No action taken
City Council Action		Date:
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied
		<input type="checkbox"/> No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Mechanical Code (IMC)

Section 1109.2.5

Submitted by: International Mechanical Code Committee

1109.2.5 Refrigerant pipe shafts.

Refrigerant piping that penetrates two or more floor/ceiling assemblies shall be enclosed in a fire-resistance-rated shaft enclosure. The fire-resistance-rated shaft enclosure shall comply with Section 713 of the *International Building Code*.

Exceptions:

1. *Refrigeration* systems using R-718 refrigerant (water).
2. Piping in a direct refrigeration system using Group A1 refrigerant where the refrigerant quantity does not exceed the limits of Table 1103.1 for the smallest occupied space through which the piping passes.
3. Piping located on the exterior of the *building* where vented to the outdoors.

Justification: This amendment will make IMC 1109.2.5 consistent with ASHRAE 15-2022 which is a currently approved reference standard in the 2024 IMC. IMC 1109.2.2 still requires refrigerant piping to be protected within the building or protective enclosures. *Shaft enclosures* shall have a *fire-resistance rating* of not less than 2 hours where connecting four *stories* or more, and not less than 1 hour where connecting less than four *stories*, IBC 713.4.

This section was added to the 2021 IMC before changes were completed and implemented in ASHRAE 15-2022. It has been determined that any refrigerant meeting the maximum allowable quantities of IMC Table 1103.1 are safe to install without a shaft enclosure. This amendment proposal is consistent with AHRAE 15-22

Cost Impact: This proposal will more than minimally decrease the cost of multistory multifamily housing due to allowing construction to continue in its current practices without introducing shaft enclosure that will alter the floor plans that are already developed and require larger lots for the same number of dwellings.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/15/2024

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/13/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Energy Conservation Code (IECC)

Chapter 1 [CE], Sections C101 – C110

Submitted by: International Energy Conservation Code Committee

Notes:

1. For reserved sections herein, refer to the amendments and requirements in Chapter 1 of the International Building Code for these code requirements.
2. For sections that remain unchanged from base code, the term “see this section of the 2024 IECC” shall refer to the unchanged base code.

SECTION C101 SCOPE AND GENERAL REQUIREMENTS

C101.1 Title

This code shall be known as the International Energy Conservation Code as amended by the City of Phoenix of [name of jurisdiction] and shall be cited as such. It is referred to herein as “this code.” These regulations are one document of the overall Phoenix Building Construction Code as defined by the adopting ordinance.

C101.2 Scope.

This code applies to the design and construction of buildings not covered by the scope of the IECC-Residential Provisions. Group R-2 when defined as a Commercial Building by section C202, shall have the option of complying under the Residential Provisions of the code, regardless of height. Once defined as such on the submittal documents, all components of the Residential Provisions shall be followed.

C101.2.1 Appendices. – See this section of the 2024 IECC

C101.3 Intent. – See this section of the 2024 IECC

C101.4 Compliance.

Residential buildings shall meet the provisions of IECC—Residential Provisions. *Commercial buildings* shall meet the provisions of IECC—Commercial Provisions. Group R-2 when defined as a Commercial Building by section C202, shall have the option of complying under the Residential Provisions of the code, regardless of height. Once defined as such on the submittal documents, all components of the Residential Provisions shall be followed.

C101.4.1 Compliance materials – See this section of the 2024 IECC

SECTION C102 APPLICABILITY – Reserved, except as noted below

C102.1.1 Mixed residential and commercial buildings. – See this section of the 2024 IECC

SECTION C103 CODE COMPLIANCE AGENCY – Reserved

SECTION C104 ALTERNATIVE MATERIALS, DESIGN AND METHODS OF CONSTRUCTION AND EQUIPMENT – Reserved

SECTION C105 CONSTRUCTION DOCUMENTS – Reserved

SECTION C106 FEES – Reserved

SECTION C107 INSPECTIONS – Reserved

SECTION C108 NOTICE OF APPROVAL – Reserved

SECTION C109 MEANS OF APPEALS – Reserved

SECTION C110 STOP WORK ORDER – Reserved

Justification:

All the adopted and amended building code documents taken together are known as the Phoenix Building Construction Code. Each code document is a separate document of the Phoenix Building Construction Code. This document is the International Energy Conservation Code as Amended by the City of Phoenix. This document is intended to apply where a code or referenced standard identifies the International Energy Conservation Code as being applicable.

Allows a multi-family developer the choice between residential and commercial provisions regardless of height for multi-family construction.

The reserved provisions are contained in the Phoenix Building Construction Code – Administrative Provisions (Chapter 1 of the International Building Code).

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/30/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 03/06/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Energy Conservation Code (IECC)
Chapter 4 [CE], Section C401.2.1**

Submitted by: International Energy Conservation Code Committee

C401.2.1 International Energy Conservation Code

Commercial buildings shall comply with one of the following:

1. *Prescriptive Compliance*. The *Prescriptive Compliance* option requires compliance with Sections C402 through C406 and Sections C408. *Dwelling units* and *sleeping units* in Group R-2 buildings shall be deemed to be in compliance with this chapter, provided that they comply with Section R406.
2. *Simulated Building Performance*. The *Simulated Building Performance* option requires compliance with Section C407.

Exceptions:

1. *Additions, alterations, repairs*, and changes of occupancy to existing buildings complying with Chapter 5.
2. Compliance with the provisions of Section C408 is optional.

Justification: The 2024 IECC added references for mandatory compliance with Section C408 in Section C401.2.1. This amendment revises the requirements of Section C408 from mandatory to optional.

While the City of Phoenix encourages compliance with Section C408 Maintenance Information and System Commissioning; this function will occur after the C of O is issued.

Cost Impact: Cost will be reduced if the Commissioning is not done.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee Date: 10/31/2024
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/06/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Energy Conservation Code (IECC) Chapter 4 [CE], Section C401.2.2

Submitted by: International Energy Conservation Code Committee

C401.2.2 ASHRAE 90.1. (as it relates to C401.2.1 International Conservation Code – Prescriptive Compliance)

Commercial buildings shall comply with the requirements of ANSI/ASHRAE/IES 90.1.

1. Compliance with the provisions of Section C408 are optional.

Justification: Section C401.2 of the 2024 IECC states: *Commercial buildings* shall comply with Section C401.2.1 or C401.2.2.

The 2024 IECC Section C401.2.1 for The Prescriptive Compliance option has references for required compliance with Section C408.

This amendment revises Section C401.2.2's requirement of adherence to Section C408 to be optional.

While the City of Phoenix encourages compliance with Section C408 Maintenance Information and System Commissioning; it recommends deferring the mandatory requirement to a future code cycle to reduce the cost of this relatively new non-life safety requirement.

Cost Impact: cost reduction

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 10/31/2024

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 03/06/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Energy Conservation Code (IECC)
Chapter 4 [CE], Section C405.12**

Submitted by: Darrel R. Miller, PE, LEED-AP, ICC Certified Electrical Plans Examiner and modified by the National Electrical Code Committee

C405.12 Reserved

This section is deleted in its entirety.

Note: The corresponding requirements in ASHRAE 90.1 8.4.2 Automatic Receptacle Control is also deleted in its entirety.

C405.12 Automatic receptacle control.

The following shall have ~~automatic~~ receptacle control complying with Section C405.12.1:

1. ~~At least 50 percent of all 125V, 15- and 20-amp receptacles installed in enclosed offices, conference rooms, rooms used primarily for copy or print functions, breakrooms, classrooms and individual workstations, including those installed in modular partitions and module office workstation systems.~~
2. ~~At least 25 percent of branch circuit feeders installed for modular furniture not shown on the construction documents.~~

C405.12.1 Automatic receptacle control function.

~~Automatic receptacle controls shall comply with the following:~~

1. ~~Either split controlled receptacles shall be provided with the top receptacle controlled, or a controlled receptacle shall be located within 12 inches (304.8 mm) of each uncontrolled receptacle.~~
2. ~~One of the following methods shall be used to provide control:~~
 - 2.1. ~~A scheduled basis using a time-of-day operated control device that turns receptacle power off at specific programmed times and can be programmed separately for each day of the week. The control device shall be configured to provide an independent schedule for each portion of the building of not more than 5,000 square feet (464.5 m²) and not more than one floor. The occupant shall be able to manually override an area for not more than 2 hours. Any individual override switch shall control the receptacles of not more than 5,000 feet (1524 m).~~
 - 2.2. ~~An occupant sensor control that shall turn off receptacles within 20 minutes of all occupants leaving a space.~~
 - 2.3. ~~An automated signal from another control or alarm system that shall turn off receptacles within 20 minutes after determining that the area is unoccupied.~~
3. ~~All controlled receptacles shall be permanently marked in accordance with NFPA 70 and be uniformly distributed throughout the space.~~
4. ~~Plug-in devices shall not comply.~~

Exceptions: ~~Automatic receptacle controls are not required for the following:~~

1. ~~Receptacles specifically designated for equipment requiring continuous operation (24 hours per day, 365 days per year).~~
2. ~~Spaces where an automatic control would endanger the safety or security of the room or building occupants.~~

3. ~~Within a single modular office workstation, noncontrolled receptacles are permitted to be located more than 12 inches (304.8 mm), but not more than 72 inches (1828 mm) from the controlled receptacles serving that workstation.~~

Justification: 2024 IECC C405.12 Proposed Change – A postulate against implementation.

This proposal is based on the assumption that the City of Phoenix wants to be known as a business friendly city. One way this can be achieved is by the establishment of practical building codes that focus on public safety, rather than unrelated requirements that have no benefit to the citizens of the City and add a cost burden to the conforming business or property owner.

This electrical system requirement offers an extremely low return on investment and is such an item that detracts from a business-friendly environment. If this item was assessed on a basis of payback, it would never be implemented based on the number of years it would take to recover the investment costs. It is my opinion this requirement should not be codified, rather it should be left to the conscious of the individual business as to how they spend their money.

If a business chooses to be more energy conscious the proposed code change (deletion) will not prevent implementing a more stringent requirement on themselves. For other businesses that do not have the same environmental concerns there would be no penalty.

What is this Code provision addressing? This section of the code pertains to "parasitic plug loads" which are known to be extremely small (milliwatts) and equipment "standby loads". Each represents inconsequential loads for the building power system. The management of these loads as required in the proposed 2024 IECC C405.12 language implements an additional control system previously not a part of the 2018 IECC, currently adopted. The new requirements have targeted areas of a building that are most likely to have the previously described loads, offices (enclosed and open), conference rooms, copy/print rooms, break rooms, classrooms, individual workstations (stand alone or modular type) mandating 50% of the receptacles in the space to be controlled by a system (choose one of (3) options. None of which are practical).

Implementation will introduce the following:

- 50% loss of the continuous power receptacles within the space or increase the receptacle quantity by 100% so as to maintain the original quantity available prior to implementation of this code.
- Invoke training for new space occupants as to the functionality (or dysfunctionality) of the power receptacle system in the space they will be working in. Likely inclusive of how to avoid use of the controlled receptacles to assure your tablets and phones and computer batteries are always functional when you need them.
- Specially marked receptacles identifying they are controlled. Thanks to California Energy Codes, these are available from the majority of device manufacturers.
- Dedicated wiring system from dedicated relays or panels or other type of controller.
- Control systems to provide independent control of each area up to 5,000 SF at no less than one zone of control per floor.
- Control override buttons allowing a control override for up to 2 hours separately for each of the spaces controlled by such override buttons (limited to 5,000 SF per button or no less than one per floor).
- Not specifically mentioned but certainly will be required for clarity to those using the system, each button station will need an associated placard/graphic indicating the spaces controlled by such override buttons.

- Where modular furniture is not shown specifically on the design plans, and it is commonly not shown, a mandate that 25% of the branch circuits to the identified modular furniture must be dedicated to controlled receptacles. This could be a large number of circuit additions in larger open office spaces.

Indirect effects of implementation:

- Increased Building Safety Department plan review time to assure design compliance.
- Increased Building Safety inspection time to assure actual compliance.
- Nuisance operation of the electrical system for the user of the space.

Real world issues:

Consider that your cell phone is plugged into a charger while you are out at lunch. Why? You need to have it for an out of office meeting following lunch. Your battery was low, so you plugged it in. You come back and find the charger has been off starting 20 minutes following your departure from your enclosed office. Why? Because the control system for the lighting also shuts off the controlled receptacle with the lights (one of the most cost effective ways to control these receptacles that is listed in the prescriptive choices). Yes, this is how the controlled receptacles are intended to operate.

Now consider a Police sergeant or detective in your office at the station going in for a briefing. The officer plugs in a Taser for a refresh charge. The briefing goes long. When arriving back in the office to retrieve the Taser, finds the outlet has shut off with the lights. Now it is not ready for use. Same with the cell phone, laptop, radio, or any other battery device necessary for their tour. If the lighting system turns off due to a lack of occupants in the space, the controlled receptacles also will turn off. This is one of the prescribed choices in the code, and it happens to be the most cost effective as well. The other prescribed choices do not practically work in a building such as are designed for law enforcement, and I would argue, Fire Departments as well.

This code has no occupancy type exceptions to practically apply it to Public Safety facilities. This is a problem.

Controlled receptacles for printers and copy machines – Implementing the controlled receptacle requirement for copiers and other office equipment is unnecessary and potentially harmful for the equipment. A hard restart is not a desired shut down method for the office equipment. This is effectively what the controlled receptacle is doing, an abrupt power down, equivalent to a utility power outage. Additionally, shutting off power to the equipment based on occupancy or even based on a time clock will cause a restart cycle, delaying its use. The downtime for office staff is calculable and adds to the operational costs to the business. It is in the business owner's best interest to purchase office equipment with energy star certifications. This will naturally occur just from availability and benefits. Equipment with an Energy Star certification must meet strict energy efficiency criteria set by the EPA, including features like low power consumption in sleep mode, quick transition to sleep mode after inactivity, and efficient power supplies. By definition, Energy Star Certified equipment is performing the functions the IECC mandates are attempting to provide but without the pitfalls. The IECC requirements in C405.12 are impractical. Cord and plug equipment control should be left to up to the business owner rather than a dictate from City Hall.

Recommendation:

Strike 2024 IECC C405.12 from adoption based on the above arguments.

Striking this provision for controlled receptacles has no effect on the plan review, inspections, or design community. It shows Phoenix is willing to maintain a logical approach to energy conservation while retaining a business friendly environment. It means there will be no related workload burden placed on the Electrical Plans Reviewers or Electrical Inspector. There will be no need for plan review fee increases to the public related to this issue.

Note: This proposed amendment was reviewed by the 2024 NEC Committee and recommended to be Approved as Modified.

Cost Impact: Cost Reduction

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 01/16/2025
☐ Approved as submitted ☒ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/06/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date:
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Energy Conservation Code (IECC)
Chapter 4 [CE], Section C405.13**

Submitted by: Darrel R. Miller, PE, LEED-AP, ICC Certified Electrical Plans Examiner and modified by the National Electrical Code Committee

C405.13 Reserved

This section is deleted in its entirety.

Note: The corresponding requirements in ASHRAE 90.1 8.4.3 Electrical Energy Monitoring is also deleted in its entirety.

C405.13 Energy monitoring.

~~New buildings with a gross conditioned floor area of not less than 10,000 square feet (929 m²) shall be equipped to measure, monitor, record and report energy consumption in accordance with Sections C405.13.1 through C405.13.6 for load categories indicated in Table C405.13.2 and Sections C405.13.7 through C405.13.11 for end-use categories indicated in Table C405.13.8.~~

Exceptions:

- ~~1. 1.Dwelling units in R-2 occupancies.~~
- ~~2. 2.Individual tenant spaces are not required to comply with this section provided that the space has its own utility services and meters and has less than 5,000 square feet (464.5 m²) of conditioned floor area.~~

C405.13.1 Electrical energy metering.

~~For electrical energy supplied to the building and its associated site, including but not limited to site lighting, parking, recreational facilities and other areas that serve the building and its occupants, meters or other measurement devices shall be provided to collect energy consumption data for each end-use category required by Section C405.13.2.~~

C405.13.2 End-use electric metering categories.

~~Meters or other approved measurement devices shall be provided to collect energy use data for each end-use category indicated in Table C405.13.2. Where multiple meters are used to measure any end-use category, the data acquisition system shall total all of the energy used by that category. Not more than 5 percent of the design load for each of the end-use categories indicated in Table C405.13.2 shall be permitted to be from a load that is not within that category.~~

Exceptions:

- ~~1. 1.HVAC and water heating equipment serving only an individual dwelling unit shall not require end-use metering.~~
- ~~2. 2.End-use metering shall not be required for fire pumps, stairwell pressurization fans or any system that operates only during testing or emergency.~~
- ~~3. 3.End-use metering shall not be required for an individual tenant space having a floor area not greater than 2,500 square feet (232 m²) where a dedicated source meter complying with Section C405.13.3 is provided.~~

TABLE C405.13.2

ELECTRICAL ENERGY USE CATEGORIES

LOAD CATEGORY	DESCRIPTION OF ENERGY USE
---------------	---------------------------

Total HVAC system	Heating, cooling and ventilation, including but not limited to fans, pumps, boilers, chillers and water heating. Energy used by 120-volt equipment, or by 208/120-volt equipment that is located in a building where the main service is 480/277-volt power, is permitted to be excluded from total HVAC system energy use.
Interior lighting	Lighting systems located within the building.
Exterior lighting	Lighting systems located on the building site but not within the building.
Plug loads	Devices, appliances and equipment connected to convenience receptacle outlets.
Process load	Any single load that is not included in an HVAC, lighting or plug load category and that exceeds 5 percent of the peak connected load of the whole building, including but not limited to data centers, manufacturing equipment and commercial kitchens.
Building operations and other miscellaneous loads	The remaining loads not included elsewhere in this table, including but not limited to vertical transportation systems, automatic doors, motorized shading systems, ornamental fountains, fireplaces, swimming pools, spas and snow-melt systems.
Electric hot water heating for uses other than space conditioning	Electricity used to generate hot water. Exception: Electric water heating with design capacity that is less than 10 percent of the building service rating.

C405.13.3 Electrical meters.

Meters or other measurement devices required by this section shall be configured to automatically communicate energy consumption data to the data acquisition system required by Section C405.13.4. Source meters shall be allowed to be any digital-type meter. Lighting, HVAC or other building systems that can self-monitor their energy consumption shall be permitted instead of meters. Current sensors shall be permitted, provided that they have a tested accuracy of ± 2 percent. Required metering systems and equipment shall have the capability to provide at least hourly data that is fully integrated into the data acquisition system and graphical energy report in accordance with Sections C405.13.4 and C405.13.5. Nonintrusive load monitoring (NILM) packages that extract energy consumption data from detailed electric waveform analysis shall be permitted to substitute for individual meters if the equivalent data is available for collection in Section C405.13.4 and reporting in Section C405.13.5.

C405.13.4 Electrical energy data acquisition system.

A data acquisition system shall have the capability to store the data from the required meters and other sensing devices for a minimum of 36 months. The data acquisition system shall have the capability to store real-time energy consumption data and provide hourly, daily, monthly and yearly logged data for each end-use category required by Section C405.13.2. The data acquisition system shall have the capability of providing *building* total peak electric demand and the time(s) of day and time(s) per month at which the peak occurs. Peak demand shall be integrated over the same time period as the underlying whole-building meter reading rate.

C405.13.5 Graphical energy report.

A permanent and readily available reporting mechanism shall be provided in the *building* for access by *building* operation and management personnel. The reporting mechanism shall have the capability to graphically provide the energy consumption for each end-use category required by Section C405.13.2 not less than every hour, day, month and year for the previous 36 months.

C405.13.6 Renewable energy.

On-site renewable energy sources shall be metered with no less frequency than nonrenewable energy systems in accordance with Section C405.13.3.

C405.13.7 Nonelectrical energy submetering.

For all nonelectrical energy supplied to the *building* and its associated site that serves the *building* and its occupants, submeters or other measurement devices shall be provided to collect energy consumption data for each end-use category required by Section C405.13.8.

Exceptions:

1. 1.HVAC and water heating equipment serving only an individual *dwelling unit* shall not require end-use submetering.
2. 2.End-use submetering shall not be required for fire pumps, stairwell pressurization fans or any system that operates only during testing or emergency.
3. 3.End-use submetering shall not be required for an individual tenant space having a floor area not greater than 2,500 square feet (232 m²) where a dedicated source meter complying with Section C405.13.9 is provided.
4. 4.Equipment powered primarily by solid fuels serving loads other than *building* heating and service water heating loads.

C405.13.8 End-use nonelectrical submetering categories.

Submeters or other *approved* measurement devices shall be provided to collect energy use data for each end-use category indicated in Table C405.13.8. Where multiple submeters are used to measure any end-use category, the data acquisition system shall total all of the energy used by that category. Not more than 5 percent of the design load for each of the end-use categories indicated in Table C405.13.8 shall be permitted to be from a load that is not within that category.

TABLE C405.13.8

NONELECTRICAL ENERGY USE CATEGORIES

END-USE CATEGORY	DESCRIPTION OF END USE
Total HVAC system	Heating and cooling systems, including but not limited to boilers, chillers and furnaces. District heating and cooling energy entering the building's distribution system shall be monitored at the point of entry to the building distribution system.
Process loads	Any single load that is not included in the HVAC or service water heating categories where the rated fuel gas or fuel oil input of the load and that is not less than 5 percent of the sum of the rated fuel gas or fuel oil input of all monitored equipment, including but not limited to manufacturing equipment, process equipment, commercial kitchens, and commercial laundry equipment.
Other miscellaneous loads	The remaining loads not included elsewhere in this table, including but not limited to fireplaces, swimming pools, spas, gas lighting, and snow melt systems.
Service water heating	Fuel used to heat potable water. Exception: Water heating with design capacity that is less than 10 percent of the sum of the rated fuel gas or fuel oil input of all monitored equipment.

C405.13.9 Nonelectrical submeters.

Submeters or other measurement devices required by this section shall be configured to automatically communicate energy consumption data to the data acquisition system required by Section C405.13.10. Source submeters shall be allowed to be any digital-type meter that can provide a digital output to the data acquisition system. Required submetering systems and equipment shall be fully integrated into the data acquisition system and graphical energy report that updates at least hourly in accordance with Sections C405.13.10 and C405.13.11.

C405.13.10 Nonelectrical energy data acquisition system.

A data acquisition system shall have the capability to store the data from the required submeters and other sensing devices for not less than 36 months. The data acquisition system shall have the capability to store real time energy consumption data and provide hourly, daily, monthly and yearly logged data for each end use category required by Section C405.13.8. The data acquisition system shall have the capability of providing building total nonelectrical peak demand and the time(s) of day and time(s) per month at which the peak occurs. Where applicable as determined by the authority having jurisdiction (AHJ), peak demand shall be integrated over the same time period as the underlying whole building meter reading rate.

C405.13.11 Graphical energy report.

A permanent and readily accessible reporting mechanism shall be provided in the *building* that is accessible by building operation and management personnel. The reporting mechanism shall have the capability to graphically provide the nonelectrical energy consumption for each end use category required by Section C405.13.8 not less than every hour, day, month and year for the previous 36 months. The graphical report shall incorporate natural gas interval data from the submeter or the ability to enter gas utility bills into the report.

Justification: 2024 IECC C405.13 Proposed Change – A postulate against implementation.

This proposal is based on the assumption that the City of Phoenix wants to be known as a business friendly city. One way this can be achieved is by the establishment of practical building codes that focus on public safety, rather than unrelated requirements that have no benefit to the citizens of the City and add a cost burden to the conforming business or property owner.

This electrical system requirement offers little benefit to unsophisticated owners uninterested in the minute detail of the energy consumption of their building. Owners that have concerns about their own energy consumption and related costs will be interested in energy monitoring already but only to a level that matches their budgets. The requirements of this section are extremely costly to the initial construction, potentially by hundreds of thousands of dollars in addition to the additional design related costs.

A Code with an implementation cost to the building owner of this magnitude unrelated to Public Safety should not be accepted without extensive debate and wide-eyed review by all effected parties. This Code section is nearly a copy of the California Energy Code (Title 24 Vol. 6) mandates which started 15 years ago.

Looking at the construction cost budget on projects I have been involved with for prisons, Highway Patrol buildings, City, County, and State government buildings, libraries, etc. have all been struggling with construction budget issues only being hampered by burdening mandates. This section of the Code is one of those mandates, reconfigured by the ICC using nearly identical language.

If a business chooses to be more energy conscious, the proposed code change (deletion) will not prevent implementing a more stringent requirement on themselves. For other businesses that do not have the same environmental concerns there would be no penalty.

I have lived and worked in Phoenix all my life and am sorry to see this level of mandate even being considered for this great town. This is effectively an anti-business proposal. We are saying, "You don't know how to run your business; we know what is best for you." It would seem a deterrent rather than an invitation to come do business here. Maybe a little less big brother and more of "Hey, we want to partner with you for your success."

If you are unaware, here are the impacts, electrically:

- Energy meters (apart from the utility meters we already have available to us doing the same thing) for the power supplied to the site and all related buildings, electrical apparatus, site lighting. The power companies do not give out free power, so there is already a meter covering all this.
- Next the energy usages are broken down into sub uses which each require sub-metering. See Table C405.13.2. This lists out “Load Categories” as follows:
 - Total HVAC Systems (so this is every AC unit, supply and exhaust fan, Energy Recovery Unit, boiler, chiller, pump, water heating for space conditioning)
 - Interior Lighting (All.)
 - Exterior Lighting (All. Interestingly enough, we could calculate this with just the electrical site plan and the fixture data and the hours of operation. What is the point of metering? Who is going to turn off the lighting to save energy over and above site security? Guarantee this will be reversed once the first crime spree occurs)
 - Plug loads (These are all the receptacle devices you plug anything into 15-60 amp receptacles throughout the building. These loads are variable in the fact the items are “plugged” in and may or may not be there from one day to the next)
 - Process Load (This is all the rest of the loads within the building that are not in the above categories, oh but exempted as long as it is below 5% of the total building peak connected load – what is this exactly? The NEC does not attempt to calculate this value and has multiple factors to increase and decrease loads to conclude what its compliance value should be. An example of this is the receptacle load that looks at each receptacle as 180 VA (watts essentially) of load and recognizes that not all receptacles are used. This metering requirement appears to introduce a new set of calculations that sums up all the loads that are in the building as the “connected load” and assumes all are on at once making up a “peak” load, certainly will never be more than that!).
 - Building Operations and other misc. loads (essentially the elevators, escalators, automatic doors, motorized shades, fountains, pools, spas, fireplaces, snow melt systems are all included, but there could be more if you have them. You will just know.)
- Electrical hot water heating for uses other than space conditioning (but only if the electric water heater is rated greater than 10% of the building service rating, otherwise not)

As is made evident by this list, there are many segregations in the system that when implemented, dictate many meters. To minimize the metering challenges, the loads are typically grouped into the above categories to be metered by a single feeder with a meter on that supply. That can get you down to a (7) sub meters. Making it a total of (8) because you still need a main system meter. Remember the utility meter is not good enough here.

This differs from normal distribution in that there are usually larger panels feeding an area with sub panels supplied out of them into subsequent smaller areas. This is beneficial for load management and voltage drop management and has been the design style since the beginning of modern electrical distributions. Westinghouse published books on these concepts starting in the 1940's and the IEEE has enshrined distribution methods in their literature as well.

To accomplish this metering requirement in C405.13 is no small feat. There will be additional panels needed to meet the required load segregation described for metering. You can't get around it. It is only a matter of how many you can avoid adding.

Looking at the only other current solution for load segregation involves metered breakers. This is a system that uses the traditional panel distribution methods and then applies a metering node to each breaker. The nodes are gathered into a common system, and each node is assigned a load type corresponding to this aforementioned table. This is a metering system and normally is standalone apart from the Building Automation System. This, as you can imagine, is a high end system with a related high end expense. Yet at some point, it is more cost effective than adding a whole lot of panels.

In C405.13.3 Electrical Meters, it mentions the use of non-intrusive Load Monitoring (NILM) technology. In researching this technology, I found various documentation on the technology but no systems. It appears the US Dept of Energy Pacific Northwest National Laboratory was compiling data on the use of the technology up until 2016 where they were attempting to establish standards for the products to meet. It is unclear what this product's availability is. If, and when this technology comes to market, it appears to use electrical impulse and wave signatures in the power system to determine the type of equipment present. It uses this information to disaggregate the loads into each respective load type. In this case, there would not be a need for dedicated meters or metered breakers; just several of these NILM devices applied at strategic points in the electrical distribution system to extract the data. This means it would be retrofittable system for any building.

Indirect effects of implementation:

- Increased Building Safety Department plan review time to assure design compliance for addressing load segregations, load calculations for limitations, added panels, metering components.
- Increased Building Safety inspection time to assure actual compliance for load segregations, additional panels, metering systems.
- Added complexity in building electrical systems creating an ongoing cost to the Owner. It is my opinion this decreases building safety by complications in power distribution.

Real world issues:

The presence of the metering systems does not mean they will be used for anything. I have seen such systems in place but when attempting to get data from the system for electrical analysis, it was unavailable, not working, or never set up to fully function or record data. These requirements to put in the sophisticated equipment are insufficient to get results hoped for without the necessary follow up and ongoing maintenance. Unless the owner intends to use the system, it will likely be set aside shortly after installation. Any benefits that might be gained will be lost.

When the building owner wants to handle this level of sophisticated building management, they will hire facilities personnel with higher skill levels to accomplish it or hire outside third parties to gather and manage the data. This is an ongoing operational cost to that building owner. As a result, it is a personal decision by that management team. Without this level of buy-in, there will be no ongoing implementation.

Rather than mandate this metering be part of the Owners program, it would be far more effective to allow the owner to do the math, determine the ROI for the particular system selected to meet their particular desired end, and implement that system. This section is full of too many mandates that drive design. This in turn drives up cost for everyone. At some point, we must ask ourselves, what is the purpose of this requirement? Can't economics drive the results instead of the City Codes?

Recommendation:

Strike 2024 IECC C405.13 from adoption based on the above arguments.

Striking this provision for metering has no effect on the plan review, inspections, or design community. It shows Phoenix is willing to maintain a logical approach to energy conservation while retaining a business friendly environment. It means there will be no related workload burden placed on the Electrical Plans Reviewers or Electrical Inspector. There will be no need for plan review fee increases to the public related to this issue.

Note: This amendment was reviewed by the 2024 National Electrical Code Committee and recommended to be Approved as Modified.

Cost Impact: Cost reduction.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 1/16/2025
☐ Approved as submitted ☒ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/06/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Energy Conservation Code (IECC)
Chapter 4 [CE], Section C405.15

Submitted by: National Electrical Code Committee

C405.15 Reserved

This section is deleted in its entirety.

Note: The corresponding requirements in ASHRAE 90.1 10.5.1 Renewable Energy Resources is also deleted in its entirety.

C405.15 Renewable energy systems.

~~Buildings in Climate Zones 0 through 7 shall comply with Sections C405.15.1 through C405.15.4.~~

C405.15.1 On-site renewable energy systems.

~~Buildings shall be provided with on-site renewable electricity generation systems with a direct current (DC) nameplate power rating of not less than 0.75 watts per square foot (8.1 W/m²) multiplied by the sum of the gross conditioned floor area of all floors, not to exceed the combined gross conditioned floor area of the three largest floors.~~

~~Exceptions: The following buildings or building sites shall comply with Section C405.15.2:~~

- ~~1. A building site located where an unshaded flat plate collector oriented toward the equator and tilted at an angle from horizontal equal to the latitude receives an annual daily average incident solar radiation less than 1.1 kBtu/ft² per day (3.5 kWh/m²/day).~~
- ~~2. A building where more than 80 percent of the roof area is covered by any combination of permanent obstructions such as, but not limited to, mechanical equipment, vegetated space, access pathways or occupied roof terrace.~~
- ~~3. Any building where more than 50 percent of the roof area is shaded from direct beam sunlight by natural objects or by structures that are not part of the building for more than 2,500 annual hours between 8:00 a.m. and 4:00 p.m.~~
- ~~4. A building with gross conditioned floor area less than 5,000 square feet (465 m²).~~

C405.15.2 Off-site renewable energy.

~~Buildings that qualify for one or more of the exceptions to Section C405.15.1 or do not meet the requirements of Section C405.15.1 with an on-site renewable energy system shall procure off-site renewable electrical energy, in accordance with Sections C405.15.2.1 and C405.15.2.2, that shall be not less than the total off-site renewable electrical energy determined in accordance with Equation 4-11.~~

$$\text{TRE}_{\text{off}} = (\text{REN}_{\text{off}} \times 0.75 \text{ W/sqft} \times \text{FLRA} - \text{IRE}_{\text{on}}) \times 15 \quad \text{Equation 4-11}$$

where:

~~TRE_{off} = Total off-site renewable electrical energy in kilowatt-hours (kWh) to be procured in accordance with Table C405.15.2.~~

~~REN_{off} = Annual off-site renewable electrical energy from Table C405.15.2, in units of kilowatt-hours per watt of array capacity.~~

~~FLRA = The sum of the gross conditioned floor area of all floors not to exceed the combined floor area of the three largest floors.~~

IRE on = Annual on-site renewable electrical energy generation of a new on-site renewable energy system, to be installed as part of the building project, whose rated capacity is less than the rated capacity required in Section C405.15.1.

TABLE C405.15.2

ANNUAL OFF-SITE RENEWABLE ENERGY REQUIREMENTS

CLIMATE ZONE	ANNUAL OFF-SITE RENEWABLE ELECTRICAL ENERGY (kWh/W)
1A, 2B, 3B, 3C, 4B and 5B	1.75
0A, 0B, 1B, 2A, 3A and 6B	1.55
4A, 4C, 5A, 5C, 6A and 7	1.35

C405.15.2.1 Off-site procurement.

The building owner, as defined in the International Building Code, shall procure and be credited for the total amount of off-site renewable electrical energy, not less than required in accordance with Equation 4-11, with one or more of the following:

1. Physical renewable energy power purchase agreement.
2. Financial renewable energy power purchase agreement.
3. Community renewable energy facility.
4. Off-site renewable energy system owned by the building property owner.
5. Renewable energy investment fund.
6. Green retail tariff.

The generation source shall be located where the energy can be delivered to the building site by any of the following:

1. Direct connection to the off-site renewable energy facility.
2. The local utility or distribution entity.
3. An interconnected electrical network where energy delivery capacity between the generator and the building site is available.

C405.15.2.2 Off-site contract.

The renewable energy shall be delivered or credited to the building site under an energy contract with a duration of not less than 10 years. The contract shall be structured to survive a partial or full transfer of ownership of the building property.

C405.15.3 Renewable energy certificate (REC) documentation.

The property owner or owner's authorized agent shall demonstrate that where renewable energy certificates (RECs) or energy attribute certificates (EACs) are associated with on-site and off-site renewable energy production required by Sections C405.15.1 and C405.15.2, all of the following criteria for RECs and EACs shall be met:

1. The RECs and EACs are retained and retired by or on behalf of the property owner or tenant for a period of not less than 15 years or the duration of the contract in Section C405.15.2.2, whichever is less.
2. The RECs and EACs are created within a 12-month period of the use of the REC.
3. The RECs and EACs are from a generating asset placed in service not more than 5 years before the issuance of the certificate of occupancy.

C405.15.4 Renewable energy certificate purchase.

A building that qualifies for one or more of the exceptions to Section C405.15.1, and where it can be demonstrated to the code official that the requirements of Section C405.15.2 cannot be met, the building owner shall contract the purchase of renewable electricity products before the

~~certificate of occupancy is issued. The purchase of renewable electricity products shall comply with the Green-e Energy National Standard for renewable electricity products equivalent to five times the amount of total off-site renewable energy calculated in accordance with Equation 4-11.~~

Justification: 2024 IECC C405.15 requires on-site renewable electricity generation systems to be installed on **ALL** commercial buildings. If the buildings qualify for one or more of the exceptions to Section C405.15.1 or do not meet the requirements of Section C405.15.1 with an on-site renewable energy system, the building owner is mandated to procure off-site renewable electrical energy in an amount equivalent to **15** times the on-site amount. This is illustrated in the following calculations based on the formulas stated in the respective code sections.

C405.15.1

On-site renewable energy required = $(1.75\text{KWh/W} \times 0.75\text{W/sqft} \times \text{sqft of gross conditioned floor area})$

C405.15.2

Off-site renewable energy contract required = $(1.75\text{KWh/W} \times 0.75\text{W/sqft} \times \text{sqft of gross conditioned floor area} - \text{on-site installed KWh/yr}) \times 15$

The owner is required to obtain the off-site renewable energy by entering into a contract with a duration of not less than 10 years. Furthermore, the contract is required to survive a partial or full transfer of ownership of the building property.

The intent of the International Energy Conservation Code is to promote the efficient **use** of energy. This is accomplished by requiring the components and systems (insulation, fenestration, heating / cooling systems, water heating, lighting, etc.) that are installed in a building to be energy efficient. Although not related to life safety, the goal of this intent is appropriate as it is applied to the items of the building that are requisite to a habitable space.

However, C405.15 goes well beyond this intent and imposes a heavy-handed mandate that the building owner must either purchase and install an on-site renewable electricity **generation** system or face a draconian penalty of procuring contracted off-site generated renewable electrical energy, sized at 15 times the on-site system size, for a minimum of 10 years. If the building owner needed to sell the building during the contract period, the building would include an encumbrance of this contract that would apply to the prospective owner that may hinder the owner's ability to sell the property. This is not an appropriate or reasonable requirement to force the building owner (current and future) to purchase a generation system product that they had no intention of installing or face a 10 year penalty.

This amendment recommends removing this requirement by striking C405.15 in its entirety.

Cost Impact: Cost reduction

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 1/29/2025
☐ No action taken

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 03/06/2025
☐ No action taken

Development Advisory Board (DAB)

Date: 04/22/2025

<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee			Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action			Date:
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

DRAFT



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Energy Conservation Code (IECC)
Chapter 1 [RE], Sections R101 – R110**

Submitted by: International Energy Conservation Code Committee

Notes:

1. For reserved sections herein, refer to the amendments and requirements in Chapter 1 of the International Building Code for these code requirements.
2. For sections that remain unchanged from base code, the term “see this section of the 2024 IECC” shall refer to the unchanged base code.

SECTION R101 - SCOPE AND GENERAL REQUIREMENTS

R101.1 Title.

This code shall be known as the International Energy Conservation Code as amended by the City of Phoenix of [name of jurisdiction] and shall be cited as such. It is referred to herein as “this code.” These regulations are one document of the overall Phoenix Building Construction Code as defined by the adopting ordinance.

R101.2 Scope.

This code applies to the design and construction of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) and Group R-2, R-3 and R-4 buildings three stories or less in height above *grade plane*. Group R-2, when defined as a Residential Building by section R202, shall have the option of complying under the Commercial Provisions of the code, regardless of height. Once defined as such on the submittal documents, all components of the Commercial Provisions shall be followed.

R101.2.1 Appendices. – See this section of the 2024 IECC

R101.3 Intent. – See this section of the 2024 IECC

R101.4 Compliance.

Residential buildings shall meet the provisions of IECC—Residential Provisions. *Commercial buildings* shall meet the provisions of IECC—Commercial Provisions. Group R-2, when defined as a Residential Building by section R202, shall have the option of complying under the Commercial Provisions of the code, regardless of height. Once defined as such on the submittal documents, all components of the Commercial Provisions shall be followed.

R101.4.1 Compliance materials. – See this section of the 2024 IECC

SECTION R102 - APPLICABILITY – Reserved, except as noted below

R102.1.1 Mixed residential and commercial buildings. – See this section of the 2024 IECC

SECTION R103 - CODE COMPLIANCE AGENCY – Reserved

SECTION R104 - ALTERNATIVE MATERIALS, DESIGN AND METHODS OF CONSTRUCTION AND EQUIPMENT – Reserved

SECTION R105 - CONSTRUCTION DOCUMENTS – Reserved

SECTION R106 - FEES – Reserved

SECTION R107 - INSPECTIONS – Reserved

SECTION R108 - NOTICE OF APPROVAL – Reserved

SECTION R109 - MEANS OF APPEALS – Reserved

SECTION R110 - STOP WORK ORDER – Reserved

Justification:

All the adopted and amended building code documents taken together are known as the Phoenix Building Construction Code. Each code document is a separate document of the Phoenix Building Construction Code. This document is the International Energy Conservation Code as Amended by the City of Phoenix. This document is intended to apply where a code or referenced standard identifies the International Energy Conservation Code as being applicable.

Allows a multi-family developer the choice between residential and commercial provisions regardless of height for multi-family construction.

The reserved provisions are contained in the Phoenix Building Construction Code – Administrative Provisions (Chapter 1 of the International Building Code).

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/30/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 03/06/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Energy Conservation Code (IECC)
Chapter 1 [RE], Section R104**

Submitted by: Home Builders Association of Central Arizona

R104.1.2 RESNET testing & inspection protocol.

The Residential Energy Services Network (RESNET) Mortgage Industry National Home Energy Rating System Standard (MINHERS) for third party testing and inspections shall be deemed to meet the requirements of sections R402.5.1, R402.5.1.2 and R403.3.7 and shall meet the following conditions:

1. Third Party Testing & Inspections shall be completed by RESNET certified Raters or Rating Field Inspectors and shall be subject to RESNET Quality Assurance Field Review Procedures.
2. Sampling in accordance with Chapter 6 of the MINHERS Standards shall be performed by Raters or Rating Field Inspectors Working under a RESNET Accredited Sampling Provider.
3. Third Party Testing is required for the following items:
 - a. R402.5.1– Building Envelope – Thermal Air Barrier Checklist
 - b. R402.5.1.2 – Testing – Air Leakage Rate
 - c. R403.3.7 – Sealing – Duct Tightness
 - d. Any other testing and inspections required under the code.
4. Alternate testing and inspection programs and protocols shall be allowed when approved by the Building Code Official.

Justification: From HBACA - This amendment was developed in collaboration between the MAG Building Codes Committee Members, SRP, APS, and the HBACA and has been adopted in many municipalities throughout the region. It is also included in MAG's Building Code Amendment and Standards Manual. Note that this proposed amendment is slightly different than the amendment adopted in 2018 and 2021 to reflect changing code sections.

Staff Committee Rationale for Recommendation: Amendment carried forward. Doesn't lower standards but allows less dwelling units to be tested.

Current disallowance of MINHERS standards for sampling of single-family homes per MINHERS addendum 78i effective January 1, 2025, subject to RESNET change.

Cost Impact: Applicant did not provide any information.

Approved in previous 2018 Code Adoption process:

☒ YES

☐ NO

ACTION TAKEN:			
2024 Code Committee		Date: 03/25/2025	
<input type="checkbox"/> Approved as submitted	<input checked="" type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee		Date: 03/27/2025	
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB)		Date: 04/22/2025	
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee		Date: 05/21/2025	
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action		Date:	
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Energy Conservation Code (IECC) Chapter 4 [RE], Section R404.1.5

Submitted by: International Residential Code Committee

R404.1.5 Gas lighting.

~~Gas-fired lighting appliances shall not be equipped with a continuous pilot and shall be equipped with an on-demand pilot, intermittent ignition or interrupted ignition as defined by ANSI Z21.20.~~

Justification: These products as described are not currently available. There is an alternate in the IFGC that has been readily available since at least 2012.

Cost Impact: No Cost Impact

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/30/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 03/06/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Energy Conservation Code (IECC)
Chapter 4 [RE], Sections R404.2 – R404.3.1**

Submitted by: International Residential Code Committee

~~R404.2 Interior lighting controls.~~

~~All permanently installed luminaires shall be controlled as required in Sections R404.2.1 and R404.2.2.~~

~~Exception: Lighting controls shall not be required for safety or security lighting.~~

~~R404.2.1 Habitable spaces.~~

~~All permanently installed luminaires in habitable spaces shall be controlled with a manual dimmer or with an automatic shutoff control that automatically turns off lights within 20 minutes after all occupants have left the space and shall incorporate a manual control to allow occupants to turn the lights on or off.~~

~~R404.2.2 Specific locations.~~

~~All permanently installed luminaires in garages, unfinished basements, laundry rooms and utility rooms shall be controlled by an automatic shutoff control that automatically turns off lights within 20 minutes after all occupants have left the space and shall incorporate a manual control to allow occupants to turn the lights on or off.~~

~~R404.3 Exterior lighting controls.~~

~~Exterior lighting controls shall comply with Section R404.3.1.~~

~~R404.3.1 Controls for individual dwelling units.~~

~~Where the total permanently installed exterior lighting power is greater than 30 watts, the permanently installed exterior lighting shall comply with the following:~~

- ~~1. Lighting shall be controlled by a manual on and off switch which permits automatic shut off actions.~~
- ~~2. Lighting shall be automatically shut off when daylight is present and satisfies the lighting needs.~~
- ~~3. Controls that override automatic shut off actions shall not be allowed unless the override automatically returns automatic control to its normal operation within 24 hours.~~

Justification: Coordinates with the 2024 amendment to N1104.2 – N1104.3.1 submitted by the International Residential Code Committee

Not all commercially available residential lights are dimmable and installing motion sensors poses safety concerns with lights going off unexpectedly, such as in bathrooms, garages, laundry rooms etc. This is typical with motion sensors if they are not installed with a high level of detailed attention paid. To achieve full range of motion sensor functionality, additional ceiling mounted sensors would be required to mitigate safety concerns especially in large spaces. These additional sensors are not readily available for residential applications, are expensive,

difficult to install in a residential application, and can be finicky at best for the intended function of this code.

The exterior lighting requirements are difficult to achieve as these control products are not readily available in the current market. Systems that do exist are expensive and complicated to install, driving up costs overall. Most commercially available residential exterior lights are already equipped with photocells, which shut the light off when daylight is sensed automatically, meeting most of the intent of this section of this code already. Additionally, most commercially available security lights contain photocells AND motion sensor capabilities.

Manufacturing incandescent lighting has not been allowed for some time now, and new/old stocks are dwindling by the day, if one can even source them anymore. The other portions of this code make the installation of incandescent lighting next to impossible to install and comply. With the code requirements for high efficiency lighting, combined with required high efficiency lighting manufacturing requirements, the market is saturated with these efficient products vastly reducing energy consumption on a large scale in alignment with the intent of this code. Implementing these code requirements proposed to strike, will not drastically increase the desired consumption reduction in any measurable way. The increased safety hazards posed do not outweigh any potential energy savings which will be minimal at best while increasing costs significantly.

This section of the code, as written, is not a building safety concern and should be optional for any homeowner/builder to pursue to their heart and pocketbook's content.

Cost Impact: Cost Reduction

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 01/29/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/06/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Energy Conservation Code (IECC)
Chapter 4 [RE], Section R402, Table R402.5.1.1**

Submitted by: Home Builders Association of Central Arizona and modified by the International Energy Conservation Code Committee

SECTION R402 BUILDING THERMAL ENVELOPE

TABLE R402.5.1.1 AIR BARRIER, AIR SEALING AND INSULATION INSTALLATION^a

COMPONENT	AIR BARRIER CRITERIA INSULATION	INSTALLATION CRITERIA
Rim joists	Rim joists shall include an air barrier. The junctions of the rim board to the sill plate and the rim board and the subfloor shall be air sealed, <u>unless the air barrier is provided elsewhere.</u>	Rim joists shall be insulated so that the insulation maintains permanent contact with the exterior rim board.

No changes to footnotes.

Justification: From NAHB - This amendment simplifies the provisions and allows the building designer the choice of selecting an air barrier based on the specific wall assembly design. Any air barrier at the rim will constitute an exterior air barrier because the rim is always located at the exterior of the structure. Having the additional word “exterior” can lead to misinterpretation that the air barrier always must be outboard of the rim joist’s exterior face. That was never the intent of the change that was approved for the 2021 and 2024 IECC as evidenced by the supporting reason statement that was included by the proponent of the change.

Examples of acceptable air barrier options that meet the intent of the code include (not an exhaustive list):

- Sealing the entire rim joist from the interior with closed-cell spray foam;
- Sealing the rim joist boundaries and joints with caulk from the interior;
- Taping or sealing the joints on the exterior face of the rim joist;
- Installing mechanically attached membrane (i.e., house wrap) taped at all seams and boundaries;
- Installing exterior rigid foam sheathing taped or sealed at all joints and boundaries;
- Installing a fluid-applied membrane on the exterior face of walls;
- Installing a peel-and-stick membrane on the exterior face of walls.

It is noted that a whole-building tightness test is required to verify the overall air tightness of the house.

Staff Committee Rationale for Recommendation: In recognition that the air barrier may be exterior to the rim board.

Cost Impact: Applicant provided no information

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 02/18/2025
☐ Approved as submitted ☒ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/06/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Fuel Gas Code (IFGC)

Section 101.1

Submitted by: International Fuel Gas Code Committee

Chapter 1 Scope and Administration

Notes:

1. For reserved sections herein, refer to the amendments and requirements in Chapter 1 of the International Building Code for these code requirements.
2. For sections that remain unchanged from base code, the term “see this section of the 2024 IFGC” shall refer to the unchanged base code.

101.1 Title

These regulations shall be known as the International Fuel Gas Code as amended by the City of Phoenix Building Code of [NAME OF JURISDICTION], hereinafter referred to as “this code.” These regulations are one document of the overall Phoenix Building Construction Code as defined by the adopting ordinance.

101.2 Scope. - see this section of the 2024 IFGC

101.2.1 Appendices. - see this section of the 2024 IFGC

101.2.2 Gaseous hydrogen systems. - see this section of the 2024 IFGC

101.2.3 Piping systems. - see this section of the 2024 IFGC

101.2.4 Gas appliances. - see this section of the 2024 IFGC

101.2.5 Systems, appliances and equipment outside the scope. - see this section of the 2024 IFGC

101.2.6 Other fuels. - see this section of the 2024 IFGC

101.3 Purpose. - see this section of the 2024 IFGC

101.4 Severability. - Reserved.

102.1 General. - Reserved.

102.2 Existing installations. - see this section of the 2024 IFGC

102.2.1 Existing buildings. - see this section of the 2024 IFGC

102.3 Maintenance. - see this section of the 2024 IFGC

102.4 Additions, alterations or repairs. - see this section of the 2024 IFGC

102.5 Change in occupancy. - see this section of the 2024 IFGC

102.6 Historic buildings. - see this section of the 2024 IFGC

102.7 Moved buildings. - see this section of the 2024 IFGC

102.8 Referenced codes and standards. - Reserved

Exception: Where enforcement of a code provision would violate the conditions of the listing of the *equipment or appliance*, the conditions of the listing and the manufacturer's installation instructions shall apply.

102.8.1 Conflicts. - Reserved.

102.8.2 Provisions in referenced codes and standards. - Reserved.

102.9 Requirements not covered by code. - see this section of the 2024 IFGC

102.10 Other laws. - Reserved.

102.11 Application of references. - see this section of the 2024 IFGC

Section 103 (IFGC) Code compliance agency - Reserved.

Section 104 (IFGC) Duties and powers of the code official - Reserved.

Section 105 (IFGC) Permits - Reserved.

Section 106 (IFGC) Construction documents - Reserved.

Section 107 (IFGC) Notice of approval - Reserved.

Section 108 (IFGC) Fees - Reserved.

Section 109 (IFGC) Service utilities - Reserved.

Section 110 (IFGC) Temporary uses, *equipment* and systems - Reserved.

Section 111 (IFGC) Inspections and testing - Reserved.

Section 112 (IFGC) Means of Appeals - Reserved.

Section 113 (IFGC) Violations - Reserved.

Section 114 (IFGC) Stop Work Order - Reserved.

Justification: All the adopted and amended building code documents taken together are known as the Phoenix Building Construction Code. Each code document is a separate document of the Phoenix Building Construction Code. This document is the International Fuel Gas Code as Amended by the City of Phoenix. This document is intended to apply where a code or referenced standard identifies the International Fuel Gas Code as being applicable.

The reserved provisions are contained in the Phoenix Building Construction Code – Administrative Provisions (Chapter 1 of the International Building Code).

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

Date: 01/15/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee

Date: 02/06/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB)

Date: 04/22/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

Date: 05/21/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action

Date:

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Fuel Gas Code (IFGC)
Section 403.11

Submitted by: International Fuel Gas Code Committee

403.11 Flanges.

Flanges and flange gaskets shall comply with Sections 403.11.1 through 403.11.7.

403.11.1 Cast iron.

Cast-iron flanges shall be in accordance with ASME B16.1

403.11.2 Steel.

Steel flanges shall be in accordance with ASME B16.5 or ASME B16.47.

403.11.3 Nonferrous.

Nonferrous flanges shall be in accordance with ASME B16.24 except *listed* components using aluminum flange connections constructed in accordance with dimensional specifications of ANSI/ASME B16.5.

403.11.4 Ductile iron.

Ductile-iron flanges shall be in accordance with ASME B16.42.

403.11.5 Raised face.

Raised face flanges shall not be joined to flat faced cast-iron, ductile-iron or nonferrous material flanges.

403.11.6 Flange facings.

~~Standard facings shall be permitted for use under this code. Where 150-pound (1034 kPa) pressure-rated steel flanges are bolted to Class 125 cast iron flanges, the raised face on the steel flange shall be removed.~~

403.11.7 Lapped flanges.

Lapped flanges shall be used only above ground or in exposed locations accessible for inspection.

Justification: Modifying the flange will void the ASME rating and the manufacturer's listing.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process:

☒ YES

☐ NO

This amendment was approved in previous code adoptions. It has subsequently been evaluated by the committee for applicability to the 2024 IFGC and carried forward as presented.

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied

Date: 12/05/2024

☐ No action taken

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied

Date: 02/06/2025

☐ No action taken

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied

Date: 04/22/2025

☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied

Date: 05/21/2025

☐ No action taken

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied

Date:

☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Existing Building Code (IEBC)
Section 101**

Submitted by: International Existing Building Code Committee

CHAPTER 1 SCOPE AND ADMINISTRATION

Notes:

1. For reserved sections herein, refer to the amendments and requirements in Chapter 1 of the International Building Code for these code requirements.
2. For sections that remain unchanged from base code, the term “see this section of the 2024 IEBC” shall refer to the unchanged base code.

101.1 Title

These regulations shall be known as the International Existing Building Code as Amended by the City of Phoenix ~~Existing Building Code~~ of [NAME OF JURISDICTION], hereinafter referred to as “this code.” These regulations are one document of the overall Phoenix Building Construction Code as defined by the adopting ordinance.

101.2 Scope. - See this section of the 2024 IEBC

101.2.1 Appendices. - See this section of the 2024 IEBC

101.2.2 Application of fire code.

Where work regulated by this code is also regulated by the construction requirements for existing buildings in Chapter 11 of the Phoenix International Fire Code, such work shall comply with applicable requirements in both codes.

101.3 Purpose. - See this section of the 2024 IEBC

101.4 Applicability. - See this section of the 2024 IEBC

101.4.1 Buildings not previously occupied. – See this section of the 2024 IEBC

101.4.2 Buildings previously occupied. - See this section of the 2024 IEBC

101.5 Safeguards during construction. - Reserved

101.6 Correction of violations of other codes. - See this section of the 2024 IEBC

Section 102 Applicability - Reserved

Section 103 Code compliance agency - Reserved

Section 104 Duties and powers of code official - Reserved

Section 105 Permits - Reserved

Section 106 Construction documents - Reserved

Section 107 Temporary uses, equipment and systems - Reserved

Section 108 Fees - Reserved

Section 109 Inspections - Reserved

Section 110 Certificate of occupancy - Reserved

Section 111 Service utilities - Reserved

Section 112 Means of appeals - Reserved

Section 113 Violations - Reserved

Section 114 Stop work order - Reserved

Section 115 Unsafe structures and equipment - Reserved

Section 116 Emergency measures - Reserved

Section 117 Demolition - Reserved

Justification: All the adopted and amended building code documents taken together are known as the Phoenix Building Construction Code. Each code document is a separate document of the Phoenix Building Construction Code. This document is the International Existing Building Code as Amended by the City of Phoenix. This document is intended to apply where a code or referenced standard identifies the International Existing Building Code as being applicable.

The reserved provisions are contained in the Phoenix Building Construction Code – Administrative Provisions (Chapter 1 of the International Building Code).

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee	Date: 01/29/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Development Advisory Board (DAB) Subcommittee	Date: 02/27/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendments to 2024 International Existing Building Code (IEBC)
Section 202**

Submitted by: International Existing Building Code Committee

SECTION 202 GENERAL DEFINITIONS

[A] HISTORIC BUILDING. Any building or structure that is one or more of the following:

1. Listed, or certified as eligible for listing, by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places, in the National Register of Historic Places.
2. Designated as historic under an applicable state or local law.
3. Certified as a contributing resource within a National Register, state designated or locally designated historic district.
4. Recommended by the City of Phoenix Historic Preservation Officer for listing on the Phoenix Historic Property Register either as an individually eligible property or as a contributing resource to an eligible historic district.

Justification: This requirement is consistent with state and federal practices where eligible historic properties are treated the same as listed properties for design review purposes.

Cost Impact: Minimal cost impact. This will reduce the financial and technical infeasibility for historic eligible projects.

Approved in previous Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee Date: 01/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Existing Building Code (IEBC)
Section 306.7.12

Submitted by: International Existing Building Code Committee

306.7.12 Toilet rooms.

Where it is *technically infeasible* to alter existing toilet rooms to be accessible, one accessible single-user toilet room or one accessible family or assisted-use toilet room constructed in accordance with Section 1110.2.1 of the *International Building Code* is permitted. This toilet room shall be located on the same floor and in the same area as the existing toilet rooms. At the inaccessible toilet rooms, directional signs indicating the location of the nearest such toilet room shall be provided. These directional signs shall include the International Symbol of Accessibility, and sign characters shall meet the visual character requirements in accordance with ICC A117.1. One of two or more fixtures (water closets and/or urinals) may be removed to create space for one wheelchair accessible toilet compartment in each existing toilet room. The resulting reduction in water closets is permitted to create a conforming wheelchair accessible toilet compartment in each existing toilet room. Alterations under this section shall not reduce other accessibility requirements including, but not limited to, required clear floor spaces and clearances.

Justification: This supports barrier removal, an important part of the ADA law.

Cost Impact: Reduced cost for compliance.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/15/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Existing Building Code (IEBC)
Section 502.3

Submitted by: International Existing Building Code Committee

[BS] 502.3 Existing structural elements carrying gravity load.

Any existing gravity load-carrying structural element for which an *addition* and its related *alterations* cause an increase in design gravity loads ~~dead, live or snow load, including snow drift effects, of more than 5 percent~~ shall be replaced or altered as needed to carry the gravity loads required by the *International Building Code* for new structures. Any existing gravity load-carrying structural element whose vertical load-carrying capacity is decreased as part of the *addition* and its related *alterations* shall be considered to be an altered element subject to the requirements of Section 503.3. Any existing element that will form part of the lateral load path for any part of the *addition* shall be considered to be an existing lateral load-carrying structural element subject to the requirements of Section 502.3.

Exceptions:

1. Buildings of Group R occupancy with not more than five dwelling or sleeping units used solely for residential purposes where the existing building and the addition together comply with the conventional light-frame construction methods of the International Building Code or the provisions of the International Residential Code.
2. Structural elements whose design gravity load combination is increased by not more than 5 percent and whose gravity load-carrying capacity has not been decreased.
Determination of the percent increase shall account for the cumulative effects of additions or alterations since original construction.

Justification: The base code requirement is that if load is increased, the member must be structurally evaluated per the current code for new structures and replaced or altered as necessary. The base code allowing up to a 5 percent increase in gravity loads is an exception. This amendment provides the necessary clarification that this is an exception, and that the exception applies to gravity load combinations, rather than individual loads. Additionally, the gravity loads listed in the base code are not comprehensive. Updating the section to apply to gravity loads, rather than a specific list of loads, leaves it to the designer to determine which loads are applicable.

Cost Impact: No Cost Impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee	Date: 01/09/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee	Date: 02/27/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Existing Building Code (IEBC)
Section 503.3**

Submitted by: International Existing Building Code Committee

[BS] 503.3 Existing structural elements carrying gravity load.

Any existing gravity load-carrying structural element for which an *alteration* causes an increase in design gravity loads ~~dead, live or snow load, including snow drift effects, of more than 5 percent~~ shall be replaced or altered as needed to carry the gravity loads required by the *International Building Code* for new structures. Any existing gravity load-carrying structural element whose gravity load-carrying capacity is decreased as part of the *alteration* shall be shown to have the capacity to resist the applicable design gravity loads ~~dead, live and snow loads including snow drift effects~~ required by the *International Building Code* for new structures.

Exceptions:

1. Buildings of Group R occupancy with not more than five dwelling or sleeping units used solely for residential purposes where the altered building complies with the conventional light-frame construction methods of the International Building Code or the provisions of the International Residential Code.
2. Buildings in which the increased dead load is due entirely to the addition of a second layer of roof covering weighing 3 pounds per square foot (0.1437 kN/m²) or less over an existing single layer of roof covering.
3. Structural elements whose design gravity load combination is increased by not more than 5 percent and whose gravity load-carrying capacity has not been decreased.
Determination of the percent increase shall account for the cumulative effects of additions or alterations since original construction.

Justification: The base code requirement is that if load is increased, the member must be structurally evaluated per the current code for new structures and replaced or altered as necessary. The base code allowing up to a 5 percent increase in gravity loads is an exception. This amendment provides the necessary clarification that this is an exception, and that the exception applies to gravity load combinations, rather than individual loads. Additionally, the gravity loads listed in the base code are not comprehensive. Updating the section to apply to gravity loads, rather than a specific list of loads, leaves it to the designer to determine which loads are applicable.

Cost Impact: No Cost Impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 01/09/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025

<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee			Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action			Date:
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

DRAFT



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Existing Building Code (IEBC)
Section 706.2

Submitted by: International Existing Building Code Committee

[BS] 706.2 Addition or replacement of roofing or replacement of equipment.

Any existing gravity load-carrying structural element for which an *alteration* causes an increase in design gravity loads ~~dead, live or snow load, including snow drift effects, of more than 5 percent~~ shall be replaced or altered as needed to carry the gravity loads required by the *International Building Code* for new structures.

Exceptions:

1. Buildings of Group R occupancy with not more than five dwelling or sleeping units used solely for residential purposes where the altered building complies with the conventional light-frame construction methods of the International Building Code or the provisions of the International Residential Code.
2. Buildings in which the increased dead load is due entirely to the addition of a second layer of roof covering weighing 3 pounds per square foot (0.1437 kN/m²) or less over an existing single layer of roof covering.
3. Structural elements whose design gravity load combination is increased by not more than 5 percent and whose gravity load-carrying capacity has not been decreased.
Determination of the percent increase shall account for the cumulative effects of additions or alterations since original construction.

Justification: The base code requirement is that if load is increased, the member must be structurally evaluated per the current code for new structures and replaced or altered as necessary. The base code allowing up to a 5 percent increase in gravity loads is an exception. This amendment provides the necessary clarification that this is an exception, and that the exception applies to gravity load combinations, rather than individual loads. Additionally, the gravity loads listed in the base code are not comprehensive. Updating the section to apply to gravity loads, rather than a specific list of loads, leaves it to the designer to determine which loads are applicable.

Cost Impact: No Cost Impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee	Date: 01/09/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Development Advisory Board (DAB) Subcommittee	Date: 02/27/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Existing Building Code (IEBC)
Section 805.2**

Submitted by: International Existing Building Code Committee

[BS] 805.2 Addition or replacement of roofing or replacement of equipment.

Any existing gravity load-carrying structural element for which an *alteration* causes an increase in design gravity loads ~~dead, live or snow load, including snow drift effects, of more than 5 percent~~ shall be replaced or altered as needed to carry the gravity loads required by the *International Building Code* for new structures. Any existing gravity load-carrying structural element whose gravity load-carrying capacity is decreased as part of the *alteration* shall be shown to have the capacity to resist the applicable design gravity loads ~~dead, live and snow loads, including snow drift effects,~~ required by the *International Building Code* for new structures.

Exceptions:

1. Buildings of Group R occupancy with not more than five dwelling or sleeping units used solely for residential purposes where the altered building complies with the conventional light-frame construction methods of the International Building Code or the provisions of the International Residential Code.
2. Buildings in which the increased dead load is attributable to the addition of a second layer of roof covering weighing 3 pounds per square foot (0.1437 kN/m²) or less over an existing single layer of roof covering.
3. Structural elements whose design gravity load combination is increased by not more than 5 percent and whose gravity load-carrying capacity has not been decreased.
Determination of the percent increase shall account for the cumulative effects of additions or alterations since original construction.

Justification: The base code requirement is that if load is increased, the member must be structurally evaluated per the current code for new structures and replaced or altered as necessary. The base code allowing up to a 5 percent increase in gravity loads is an exception. This amendment provides the necessary clarification that this is an exception, and that the exception applies to gravity load combinations, rather than individual loads. Additionally, the gravity loads listed in the base code are not comprehensive. Updating the section to apply to gravity loads, rather than a specific list of loads, leaves it to the designer to determine which loads are applicable.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 01/09/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB)		Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied <input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee		Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied <input type="checkbox"/> No action taken
City Council Action		Date:
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied <input type="checkbox"/> No action taken

DRAFT



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Existing Building Code (IEBC)
Section 1103.1**

Submitted by: International Existing Building Code Committee

[BS] 1103.1 Additional Gravity Loads

Any existing gravity load-carrying structural element for which an *addition* and its related *alterations* cause an increase in design gravity loads ~~dead, live or snow load, including snow drift effects, of more than 5 percent~~ shall be replaced or altered as needed to carry the gravity loads required by the *International Building Code* for new structures. Any existing gravity load-carrying structural element whose gravity load-carrying capacity is decreased as part of the *addition* and its related *alterations* shall be considered to be an altered element subject to the requirements of Section 805.2. Any existing element that will form part of the lateral load path for any part of the addition shall be considered to be an existing lateral load-carrying structural element subject to the requirements of Section 1103.2.

Exceptions:

1. Buildings of Group R occupancy with not more than five dwelling units or sleeping units used solely for residential purposes where the existing building and the addition together comply with the conventional light-frame construction methods of the International Building Code or the provisions of the International Residential Code.
2. Structural elements whose design gravity load combination is increased by not more than 5 percent and whose gravity load-carrying capacity has not been decreased.
Determination of the percent increase shall account for the cumulative effects of additions or alterations since original construction.

Justification: The base code requirement is that if load is increased, the member must be structurally evaluated per the current code for new structures and replaced or altered as necessary. The base code allowing up to a 5 percent increase in gravity loads is an exception. This amendment provides the necessary clarification that this is an exception, and that the exception applies to gravity load combinations, rather than individual loads. Additionally, the gravity loads listed in the base code are not comprehensive. Updating the section to apply to gravity loads, rather than a specific list of loads, leaves it to the designer to determine which loads are applicable.

Cost Impact: No cost Impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 01/09/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB)		Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied <input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee		Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied <input type="checkbox"/> No action taken
City Council Action		Date:
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied <input type="checkbox"/> No action taken

DRAFT



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendments to 2024 International Existing Building Code (IEBC) Section 1201.1.1

Submitted by: International Existing Building Code Committee

1201.1 Scope.

This chapter is intended to provide means for the preservation of *historic buildings*. *Historic buildings* shall comply with the provisions of this chapter relating to their *repair*, *alteration*, relocation and *change of occupancy*.

1201.1.1 Preliminary meeting. If an applicant requests that a building meet the requirements of this chapter and the project is a project involving *alterations* and/or a *change of occupancy*, then the Planning and Development Department shall offer a preliminary meeting with the applicant upon payment of a fee as set forth in Appendix A.2 of Phoenix City Code, prior to the submission of a permit application. The preliminary meeting shall, to the extent possible, include the officials responsible for permit approval and enforcement with respect to the Phoenix Building Construction Code, Phoenix Fire Code and historic preservation ordinances.

Justification: This allows applicants to meet with the City to discuss code application for historic buildings and allows for greater collaboration between plan review sections in the processing of permit applications.

Cost Impact: Minimal cost impact. The objective of this meeting is to identify proactively all the code, technical and policy requirements as early as feasible.

Approved in previous Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 1/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendments to 2024 International Existing Building Code (IEBC)
Section 1201.4**

Submitted by: International Existing Building Code Committee

[BS] 1201.4 Flood hazard areas. In *flood hazard areas*, if all proposed work, including *repairs*, work required because of a *change of occupancy*, and *alterations*, constitutes *substantial improvement*, then the *existing building* shall comply with Section 1612 of the *International Building Code*, or Section R306 of the *International Residential Code*, as applicable.

Exception: If a *historic building* will continue to be a *historic building* after the proposed work is completed, then the proposed work is not considered a *substantial improvement*. For the purposes of this exception, a *historic building* is any of the following:

1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places.
2. Determined by the Secretary of the U.S. Department of Interior to contribute to the historical significance of a registered historic district or a district preliminarily determined to qualify as a historic district.
3. Designated as historic under a state or local historic preservation program that is approved by the Department of the Interior.
4. Determined to be eligible for listing in a local historic property register, either individually or as a contributor to a historic district, by a local historic preservation program approved by the Department of the Interior.

Justification: This requirement is consistent with state and federal practices where eligible historic properties are treated the same as listed properties for design review purposes. Phoenix's historic preservation program is approved by the department of the interior.

Cost Impact: This cost-saving measure is intended to reduce the financial and technical infeasibility for projects.

Approved in previous Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee Date: 01/22/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/27/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendments to 2024 International Existing Building Code (IEBC) Section 1201.6

Submitted by: International Existing Building Code Committee

1201.6 Energy efficiency. Exterior alterations to a *historic building* shall be exempt from the provisions of the International Energy Conservation Code. New construction within designated historic districts shall be subject to the provisions of the International Energy Conservation Code.

Justification: Maintaining the original exterior materials of a historic building is important for a building to retain its historic status.

Cost Impact: This cost-saving measure is intended to reduce the financial and technical infeasibility of energy upgrades to the entire building.

Approved in previous Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendments to 2024 International Existing Building Code (IEBC) Section 1202.2

Submitted by: International Existing Building Code Committee

1202.2 Repair and Replacement.

Repair and replacement of existing or missing features using original materials shall be permitted. Partial replacement for *repairs* that match the original in configuration, height, and size shall be permitted. Glazing is subject to the requirements of Section 1203.8. Replacement glazing in hazardous locations shall comply with the safety glazing requirements of Chapter 24 of the *International Building Code*.

Exception: Glass block walls, louvered windows, and jalousies repaired with like materials.

Justification: This requirement was previously amended in the 2018 IEBC section 1202.2, and is consistent with departmental policies.

Cost Impact: This cost-saving measure is intended to reduce the financial and technical infeasibility of uncomplicated projects.

Approved in previous Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/29/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board Technical Subcommittee Date: 02/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendments to 2024 International Existing Building Code (IEBC) Section 1203.3

Submitted by: International Existing Building Code Committee

1203.3 Means of egress and emergency escape and rescue.

Where, in the opinion of the *code official*, there is sufficient width and height for a person to pass through the opening or traverse the means of egress, existing window and door openings, and corridor and stairway widths are not required to meet the widths required by the International Building Code or this code. Where approved by the *code official*, the front or main exit doors need not swing in the direction of the path of exit travel, provided that other approved means of egress having sufficient capacity to serve the total occupant load are provided.

Justification: This requirement was previously amended in the 2018 IEBC section 1203.3, and is consistent with departmental policies. This clarifies that this sections also applies to emergency escape and rescue openings.

Cost Impact: This cost-saving measure is intended to reduce the financial and technical infeasibility for projects.

Approved in previous Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/29/2025

Development Advisory Board Technical Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/27/2025

Development Advisory Board

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendments to 2024 International Existing Building Code (IEBC) Section 1204.6

Submitted by: International Existing Building Code Committee

1204.6 Means of egress and emergency escape and rescue.

Existing window and door openings and corridor and stairway widths less than those that would be acceptable for nonhistoric buildings under these provisions shall be *approved*, provided that, in the opinion of the *code official*, there is sufficient width and height for a person to pass through the opening or traverse the exit and that the capacity of the exit system is adequate for the occupant load, or where other operational controls to limit occupancy are *approved* by the *code official*.

Justification: This requirement was previously amended in 2018 IEBC section 1204.6, and is consistent with departmental policies. This clarifies that this sections also applies to emergency escape and rescue openings.

Cost Impact: This cost-saving measure is intended to reduce the financial and technical infeasibility for projects.

Approved in previous Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/29/2025

Development Advisory Board Technical Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/27/2025

Development Advisory Board

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendments to 2024 International Existing Building Code (IEBC) Section 1204.14

Submitted by: International Existing Building Code Committee

1204.14 Natural light.

Where it is determined by the *code official* and the *historic preservation officer* that compliance with the natural light requirements of Section 1010.1 will lead to loss of historic character or historic materials in the building, the existing level of natural lighting shall be considered to be acceptable.

Justification: This requirement was previously amended in 2018 IEBC section 1204.14, and is consistent with departmental policies. The Historic Preservation Officer is a better authority for determining loss of historic character.

Cost Impact: This cost-saving measure is intended to reduce the financial and technical infeasibility for projects.

Approved in previous Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/29/2025

Development Advisory Board Technical Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/27/2025

Development Advisory Board

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Swimming Pool and Spa Code (ISPSC)
Chapter 1**

Submitted by: International Swimming Pool and Spa Code Committee

CHAPTER 1 SCOPE AND ADMINISTRATION

Notes:

1. For reserved sections herein, refer to the amendments and requirements in Chapter 1 of the International Building Code for these code requirements.
2. For sections that remain unchanged from base code, the term “see this section of the 2024 ISPSC” shall refer to the unchanged base code.

101.1 Title. These regulations shall be known as the International Swimming Pool and Spa Code of as amended by the City of Phoenix, herein after referred to as “this code.” These regulations are one document of the overall Phoenix Building Construction Code as defined by the adopting ordinance.

101.2 Scope. - See this section of the 2024 ISPSC

101.2.1 Appendices. - See this section of the 2024 ISPSC

101.2.2 Flotation tanks. - See this section of the 2024 ISPSC

101.3 Purpose. - See this section of the 2024 ISPSC

101.4 Severability. - Reserved

Section 102 Applicability

102.1 General. - Reserved

102.2 Existing installations. - See this section of the 2024 ISPSC

102.3 Maintenance. - See this section of the 2024 ISPSC

102.4 Alterations or repairs. - See this section of the 2024 ISPSC

102.5 Historic buildings. - See this section of the 2024 ISPSC

102.6 Moved pools and spas. - See this section of the 2024 ISPSC

102.7 Referenced codes and standards. - Reserved.

102.8 Requirements not covered by code. - See this section of the 2024 ISPSC

102.9 Other laws. - Reserved.

102.10 Application of references. - Reserved.

Section 103 Code compliance agency – Reserved

Section 104 Duties and powers of the code official – Reserved

Section 105 Permits - Reserved

Section 106 Temporary structures, equipment and systems - Reserved

Section 107 Construction documents - Reserved

Section 108 Notice of approval - Reserved

Section 109 Fees - Reserved

Section 110 Service utilities - Reserved

Section 111 Inspections - Reserved

Section 112 Means of appeals - Reserved

Section 113 Violations - Reserved

Section 114 Stop work order - Reserved

Justification: All the adopted and amended building code documents taken together are known as the Phoenix Building Construction Code. Each code document is a separate document of the Phoenix Building Construction Code. This document is the International Swimming Pool and Spa Code as Amended by the City of Phoenix. This document is intended to apply where a code or referenced standard identifies the International Swimming Pool and Spa Code as being applicable.

The reserved provisions are contained in the Phoenix Building Construction Code – Administrative Provisions (Chapter 1 of the International Building Code).

Cost Impact: No cost impact

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 01/15/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/20/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Swimming Pool and Spa Code (ISPSC) Chapter 2	
Submitted by: International Swimming Pool and Spa Code Committee	
Section 202 Definitions	
RESIDENTIAL SWIMMING POOL (RESIDENTIAL POOL). A pool intended for use, that is accessory to a residential setting and available only to the household and its guests <u>including any structure intended for swimming or recreational bathing that contains water over 18 inches (457.2mm) deep. This includes in-ground, above ground and on ground swimming pools, hot tubs, spas, and fixed in place wading pools. All</u> Other pools shall be considered to be public pools for the purpose of this code.	
Justification: The added text enhances this important definition and keeps us in line with previous code language. 18 inch depth is in accordance with A.R.S., Section 36-1681.	
Cost Impact: No cost impact.	
Approved in previous 2018 Code Adoption process: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
ACTION TAKEN:	
2024 Code Committee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 01/23/2025 <input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 03/20/2025 <input type="checkbox"/> No action taken
Development Advisory Board (DAB) <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 04/22/2025 <input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 05/21/2025 <input type="checkbox"/> No action taken
City Council Action <input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: <input type="checkbox"/> No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Swimming Pool and Spa Code (ISPSC) Section 305.1	
Submitted by: International Swimming Pool and Spa Code Committee	
305.1 General. The provisions of this section shall apply to the design of barriers for restricting entry into areas having pools and spas. Where spas or hot tubs are equipped with a lockable safety cover complying with ASTM F1346 and swimming pools are equipped with a powered safety cover that complies with ASTM F1346, the areas where those spas, hot tubs or pools are located shall not be required to comply with Sections 305.2 through 305.7. <u>It is the responsibility of the property owner and any other person in responsible charge of a swimming pool to ensure that the required swimming pool barrier, including all gates, doors, locks, latches, and other portions of the barrier are maintained safe and in good working order at all times. No person shall alter or remove any portion of a swimming pool barrier except to repair, reconstruct, or replace the barrier in compliance with the provisions of this section. All barriers shall be installed, inspected, and approved prior to plastering or filling with water.</u>	
Justification: This paragraph was located in section AG105.2 of the IRC Appendix G. It provides important information for the pool owner and should be included in the new ISPSC.	
Cost Impact: No cost impact.	
Approved in previous 2018 Code Adoption process: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
ACTION TAKEN:	
2024 Code Committee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 01/23/2025 <input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 03/20/2025 <input type="checkbox"/> No action taken
Development Advisory Board (DAB) <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 04/22/2025 <input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 05/21/2025 <input type="checkbox"/> No action taken
City Council Action <input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: <input type="checkbox"/> No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Swimming Pool and Spa Code (ISPSC) Section 305.2.1	
Submitted by: International Swimming Pool and Spa Code Committee	
305.2.1. (1) Barrier height and clearances. Barrier heights and clearances shall be in accordance with all of the following:	
1. The top of the barrier shall be not less than 48 inches (1219 mm) <u>60 inches (1524 mm)</u> above grade where measured on the side of the barrier that faces away from the pool or spa. Such height shall exist around the entire perimeter of the barrier and for a distance of 3 feet (914 mm) measured horizontally from the outside of the required barrier.	
Justification: The provision for the required pool barrier fence height was set at five feet in the previous 2012 IRC, Appendix G. This is in accordance with A.R.S. § 36-1681 and City of Phoenix Ordinance G 3316, adopted on May 4, 1990.	
Cost Impact: No cost impact.	
Approved in previous 2018 Code Adoption process: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
ACTION TAKEN:	
2024 Code Committee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 02/14/2025 <input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 03/20/2025 <input type="checkbox"/> No action taken
Development Advisory Board (DAB) <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 04/22/2025 <input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 05/21/2025 <input type="checkbox"/> No action taken
City Council Action <input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: <input type="checkbox"/> No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Swimming Pool and Spa Code (ISPSC) Section 305.2.8	
Submitted by: International Swimming Pool and Spa Code Committee	
305.2.8 Chain link dimensions. The maximum opening formed by a chain link fence shall be not more than 1 ¾ inches (44 mm). Where the fence is provided with slats fastened at the top and bottom that reduce the openings, such openings shall be not greater than 1 ¾ inches (44 mm). <u>The mesh shall not be less than 11 wire gauge.</u>	
Justification: The provision for chain link wire gauge was in the 2012 IRC Appendix G.	
Cost Impact: No cost impact.	
Approved in previous 2018 Code Adoption process: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
ACTION TAKEN:	
2024 Code Committee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 01/15/2025 <input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 03/20/2025 <input type="checkbox"/> No action taken
Development Advisory Board (DAB) <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 04/22/2025 <input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 05/21/2025 <input type="checkbox"/> No action taken
City Council Action <input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: <input type="checkbox"/> No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Swimming Pool and Spa Code (ISPSC)
Section 305.3.2**

Submitted by: International Swimming Pool and Spa Code Committee

305.3.2 Double or multiple doors and gates.

~~Double Doors and gates or multiple doors and gates.~~ If a set of double doors and gates or multiple doors and gates are the only access to the yard where the pool is located, they shall have not fewer than one leaf secured in place and the adjacent leaf shall be self-closing and be secured with a self-latching device.

The gate and barrier shall not have openings larger than 1 /2 inch (12.7 mm) within 18 inches (457 mm) of the latch release mechanism. The self-latching device shall comply with the requirements of Section 305.3 If a pedestrian gate is present in conjunction with the double or multiple gates, the double or multiple gates need not be self-closing or self-latching and shall be equipped with a padlock or similar locking device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:

- A. The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate, and
- B. The gate and barrier shall have no opening greater than 0.5 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

Justification: The 2012 IRC, Appendix G, section AG 105.2.8 did not address RV type double gates as being required to meet section AG 105.2 (1) through (7). (Self-closing, self-latching, etc.) This clarifies that it is necessary if it is the only gate to the yard area with the pool. The second paragraph is taken from the 2012 IRC, Appendix G with added clarification to exclude RV type gates if there is also a pedestrian gate present that meets the 2024 ISPSC section 305.3.

Cost Impact: Minimal cost impact. Some cost may be realized to properly equip an RV type gate if required.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee Date: 01/16/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/20/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Swimming Pool and Spa Code (ISPSC)
Section 305.4

Submitted by: International Swimming Pool and Spa Code Committee

305.4 Structure wall as a barrier.

Where a wall of a dwelling or structure serves as part of the barrier and where doors, gates or windows provide direct access to the pool or spa through that wall, one of the following shall be required:

- ~~1. Operable windows having a sill height of less than 48 inches (1219 mm) above the indoor finished floor, doors and gates shall have an alarm that produces an audible warning when the window, door or their screens are opened. The alarm shall be listed and labeled as a water hazard entrance alarm in accordance with UL 2017.~~
1. The pool shall be equipped with a key operated powered safety cover in compliance with ASTM F1346. The keyed pool cover switch shall be located not less than 54 inches (1372 mm) above the floor adjacent ground level and where the entire pool cover can be visually inspected; or
- ~~2. In dwellings not required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located at not less than 54 inches (1372 mm) above the finished floor.~~
2. All doors leading from the dwelling unit or guest room, directly into a yard with a swimming pool, shall swing away from the pool, shall be self-closing and self-latching, and shall be equipped with a locking device. The release mechanism for the latch or a secondary locking device, shall be located not less than 54 inches (1372 mm) above the floor. A locking latch which uses a key, electronic opener, or integral combination lock may be located at any height on the door. Sliding doors shall not form any part of a required barrier unless the self-closing and self-latching mechanism is specifically approved.
- ~~3. In dwellings that are required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1219 mm) above the finished floor.~~
3. Multi panel sliding doors or walls shall meet the requirements of ISPSC 305.4.2. or shall be secured in place by a permanent fastening method that requires a tool to remove. If a sliding door or panel is the only door to the pool area it shall meet the requirements of ISPSC 305.4.2.
- ~~4. In structures other than dwellings, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1220 mm) above the finished floor.~~
4. Windows used for emergency escape or rescue which face into a yard with a swimming pool shall be equipped with a latching device located not less than 54 inches (1372 mm) above the floor. All other operable dwelling unit windows facing into a yard with a swimming pool shall be equipped with a screwed in place wire mesh screen, a keyed lock that prevents opening the window more than 4 inches (102 mm), or a latching device not less than 54 inches (1372 mm) above the floor.

<p>5. A safety cover that is listed and labeled in accordance with ASTM F1346 is installed for the pools and spas.</p> <p>6. An approved means of protection, such as self-closing doors with self-latching devices, is provided. Such means of protection shall provide a degree of protection that is not less than the protection afforded by Item 1 or 2.</p>	
<p>Justification: The ISPSC allows audible alarms as part of the barrier system which was not acceptable in the previously adopted 2012 IRC Appendix G. This provision for house barriers was in the previous Appendix G.</p>	
<p>Cost Impact: Minimal cost impact. Some cost may be realized to properly equip and RV type gate, if required.</p>	
<p>Approved in previous 2018 Code Adoption process: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>	
<p>ACTION TAKEN:</p>	
<p>2024 Code Committee Date: 01/23/2025</p> <p><input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken</p>	
<p>Development Advisory Board (DAB) Subcommittee Date: 03/20/2025</p> <p><input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken</p>	
<p>Development Advisory Board (DAB) Date: 04/22/2025</p> <p><input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken</p>	
<p>Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025</p> <p><input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken</p>	
<p>City Council Action Date:</p> <p><input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken</p>	



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Swimming Pool and Spa Code (ISPSC)
Section 305.9**

Submitted by: International Swimming Pool and Spa Code Committee

305.9 Barrier exceptions.

1. For portable spas and or hot tubs with a safety cover which complies with ASTM F 1346, as listed in Section 305.4.2 shall be exempt from the provisions of this section.
2. For spas and hot tubs, a hard safety cover which is latched or locked may be used provided the spa or hot tub is not more than 8 feet (2.44 m) in width at any point.
3. Existing swimming pools located on a one-family dwelling property on or before May 4, 1990, need not be retroactively fitted with a barrier between the dwelling and the pool provided all occupants of the dwelling are at least six years of age or older. All other portions of the swimming pool barrier separating properties shall be installed and maintained as required by Section 105.2.

Exception:

1. This exception does not eliminate an owner's responsibility for providing a temporary barrier or otherwise physically restricting visiting children's direct access from the dwelling to the swimming pool.
2. This exception shall expire and the required permanent barrier shall be retroactively installed between the dwelling and the swimming pool whenever:
 - a. One or more children under six years of age become occupants of the property.
 - b. There is a change of use or character to the primary building occupancy on the property.
 - c. A new pool or spa is being installed on the same property including spa additions to the existing swimming pool or alterations to the existing pool that change size or shape.
 - d. Alterations to existing buildings: New work that changes an existing element of the pool barrier (whether the barrier is compliant or not) shall meet the current barrier requirements of Section 305.

Justification: This section is not included in the 2018 ISPSC, however it was part of Appendix G in the 2012 IRC. A new section 305.8 is added to the 2018 ISPSC to allow for this text. This language is added to provide an exception to barriers for pools constructed prior to May 4, 1990, in accordance with City of Phoenix Ordinance G-3316.

Cost Impact: Minimal cost impact. There could be a minor increase in cost for homes that do not have barriers present, depending on barrier type affected.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee	Date: 01/23/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Development Advisory Board (DAB) Subcommittee	Date: 03/20/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Swimming Pool and Spa Code (ISPSC) Section 307.2.2

Submitted by: International Swimming Pool and Spa Code Committee

307.2.2 Materials and structural design.

Pools and spas shall conform to one or more of the standards indicated in Table 307.2.2. The structural design of pools and spas shall be in accordance with the International Building Code or the International Residential Code, as applicable in accordance with Section 102.7.1 of this code.

Exception: ~~Pools and spas constructed with reinforced concrete or reinforced shotcrete with a~~ A minimum compressive strength of 2,500 pounds per square inch (175.8 kg/cm²) shall be permitted for all reinforced concrete and reinforced shotcrete pools and spas when as designed by a design professional *registered design professional* and approved by the building official. ~~shall be permitted.~~

Justification:

This amendment clarifies that concrete shall be designed to comply with ACI 318 but allows an exception for a reduced minimum required compressive strength for pools and spas.

Cost Impact: Minimal cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 01/24/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/20/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Swimming Pool and Spa Code (ISPSC)
Section 411.1.4**

Submitted by: International Swimming Pool and Spa Code Committee

411.1.4 Pools greater than ~~30~~ 20 feet wide.

Swimming pools greater than ~~30 (9144mm)~~ 20 feet (6096 mm) in width shall be provided with entries and exits on each side of the deep area of the pool. The entries and exits on the sides of the deep area of a pool shall be located not more than 82 feet (25 m) apart.

Justification: This change maintains consistency with the Maricopa County Environmental Health Code, Chapter VI, Section 6: Public Swimming Pools.

Cost Impact: Minimal cost impact. For some pools, this may increase cost by the addition of a ladder for egress.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/24/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 03/20/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)

Section 101.1

Submitted by: International Plumbing Code Committee

CHAPTER 1 SCOPE AND GENERAL REQUIREMENTS

Notes:

1. For reserved sections herein, refer to the amendments and requirements in Chapter 1 of the International Building Code for these code requirements.
2. For sections that remain unchanged from base code, the term “see this section of the 2024 IPC” shall refer to the unchanged base code.

101.1 Title

These regulations shall be known as the International Plumbing Code as amended by the City of Phoenix Building Code of [NAME OF JURISDICTION], hereinafter referred to as “this code.”
These regulations are one document of the overall Phoenix Building Construction Code as defined by the adopting ordinance.

101.2 Scope. - See this section of the 2024 IPC

101.2.1 Appendices. - See this section of the 2024 IPC

101.3 Purpose. - See this section of the 2024 IPC

101.4 Severability. - Reserved.

102.1 General. - Reserved.

102.2 Existing installations. - See this section of the 2024 IPC

102.3 Maintenance. - See this section of the 2024 IPC

102.4 Additions, alterations or repairs. - See this section of the 2024 IPC

102.5 Change in occupancy. - See this section of the 2024 IPC

102.6 Historic buildings. - See this section of the 2024 IPC

102.7 Moved buildings. - See this section of the 2024 IPC

102.8 Referenced codes and standards. - Reserved

102.8.1 Conflicts. - Reserved.

102.8.2 Provisions in referenced codes and standards. - Reserved.

102.9 Requirements not covered by code. - See this section of the 2024 IPC

102.10 Other laws. - Reserved.

102.11 Application of references. - Reserved.

SECTION 103 CODE COMPLIANCE AGENCY - Reserved.

SECTION 104 DUTIES AND POWERS OF THE CODE OFFICIAL - Reserved.

SECTION 105 PERMITS - Reserved.

SECTION 106 CONSTRUCTION DOCUMENTS - Reserved.

SECTION 107 NOTICE OF APPROVAL - Reserved.

SECTION 108 FEES - Reserved.

SECTION 109 SERVICE UTILITIES - Reserved.

SECTION 110 TEMPORARY USES, EQUIPMENT AND SYSTEMS - Reserved.

SECTION 111 INSPECTIONS AND TESTING - Reserved.

SECTION 112 MEANS OF APPEALS - Reserved.

SECTION 113 BOARD OF APPEALS - Reserved.

SECTION 114 VIOLATIONS - Reserved.

SECTION 115 STOP WORK ORDER - Reserved.

Justification: All the adopted and amended building code documents taken together are known as the Phoenix Building Construction Code. Each code document is a separate document of the Phoenix Building Construction Code. This document is the International Plumbing Code as Amended by the City of Phoenix. This document is intended to apply where a code or referenced standard identifies the International Building Code as being applicable.

The reserved provisions are contained in the Phoenix Building Construction Code – Administrative Provisions (Chapter 1 of the International Building Code).

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

Date: 01/28/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee

Date: 02/06/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB)		Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied <input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee		Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied <input type="checkbox"/> No action taken
City Council Action		Date:
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied <input type="checkbox"/> No action taken

DRAFT



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)

Section 202

Submitted by: International Plumbing Code Committee

202 GENERAL DEFINITIONS

GREASE INTERCEPTOR

Gravity. Plumbing appurtenances of not less than 500 gallons (1893 L) capacity that are installed in the sanitary drainage system to intercept free-floating fats, oils and grease from wastewater discharge. Separation is accomplished by gravity during a retention time of not less than 30 minutes approved by the Authority Having Jurisdiction.

Justification: City of Phoenix Water Department's Office of Environmental Programs and surrounding cities use a minimum 12-minute retention time. The additional requirements establish construction parameters for interceptors.

Cost Impact: Minimal cost impact. This amendment reduces cost. Adopting a 30-minute retention time would increase the size of required grease interceptors, adding extra expense to the purchase and installation of gravity grease interceptors. The additional requirements are carried over from 2018 UPC.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied

Date: 01/25/2025

☐ No action taken

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied

Date: 02/06/2025

☐ No action taken

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied

Date: 04/22/2025

☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied

Date: 05/21/2025

☐ No action taken

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied

Date:

☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)

Section 202 (GRD)

Submitted by: International Plumbing Code Committee

202 GENERAL DEFINITIONS

GREASE REMOVAL DEVICE, AUTOMATIC (GRD). A plumbing appurtenance that is installed in the sanitary drainage system to intercept free-floating fats, oils and grease from wastewater discharge. Such a device operates on a time-or event-controlled basis and has the ability to remove free-floating fats, oils and grease automatically without intervention from the user except for maintenance. These devices must be able to perform as a gravity interceptor if mechanical or electrical power is lost, and provide continuous separation.

Justification: Some grease removal devices rely on moving parts and electricity to separate grease from the waste stream. This amendment requires that if moving parts break down or electrical power is lost the device will still be able to operate as a passive device and prevent grease from entering the sewer system.

Cost Impact: Minimal cost impact. This disallows some types of devices, so the remaining options may be more expensive.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 12/19/2024
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/06/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)

Section 312.11.2

Submitted by: International Plumbing Code Committee

SECTION 312 TESTS AND INSPECTIONS

312.11.2 Testing.

Reduced pressure principle, double check, pressure vacuum breaker, reduced pressure detector fire protection, double check detector fire protection, and spill-resistant vacuum breaker backflow preventer assemblies and hose connection backflow preventers shall be tested at the time of installation, immediately after repairs or relocation and at least annually. ~~The testing procedure shall be performed in accordance with one of the following standards ASSE 5013, ASSE 5015, ASSE 5020, ASSE 5047, ASSE 5048, ASSE 5052, ASSE 5056, CSA B64.10 or CSA B64.10.1. Testing gauges shall comply with ASSE 1064.~~ Testing or maintenance shall be performed by a certified backflow assembly tester or repairer in accordance with ASSE Series 5000, or otherwise approved by the Authority Having Jurisdiction.

Justification:

1. Allows the AHJ the ability to use the test procedures outlined in the most current edition of the USC Foundation for Cross-Connection Control and Hydraulic Research Manual of Cross-Connection Control, mandated by State Rule R18-4-215 and Phoenix City Code Chapter 37, Article XII. Backflow Prevention.
2. Mirrors identical requirements found in 2018 UPC Section 603.2 "Approval of Devices" or Assemblies.

Cost Impact: Minimal cost increase.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	Date: 01/02/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Development Advisory Board (DAB) Subcommittee	Date: 02/06/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC) Section 403.2

Submitted by: International Plumbing Code Committee

403.2 Separate facilities.

Where plumbing fixtures are required, separate toilet facilities shall be provided for each sex.

Exceptions:

1. Separate toilet facilities shall not be required for dwelling units and sleeping units.
2. Separate toilet facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer.
3. Separate toilet facilities shall not be required in mercantile *occupancies* in which the maximum occupant load is 50 400 or fewer.
4. Separate toilet facilities shall not be required in business *occupancies* in which the maximum occupant load is 25 50 or fewer.
5. Separate toilet facilities shall not be required to be designated by sex where single-user toilet rooms are provided in accordance with Section 403.1.2.
6. Separate toilet facilities shall not be required where rooms having both water closets and lavatory fixtures are designed for use by all persons regardless of sex and privacy is provided for water closets in accordance with Section 405.3.4 and for urinals in accordance with Section 405.3.5.

Justification: These revisions are made to provide consistency between the 2024 UPC section 422.2, 2024 IBC section 2902.2 and the 2024 IPC to allow for small business and mercantile occupancies to provide a single toilet facility for up to 50 occupants.

Cost Impact: Cost savings and increases will vary.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/09/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/06/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)

Section 410.2

Submitted by: International Plumbing Code Committee

410.2 Small occupancies.

Drinking fountains shall not be required for an occupant load of ~~45~~ 50 or fewer.

Justification: This amendment is made to provide a relief to small businesses from the cost of installing drinking fountains, but also to save the physical space they would take up.

Cost Impact: Minimal cost impact. Cost savings.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/16/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/06/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC) Section 424.2

Submitted by: International Plumbing Code Committee

424.2 Substitution for water closets.

In each bathroom or toilet room, urinals shall not be substituted for more than 67 percent of the required water closets for males according to Table 403.1 in assembly and educational occupancies. Urinals shall not be substituted for more than 50 percent of the required water closets for males according to Table 403.1 in all other occupancies.

Justification: These revisions are made to provide consistency between the UPC and IPC and the minimum plumbing fixture table that is found in the 2024 International Building Code.

Cost Impact: Minimal cost impact. The cost increase will be greater for assembly and educational occupancies.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/16/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/06/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Plumbing Code (IPC)
Section 604.4

Submitted by: International Plumbing Code Committee

604.4 Maximum flow and water consumption.

The maximum water consumption flow rates and quantities for all plumbing fixtures and fixture fittings shall be in accordance with Table 604.4(1).

Exceptions: Situations meeting exceptions 1 through 5 are not required to comply with Table 604.4(1) nor Table 604.4(2). Situations meeting exceptions 6 through 12 shall comply with Table 604.4(2).

1. Blowout design water closets having a water consumption not greater than 3 1/2 gallons (13 L) per flushing cycle.
2. Vegetable sprays.
3. Clinical sinks having a water consumption not greater than 4 1/2 gallons (17 L) per flushing cycle.
4. Service sinks.
5. Emergency showers.
6. The building does not have a demand recirculation water system and includes one or more centralized potable water-heater systems serving two or more dwelling units or sleeping units.
7. The building is more than six (6) stories above grade plane or is more than ten (10) stories.
8. The building is larger than 50,000 ft² (5000 m²) and contains one or more potable water booster pumps.
9. The building is a facility where 5 or more people, excluding staff, receive custodial care or medical care on a 24-hour basis.
10. The building contains one or more areas for the purpose of surgery, or for housing or treating occupants receiving treatment for burns, chemotherapy for cancer, or solid organ transplantation or bone marrow transplantation.
11. The building contains areas for the purpose of housing or treating people that are immunocompromised, are taking drugs that weaken the immune system, have renal disease, diabetes, or chronic lung disease.
12. The plumbing fixtures serve a space whose primary purpose is housing occupants under the age of 2 years or over the age of 65 years.

TABLE 604.4 (1)
MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURE FITTINGS

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY ^b
Lavatory, private	<u>1.5</u> 2-2 gpm at 60 psi
Lavatory, public (metering)	0.25 gallon per metering cycle
Lavatory, public (other than metering)	0.5 gpm at 60 psi
Shower head ^{a,c}	2.0 gpm at 80 psi
Sink faucet	<u>1.5</u> 2-2 gpm at 60 psi
Urinal	<u>0.5</u> 4-0 gallon per flushing cycle
Water closet	<u>1.28</u> 4-6 gallon per flushing cycle

For SI: 1 gallon = 3.785 L, 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.

- a. A hand-held shower spray is a shower head.
- b. Consumption tolerances shall be determined from referenced standards.
- c. Shower heads shall comply with all requirements for high-efficiency showerheads in ASME A112.18.1-2020/CSA B125.1.

TABLE 604.4 (2)
MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURE FITTINGS

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY ^b
<u>Lavatory, private</u>	<u>2.2</u> gpm at 60 psi
<u>Lavatory, public (metering)</u>	<u>0.25</u> gallon per metering cycle
<u>Lavatory, public (other than metering)</u>	<u>0.5</u> gpm at 60 psi
<u>Shower head ^{a,c}</u>	<u>2.0</u> gpm at 80 psi
<u>Sink faucet</u>	<u>2.2</u> gpm at 60 psi
<u>Urinal</u>	<u>1.0</u> gallon per flushing cycle
<u>Water closet</u>	<u>1.6</u> gallon per flushing cycle

For SI: 1 gallon = 3.785 L, 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.

- a. A hand-held shower spray is a shower head.
- b. Consumption tolerances shall be determined from referenced standards.
- c. Shower heads shall comply with all requirements for high-efficiency showerheads in ASME A112.18.1-2020/CSA B125.1.

Justification: Per Council Resolution 22129, “A Resolution Addressing the Future Water Consumption of New Development”, Section 2.2.b.i., staff will propose updates to the Building Code for water efficiency standards that would be consistent with water usage best practices. The proposed changes are consistent with the current EPA Water Sense standards.

Exceptions 6 through 12: During review of these proposed changes, it was identified that some situations could potentially be at higher risk of waterborne pathogens where the length of piping in the building was particularly long, due to the decay of disinfectant with time. Higher flow rates help move this water through the system faster, allow less time for disinfectant decay. Additionally, some populations are at higher risk for these pathogens, and they are the reason for some of the other exceptions. See ASHRAE Standard 188, and ASHRAE Standard 514, ASHRAE Guideline 12, NASEM Consensus Report on the Management of Legionella in Building Water Systems, and ASPE Engineering Methodologies to Reduce the Risk of Legionella in Premise Plumbing Systems Design Guide.

Note: Phoenix City Code Chapter 37, Article 3, pertaining to large water users, greater than 250,000 gallons per day, sec. 37-52-02.

Cost Impact: Minimal cost impact. These proposed fixture standards are consistent with most of the fixtures available on the market.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 03/19/2025
☐ Approved as submitted ☒ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendments to 2024 International Plumbing Code (IPC)

Section 605.25

Submitted by: International Plumbing Code Committee

605.25 Non-Metallic Potable Water Pipe, Fittings, and Valves

Non-Metallic potable water pipe, fittings, and valves shall not be exposed in exterior outdoor locations. Components of the exterior exposed potable water system shall be metallic only and approved metallic materials, fittings, and valves are listed in IPC Table 605.3, IPC Table 605.4, IPC Table 605.5, and IPC Table 605.6.

Justification: Due to extreme exterior summer weather conditions, all nonmetallic potable water pipe, fittings, and valves shall be prohibited from areas of direct sunlight, such as roofs, ground surfaces, and exterior wall locations. Nonmetallic pipe, fittings, and valves would be subjected to extreme exterior heat and will soften and sag between pipe supports. In addition, exposure to UV rays from the sun will cause the pipe to become brittle and be subjected to fracture and breakage when placed under stress or strain. Both conditions will lead to water breaks and failures with the likely result of heavy property damage.

Cost Impact: Minimal. This amendment increases the initial construction cost. This amendment reduces the cost associated with future water breaks, property damage, and personal financial liability.

Approved in previous Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/15/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/06/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)

Section 608.7.2

Submitted by: International Plumbing Code Committee

SECTION 608

PROTECTION OF POTABLE WATER SUPPLY

608.7 Cross connection control.

Cross connections shall be prohibited, except where *approved* backflow prevention assemblies, backflow prevention devices or other means or methods are installed to protect the potable water supply.

608.7.1 Private water supplies.

Cross connections between a private water supply and a potable public supply shall be prohibited.

608.7.2 Secondary backflow protection.

The following activities or facilities shall have a Secondary Reduced Pressure Principle Backflow Prevention assembly installed as close as practicable to each point of service delivery: Hospitals, surgical clinics, medical buildings, laboratories, morgues, mortuaries, veterinary hospitals, animal grooming shops, industrial occupancies, packing plants, slaughter houses, chemical plants, municipal waste treatment facilities, auxiliary water systems, construction water services or as otherwise listed in the most current edition of Phoenix City Code Chapter 37 ARTICLE XII. Backflow Prevention.

Note: Multiple water services which are interconnected onsite shall be provided with not less than a Double Check Valve Assembly at each service connection.

Justification: ADEQ, Maricopa County and City of Phoenix Water Department all require secondary protection for the services cited.

Cost Impact: Yes there will be a cost increase due to the requirement for an additional backflow preventer. This amendment carries over from previous code cycles.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/23/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/06/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025

<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action			Date:
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

DRAFT



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Plumbing Code (IPC)
Section 608.8.1**

Submitted by: International Plumbing Code Committee

608.8 Valves and outlets prohibited below grade.

Potable water outlets and combination stop-and-waste valves shall not be installed underground or below grade. A freezeproof yard hydrant that drains the riser into the ground shall be considered as having a stop-and-waste valve below grade.

Exception: Freezeproof yard hydrants that drain the riser into the ground shall be permitted to be installed, provided that the potable water supply to such hydrants is protected in accordance with ~~Section 608.14.2 or 608.14.5~~ ASSE 1057 Freeze Resistant Sanitary Yard Hydrant with Backflow Protection, and the hydrants and the piping from the backflow preventer to the hydrant are identified in accordance with Section 608.9.

608.8.1 Prohibited Locations.

Backflow prevention devices shall not be installed in pits, underground vaults, or submerged locations.

Justification:

1. Phoenix City Code Chapter 37-144 (d) regarding backflow assembly accessibility and testing presents design constraints for adequate clearance and drainage in a proposed vault installation. Proposed vault dimensions typically restrict full accessibility to all parts of an assembly.
2. Eliminates the possibility of installing a backflow prevention assembly in a pit or vault.
3. Reflects installation drawings shown in City of Phoenix Standard Details P1351 through P1355.
4. Corresponds to manufacturer's installation instructions which restrict underground installations to AHJ approval.
5. Above ground installation assures that Fire Department personnel have visual access to fire line backflow prevention assembly shut off valves and verifies that the assembly OS&Y (outside stem & yoke) shut-off valves are open by presence of a rising stem.

Cost Impact: Minimal cost impact. Requires compliance with ASSE 1057 instead of the other standards in Section 608.14.2 or 608.14.5.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/23/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/06/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee			Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action			Date:
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

DRAFT



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)

Section 608.15.3

Submitted by: International Plumbing Code Committee

608.15 Location of backflow preventers.

Access shall be provided to backflow preventers as specified by the manufacturer's instructions.

608.15.1 Outdoor enclosures for backflow prevention devices.

Outdoor enclosures for backflow prevention devices shall comply with ASSE 1060.

608.15.2 Protection of backflow preventers.

Backflow preventers shall not be located in areas subject to freezing except where they can be removed by means of unions or are protected from freezing by heat, insulation or both.

608.15.2.1 Relief port piping.

The termination of the piping from the relief port or *air gap* fitting of a backflow preventer shall discharge to an *approved* indirect waste receptor or to the outdoors where it will not cause damage or create a nuisance. The indirect waste receptor and drainage piping shall be sized to drain the maximum discharge flow rate from the relief port as published by the backflow preventer manufacturer.

608.15.3 Access and clearance.

Access and clearance shall be provided for the required testing, maintenance, and repair. Access and clearance shall be in accordance with manufacturer's instructions, and not less than 12 inches between the lowest portion of the assembly and grade, floor, or platform. Elevated installations that exceed 5 feet above the floor or grade shall be provided with a platform capable of supporting a tester or maintenance person. Secondary backflow assemblies shall be installed above ground, as close as practicable to the point of service delivery. A minimum 3-foot (914 mm) clear space shall be maintained for testing, maintenance, and repair.

Justification:

1. Inserts code language regarding elevated installations.
2. Clarifies that secondary backflow prevention assemblies shall be installed above ground.
3. Clarifies the minimum required clearance dimensions for secondary backflow prevention assemblies.
4. Coordinates with Phoenix Fire Code requirements for access to fire protection equipment.

Cost Impact: Yes due to more labor intensive requirements.

Approved in previous 2018 Code Adoption process: <input checked="checked" type="checkbox"/> YES <input type="checkbox"/> NO	
ACTION TAKEN:	
2024 Code Committee <input checked="checked" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 01/23/2025 <input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee <input checked="checked" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 02/06/2025 <input type="checkbox"/> No action taken
Development Advisory Board (DAB) <input checked="checked" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 04/22/2025 <input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee <input checked="checked" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 05/21/2025 <input type="checkbox"/> No action taken
City Council Action <input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: <input type="checkbox"/> No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Plumbing Code (IPC)
Section 704.1**

Submitted by: International Plumbing Code Committee

704.1 Slope of horizontal drainage piping.

Horizontal drainage piping shall be installed in uniform alignment at uniform slopes. The slope of a horizontal drainage pipe shall be not less than that indicated in Table 704.1 except that where the drainage piping is upstream of a grease interceptor, the slope of the piping shall be not less than 1/4 inch per foot (2-percent slope).

**TABLE 704.1
SLOPE OF HORIZONTAL DRAINAGE PIPE**

SIZE (inches)	MINIMUM SLOPE (inch per foot)
2½ or less	1/4 ^a
3 to 6	1/8 ^a
8 or larger	1/16 ^a

For SI: 1 inch = 25.4 mm, 1 inch per foot = 83.33 mm/m.

a. Slopes for piping draining to a grease interceptor shall comply with Section 704.1.

Exception: The Authority Having Jurisdiction may approve a lesser slope for building sewers in lieu of a sewage ejector or pumping station when a registered engineer or architect certifies the building sewer design and its installation, and when the building owner agrees in writing under notary to accept the lesser slope. The minimum slope permitted shall be calculated from Manning's Formula using a coefficient roughness of 0.013 and a sewage velocity of 2 feet per second. See chart below for calculated pipe slope and flow. (Arizona Administrative Code, R18-9-E301 Paragraph D, 2.e).

**Manning's Formula Solution - Friction Factor =
013**

Pipe Size (inches)	Slope (%)	Velocity (ft/s)	Full Flow Rate (cfs)	Full Flow Rate (GPM)	Full Flow Rate (GPD)	1/2 Full Flow Rate (GPM)
4	0.85	2.01	0.18	79	113,410	39
6	0.50	2.02	0.40	178	256,451	89
8	0.33	2.00	0.70	313	450,954	157
10	0.25	2.01	1.10	492	708,085	246
12	0.20	2.03	1.59	715	1,029,85	358
15	0.15	2.04	2.50	1,123	1,617,13	561
16	0.15	2.13	2.97	1,334	1,920,75	667

A low slope sewer certificate of compliance is required to be provided to the code official for designs and installations that utilize this exception.

Justification: This amendment adds the option of using a lesser slope for building sewers based on engineering calculations. The owner will be required to sign under notary that they have accepted the lesser slope. The registrant shall certify the design and final installation.

Cost Impact: This amendment will reduce the costs associated with the previous approval process for low slope sewer installations.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/15/2025
☐ Approved as submitted ☒ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/13/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC) Section 803.1

Submitted by: International Plumbing Code Committee

803.1 Neutralizing device required for corrosive wastes.

Corrosive liquids, spent acids or other harmful chemicals that destroy or injure a drain, sewer, soil or waste pipe, or create noxious or toxic fumes or interfere with the sewage treatment processes shall not be discharged into the plumbing system without being thoroughly ~~diluted~~, neutralized, or treated by passing through an *approved* ~~dilution or~~ neutralizing device. Such devices shall be ~~automatically~~ provided with a sufficient supply of ~~diluting water or~~ neutralizing medium so as to make the contents noninjurious before discharge into the drainage system. The nature of the corrosive or harmful waste and the method of its treatment ~~or dilution~~ shall be *approved* prior to installation.

Justification: Diluting chemical wastes is prohibited by the Clean Water Act, 40 CFR, 403.6 (d).

Cost Impact: Minimal Cost Impact. This requires neutralizing mediums in lieu of dilution.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/25/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/06/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)

Section 1003.2

Submitted by: International Plumbing Code Committee

1003.2 Approval.

The size, type and location of each interceptor and of each separator shall be designed and installed in accordance with the manufacturer's instructions and the requirements of this section based on the anticipated conditions of use the Authority Having Jurisdiction. Wastes that do not require treatment or separation shall not be discharged into any interceptor or separator.

Justification: Phoenix City Code Section 28-13 gives approval authority for all interceptors to the Director of Water Services. This code change is an administrative change to clarify approval authority for these devices in the International Plumbing Code.

Cost Impact: Minimal cost impact. Restricts the types of interceptors to those only approved by the Director of the Water Services Department.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/25/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/06/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)

Section 1003.3.1

Submitted by: International Plumbing Code Committee

1003.3.1 Grease interceptors and automatic grease removal devices required.

A grease interceptor or automatic grease removal device shall be required to receive the drainage from fixtures and equipment with grease laden waste located in food preparation areas, such as in restaurants, hotel kitchens, hospitals, school kitchens, bars, factory cafeterias and clubs. Fixtures and equipment shall include, but are not limited to pot sinks, prerinse sinks; soup kettles or similar devices; wok stations; floor drains or sinks into which kettles are drained; automatic hood wash units, and dishwashers without prerinse sinks. Commercial dishwashers and food waste disposal units shall discharge to a gravity grease interceptor. Grease interceptors and automatic grease removal devices shall receive waste only from fixtures and equipment that allow fats, oils or grease to be discharged. ~~Where lack of space or other constraints prevent the installation or replacement of a grease interceptor, one or more grease interceptors shall be permitted to be installed on or above the floor and upstream of an existing grease interceptor.~~

Justification: Automatic grease removal devices are not allowed as a standalone device by the City of Phoenix Water Department's Office of Environmental Programs. Installing one or more grease interceptors upstream of an existing interceptor does not increase the flow capacity of the existing grease interceptor.

Cost Impact: Minimal cost impact. Disallows automatic grease removal devices which may be cheaper than a grease interceptor.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 01/25/2025
☐ No action taken

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 02/06/2025
☐ No action taken

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 04/22/2025
☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 05/21/2025
☐ No action taken

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied Date:
☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC) Section, 1003.3.2

Submitted by: International Plumbing Code Committee

1003.3.2 Food waste disposers restriction. Reserved

~~A food waste disposer shall not discharge to a grease interceptor.~~

Justification: Commercial food waste disposers are required to discharge to a gravity grease interceptor, per the City of Phoenix Water Department's Office of Environmental Programs.

Cost Impact: Minimal cost impact. Reduces cost by allowing discharge to a grease interceptor.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/25/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/06/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)

Section 1003.3.5

Submitted by: International Plumbing Code Committee

1003.3.5 Hydromechanical grease interceptors, fats, oils and greases disposal systems and automatic grease removal devices.

Hydromechanical grease interceptors shall be sized in accordance with Section 1003.3.5.1. Fats, oils, and greases disposal systems and automatic grease removal devices shall be sized in accordance with ASME A112.14.3, ASME A112.14.4, ASME A112.14.6, CSA B481.3 or PDI G101. Hydromechanical grease interceptors; fats, oils, and greases disposal systems and automatic grease removal devices shall be designed and tested in accordance with ASME A112.14.3, ASME A112.14.4, CSA B481.1, PDI G101 or PDI G102. Hydromechanical grease interceptors; fats, oils, and greases disposal systems and automatic grease removal devices shall be installed in accordance with the manufacturer's instructions. Where manufacturer's instructions are not provided, hydromechanical grease interceptors; fats, oils, and greases disposal systems and automatic grease removal devices shall be installed, in compliance with the Authority Having Jurisdiction. ~~ASME A112.14.3, ASME A112.14.4, ASME A112.14.6, CSA B481.3 or PDI G101.~~

Justification: To clarify hydromechanical grease interceptor sizing for the public as required by the City of Phoenix's Water Department Pollution Control and create consistency in sizing with Uniform Plumbing Code.

Cost Impact: Yes there is a possible cost increase with the increased sizing criteria. This requirement is an amendment carried forward from the 2018 International Plumbing Code.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/20/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/06/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)

Section: Table 1003.3.5.1

Submitted by: International Plumbing Code Committee

Amend existing table title, values and add an additional column for fixtures connected.

**TABLE 1003.3.5.1
CAPACITY OF GREASE INTERCEPTORS**

TOTAL FLOW-THROUGH RATING (gpm)	GREASE RETENTION CAPACITY (pounds)
4	8
6	12
7	14
9	18
10	20
12	24
14	28
15	30
18	36
20	40
25	50
35	70
50	100
75	150
100	200

**TABLE 1003.3.5.1
HYDROMECHANICAL GREASE INTERCEPTOR SIZING BASED ON FIXTURE COUNT ^{ab}**

<u>Maximum Number of Fixtures Connected</u>	<u>Total Flow-Through Rating (gpm)</u>	<u>Grease Retention Capacity Equal to or Greater Than (pounds)</u>
1	20	40
2	25	50
3	35	70
4	50	100

For SI Units: 1 gallon per minute = 3.785 L/m, 1 pound = 0.454 kg.

- a. For total flow-through ratings greater than 100 (gpm), ~~double the flow-through rating to determine the grease retention capacity (pounds)~~ 50 (gpm) shall be specially approved by the Authority Having Jurisdiction.

- b. For installations with more than (4) fixtures, The Authority Having Jurisdiction may permit the use of larger devices.

Justification:

The purpose of amending this table is to provide the public with prescriptive sizing guidelines for hydromechanical grease interceptors as required by the City of Phoenix Water Department's Office of Environmental Programs.

Cost Impact: Yes there will be a possible increase due to the increased sizing criteria. This requirement is an amendment carried forward from the 2018 International Plumbing Code.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/23/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/06/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)

Section, 1003.3.5.3

Submitted by: International Plumbing Code Committee

1003.3.5 Hydromechanical grease interceptors, fats, oils and greases disposal systems and automatic grease removal devices.

1003.3.5.1 Grease interceptor capacity.

Grease interceptors shall have the grease retention capacity indicated in Table 1003.3.5.1 for the flow-through rates indicated.

1003.3.5.2 Rate of flow controls.

Grease interceptors shall be equipped with devices to control the rate of water flow so that the water flow does not exceed the rated flow. The flow-control device shall be vented and terminate not less than 6 inches (152 mm) above the flood rim level or be installed in accordance with the manufacturer's instructions.

1003.3.5.3 Interceptor maintenance.

A two-way cleanout shall be installed on the discharge side of all hydromechanical grease interceptors.

Justification: The purpose of this code section is to provide an entry point to clean the line downstream of the device and back to the device.

Cost Impact: Minimal cost impact. To install additional piping for cleanouts. This requirement is an amendment carried forward from the 2018 Uniform and International Plumbing Code.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/20/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/06/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)

Section 1003.3.7

Submitted by: International Plumbing Code Committee

1003.3.7 Gravity grease interceptors and gravity grease interceptors with fats, oils, and greases disposal systems.

The required capacity of gravity grease interceptors and gravity grease interceptors with fats, oils, and greases disposal systems shall be determined by multiplying the ~~peak drain flow into the interceptor in gallons per minute by a retention time of 30 minutes~~ total DFU's x 3-gpm x 12-minute retention time with no food waste disposers or, total DFU's x 3-gpm x 17-minute retention time with food waste disposers. Gravity grease interceptors shall be designed and tested in accordance with IAPMO/ANSI Z1001. Gravity grease interceptors with fats, oils, and greases disposal systems shall be designed and tested in accordance with ASME A112.14.6 and IAPMO/ANSI Z1001. Gravity grease interceptors and gravity grease interceptors with fats, oils, and greases disposal systems shall be installed in accordance with manufacturer's instructions and the Authority Having Jurisdiction. Gravity grease interceptors shall comply with the requirements of Chapter 10 or shall be designed by a registered professional engineer and approved by the Authority Having Jurisdiction. 500 gallon interceptors shall have a minimum of two compartments and two man-ways. Interceptors 750 gallons and above shall have a minimum of two compartments and three man-ways. All man-ways shall have a minimum 20" inside diameter. The grade rings (risers) of gravity grease interceptors shall be grouted with shrink proof grout. Gravity grease interceptors shall be installed outside unless otherwise approved by the Authority Having Jurisdiction. Where manufacturer's instructions are not provided, gravity grease interceptors and gravity grease interceptors with fats, oils, and greases disposal systems shall be installed in compliance with the Authority Having Jurisdiction ~~ASME A112.14.6 and IAPMO/ANSI Z1001.~~

Example: Take the total DFU's going to grease waste, multiply by three (3) gallons per minute (GPM), multiply by a 12-minute detention time and this will give the interceptor size in gallons. If there is a disposal, use a 17-minute detention time.

Justification: To clarify retention time, construction, and gravity grease interceptor sizing for the public and to align with UPC. Gravity interceptors are generally installed outside to prevent sewer gases and odors from entering the building.

Cost Impact: Yes, due to larger interceptor sizes based on sizing criteria. This requirement is an amendment carried forward from the 2018 Uniform Plumbing Code.

Approved in previous 2018 Code Adoption process: <input checked="checked" type="checkbox"/> YES <input type="checkbox"/> NO	
ACTION TAKEN:	
2024 Code Committee <input checked="checked" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 01/02/2025 <input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee <input checked="checked" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 02/06/2025 <input type="checkbox"/> No action taken
Development Advisory Board (DAB) <input checked="checked" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 04/22/2025 <input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee <input checked="checked" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 05/21/2025 <input type="checkbox"/> No action taken
City Council Action <input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: <input type="checkbox"/> No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)

Section 1106.1

Submitted by: International Plumbing Code Committee

SECTION 1106 SIZE OF CONDUCTORS, LEADERS AND STORM DRAINS

1106.1 General.

The size of the vertical conductors and leaders, building *storm drains*, building storm sewers, and any horizontal branches of such drains or *sewers* shall be based on an hourly rainfall rate of three (3) inches per hour. the 100-year hourly rainfall rate indicated in Figures 1106.1(1) through 1106.1(5) or on other rainfall rates determined from approved local weather data.

Justification: The 2024 UPC and the 2024 IPC list rainfall rates for Phoenix as 2.2 and 2.5 inches per hour, respectively. It is recommended that a rainfall rate of three (3) inches per hour be used to remain consistent with previous amendments and for ease of using the sizing tables.

Cost Impact: Minimal cost impact. Due to drain and pipe size increase.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/06/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/06/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC) Section 1109

Submitted by: International Plumbing Code Committee

SECTION 1109 – ~~COMBINED SANITARY AND STORM PUBLIC SEWER~~ Reserved

~~1109.1 General.~~

~~Where the *public sewer* is a combined system for both sanitary and storm water, the *storm sewer* shall be connected independently to the *public sewer*.~~

Justification: The city of Phoenix does not allow for combined sanitary and storm drainage systems. This type of combined system is under the jurisdiction of the city of Phoenix Water Services Department.

Cost Impact: No Cost Impact. The base code section did not trigger any requirements by remaining, as the City does not have a combined system.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/06/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/06/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC) Appendices

Submitted by: International Plumbing Code Committee

Adopt **Appendices C & E.**

Justification: Appendix "C" contains structural safety provisions that match those found in the IBC and the UPC. Appendix "E" provides two methods of water pipe sizing not provided in the body of the code.

Cost Impact: Minimal cost impact. Reduces cost by increasing water pipe sizing options.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/06/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/06/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)

Section 101.1

Submitted by: Uniform Plumbing Code Committee

CHAPTER 1 ADMINISTRATION

Notes:

1. For reserved sections herein, refer to the amendments and requirements in Chapter 1 of the International Building Code for these code requirements.
2. For sections that remain unchanged from base code, the term “see this section of the 2024 UPC” shall refer to the unchanged base code.

101.1 Title

This document shall be known as the “Uniform Plumbing Code,” as amended by the City of Phoenix. may be cited as such, and will be referred to herein as “this code.” hereinafter referred to as “this code.” These regulations are one document of the overall Phoenix Building Construction Code as defined by the adopting ordinance.

101.2 Scope. - see this section of the 2024 UPC

101.3 Purpose. - see this section of the 2024 UPC

101.4 Unconstitutional. - Reserved.

101.5 Validity. - Reserved.

102.1 Conflicts Between Codes. - Reserved.

102.2 Existing Installations. - see this section of the 2024 UPC

102.3 Maintenance. - see this section of the 2024 UPC

102.4 Additions, Alterations, Renovations, or Repairs. - see this section of the 2024 UPC

102.4.1 Building Sewers and Drains. - see this section of the 2024 UPC

102.4.2 Openings. - see this section of the 2024 UPC

102.5 Health and Safety - see this section of the 2024 UPC

102.6 Changes in Building Occupancy. - see this section of the 2024 UPC

102.7 Moved Structures. - see this section of the 2024 UPC

102.8 Appendices. - see this section of the 2024 UPC

103.0 DUTIES AND POWERS OF THE AUTHORITY HAVING JURISDICTION. – Reserved.

104.0 PERMITS. – Reserved.

105.0 INSPECTIONS AND TESTING. – Reserved.

106.0 VIOLATIONS AND PENALTIES. – Reserved.

107.0 BOARD OF APPEALS. – Reserved.

Justification:

All the adopted and amended building code documents taken together are known as the Phoenix Building Construction Code. Each code document is a separate document of the Phoenix Building Construction Code. This document is the Uniform Plumbing Code as Amended by the City of Phoenix. This document is intended to apply where a code or referenced standard identifies the Uniform Plumbing Code as being applicable.

The reserved provisions are contained in the Phoenix Building Construction Code – Administrative Provisions (Chapter 1 of the International Building Code).

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/28/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/13/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/22/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)

Section 209.0

Submitted by: Uniform Plumbing Code Committee

CHAPTER 2 DEFINITIONS

209.0 Gravity Grease Interceptor. A plumbing appurtenance or appliance that is installed in a sanitary drainage system to intercept nonpetroleum fats, oils and greases (FOG) from a wastewater discharge and is identified by volume, ~~30~~ 12 or 17-minute retention time, baffle(s), not less than two compartments, a total volume of not less than ~~300~~ 500 gallons (~~1135~~ 1895 L), and gravity separation. [These interceptors comply with the requirements of Chapter 10 or are designed by a registered design professional and approved by the Authority Having Jurisdiction.] Gravity grease interceptors ~~are generally~~ shall be installed outside unless otherwise approved by the Authority Having Jurisdiction.

Justification: The larger interceptor has two man-ways and two compartments which makes it easier for the user to clean and maintain the device. The 12 and 17-minute retention time is currently used to size interceptors in the City of Phoenix Water Department's Office of Environmental Programs and was developed based on feedback from three public forums held in 1997 to address sizing of commercial grease interceptors. Gravity interceptors are generally installed outside to prevent sewer gases and odors from entering the building.

Cost Impact: Minimal cost impact. The cost impact to install a 500-gallon interceptor versus a 300-gallon interceptor is minimal. This requirement is an amendment carried forward from the 2012 Uniform Plumbing Code.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 12/12/2024 ☐ No action taken

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 02/13/2025 ☐ No action taken

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 04/22/2025 ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 05/22/2025 ☐ No action taken

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied Date: ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 Uniform Plumbing Code (UPC)
Section 209.0 (GRD)**

Submitted by: Uniform Plumbing Code Committee

CHAPTER 2 DEFINITIONS

209.0 Grease Removal Device (GRD). A hydromechanical grease interceptor that automatically, mechanically removes non-petroleum fats, oils and grease (FOG) from the interceptor, the control of which are either automatic or manually initiated. These devices must be able to perform as a gravity interceptor if mechanical or electrical power is lost and be able to provide continued separation.

Justification: Grease removal devices rely on moving parts and electricity to separate grease from the waste stream; therefore, if moving parts break down or electrical power is lost the device will still be able to operate as a passive device and prevent grease from entering the sewer system.

**2012 DAB Technical asked for the last sentence to be reworked and accepted as modified.

Cost Impact: Possibly increased due to increased performance requirements.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 12/12/2024
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/13/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)

Section 225.0

Submitted by: Uniform Plumbing Code Committee

CHAPTER 2 DEFINITIONS

225.0 Add new definitions as follows:

Water Dispenser. A plumbing fixture that is manually controlled by the user for the purpose of dispensing potable drinking water into a receptacle such as a cup, glass or bottle. Such fixture is connected to the potable water distribution system of the premises. This definition also includes a freestanding apparatus for the same purpose that is not connected to the potable water distribution system and that is supplied with potable water from a container, bottle or reservoir.

Water Cooler. A drinking fountain that incorporates a means of reducing the temperature of the water supplied to it from the potable water distribution system.

Justification: There is often confusion regarding what is or is not a water cooler. Currently the code does not define any of the terms. In reality, drinking fountains are drinking fountains and everything else is some form of a water dispenser. The code does not require cooled water. The code can be simplified in Section 415.2 by referring only to drinking fountains or their alternative, water dispensers. The new definitions establish that a drinking fountain and a water dispenser that is connected to the potable water supply system are both plumbing fixtures by definition and a bottled water dispenser is not a plumbing fixture by definition.

Cost Impact: No cost impact. This requirement is an amendment carried forward from the 2012 Uniform Plumbing Code.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 12/12/2024
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/13/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 Uniform Plumbing Code (UPC)
Sections 401.3, 407.2.1, 408.3, 411.2, 412.1, and 420.2**

Submitted by: Uniform Plumbing Code Committee

401.3 Maximum Flow Rates. Plumbing fixtures shall have maximum flow rates or maximum consumptions as required by this chapter.

Exceptions: Situations meeting exceptions 1 through 5 are not required to comply with the maximum flow rates or maximum consumptions of Sections 407.2.1, 407.2.1.1, 408.3, 408.3.1, 411.2, 411.2.1, 412.1, 412.1.1, 420.2, and 420.2.1. Situations meeting exceptions 6 through 12 shall comply with the maximum flow rates or maximum consumptions of Sections 407.2.1.1, 408.3.1, 411.2.1, 412.1.1, and 420.2.1

1. Blowout design water closets having a water consumption not greater than 3 1/2 gallons (13 L) per flushing cycle.
2. Vegetable sprays.
3. Clinical sinks having a water consumption not greater than 4 1/2 gallons (17 L) per flushing cycle.
4. Service sinks.
5. Emergency showers.
6. The building does not have a demand recirculation water system and includes one or more centralized potable water-heater systems serving two or more dwelling units or sleeping units.
7. The building is more than six (6) stories above grade plane or is more than ten (10) stories.
8. The building is larger than 50,000 ft² (5000 m²) and contains one or more potable water booster pumps.
9. The building is a facility where 5 or more people, excluding staff, receive custodial care or medical care on a 24-hour basis.
10. The building contains one or more areas for the purpose of surgery, or for housing or treating occupants receiving treatment for burns, chemotherapy for cancer, or solid organ transplantation or bone marrow transplantation.
11. The building contains areas for the purpose of housing or treating people that are immunocompromised, are taking drugs that weaken the immune system, have renal disease, diabetes, or chronic lung disease.
12. The plumbing fixtures serve a space whose primary purpose is housing occupants under the age of 2 years or over the age of 65 years.

407.2.1 Maximum Flow Rate. The maximum flow rate for public lavatory faucets shall not exceed 0.5 gpm at 60 psi (1.9 L/m at 414 kPa) and 1.5 ~~2.2~~ gpm at 60 psi (5.68 ~~8.3~~ L/m at 414 kPa) for private lavatory faucets.

407.2.1.1 Maximum Flow Rate. Where exceptions 6 through 12 to Section 401.3 are applicable, the maximum flow rate for public lavatory faucets shall not exceed 0.5 gpm at 60 psi (1.9 L/m at 414 kPa) and 2.2 gpm at 60 psi (8.3 L/m at 414 kPa) for private lavatory faucets.

408.3 Water Consumption. Showerheads shall have a maximum flow rate of not more than 2.0 ~~2.5~~ gpm at 80 psi (7.57 ~~9.5~~ L/m at 552 kPa). Body sprays shall have a flow rate of not more than 2.0 ~~2.5~~ gpm at 80 psi (7.57 ~~9.5~~ L/m at 552 kPa).

408.3.1 Water Consumption. Where exceptions 6 through 12 to Section 401.3 are applicable, showerheads shall have a maximum flow rate of not more than 2.5 gpm at 80 psi (9.5 L/m at 552 kPa). Where exceptions 6 through 12 to Section 401.3 are applicable, body sprays shall have a flow rate of not more than 2.5 gpm at 80 psi (9.5 L/m at 552 kPa).

411.2 Water Consumption. Water closets shall have a maximum consumption not to exceed 1.28 4-6 gallons (4.8 6-0 Lpf) of water per flush.

411.2.1 Water Consumption. Where exceptions 6 through 12 to Section 401.3 are applicable, water closets shall have a maximum consumption not to exceed 1.6 gallons (6.0 Lpf) of water per flush.

412.1 Application. Urinals shall comply with ASME A112.19.2/CSA B45.1, ASME A112.19.19, or CSA B45.5/IAPMO Z124. Urinals shall have an average water consumption not to exceed 0.5 4 gallon (1.9 3-8 Lpf) of water per flush.

412.1.1 Application. Where exceptions 6 through 12 to Section 401.3 are applicable, urinals shall have an average water consumption not to exceed 1 gallon (3.8 Lpf) of water per flush.

420.2 Water Consumption. Sink faucets shall have a maximum flow rate of not more than 1.5 2-2 gpm at 60 psi (5.68 8-3 L/m at 414 kPa).

420.2.1 Water Consumption. Where exceptions 6 through 12 to Section 401.3 are applicable, sink faucets shall have a maximum flow rate of not more than 2.2 gpm at 60 psi (8.3 L/m at 414 kPa).

Justification: Per Council Resolution 22129, “A Resolution Addressing the Future Water Consumption of New Development”, Section 2.2.b.i., staff will propose updates to the Building Code for water efficiency standards that would be consistent with water usage best practices. The proposed changes are consistent with the current EPA Water Sense standards.

Exceptions 6 through 12: During review of these proposed changes, it was identified that some situations could potentially be at higher risk of waterborne pathogens where the length of piping in the building was particularly long, due to the decay of disinfectant with time. Higher flow rates help move this water through the system faster, allow less time for disinfectant decay. Additionally, some populations are at higher risk for these pathogens, and they are the reason for some of the other exceptions. See ASHRAE Standard 188, and ASHRAE Standard 514, ASHRAE Guideline 12, NASEM Consensus Report on the Management of Legionella in Building Water Systems, and ASPE Engineering Methodologies to Reduce the Risk of Legionella in Premise Plumbing Systems Design Guide.

Note: Phoenix City Code Chapter 37, Article 3, pertaining to large water users, greater than 250,000 gallons per day, sec. 37-52-02.

These UPC sections were updated to match the similar requirements in the 2024 IPC to create consistency between the two codes.

Cost Impact: Minimal Cost Impact. These proposed fixture standards are consistent with “Water Sense” fixtures already available on the market.

Approved in previous 2018 Code Adoption process:

☐ YES

☒ NO

ACTION TAKEN:	
2024 Code Committee <input type="checkbox"/> Approved as submitted <input checked="" type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 03/19/2025 <input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 03/27/2025 <input type="checkbox"/> No action taken
Development Advisory Board (DAB) <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 04/22/2025 <input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 05/22/2025 <input type="checkbox"/> No action taken
City Council Action <input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: <input type="checkbox"/> No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)

Sections 415.2, 415.4

Submitted by: Uniform Plumbing Code Committee

415.0 Drinking Fountains.

415.2 Drinking Fountain Alternatives. Where restaurants provide drinking water in a container free of charge, drinking fountains shall not be required in those restaurants. In other occupancies where drinking fountains are required, water dispensers shall be permitted to be substituted for not more than 50 percent of the required number of drinking fountains. Bottle filling stations shall be permitted to be substituted for drinking fountains up to 50 percent of the requirements for drinking fountains. Drinking fountains shall not be required for an occupant load of ~~30~~ 50 or less.

415.4 Location. Drinking fountains, water coolers and water dispensers shall not be installed in toilet rooms.

Justification: These terms were added to the above sections to align with the 2024 IBC chapter 29. These terms are defined in 2024 UPC amended Section 225.0.

The number of occupants amendment is made to provide a relief to small businesses from the cost of installing drinking fountains.

Cost Impact:

Minimal cost impact. Cost savings by replacing drinking fountain installations with water dispense

Approved in previous 2018 Code Adoption process:

☒ YES

☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied

Date: 12/12/2024

☐ No action taken

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied

Date: 02/13/2025

☐ No action taken

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied

Date: 04/22/2025

☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied

Date: 05/22/2025

☐ No action taken

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied

Date:

☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)

Table 422.1

Submitted by: Uniform Plumbing Code Committee

422.0 Minimum Number of Required Fixtures.

Table 422.1

Minimum Plumbing Facilities

Replace UPC Table 422.1 and footnotes with 2024 International Plumbing (IPC) Table 403.1 & footnotes.

add new footnotes, "g" & "h" in this replacement table.

Delete all references to the IPC from this replacement table.

g. Drinking fountains are not required for an occupant load of 45-50 or fewer.

h. Where urinals are provided they may be substituted for water closets, provided the number of water closets is not reduced to less than 50% of the minimum required by Table 422.1.

Justification: These revisions are made to provide consistency between the 2024 UPC and the minimum plumbing fixture table that is found in the 2024 IPC.

Cost Impact: Minimal cost impact. Cost savings.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 12/12/2024
☐ No action taken

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 02/13/2025
☐ No action taken

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 04/22/2025
☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 05/22/2025
☐ No action taken

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied Date:
☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC) Section 603.4.3

Submitted by: Uniform Plumbing Code Committee

603.4.3 Access and Clearance. Access and clearance shall be provided for the required testing, maintenance, and repair. Access and clearance shall be in accordance with manufacturer's instructions, and not less than 12 inches between the lowest portion of the assembly and grade, floor, or platform. ~~Installations elevated~~ Elevated installations that exceed 5 feet above the floor or grade shall be provided with a platform capable of supporting a tester or maintenance person.

Secondary backflow assemblies shall be installed above ground, as close as practicable to the point of service delivery. A minimum 3-foot (914 mm) clear space shall be maintained for testing, maintenance and repair.

Justification:

- Clears up original grammatically incorrect code language regarding elevated installations.
- Clarifies that secondary backflow prevention assemblies shall be installed above ground.
- Clarifies the minimum required clearance dimensions for secondary backflow prevention assemblies.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process:

☒ YES

☐ NO

ACTION TAKEN:

2024 Code Committee

Date: 01/30/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied

☐ No action taken

Development Advisory Board (DAB) Subcommittee

Date: 02/13/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied

☐ No action taken

Development Advisory Board (DAB)

Date: 04/22/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied

☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

Date: 05/22/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied

☐ No action taken

City Council Action

Date:

☐ Approved as submitted ☐ Modified and approved ☐ Denied

☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC) Section 603.4.9

Submitted by: Uniform Plumbing Code Committee

603.4.9 Prohibited Locations. Backflow prevention devices with atmospheric vents or ports shall not be installed in pits, underground vaults, or submerged locations. Backflow preventers shall not be located in an area containing fumes that are toxic, poisonous, or corrosive.

Justification: Phoenix City Code Chapter 37-144 (d) regarding backflow assembly accessibility and testing presents design constraints for adequate clearance and drainage in a proposed vault installation. Proposed vault dimensions typically restrict full accessibility to all parts of an assembly.

Eliminates the possibility of installing a backflow prevention assembly in a pit or vault.

Adds the word vault to better define underground locations.

Reflects installation drawings shown in City of Phoenix Standard Details P1351 through P1355.

Corresponds to manufacturer's installation instructions which restrict underground installations to AHJ approval.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/23/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/13/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC) Section 603.4.10

Submitted by: Uniform Plumbing Code Committee

603.4.10 Secondary Backflow Protection. The following activities or facilities shall have a Secondary Reduced Pressure Principle Backflow Prevention assembly installed as close as practical to each point of service delivery: Hospitals, surgical clinics, medical buildings, laboratories, morgues, mortuaries, veterinary hospitals, animal grooming shops, industrial occupancies, packing plants, slaughter houses, chemical plants, municipal waste treatment facilities, auxiliary water systems, construction water services or as otherwise listed in the most current edition of Phoenix City Code Chapter 37 ARTICLE XII. Backflow Prevention. Note: Multiple water services which are interconnected onsite shall be provided with not less than a Double Check Valve Assembly at each service connection.

Justification: ADEQ, Maricopa County and City of Phoenix Water Services Department all require secondary protection for the services cited.

Cost Impact: No Cost Impact

Approved in the previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 01/23/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/13/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendments to 2024 Uniform Plumbing Code Section 604.14

Submitted by: Uniform Plumbing Code Committee

604.14 Non-Metallic Potable Water Pipe, Fittings, and Valves

Non-Metallic potable water pipe, fittings, and valves shall not be exposed in exterior outdoor locations. Components of the exterior exposed potable water system shall be metallic only and approved metallic materials, fittings, and valves are listed in UPC Table 604.1

Justification: Due to extreme exterior summer weather conditions, all nonmetallic potable water pipe, fittings, and valves shall be prohibited from areas of direct sunlight, such as roofs, ground surfaces, and exterior wall locations. Nonmetallic pipe, fittings, and valves would be subjected to extreme exterior heat and will soften and sag between pipe supports. In addition, exposure to UV rays from the sun will cause the pipe to become brittle and be subjected to fracture and breakage when placed under stress or strain. Both conditions will lead to water breaks and failures with the likely result of heavy property damage.

Cost Impact: Minimal. This amendment addresses the reduction of future water breaks, property damage, and personal financial liability.

Approved in previous Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/15/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/13/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/22/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC) Section 612.0

Submitted by: Uniform Plumbing Code Committee

Sections: 612.0 Residential Fire Sprinkler System.

Delete Section 612.0 in its entirety.

Justification: Design, installation and inspection of Fire Sprinkler Systems in one and two-family dwellings or townhouses is regulated by the Phoenix Fire Code.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/25/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/13/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/22/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)

Section 718.1

Submitted by: Uniform Plumbing Code Committee

718.1 Slope.

Building sewers shall be run in practical alignment and at a uniform slope of not less than $\frac{1}{4}$ inch per foot (20.0mm/m) toward the point of disposal.

Exceptions:

1. Where approved by the Authority Having Jurisdiction and where it is impractical, due to the depth of the street sewer, the structural features or the arrangement of a building or structure, to obtain a slope of $\frac{1}{4}$ inch per foot (20.8 mm/m), piping 4 inches (100 mm) through 6 inches (150 mm) shall be permitted to have a slope of not less than $\frac{1}{8}$ inch per foot (10.4 mm/m) and such piping 8 inches (200 mm) and larger shall be permitted to have a slope of not less than $\frac{1}{16}$ inch per foot (5.2 mm/m). The maximum and minimum fixture unit loading shall be in accordance with Table 717.1.
2. The Authority Having Jurisdiction may approve a lessor slope in lieu of a sewage ejector or pumping station when a registered engineer or architect certifies the sewer design and its installation, and when the building owner agrees in writing under notary to accept the lessor slope. The minimum slope permitted shall be calculated from Manning's Formula using a coefficient roughness of 0.013 and a sewage velocity of 2 feet per second. See chart below for calculated pipe slope and flow. (Arizona Administrative Code, R18-9-E301 Paragraph D, 2, e).

**Manning's Formula Solution - Friction Factor - n
= 013**

Pipe Size (inches)	Slope (%)	Velocity (ft/s)	Full Flow Rate (cfs)	Full Flow Rate (GPM)	Full Flow Rate (GPD)	1/2 Full Flow Rate (GPM)
4	0.85	2.01	0.18	79	113,410	39
6	0.50	2.02	0.40	178	256,451	89
8	0.33	2.00	0.70	313	450,954	157
10	0.25	2.01	1.10	492	708,085	246
12	0.20	2.03	1.59	715	1,029,85	358
15	0.15	2.04	2.50	1,123	1,617,13	561
16	0.15	2.13	2.97	1,334	1,920,75	667

A low slope sewer certificate of compliance is required to be provided to the building official for designs and installations that utilize this exception.

Justification: This amendment adds the option of using a lessor slope for building sewers based on engineering calculations. The owner will be required to sign under notary that they have accepted the lessor slope. The registrant shall certify the design and final installation.

Cost Impact:

This amendment will reduce the costs associated with the current approval process for low slope sewer installations.

Approved in previous 2018 Code Adoption process:

☐ YES

☒ NO

ACTION TAKEN:**2024 Code Committee**

Date: 01/15/2025

☐ Approved as submitted ☒ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee

Date: 02/13/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB)

Date: 04/22/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

Date: 05/22/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action

Date:

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)

Section 1014.1

Submitted by: Uniform Plumbing Code Committee

1014.0 Grease Interceptors.

1014.1 General. Where it is determined by the Authority Having Jurisdiction that waste pretreatment is required, an approved type of grease interceptor(s) shall comply with ASME A112.14.3, ASME A112.14.4, CSA B481, ANSI/CAN/IAPMO Z1001, PDI G-101, or PDI G-102, and sized in accordance with Section 1014.2.1 or Section 1014.3.6, shall be installed in accordance with the manufacturer's installation instructions to receive the drainage from fixtures or equipment that produce grease-laden waste. Grease-laden waste fixtures shall include, but not be limited to, sinks and drains, such as floor drains, floor sinks, and other fixtures or equipment in serving establishments, such as restaurants, cafes, lunch counters, cafeterias, bars and clubs, hotels, hospitals, sanitariums, factory or school kitchens, or other establishments where grease is introduced into the drainage or sewage system in quantities that can effect line stoppage or hinder sewage treatment or private sewage disposal systems. A Where approved by the Authority Having Jurisdiction, a combination of hydromechanical, gravity grease interceptors and engineered systems shall be allowed to meet this code and other applicable requirements of the Authority Having Jurisdiction where space or existing physical constraints of existing buildings necessitate such installations. A grease interceptor shall not be required for individual dwelling units or private living quarters. Water closets, urinals, and other plumbing fixtures conveying human waste shall not drain into or through the grease interceptor.

Justification: Combination pretreatment systems are generally not allowed by the Water Services Department's Environmental Services Division but will be considered on a case by case basis.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 11/14/2024
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/13/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)

Section 1014.1.3

Submitted by: Uniform Plumbing Code Committee

1014.0 Grease Interceptors.

1014.1.3 Food Waste Disposers and Dishwashers. All food waste disposers and dishwashers installed in commercial applications shall be connected to and / or discharge into a gravity grease interceptor unless approved by the Authority Having Jurisdiction. ~~No food waste disposer or dishwasher shall be connected to or discharge into a grease interceptor. Commercial food waste disposers shall be permitted to discharge directly into the building's drainage system.~~

Exception: ~~Food waste disposers shall be permitted to discharge to grease interceptors that are designed to receive the discharge of food waste.~~

Justification: This code change is necessary to positively identify where disposers and dishwashers shall be discharged. Connecting a commercial disposer unit and/or dishwasher to a hydromechanical interceptor will have a negative effect on the operation, separation and grease retention efficiency of the device. This is required by the Water Service Department's Office of Environmental Programs.

Cost Impact: No cost impact. This requirement is an amendment carried forward from the 2018 Uniform Plumbing Code.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 11/13/20204

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/13/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/22/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)

Section 1014.2.1

Submitted by: Uniform Plumbing Code Committee

1014.2 Hydromechanical Grease Interceptors.

1014.2.1 Capacity. The total capacity in gallons (gal) (L) of fixtures discharging into a hydromechanical grease interceptor shall not exceed two and one-half times the certified gallon per minute (gpm) (L/s) flow rate of the interceptor in accordance with Table 1014.2.1(1) and 1014.2.1(2). No hydromechanical interceptor shall be installed which has an approved rate of flow greater than fifty (50) gallons per minute (3.5 L/s), nor less than twenty (20) gallons per minute (1.3 L/s) except where approved by the Authority Having Jurisdiction.

For this section, the term “fixture” shall mean and include each plumbing fixture, appliance, apparatus, or other equipment required to be connected to or discharged into a grease interceptor by a provision of this section.

**TABLE 1014.2.1(1)
HYDROMECHANICAL GREASE INTERCEPTOR SIZING
USING GRAVITY FLOW RATES¹**

DIAMETER OF GREASE WASTE PIPE (Inches)	MAXIMUM FULL PIPE FLOW (gpm) ²	ONE-MINUTE DRANINAGE PERIOD (gpm)	TWO-MINUTE DRANINAGE PERIOD (gpm)
2	20	20	10
3	60	75	35
4	125	150	75
5	230	250	125
6	375	400	200

For SI units: 1 inch = 25 mm, 1 gallon per minute = 0.06L/s

Notes:

¹ For interceptor sizing by the fixture capacity see the example below.

² ¼ inch slope per foot (20.8 mm/m) based on Manning’s formula with friction factor N = 0.012.

**TABLE 1014.2.1(2)
HYDROMECHANICAL GREASE INTERCEPTOR SIZING BASED ON FIXTURE COUNT**

Total Number of Grease Retention Fixtures Connected	Total Flow-Through Rating (gpm)	Grease Retention Capacity Equal to or Greater Than (pounds)
1	20	40
2	25	50
3	35	70
4	50	100

For SI units: 1 gallon per minute = 0.06 L/s, 1 pound = 0.454 kg.

Justification: The purpose of this code change is to provide the public with prescriptive sizing guidelines for hydromechanical grease interceptors. This is required by the Water Service Department's Office of Environmental Programs.

Cost Impact: Minimal cost impact to adding/changing the requirements for interceptors. This requirement is an amendment carried forward from the 2018 Uniform Plumbing Code.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee Date: 11/14/2024
☐ Approved as submitted ☒ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)

Section 1014.2.3

Submitted by: Uniform Plumbing Code Committee

1014.2 Hydromechanical Grease Interceptors.

1014.2.3 Maintenance. An *approved* two-way cleanout shall be installed on the discharge side of all separators, interceptors, (clarifiers) and *hydromechanical grease interceptors*.

Justification: The purpose of this code section is to provide an entry point to clean the line downstream of the device and back to the device.

Cost Impact: Minimal cost impact. The cost impact is minimal to install additional piping for cleanouts. This requirement is an amendment carried forward from the 2018 Uniform Plumbing Code.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 11/14/2024

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/13/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/22/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 Uniform Plumbing Code (UPC)
Section 1014.3.5

Submitted by: Uniform Plumbing Code Committee

1014.3 Gravity Grease Interceptors.

1014.3.5 Construction Requirements. Gravity grease interceptors shall be designed to remove grease from effluent and shall be sized in accordance with this section. Gravity grease interceptors shall also be designed to retain grease until accumulations can be removed by pumping the interceptor. ~~When provided, a sample box shall be located at the outlet end of gravity grease interceptors so that the Authority Having Jurisdiction can periodically sample effluent quality.~~ The minimum gravity grease interceptor capacity shall be 500 gallons and the maximum capacity shall be 5000 gallons unless otherwise approved by the Authority Having Jurisdiction. A 500-gallon interceptor shall have a minimum of two compartments and two man-ways. Interceptors 750 gallons and above shall have a minimum of two compartments and three man-ways. All man-ways shall have a minimum 20" inside diameter. All interceptors shall have a vented two-way cleanout on the discharge side of the interceptor. All interceptors shall have a separate set of approved plans on file with the Environmental Services Division. The plans shall be sealed by a registered professional engineer and be approved by the Authority Having Jurisdiction. These plans shall be on file with the city before installation can be completed.

The grade rings (risers) of gravity grease interceptors shall be grouted with shrink and water proof grout. The interceptor lids shall be just above grade so as to prevent rain water infiltration. All interceptors shall have gas tight and/or traffic rated lids where required.

Justification: The Water Service Department's Environmental Services Division does not sample effluent discharges from grease interceptors therefore providing a sample box is an unnecessary expense for a facility. The additional requirements establish construction parameters for interceptors.

Cost Impact: Minimal Cost Impact. Additional requirements for grease interceptors.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	Date: 11/28/2024
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Development Advisory Board (DAB) Subcommittee	Date: 02/13/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Transportation, Infrastructure and Planning Subcommittee	Date: 05/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)

Section 1014.3.6

Submitted by: Uniform Plumbing Code Committee

1014.3 Gravity Grease Interceptors.

1014.3.6 Sizing criteria. The volume of the interceptor shall be determined by calculating drainage fixture units (DFUs) using Table 404.3.6 702.1. Where drainage fixture units (DFUs) are not known, the interceptor shall be sized based on the maximum DFUs allowed for the pipe size connected to the inlet of the interceptor. Refer to Table 703.2, Drainage Piping, Horizontal.

Example: Take the total DFUs going to grease waste, multiply by three (3) gallons per minute (GPM), multiply by a 12-minute detention time and this will give the interceptor size in gallons. If there is a disposal, use a 17-minute detention time.

Justification: The purpose of this code change is to define how an interceptor will be sized. The sizing criteria was developed from three public forums held in 1997 to standardize gravity grease interceptor sizing.

Cost Impact: Minimal cost increase due to changing the sizing criteria. This requirement is an amendment carried forward from the 2006, 2012, and 2018 Uniform Plumbing Codes.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 11/28/2024
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/13/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)

Section: Table 1014.3.6

Submitted by: Uniform Plumbing Code Committee

1014.3 Gravity Grease Interceptors.

Delete TABLE 1014.3.6 GRAVITY GREASE INTERCEPTOR SIZING

Justification: Gravity grease interceptor sizing is defined in 2024 UPC amended section 1014.3.6 and amended section Example 1014.3.6. This requirement is an amendment carried forward from the 2018 Uniform Plumbing Code.

Cost Impact: Minimal cost increase due to changing the sizing criteria.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

Date: 11/28/2024

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee

Date: 02/13/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB)

Date: 04/22/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

Date: 05/22/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action

Date:

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)

Section: Example 1014.3.6

Submitted by: Uniform Plumbing Code Committee

1014.3 Gravity Grease Interceptors.

EXAMPLE 1014.3.6

GRAVITY GREASE INTERCEPTOR SIZING EXAMPLE

Given: A restaurant with the following fixtures and equipment.

One food preparation sink; three floor drains – one in the food prep area, one in the grill area, and one receiving the indirect waste from the ice machine and mop sink.

Kitchen Drain Line DFU Count (from Table 702.1):

3 floor drains at 2 DFUs each = 6 DFUs

Mop sink at 3 DFUs each = 3 DFUs

Food prep sink at 3 DFUs each = 3 DFUs

Total = 12 DFUs

Using Table 1014.3.6, the grease interceptor will be sized at 750 gallons (2389 L). Using UPC 1014.3.6:

12 DFUs x 3 GPM x 12-minute detention time = 432 gallons. The interceptor will be sized at 500 gallons (1893 L).

Justification: The purpose of this code change is to provide a design example that clearly illustrates how to size an interceptor.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 11/28/2024
☐ No action taken

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 02/13/2025
☐ No action taken

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 04/22/2025
☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 05/22/2025
☐ No action taken

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied Date:
☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)

Section 1101.12.1

Submitted by: Uniform Plumbing Code Committee

1101.12 Roof Drainage.

1101.12.1 Primary Roof Drainage. Roof areas of a building shall be drained by roof drains, scuppers or gutters. The location and sizing of drains and gutters shall be coordinated with the structural design and pitch of the roof. Scuppers shall be sized to prevent the depth of ponding water from exceeding that for which the roof was designed as determined by this section. Scupper openings shall be not less than 4 inches (102 mm) in height and have an opening width equal to the circumference of the roof drain required for the area served, sized in accordance with Table 1101.12. Unless otherwise required by the Authority Having Jurisdiction, roof drains, scuppers, gutters, vertical conductors or leaders, and horizontal storm drains for primary drainage shall be sized based on a rainfall rate of three (3) inches per hour storm of 60 minutes duration and 100 year return period. Refer to Table D 101.1 (in Appendix D) for 100 years, 60-minute storms at various locations.

Justification: Current language in the 2024 UPC implies that scuppers are only approved for secondary roof drainage. It has been a long-standing practice in Phoenix to allow the use of scuppers as primary roof drains. This proposal adds the acceptance of scuppers as primary roof drains and matches the sizing criteria found for the secondary scuppers in Section 1101.12.2.1. The annual rainfall rate is given in the Appendix D of this code as 2.2 inches per hour. It is proposed to round this number up to 3 inches for ease of use of the sizing Tables.

Cost Impact: Minimal cost increase as increasing the expected rainfall rate will require larger drains. Carried over from 2018 Amendment.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 11/21/2024
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/13/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)

Sections 1101.12.2.2 & 1101.12.2.2.2

Submitted by: Uniform Plumbing Code Committee

1101.12 Roof Drainage.

1101.12.2.2 Secondary Roof Drain. Secondary roof drains shall be provided. The secondary roof drains shall be located not less than 2 inches (51 mm) above the roof surface. The maximum height of the roof drains shall be a height to prevent the depth of ponding water from exceeding that for which the roof was designed as determined by Section 1101.12.1. The secondary roof drains shall connect to a piping system in accordance with Section 1101.12.2.2.1, ~~or Section 1101.12.2.2.2.~~

1101.12.2.2.1 Separate Piping System. The secondary drainage system shall be separate system of piping, independent of the primary roof drainage system. The discharge shall be above grade, in a location observable by the building occupants or maintenance personnel. Secondary roof drain systems shall be sized in accordance with Section 1101.12.1 based on rainfall rate for which the primary system is sized.

~~**1101.12.2.2.2 Combined System.** The secondary roof drains shall connect to the vertical piping of the primary storm drainage conductor downstream of the last horizontal offset located below the roof. The primary storm drainage system shall connect to the building storm water that connects to an underground public storm sewer. The combined secondary and primary roof drain systems shall be sized in accordance with Section 1103.0 based on double rainfall rate for the local area.~~

Justification: The city of Phoenix does not allow for combined primary and secondary rainwater removal systems. A combined system does not have any way to indicate there is a blockage in the primary drain.

Cost Impact: Minimal Cost Impact. Remove the combined system option.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

Date: 11/21/2024

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee

Date: 02/13/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB)

Date: 04/22/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

Date: 05/22/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action

Date:

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)

Section 1101.16.2

Submitted by: Uniform Plumbing Code Committee

1101.16 Leaders, Conductors, and Connections. Leaders or conductors shall not be used as soil, waste, or vent pipes nor shall soil, waste, or vent pipes be used as leaders or conductors.

1101.16.1 Protection of Leaders. Leaders installed along alleyways, driveways, or other locations where exposed to damage shall be protected by metal guards, recessed into the wall, or constructed from the ferrous pipe.

1101.16.2 Combining Storm with Sanitary Drainage. The sanitary and storm drainage system of a building shall be entirely separate, except where a combined sewer is used, in which case the building storm drain shall be connected in the same horizontal plane through a single wye fitting to the combined building sewer not less than 10 feet (3048 mm) downstream from a soil stack.

Justification: The city of Phoenix does not allow for combined sanitary and storm drainage systems. This type of combined system is under the jurisdiction of the city of Phoenix Water Services Department.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee Date: 11/21/2024
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/13/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 Uniform Plumbing Code (UPC)
Section 1208.5.11.**

Submitted by: Uniform Plumbing Code Committee

1208.5.11 Flange Specification.

Flanges shall comply with Section 128.5.11.1 through Section 1208.5.11.7.

1208.5.11.1 Cast Iron Flanges

Cast iron flanges shall be in accordance with ASME B16.1. [NFPA 54:5.5.9.1.1]

1208.5.11.2 Steel Flanges.

Steel flanges shall be in accordance with one of the following:

- (1) ASME B16.5 or
- (2) ASME B16.47. [NFPA 54:5.5.9.1.2]

1208.5.11.3 Non-Ferrous Flanges.

Non-ferrous flanges shall be in accordance with ASME B16.24. [NFPA 54:5.5.9.1.2]

1208.5.11.4 Ductile Iron Flanges.

Ductile iron flanges shall be in accordance with ASME B16.42. [NFPA 54:5.5.9.1.4]

1208.5.11.5 Dissimilar Flange Connections.

Raised-face flanges shall not be joined to flat-faced cast iron, ductile iron or nonferrous material flanges. [NFPA54:5.5.9.2]

1208.5.11.6 Flange Facings.

Standard facings shall be permitted for use under this code. ~~Where 150 psi (1034 kPa) steel flanges are bolted to Class 125 cast iron flanges, the raised face on the steel flange shall be removed. [NFPA 54:5.5.9.3]~~

1208.5.11.7 Lapped Flanges.

Lapped flanges shall be used only aboveground or in exposed locations accessible for inspection. [NFPA 54:5.5.9.4]

Justification: Defacing a listed product voids its certification to a design standard. This amendment is consistent with the amended similar section in the 2024 International Fuel Gas Code.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: <input checked="checked" type="checkbox"/> YES <input type="checkbox"/> NO	
ACTION TAKEN:	
2024 Code Committee <input checked="checked" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 12/12/2024 <input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee <input checked="checked" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 02/13/2025 <input type="checkbox"/> No action taken
Development Advisory Board (DAB) <input checked="checked" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 04/22/2025 <input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee <input checked="checked" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 05/22/2025 <input type="checkbox"/> No action taken
City Council Action <input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: <input type="checkbox"/> No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)

Section: Appendices

Submitted by: Uniform Plumbing Code Committee

Adopt Appendices A, B, C, I, & M

Justification: Appendix A provides an alternative engineered method of water pipe sizing. Appendix B provides supplemental and explanatory information on combination waste and vent systems. Appendix I contains installation standards for PEX tubing systems. Appendix M provides a method for estimating water supply requirements for single and multi-family dwelling units using water conserving plumbing fixtures. Appendix M is also in line with the current City of Phoenix water conservation ordinances.

Cost Impact: Minor Cost Impact. Potential cost decrease for alternative water pipe sizing.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 12/12/2024

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/13/2025

Development Advisory Board (DAB)

☐ Approved as submitted ☒ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/22/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2023 National Electrical Code (NEC)

Article 100

Submitted by: National Electrical Code Committee

ARTICLE 100 Definitions

Building. A structure that stands alone or that is separated from adjoining structures by fire walls. Fire walls shall be as defined by the International Building Code. For purposes of compliance with this code, a townhouse dwelling unit shall be considered a building if the townhouse dwellings units are separated from adjoining townhouse dwelling units by either fire walls or by double walls or common walls that do not serve as gravity load bearing walls. For the purposes of this definition, see the International Residential Code for double wall and common wall provisions for townhouses.

Elevator Disconnect Room or Closet.

An enclosed room or closet, with full-height door, located outside the hoistway, intended to be accessed with or without full bodily entry that is dedicated to electrical and/or mechanical equipment used directly in connection with the elevator when the elevator controller is located in the hoistway. The elevator disconnect required in 620.51(A), and the other elevator related disconnects, overcurrent devices, lighting, receptacles, etc. required by 620.22, 620.23, and 620.25 shall be located in this room or closet. In other than one- and two-family dwellings, and unless special permission is granted, the room or closet shall be located on the same level as the controller, within 50 feet of travel distance from the hoistway, shall be accessed directly from the corridor, and shall be accessible to qualified persons only. A label shall be provided at the elevator controller location identifying the location of the elevator disconnect room or closet. In one- and two-family dwellings only, an elevator disconnect room or closet shall not be required where the disconnecting means is located outside the hoistway in a readily accessible location and accessible to qualified persons only by being lockable in both the open and closed position and labeled in accordance with 110.22(A). The provisions for locking shall remain in place with or without the lock installed. The other disconnects, overcurrent devices, lighting, and receptacles required by 620.22, 620.23, and 620.25 shall be located adjacent to the disconnect required in 620.51(A).

Justification:

Building. The definition of Building when referenced by the NEC has been expanded to include townhouse dwelling units when separated by double walls or common walls that do not serve as gravity load bearing walls. This provides clarity related to townhouses with respect to NEC compliance.

Elevator Disconnect Room or Closet. A new definition has been added for Elevator Disconnect Room or Closet to define the dedicated space that is required to contain the elevator disconnects when the elevator controller is located in the hoistway. MRL (Machine Room Less) elevators typically have the elevator controller located in the hoistway. The code requires that disconnecting means for the elevator and related equipment be located outside the hoistway in a readily accessible location that is accessible to qualified persons only. This new definition of this location defined as a room or closet with a full height door is necessary to avoid confusion as to

an acceptable space that meets the various code sections related to these disconnects, including but not limited to NEC 620.51(C)(1), 620.22, 620.23, 620.25, 100, and 110.26. It is also important that the location of the room or closet is near the hoistway on the same level as the controller to allow quick access to the disconnects by first responders and elevator personnel in the event of an emergency. This is further emphasized by the requirement for a label indicating the location of the room or closet. In one- and two-family dwellings only, the room or closet is optional. However, if the room or closet is not provided, the disconnect must still be located outside the hoistway in a readily accessible location that is accessible to qualified persons only by being lockable in both the open and closed position and labeled as to its purpose. The other disconnects, overcurrent devices, lighting, and receptacles required by 620.22, 620.23, and 620.25 shall be located adjacent to the disconnect required in 620.51(A).

Cost Impact: Minimal cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 01/10/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/13/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2023 National Electrical Code (NEC)
Section 210.52(C)(2) and (3)**

Submitted by: Home Builders Association of Central Arizona

210.52(C)(2) Island and Peninsular Countertops and Work Surfaces.

~~Receptacle outlets, if installed to serve an island or peninsular countertop or work surface, shall be installed in accordance with 210.52(C)(3). If a receptacle outlet is not provided to serve an island or peninsular countertop or work surface, provisions shall be provided at the island or peninsula for future addition of a receptacle outlet to serve the island or peninsular countertop or work surface.~~

At least one receptacle shall be installed at each island and peninsular countertop space with a long dimension of 600 mm (24 in.) or greater and a short dimension of 300 mm (12 in.) or greater. A peninsular countertop is measured from the connected perpendicular wall.

210.52(C)(3) Receptacle Outlet Location.

Receptacle outlets shall be located in one or more of the following:

- (1) On or above, but not more than 500 mm (20 in.) above, a countertop or work surface
- (2) In a countertop using receptacle outlet assemblies listed for use in countertops
- (3) In a work surface using receptacle outlet assemblies listed for use in work surfaces or listed for use in countertops

Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks, or rangetops as covered in 210.52(C)(1), Exception No. 1, or appliances occupying assigned spaces shall not be considered as these required outlets.

Exception: To comply with the following conditions (1) and (2), receptacle outlets shall be permitted to be mounted not more than 300 mm (12 in.) below the countertop or work surface. Receptacles mounted below a countertop or work surface in accordance with this exception shall not be located where the countertop or work surface extends more than 150 mm (6 in.) beyond its support base.

- (1) Construction for the physically impaired
- (2) On island and peninsular countertops or work surface where the surface is flat across its entire surface (no backsplashes, dividers, etc.) and there are no means to mount a receptacle within 500 mm (20 in.) above the countertop or work surface, such as an overhead cabinet

Informational Note No. 1: See 406.5(E) for installation of receptacles in countertops and 406.5(F) for installation of receptacles in work surfaces. See 380.10 for installation of multioutlet assemblies.

Informational Note No. 2: See Informative Annex J and ANSI/ICC A117.1-2009, Standard on Accessible and Usable Buildings and Facilities, for additional information.

Justification:

There is inadequate justification to prohibit receptacles below the countertop or work surface. It is important to remember that the NEC is a minimum code, and its requirements should reflect that. Data from the U.S. Consumer Protection Safety Commission was presented as support for this change. However, the incidents recorded by the CPSC does not specifically indicate that

receptacles below the countertops of islands and peninsulas were the cause. There is also no proof that the changes made to the 2023 NEC will be beneficial.

The ultimate responsibility during the use of electrical appliances falls upon the user. To that end, appliance manufacturers have taken measures to address the concern. Manufacturers of cooking appliances already include multiple warnings in their instruction manuals. Below are examples from a single instruction manual of one appliance.

- "Close supervision is necessary when any appliance is used by or near children."
- "Do not let cord hang over edge of table or counter or touch hot surfaces."
- "Use deep fryer only on a clean, dry, level, stable, and heat-resistant surface, away from countertop edge."
- "Close supervision is necessary when any appliance is used by or near children. Hot oil can cause serious and painful burns."

Most notably, manufacturers have already addressed the issue through innovations, such as magnetic cords that are designed to detach easily from the appliance if pulled. This design feature would prove effective in all circumstances, including all of the existing receptacles located below the countertop.

Surprisingly, the proposed change does not actually prohibit all receptacles from being installed below a countertop on an island or peninsula, and therefore, will have limited effect. There are two reasons for this. First, only receptacles installed "to serve" an island or peninsular countertop or work surface would need to be installed in the areas specified by 210.52(C)(4). Convenience receptacles (at the standard height of 18 inches above finished floor) installed in an island or peninsula do not serve the countertop or work surface, and therefore, would be allowed.

Secondly, this provision is located under Part III. of article 210 titled Required Outlets (beginning at Section 210.50). Because this section only applies to required outlets, additional outlets would be allowed below the countertop as usual.

The reason given during the panel meeting for the new requirement under 210.52(C)(2) was that it would be too difficult to install a receptacle in an island or peninsula on a slab-on-grade floor after the home was completed. However, over a third of all new single-family homes are built over either a basement or a crawl space (source: <https://eyeonhousing.org/2021/08/65-of-new-single-family-homes-used-slab-foundation-in-2020/>). In these cases, it would be possible to access the island or peninsula from below if a future receptacle were to be installed. Requiring all homes to meet the proposed text is too restrictive. There is also concern about how inspectors may enforce this provision differently. "Provisions shall be provided" is a very open requirement and can lead to differing guidance from no additional work needed (such as when there is access from below) to providing a powered circuit terminating in an electrical box.

Requirements that are open to interpretation can be enforced much more strictly than those that clearly state what is intended—adding unnecessary costs to the homeowner.

This is yet another major change to the NEC with possible unintended consequences; adopting it can conceivably result in problems requiring future changes. These constant changes lead to confusion among all users of the code.

Cost Impact:

Staff Committee Rationale for Recommendation:

The NEC Committee recommended this proposed amendment to be denied as it does not address the additional safety hazard associated with the documented cases of children being burned by pulling the appliance cord that is plugged into a receptacle located below the counter. The intent of NEC 210.52 (and much of the electrical code) is to provide receptacle outlets located to preclude the need for extension cords. The code has long required at least one receptacle outlet, (located below the respective countertop), to serve island or peninsular

countertops. However, due to numerous instances of burn injuries as a result of spilling hot contents of countertop cooking appliances on children that pulled the appliance cord; the 2023 NEC was revised to no longer allow receptacle outlets to be located below the countertop. An amendment is proposed by the NEC Committee to address concerns with extension cords by requiring at least one receptacle at island and peninsula spaces.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 2/11/2025
☐ Approved as submitted ☐ Modified and approved ☒ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/13/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2023 National Electrical Code (NEC)
Section 210.52(G)(1)**

Submitted by: National Electrical Code Committee

ARTICLE 210 Branch Circuits

210.52(G)(1) Garages. In each attached garage and in each detached garage with electric power, at least one receptacle outlet shall be installed in each vehicle bay at not less than (18) inches and not more than 1.7 m (5 ½ ft.) above the floor.

Justification:

2024 IRC section G2408.2 (305.3) Elevation of ignition source. This section states that equipment and appliances having an ignition source shall be elevated such that the source of the ignition is not less than 18 inches (457 mm) above the floor in hazardous locations and public garages, private garages, repair garages, motor fuel dispensing facilities and parking garages.

Many private/dwelling garages are utilized to work on vehicles or other equipment that contain volatile fuels or other liquids and gases. Other jurisdictions around the United States have amended this section of NEC article 210.52 to address this situation. The receptacles outlets, if installed below the 18 inches, could possibly become an ignition source which could cause fire, property damage, injury, or death if these volatile liquids or gases are present.

Cost Impact: No cost impact. Receptacle outlets are required in the dwelling garages as per the NEC. All wiring and associated electrical equipment do not change from the NEC standard requirement.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee Date: 11/21/2024
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/13/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2023 National Electrical Code (NEC)
Section 215.25**

Submitted by: National Electrical Code Committee

ARTICLE 215 Feeders

215.25 Feeder Circuits in Attached Single-Family Dwellings (Townhouses).

Dwelling Unit Feeders. Feeder circuits in each dwelling unit of attached one-family dwellings (townhouses) shall supply only loads within that dwelling unit or loads associated with that dwelling unit. Feeders serving adjoining townhouse dwelling units shall not pass through, above, below, or be attached to other townhouse dwelling units. This applies regardless of ownership of the individual townhouse units.

Justification:

Matching the intent of 210.25 for branch circuits with dwelling units, a new section was added to 215.25 for feeders serving attached one-family dwellings (townhouses). This new section clarifies that since the townhouse dwelling unit includes all spaces from foundation to roof, that feeders that do not serve an individual townhouse unit shall not pass through, above, below, or be attached to that unit. Townhouses can be sold as individual units. This section ensures that any work requiring access to the feeder does not require entry into another owner's unit.

Cost Impact: No cost impact. Feeders are not permitted to enter another person's property.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 12/20/2024

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 03/13/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2023 National Electrical Code (NEC) Section 250.118(4)

Submitted by: National Electrical Code Committee

ARTICLE 250 Grounding and Bonding

250.118 Types of Equipment Grounding Conductors. The equipment grounding conductor run with or enclosing the circuit conductors shall be one or more or a combination of the following:

(4) Electrical metallic tubing with an additional equipment grounding conductor.

Justification:

This amendment requires that specific wiring methods include an individual equipment-grounding conductor. This amendment is more restrictive than the NEC, but provides for a higher degree of equipment grounding safety. The intent of the amendment is to supplement the low impedance path to ground and to attain reasonable compliance with requirements for the performance of the fault current path.

Cost Impact: Minor increase. Cost due to additional grounding conductor.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 11/21/2024

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 03/13/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2023 National Electrical Code (NEC)

Section 310.12

Submitted by: National Electrical Code Committee

ARTICLE 310 Conductors for General Wiring

310.12 120/240-Volt, Single-Phase Dwelling Services and Feeders. For one-family dwellings and the individual dwelling units of two-family and multifamily dwellings, service and feeder conductors supplied by a single-phase, 120/240-volt system shall be permitted to be sized in accordance with 310.12(A) through (D).

~~For one-family dwellings and the individual dwelling units of two-family and multifamily dwellings, single-phase feeder conductors consisting of two ungrounded conductors and the neutral conductor from a 208Y/120-volt system shall be permitted to be sized in accordance with 310.12(A) through (C).~~

(A) Services. For a service rated 100 amperes through 400 amperes, the service conductors supplying the entire load associated with a one-family dwelling, or the service conductors supplying the entire load associated with an individual dwelling unit in a two-family or multifamily dwelling, shall be permitted to have an ampacity not less than 83 percent of the service rating. If no adjustment or correction factors are required, Table 310.12(A) shall be permitted to be applied.

(B) Feeders. For a feeder rated 100 amperes through 400 amperes, the feeder conductors supplying the entire load associated with a one-family dwelling, or the feeder conductors supplying the entire load associated with an individual dwelling unit in a two-family or multifamily dwelling, shall be permitted to have an ampacity not less than 83 percent of the feeder rating. If no adjustment or correction factors are required, Table 310.12(A) shall be permitted to be applied.

(C) Feeder Ampacities. In no case shall a feeder for an individual dwelling unit be required to have an ampacity greater than that specified in 310.12(A) or (B).

(D) Grounded Conductors. Grounded conductors shall be permitted to be sized smaller than the ungrounded conductors, if the requirements of 220.61 and 230.42 for service conductors or the requirements of 215.2 and 220.61 for feeder conductors are met.

Where correction or adjustment factors are required by 310.15(B) or (C), they shall be permitted to be applied to the ampacity associated with the temperature rating of the conductor.

Informational Note No. 1: See 240.6(A) for standard ampere ratings for fuses and inverse time circuit breakers.

Informational Note No. 2: See Informative Annex D, Example D7.

Justification:

Conductor ampacity is required by the code to be selected per the ampacity tables and adjusted for conditions that cause heating of the conductor. The ampacity of a conductor is affected by heat, including both the heat generated by current flowing in the conductor, and other adjacent conductors, and from the ambient temperature surrounding the conductors.

The ampacities in Table 310.16 are based on three current-carrying conductors in a raceway or cable and an ambient temperature of 86°F.

The code requires that if there are more than three current-carrying conductors, that the allowable ampacity be adjusted by the factors listed in Table 310.15(C)(1). This is due to the additional heating effects of having more current-carrying conductors in the same raceway or cable. Similarly, the code requires the ampacity to be adjusted if the ambient temperature is greater than the 86° F that Table 310.16 is based upon. The ampacity must be adjusted by the factors listed in Table 310.15(B)(1)(1). This is because the higher ambient temperature reduces the ampacity of the conductor as well as hinders the dissipation of heat from the conductor.

The 2017 NEC added 208Y/120-volt single-phase 3-wire systems to Section 310.15(B)(7). This presented an unsafe installation.

Consider the electrical characteristics of a single-phase 120/240V system, which has two ungrounded conductors and a neutral conductor. The ungrounded conductors are 180 degrees out of phase with each other. Therefore, for a balanced load, the neutral current would be zero and for an unbalanced load the neutral current will be a small value based on the unbalance. This system essentially represents two current-carrying conductors since the neutral current is negligible.

However, in a 208Y/120-volt single-phase system, with two ungrounded conductors and a neutral conductor, the ungrounded conductors are 120 degrees out of phase with each other. This results in neutral current that is the same as the phase current for a balanced load and almost as large as the phase current for an unbalanced load. Therefore, this system represents three current-carrying conductors.

Prior to the 2017 edition, NEC 310.15(B)(7), (now 2023 NEC 310.12), has historically only been applicable to 120/240-volt single phase dwelling services and feeders. This is due to considering only two current-carrying conductors and allowing an increase in ampacity in those conductors due to less heat being generated by the conductors. However, since 208V single-phase systems must be considered three current-carrying conductors, the ampacities in Table 310.16 must be used and 310.12 should not apply. Allowing the use of this ampacity adjustment on 208Y/120-volt systems will result in conductors being undersized based on the load and the overcurrent device intended to protect them. This will be an unsafe installation that could result in fire.

This amendment removes 208Y/120-volt systems from the code section. NEC 310.12 is only applicable to 120/240V single-phase dwellings.

Cost Impact: Minor increase.

Approved in previous 2018 Code Adoption process:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
ACTION TAKEN:			
2024 Code Committee		Date: 11/21/2024	
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee		Date: 03/13/2025	
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB)		Date: 04/22/2025	
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee		Date: 05/21/2025	
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action		Date:	
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2023 National Electrical Code (NEC)

Section 312.5(C) Exception No. 2

Submitted by: National Electrical Code Committee

ARTICLE 312 Cabinets, Cutout Boxes, and Meter Socket Enclosures

312.5(C) Cables.

Exception No. 2: For one- and two-family dwellings, cables with entirely nonmetallic sheaths shall be permitted to enter the back of a surface-mounted enclosure through one or more nonflexible raceways not more than 3 inches in diameter, and not less than 3 inches and not more than 24 inches in length, provided all of the following conditions are met:

1. Each cable is fastened within 8 inches, measured along the sheath of the outer end of the raceway.
2. The raceway extends directly into an enclosed wall space.
3. A fitting is provided on each end of the raceway to protect the cable(s) from abrasion.
4. The raceway is sealed or plugged using approved means so as to prevent access to the enclosure through the raceway.
5. The cable sheath is continuous through the raceway and extends into the enclosure beyond the fitting not less than 2 inches.
6. The raceway, if greater than 12 inches, is fastened at its outer end in accordance with the applicable article.
7. The raceway shall be permitted to be filled to 60 percent of its total cross-sectional area, and 310.15(B)(3)(a) adjustment factors need not apply to this condition.

Exception No. 2-3: Single conductors and multiconductor cables shall be permitted to enter enclosures in accordance with 392.46(A) or (B).

Justification:

The intent of NEC 312.5(C) is to secure the cables and protect them from abrasion. The method described in the code is to secure each cable separately to the panel enclosure. The exception to the code allows multiple NM cables to be installed in a conduit sleeve connected to the top of the panel and stubbed into the ceiling space of an interior room (such as an unfinished basement). Securement happens within 12 inches of the point the NM cables emerge from the other end of the sleeve.

The standard practice in the Phoenix area of installing a short conduit sleeve from the back of an exterior mounted panel enclosure into the wall cavity of one- or two-family dwellings and installing multiple type NM cables through the sleeve complies with the intent of NEC 312.5(C) and its exception. The cables are required to be secured within 8 inches of emerging from the sleeve in the wall cavity, the sleeve is required to be sealed on the outside and inside, the cable sheath is continuous within the raceway and for a minimum of 2 inches upon entering the enclosure, and the sleeve is required to have fittings installed to prevent abrasion of the cables.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
ACTION TAKEN:			
2024 Code Committee		Date: 12/16/2024	
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee		Date: 03/13/2025	
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB)		Date: 04/22/2025	
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee		Date: 05/21/2025	
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action		Date:	
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2023 National Electrical Code (NEC)
Section 334.10**

Submitted by: National Electrical Code Committee

ARTICLE 334 Nonmetallic-Sheathed Cable: Types NM and NMC

Part II. Installation

334.10 Uses Permitted. Type NM and Type NMC cables shall be permitted to be used in the following, except as prohibited in 334.12:

- (1) One- and two-family dwellings and their attached or detached garages, and their storage buildings.
- (2) ~~Dwelling units in multi-family dwellings and their detached garages~~ permitted to be of Types III, IV, and V construction.
- (3) ~~Other structures permitted to be of Types III, IV, and V construction. Cables shall be concealed within walls, floors, or ceilings that provide a thermal barrier of material that has at least a 15-minute finish rating as identified in listings of fire-rated assemblies.~~
- (4) –
- (3) Cable trays in dwellings in accordance with 334.10(1) or in dwelling units, in accordance with 334.10(2), structures permitted to be Types III, IV, or V where the cables are identified for the use.
- (5)
- (4) Dwelling units in Types I and II construction where installed within raceways permitted to be installed in Types I and II construction.

Justification:

The use of Nonmetallic-Sheathed cable in commercial buildings has not typically been permitted in the Phoenix metropolitan area as well as many surrounding cities. Nonmetallic-Sheathed cable (NM) is traditionally used in dwelling units, whereas a stouter wiring method enclosed within raceways is traditionally used in commercial buildings.

The code restrictions of the NEC, with respect to allowing type NM cable in a commercial building, would tend to make the installation impractical in most cases, (i.e. NM cable would not be allowed underground or in drop ceilings), and at best the resulting installation would likely be a mixture of several different wiring methods, (each with their own requirements). This type of mixture would actually tend to make the installation more complex, creating a larger hurdle to providing a code compliant installation.

Concerns also exist that Nonmetallic-Sheathed Cable would be more subject to damage, such as nicks in the insulation, etc. The integrity of the insulation is critical to the safety of the electrical installation. In dwelling units, the NEC requires AFCI (Arc-Fault Circuit Interrupter)

protection for most circuits since a nick in the insulation, such as from a nail for hanging a picture, can cause an arcing fault which may not be cleared by a normal circuit breaker before a fire starts.

The AFCI breaker was developed specifically to detect and clear arcing faults; however, the NEC does not require AFCI protection in most non-dwelling occupancies.

It is therefore the general consensus of the electrical section, and supported in general by the Electrical Focus Group, (made up of members of the local electrical engineering community and others members of the industry), that the use of Nonmetallic-Sheathed Cable should be restricted to dwellings, as described within this document, to provide a higher degree of electrical safety in other occupancies.

Cost Impact:

Additional cost due to the cost difference between an installation consisting of Nonmetallic-Sheathed Cable and an installation consisting of another wiring method, depending on the wiring method chosen.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	Date: 12/16/2024
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Development Advisory Board (DAB) Subcommittee	Date: 03/13/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2023 National Electrical Code (NEC)

Section 620.6(B)

Submitted by: National Electrical Code Committee

ARTICLE 620 Elevators, Dumbwaiters, Escalators, Moving Walks, Platform Lifts, and Stairway Chairlifts

620.6 Ground-Fault Circuit-Interrupter Protection for Personnel.

(B) Machine Rooms, Control Spaces, Machinery Spaces, Control Rooms, Elevator Disconnect Rooms or Closets, and Truss Interiors. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in machine rooms, control spaces, machinery spaces, control rooms, elevator disconnect rooms or closets, and truss interiors shall have listed Class A ground-fault circuit-interrupter protection for personnel.

Justification:

A new definition has been added for Elevator Disconnect Room or Closet to define the space that is required to contain the elevator disconnects, overcurrent devices, and related lighting and receptacles when the elevator controller is located in the hoistway. This amendment adds references to the elevator disconnect room or closet.

Cost Impact: Minor increase.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/10/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 03/13/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2023 National Electrical Code (NEC)

Section 620.22

Submitted by: National Electrical Code Committee

ARTICLE 620 Elevators, Dumbwaiters, Escalators, Moving Walks, Platform Lifts, and Stairway Chairlifts

620.22 Branch Circuits for Car Lighting, Receptacle(s), Ventilation, Heating, and Air-Conditioning.

(A) Car Light Receptacles, Auxiliary Lighting, and Ventilation.

A separate branch circuit shall supply the car lights. The car lights branch circuit shall be permitted to supply receptacles (alarm devices, emergency responder radio coverage (ERRC), car ventilation purification systems, monitoring devices not part of the control system), auxiliary lighting power source, car emergency signaling, communications devices (including their associated charging circuits), and ventilation on each elevator car or inside the operation controller. The overcurrent device protecting the branch circuit shall be located in the elevator machine room, control room, machinery space, or control space. Where there is no machine room, control room, machinery space, or control space outside the hoistway, the overcurrent device shall be located outside the hoistway in an elevator disconnect room or closet and accessible to qualified persons only.

Required lighting shall not be connected to the load side of a ground-fault circuit interrupter.

(B) Air-Conditioning and Heating Source.

A separate branch circuit shall supply the air-conditioning and heating units on each elevator car. The overcurrent device protecting the branch circuit shall be located in the elevator machine room, control room, machinery space, or control space. Where there is no machine room, control room, machinery space, or control space outside the hoistway, the overcurrent device shall be located outside the hoistway in an elevator disconnect room or closet and accessible only to qualified persons.

Justification:

A new definition has been added for Elevator Disconnect Room or Closet to define the space that is required to contain the elevator disconnects, overcurrent devices, and related lighting and receptacles when the elevator controller is located in the hoistway. This amendment adds references to the elevator disconnect room or closet.

Cost Impact: Minor increase.

Approved in previous 2018 Code Adoption process:

☐ YES

☒ NO

ACTION TAKEN:	
2024 Code Committee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 01/10/2025 <input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 03/13/2025 <input type="checkbox"/> No action taken
Development Advisory Board (DAB) <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 04/22/2025 <input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee <input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: 05/21/2025 <input type="checkbox"/> No action taken
City Council Action <input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	Date: <input type="checkbox"/> No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2023 National Electrical Code (NEC)
Section 620.23**

Submitted by: National Electrical Code Committee

ARTICLE 620 Elevators, Dumbwaiters, Escalators, Moving Walks, Platform Lifts, and Stairway Chairlifts

620.23 Branch Circuits for Machine Room, Control Room/Machinery Space, Control Space, Elevator Disconnect Room or Closet, or Truss Interior Lighting and Receptacle(s).

(A) Separate Branch Circuits.

The branch circuits supplying the lighting for machine rooms, control rooms, machinery spaces, control spaces, elevator disconnect rooms or closets, or truss interiors, where required, shall be separate from the branch circuits supplying the receptacles in those places. These circuits shall supply no other loads.

Required lighting shall not be connected to the load side of a ground-fault circuit interrupter.

(B) Lighting Switch.

The machine room, control room/machinery space, ~~or control space~~, or elevator disconnect room or closet lighting switch shall be located at the point of entry.

(C) Duplex Receptacle.

At least one 125-volt, single-phase, 15- or 20-ampere duplex receptacle shall be provided in each machine room, control room and machinery space, control space, elevator disconnect room or closet, and in truss interiors where required.

Justification:

A new definition has been added for Elevator Disconnect Room or Closet to define the space that is required to contain the elevator disconnects, overcurrent devices, and related lighting and receptacles when the elevator controller is located in the hoistway. This amendment adds references to the elevator disconnect room or closet.

Cost Impact: Minor increase.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 01/10/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/13/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025

<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee			Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action			Date:
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

DRAFT



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2023 National Electrical Code (NEC) Section 620.25(B)

Submitted by: National Electrical Code Committee

ARTICLE 620 Elevators, Dumbwaiters, Escalators, Moving Walks, Platform Lifts, and Stairway Chairlifts

620.25 Branch Circuits for Other Utilization Equipment.

(B) Overcurrent Devices.

The overcurrent devices protecting the branch circuit(s) shall be located in the elevator machine room, control room, machinery space, or control space. Where there is no machine room, control room, machinery space, or control space outside the hoistway, or for escalator and moving walk applications, the overcurrent device shall be located outside the hoistway in an elevator disconnect room or closet and accessible only to qualified persons.

Justification:

A new definition has been added for Elevator Disconnect Room or Closet to define the space that is required to contain the elevator disconnects, overcurrent devices, and related lighting and receptacles when the elevator controller is located in the hoistway. This amendment adds references to the elevator disconnect room or closet.

Cost Impact: Minor increase.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 01/10/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 03/13/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2023 National Electrical Code (NEC)

Section 620.51(C)(1)

Submitted by: National Electrical Code Committee

ARTICLE 620 Elevators, Dumbwaiters, Escalators, Moving Walks, Platform Lifts, and Stairway Chairlifts

620.51(C) Location.

The disconnecting means shall be located where it is readily accessible to qualified persons.

(1) On Elevators Without Generator Field Control.

On elevators without generator field control, the disconnecting means shall be located within sight of the motor controller. Where the motor controller is located in the elevator hoistway, the disconnecting means required by 620.51(A) shall be located outside the hoistway in an elevator disconnect room or closet and accessible to qualified persons only. An additional fused or non-fused, enclosed, externally operable motor-circuit switch that is lockable open in accordance with 110.25 to disconnect all ungrounded main power-supply conductors shall be located within sight of the motor controller. The additional switch shall be a listed device and shall comply with 620.91(C).

Driving machines or motion and operation controllers not within sight of the disconnecting means shall be provided with a manually operated switch installed in the control circuit to prevent starting. The manually operated switch(es) shall be installed adjacent to this equipment.

Where the driving machine of an electric elevator or the hydraulic machine of a hydraulic elevator is located in a remote machine room or remote machinery space, a single means for disconnecting all ungrounded main power-supply conductors shall be provided and be lockable open in accordance with 110.25.

Justification:

A new definition has been added for Elevator Disconnect Room or Closet to define the space that is required to contain the elevator disconnects, overcurrent devices, and related lighting and receptacles when the elevator controller is located in the hoistway. This amendment adds references to the elevator disconnect room or closet.

Cost Impact: Minor increase.

Approved in previous 2018 Code Adoption process:

☐ YES

☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted

☐ Modified and approved

☐ Denied

Date: 01/10/2025

☐ No action taken

Development Advisory Board (DAB) Subcommittee	Date: 03/13/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Development Advisory Board (DAB)	Date: 03/13/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Transportation, Infrastructure and Planning Subcommittee	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
City Council Action	Date: 05/21/2025
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2022 American Society of Mechanical Engineers (ASME) A17.1 Section 2.2.5.3

Submitted by: ASME/Elevator Code Committee

2.2.5.3 The light switch shall be located to be accessible from the pit access door, and:

1. Shall be mounted 50" above the access door floor.
2. Shall not be controlled by automatic means other than allowed by A17.1 section 2.1.7 or IBC 3007.5.2
3. Shall be illuminated.
4. Shall be permitted to control all pit lights in a multi-car bank of elevators sharing the same hoistway.

Justification:

1. To facilitate locating the light switch when entering hazardous darkened areas.
2. To eliminate the possibility of all illumination turning off while working in these spaces.
3. To harmonize with NEC 110.26(D)

Cost Impact: Minimal

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 10/28/2024

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/13/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2022 American Society of Mechanical Engineers (ASME) A17.1 Section 2.7.5.1

Submitted by: ASME/Elevator Code Committee

2.7.5.1 Working Areas in the Car or on the Car Top. The requirements of 2.7.5.1.1 through 2.7.5.1.4 shall be complied with if ~~maintenance or inspections of~~ when the elevator driving-machine brake, emergency brake, elevator motion controller, or motor controller are located in the hoistway. ~~to be carried out from inside the car or from the car top.~~

2.7.5.1.1 If ~~When Maintenance or inspection~~ any work is performed ~~of~~ to the elevator driving-machine brake or an emergency brake, or of elevator motion controllers or motor controllers from inside the car or from the car top ~~that~~ could result in unexpected vertical car movement, a means to prevent this movement shall be provided.

Justification: To prevent the possibility of accidental disengagement of the brakes both electrically and mechanically during work being performed on equipment located in the hoistway.

Cost Impact: Minimal

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 11/25/2024 ☐ No action taken

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 02/20/2025 ☐ No action taken

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 04/22/2025 ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 05/21/2025 ☐ No action taken

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied Date: ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2022 American Society of Mechanical Engineers (ASME) A17.1 Section 2.7.9.1

Submitted by: ASME/Elevator Code Committee

2.7.9.1 Lighting. Permanently installed electric lighting shall be provided in all machinery spaces, machine rooms, control spaces, and control rooms. The illumination shall be not less than 200 lx (19 fc) at the floor level, at the standing surface of a working platform (see 2.7.5.3), or at the level of the standing surface when the car is in the blocked position (see 2.7.5.1). The light switch shall be located

- (a) For machinery spaces and control spaces, at the point of entry
- (b) For machine rooms and control rooms, inside the room and, where practicable, on the lock-jamb side of the access door
- (c) All light switches for access to any elevator or escalator machine room, control room, machine space, or control space:
 - 1. Shall be illuminated.
 - 2. Shall not be controlled by automatic means other than allowed by A17.1 Section 2.1.7 or IBC 3007.5.2.

Justification:

- (1) To facilitate locating the light switch when entering hazardous darkened areas.
- (2) To eliminate the possibility of all illumination turning off while working in these spaces
- (3) To harmonize with NEC 110.26(D)

Cost Impact: Minimal cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee	Date: 10/28/2024
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee	Date: 02/13/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2022 American Society of Mechanical Engineers (ASME)
A17.1 Section 2.27.8**

Submitted by: ASME/Elevator Code Committee

2.27.8 Switch Keys.

The key switches required by 2.27.2 through 2.27.5 and 2.27.11 for all elevators in a building shall be operable by the ~~FEO-K1~~ same key. The keys shall be Group 3 Security (see Section 8.1). A separate key shall be provided for each switch. These keys shall be kept on the premises in a location readily accessible to firefighters and emergency personnel, but not where they are available to the public. ~~This key shall be of a tubular, 7 pin, style 137 construction and shall have a biting code of 6143521 starting at the tab sequenced clockwise as viewed from the barrel end of the key; cutting depths shall be in accordance with Figure 2.27.8.~~ The key shall be coded the FEO-K1. "AZFS" key as designated by the authority having jurisdiction. The possession of the "FEO-K1" "AZFS" key shall be limited to elevator personnel, emergency personnel, elevator equipment manufacturers, and authorized personnel during checking of Firefighters' Emergency Operation (see Section 8.1 and 8.6.11.1).

Where provided, a lock box, including its lock and other components, shall conform to the requirements of UL 1037 (see Part 9).

Note (2.27.8): Local authorities may specify additional requirements for a uniform keyed lock box and its location, to contain the necessary keys.

Justification: Existing fire service key used by fire department and emergency personnel. This amendment reflects some wording changes with the 2022 code.

Cost Impact: Existing keys are already changed over to "AZFS".

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 11/25/2024
☐ No action taken

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 02/13/2025
☐ No action taken

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 04/22/2025
☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied Date: 05/21/2025
☐ No action taken

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied Date:
☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2022 American Society of Mechanical Engineers (ASME)
A17.1 Section 5.3.1.8.1**

Submitted by: ASME/Elevator Code Committee

5.3.1.8.1 Hoistway Enclosure Provided. Where a hoistway enclosure is provided landing openings shall be protected by swinging or horizontally sliding doors. The full height and width of the landing openings in solid hoistway enclosures shall be protected by solid swinging or horizontally sliding doors except

- a) For swing doors, the clearance between the door panel and the frame shall not exceed.
 - 1) 10 mm (0.375 in.) on the side and top of the door
 - 2) 13 mm (0.5 in.) at the bottom of the door
- b) For horizontally sliding doors, door panels shall.
 - 1) overlap the top and sides of the opening by not less than 13 mm (0.5 in.)
 - 2) not exceed 10 mm (0.375 in.) above the sill
 - 3) have a clearance between the panel and the frame not exceeding 10 mm (0.375 in.)

The doors' fire-protection rating shall be not less than required by the building code (see Section 1.3). The doors shall be designed to withstand a force of 670 N (150 lbf) applied horizontally, in either direction, over an area 100 mm x 100 mm (4 in. x 4 in.) in the center of the doors without permanent displacement or deformation.

Swing doors shall be of one-piece construction with no additional baffles, space guards, or elevator door guards as fillers to meet clearance specifications.

Justification: Clarification that removable panels are not to be used to meet required clearances.

Cost Impact: None

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 11/25/2024
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/13/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2022 American Society of Mechanical Engineers (ASME) A17.1 Section 8.6.1.4.1

Submitted by: ASME/Elevator Code Committee

8.6.1.4.1 On-Site Maintenance Records

(a) Maintenance Control Program Records

(1) A record that shall include the maintenance tasks listed with the associated requirements of Section 8.6 identified in the MCP (8.6.1.2.1), other tests (see 8.6.1.2.2), examinations and adjustments, and the specified scheduled intervals shall be maintained.

(2) The specified scheduled maintenance intervals (see section 1.3) shall, as applicable, be based on the criteria given in 8.6.1.2.1(e).

(3) MCP records shall be viewable on-site by elevator personnel in ~~either hard copy or electronic~~ format acceptable to the authority having jurisdiction, located in the elevator machine room or on the car top, and shall include, but are not limited to, the following:

(-a) sight name and address

(-b) service provider name

(-c) conveyance identification (I.D.) and type

(-d) date of record

(-e) a description of the maintenance tasks, interval, and associated requirements of section 8.6

(-f) indication of completion of maintenance task

NOTE [8.6.1.4.1(a)]: The recommended format for documenting MCP records can be found in Nonmandatory Appendix Y. This is only an example format. A specific MCP that includes all maintenance needs is required for each unit.

(b) Repair and Replacement Records. The following repairs and replacements shall be recorded and kept on-site for viewing by elevator personnel in ~~either hard copy or electronic~~ format, located in the elevator machine room or on the car top.

Justification:

To maximize inspection efficiency by having required documents readily accessible on-site.

Cost Impact: No Cost impact.

Approved in previous 2018 Code Adoption process:

☐ YES

☒ NO

ACTION TAKEN:

2024 Code Committee

Date: 11/25/2024

☒ Approved as submitted ☐ Modified and approved ☐ Denied

☐ No action taken

Development Advisory Board (DAB) Subcommittee

Date: 02/13/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied

☐ No action taken

Development Advisory Board (DAB)

Date: 04/22/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied

☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

Date: 05/21/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied

☐ No action taken

City Council Action

Date:

☐ Approved as submitted ☐ Modified and approved ☐ Denied

☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2022 American Society of Mechanical Engineers (ASME) A17.1 Section 8.6.1.7.2

Submitted by: ASME/Elevator Code Committee

8.6.1.7.2. Periodic Test Record. A periodic test record for ~~each~~ all periodic test(s) containing the applicable Code requirement(s) and date(s) performed, and the name of the person or firm performing the test, shall be installed to be readily visible and adjacent to or securely attached to the controller of each unit in the form of a metal tag conforming to 8.13.3. If any of the alternative test methods contained in 8.6.4.20 were performed, then the test tag shall indicate alternative testing was used for the applicable requirement.

A written periodic test report containing the applicable code requirement(s) shall be located in the maintenance records and kept on site readily available in the machine room or the car top.

Justification: Remove redundant records and reduce cost of metal tags.

Cost Impact: None, Metal tags with code requirements required larger more expensive tags.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

Date: 11/25/2024

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee

Date: 02/13/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB)

Date: 04/22/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

Date: 05/21/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action

Date:

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2022 American Society of Mechanical Engineers (ASME) A17.1 Section 8.7.1.13

Submitted by: ASME/Elevator Code Committee

8.7.1.13 Separation of Multiple Hoistways. When an alteration is performed in a multiple hoistway with one or more elevators in normal use, and work is to be performed in an adjacent portion of that multiple hoistway there shall be a full separation of the elevator hoistways between the elevators. The material used for this separation shall:

1. Be as strong as or stronger than 1.110 mm (0.0437 in.) diameter wire.
2. Have openings not exceeding 25 mm (1 in.)
3. Be supported and braced so to prevent contact between the enclosure material and the car or counterweight when subjected to a pressure of 890 N (200 lbf) applied at right angles at any point on an area 100 mm x 100 mm (4 in. x 4 in.).

Justification: Protection of passengers and equipment of elevators running beside elevators that construction or alterations are being performed.

Cost Impact: Minimal

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 11/25/2024
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/13/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2022 American Society of Mechanical Engineers (ASME) A17.1 Section 8.11.1.3

Submitted by: ASME/Elevator Code Committee

8.11.1.3 Periodic Inspection and Test Frequency. The frequency of periodic inspections and tests shall be established by the authority having jurisdiction. Periodic inspections shall be performed every 12 months. Periodic Tests shall be performed according to Non-Mandatory Appendix N, Table N-1-1.

Justification: To Clarify when the City of Phoenix performs the Periodic Inspections and when periodic tests are required.

Cost Impact: None

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

Date: 11/25/2024

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee

Date: 02/13/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB)

Date: 04/22/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee

Date: 05/21/2025

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action

Date:

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2023 American Society of Mechanical Engineers (ASME)
A17.3 Section 3.10.12**

Submitted by: ASME/Elevator Code Committee

3.10.12 System to Monitor and Prevent Automatic Operation of the Elevator With Faulty Door Contact Circuits

Means shall be provided to monitor the position of power-operated car doors that are mechanically coupled with the landing doors while the car is in the landing zone, in order

(a) to prevent automatic operation of the car if the car door is not closed [see 3.4.2(c)], regardless of whether the portion of the circuits incorporating the car door contact or the interlock contact of the landing door coupled with the car door, or both, are closed or open, except as permitted in 3.10.7.

(b) to prevent the power closing of the doors during automatic operation if the car door is fully open and any of the following conditions exist:

(1) The car door contact is closed, or the portion of the circuit incorporating this contact is bypassed.

(2) The interlock contact of the landing door that is coupled to the opened car door is closed, or the portion of the circuit incorporating this contact is bypassed.

(3) The car door contact and the interlock contact of the door that is coupled to the opened car door are closed, or the portions of the circuits incorporating these contacts are bypassed.

(c) Compliance date to be no later than four (4) years from the date of adoption.

Justification: To provide owners with reasonable time to facilitate any necessary planning required to comply.

Cost Impact: Moderate. Cost of modifying controls to accommodate new circuitry.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 11/13/2024

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/13/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2023 American Society of Mechanical Engineers (ASME) A17.3 Section 3.13.3

Submitted by: ASME/Elevator Code Committee

Section 3.13.3 Compliance

Note: Items 3.13.1 through 3.13.2.2 shall have a compliance date to be no later than four (4) years from the date of adoption.

Justification: To provide owners with reasonable time to facilitate any necessary planning required to comply.

Cost Impact: Minimal

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 11/25/2024

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 02/13/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2023 American Society of Mechanical Engineers Code (ASME) A17.3 Section 3.14		
Submitted by: ASME/Elevator Code Committee		
<u>3.14 Car Tops. MITIGATION OF FALL HAZARDS ON OR AROUND CAR TOPS.</u> <u>All passenger and freight elevator car tops that have a fall hazard as described by OSHA 1926.501(b) and ASME a17.1-2022 section 2.14.1.7 shall meet the requirements of ASME a17.1-2022 section 2.14.1.7, and 8.7.2.14.5.</u> <u>Compliance date to be no later than four (4) years from the date of adoption.</u>		
Justification: To reduce the possibility of loss of life or limb to Elevator Personnel during Maintenance, Testing, and Inspections. Increase of Safety factor for buildings.		
Cost Impact: Minimal Cost of handrail installation only on elevators with fall hazards.		
Approved in previous 2018 Code Adoption process: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
ACTION TAKEN:		
2024 Code Committee		Date: 11/13/2024
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied		<input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee		Date: 02/13/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied		<input type="checkbox"/> No action taken
Development Advisory Board (DAB)		Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied		<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee		Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied		<input type="checkbox"/> No action taken
City Council Action		Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied		<input type="checkbox"/> No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2023 American Society of Mechanical Engineers Code (ASME) A17.3 Section 4.10	
Submitted by: ASME/Elevator Code Committee	
<u>4.10 Car Tops. Mitigation of fall hazards on or around car tops.</u> <u>All passenger and freight elevator car tops that have a fall hazard as described by OSHA 1926.501(b) and ASME A17.1-2022 Section 2.14.1.7 shall meet the requirements of ASME A17.1-2022 Section 2.14.1.7, and 8.7.2.14.5.</u> <u>Compliance date to be no later than four (4) years from the date of adoption.</u>	
Justification: To reduce the possibility of loss of life or limb to Elevator Personnel during Maintenance, Testing, and Inspections. Increase of Safety factor for buildings.	
Cost Impact: Minimal. Cost of handrail installation only on elevators with fall hazards	
Approved in previous 2018 Code Adoption process: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
ACTION TAKEN:	
2024 Code Committee	Date: 11/13/2024
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB) Subcommittee	Date: 02/13/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB)	Date: 04/22/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2023 American Society of Mechanical Engineers (ASME) A17.3 Section 5.3.13

Submitted by: ASME/Elevator Code Committee

5.3.13 Combplate Vertical Safety Device

Combplate vertical safety devices shall be provided that will cause the opening of the power circuit to the escalator driving-machine motor and brake if a resultant vertical force not greater than 670 N (150 lbf) in the upward direction is applied at the center of the front of the comb-plate at each landing. These devices shall be the manual reset type.

Comb-step impact devices conforming to the requirements of ASME AI 7.1 or ASME AI 7.1/CSA B44 meet these requirements.

(a) Compliance date to be no later than four (4) years from the date of adoption.

Justification: To provide owners with reasonable time to facilitate any necessary planning required to comply.

Cost Impact: Moderate.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken Date: 01/15/2025

Development Advisory Board (DAB) Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken Date: 02/13/2025

Development Advisory Board (DAB)

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken Date: 04/22/2025

Transportation, Infrastructure and Planning Subcommittee

☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken Date: 05/21/2025

City Council Action

☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken Date:



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Green Construction Code (IgCC)
Chapter 1, Sections 101 - 110**

Submitted by: International Green Construction Code Committee

Notes:

1. For reserved sections herein, refer to the amendments and requirements in Chapter 1 of the International Building Code for these code requirements.
2. For sections that remain unchanged from the base code the term “see this section of the 2024 IgCC” shall refer to the unchanged base code.

101.1 Title

These regulations shall be known as the *International Green Construction Code* as amended by the City of Phoenix of **[NAME OF JURISDICTION]**, hereinafter referred to as “this code.” These regulations are one document of the overall Phoenix Building Construction Code as defined by the adopting ordinance.

101.2 (2.3) General

The use of this code is optional, unless specifically required through ordinance by the city of Phoenix. This code is an overlay document to be used in conjunction with the other codes and standards adopted by the jurisdiction. This code is not intended to be used as a standalone construction regulation document and permits are not to be issued under this code. This code is not intended to abridge or supersede safety, health or environmental requirements under other applicable codes or ordinances.

This code is intended to provide minimum requirements to be used in conjunction with the other codes and standards adopted by the jurisdiction. The requirements in this code shall not be used to circumvent any applicable safety, health or environmental requirements.

101.3 Scope. See this section of the 2024 IgCC.

101.3.1 (2.2) Applicability. See this section of the 2024 IgCC.

101.3.2 Appendices. See this section of the 2024 IgCC.

101.4 (1.1) Intent. See this section of the 2024 IgCC.

101.5 (4.1 & 4.2) Compliance. See this section of the 2024 IgCC.

101.5.1 Jurisdictional options. Reserved.

101.5.2 (4.3.2) Normative appendices. See this section of the 2024 IgCC.

101.5.3 (4.3.3) Informative appendices. See this section of the 2024 IgCC.

101.5.4 (4.3.4) Referenced standard reproduction annexes. Reserved.

SECTION 102 – APPLICABILITY - Reserved.

SECTION 103 - CODE COMPLIANCE AGENCY - Reserved.

SECTION 104 - DUTIES AND POWERS OF THE AUTHORITY HAVING JURISDICTION - Reserved.

SECTION 105 – PERMITS - Reserved.

SECTION 106 - CONSTRUCTION DOCUMENTS - Reserved.

SECTION 107 – FEES - Reserved.

SECTION 108 - INSPECTIONS - Reserved.

SECTION 109 - CERTIFICATE OF OCCUPANCY - Reserved.

SECTION 110 - MEANS OF APPEALS - Reserved.

Justification: All the adopted and amended building code documents taken together are known as the Phoenix Building Construction Code. Each code document is a separate document of the Phoenix Building Construction Code. This document is the International Green Construction Code as Amended by the City of Phoenix. This document is intended to apply where a code or referenced standard identifies the International Green Construction Code as being applicable.

The reserved provisions are contained in the Phoenix Building Construction Code – Administrative Provisions (Chapter 1 of the International Building Code).

Cost Impact: No cost impact

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 01/30/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/13/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City Council Action Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken



Public Hearing - Amend City Code - Ordinance Adoption - Multi-Family Conversion Text Amendment - Z-TA-3-25-Y (Ordinance G-7395) - Citywide

Request to hold a public hearing on a proposed text amendment Z-TA-3-25-Y and to request City Council approval, per the Planning Commission recommendation which amends the Phoenix Zoning Ordinance Chapter 7, Section 711 (Multi-Family Conversion) to update regulations for multi-family conversion.

Summary

Governor Hobbs signed House Bill (HB) 2110 on April 7, 2025 with an emergency clause requiring municipalities to update their ordinances to comply with the updated provisions by July 6, 2025. HB 2110 makes further modifications to Arizona Revised Statute Section 9-462 (Commercial buildings; multifamily residential development; adaptive reuse; prohibition on rezoning or municipal review; objective standards; applicability; definitions) which became state law last year. In compliance with the modifications, this text amendment modifies the Phoenix Zoning Ordinance regarding references from “building” to “parcel” when appropriate for compliance with the revised legislation; changes “multi-family zoning” to “properties with multi-family zoning entitlements”; and also clarifies the relationship of adaptive reuse of existing commercial buildings to multi-family use due to a minor definition change in the bill.

Applicant: City of Phoenix, Planning Commission

Representative: City of Phoenix, Planning and Development Department

Staff Recommendation: Approval of Z-TA-3-25-Y, per the language proposed in Exhibit A.

PC Action: The Planning Commission is scheduled to hear this item on June 5, 2025.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING PORTIONS OF THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX BY: AMENDING CHAPTER 7, SECTION 711 (MULTI-FAMILY CONVERSION) TO REVISE STANDARDS FOR MULTI-FAMILY CONVERSION OF OBSOLETE COMMERCIAL, OFFICE, AND/OR MIXED-USE BUILDINGS IN ACCORDANCE WITH CHANGES TO STATE REQUIREMENTS.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1: Chapter 7, Section 711 (Multi-Family Conversion), is hereby amended to read as follows:

Section 711. Multi-Family Conversion

- E. **Development Review for Multi-Family Conversion.** A property that has been verified as eligible for multi-family conversion per the provisions of this section may proceed with development review as set forth in Section 507, with the following additional requirements:

5. Limits and Occupancy Requirements.

- a. **Limit on Number of Eligible ~~Buildings~~ PARCELS.** No more than ten percent of the PARCELS HAVING A commercial, office, or mixed-use buildings within the City of Phoenix as of March 21, 2025, may be redeveloped under the provisions of Section 711.

- F. **Development Standards and Requirements.** Multi-family conversion developments shall comply with the following standards and requirements:

4. **Density.** The maximum density permitted shall be as follows:

- a. For sites zoned Downtown Code (DTC), unlimited density is permitted.
- b. For sites located within a designated Transit-Oriented Community (TOC) but not zoned DTC, unlimited density is permitted.
- c. For sites not located within a designated TOC, the same as required for multi-family development zoned R-3 (Section 615), as may be modified by any existing special planning district, specific plan, neighborhood plan, or similar regulatory plan applicable to the site.
- d. ~~**Additional Density Provision.** Upon request by the applicant, a site shall be permitted a maximum density equivalent to an existing site having multi-family zoning located within the City of Phoenix and within one mile of the proposed multi-family conversion site. If there is no site having multi-family zoning in the City of Phoenix within one mile of the site to be redeveloped, the maximum density permitted shall be equivalent to what is allowed for the next closest site having multi-family zoning located in the City of Phoenix. The applicant shall identify the site to be used by staff for evaluation of this provision.~~
- d. **ADDITIONAL DENSITY PROVISION.** UPON REQUEST BY THE APPLICANT, A MULTI-FAMILY CONVERSION DEVELOPMENT SHALL BE PERMITTED A MAXIMUM DENSITY EQUIVALENT TO ANOTHER EXISTING SITE LOCATED WITHIN THE CITY OF PHOENIX WHEN IN COMPLIANCE WITH ALL OF THE FOLLOWING:
 - (1) THE OTHER SITE MUST HAVE EXISTING ENTITLEMENTS FOR MULTI-FAMILY DEVELOPMENT;
 - (2) THE OTHER SITE MUST NOT HAVE BEEN REDEVELOPED AS A MULTI-FAMILY CONVERSION UNDER THE PROVISIONS OF THIS SECTION;
 - (3) THE OTHER SITE MUST BE LOCATED WITHIN THE CITY OF PHOENIX; AND

- (4) THE OTHER SITE MUST BE LOCATED WITHIN ONE MILE OF THE MULTI-FAMILY CONVERSION DEVELOPMENT, OR IF NO SUCH SITE EXISTS WITHIN ONE MILE, IS THE NEXT CLOSEST SITE HAVING MULTI-FAMILY ENTITLEMENTS.

THE APPLICANT SHALL IDENTIFY THE SITE TO BE USED BY STAFF FOR EVALUATION OF THE ADDITIONAL DENSITY PROVISION.

6. **RELATION TO ADAPTIVE REUSE.** THE PROVISIONS OF SECTION 712, ADAPTIVE REUSE, ALSO APPLY TO MULTI-FAMILY CONVERSIONS OF EXISTING ECONOMICALLY AND FUNCTIONALLY OBSOLETE BUILDINGS THAT ARE NOT DEMOLISHED. IF A CONFLICT OCCURS, THE PROVISIONS OF SECTION 712 SHALL APPLY TO THE EXISTING BUILDING(S).

PASSED by the Council of the City of Phoenix this 18th day of June, 2025.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:

REVIEWED BY:

Jeffrey Barton, City Manager

DRAFT

ATTACHMENT B



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Zoning Ordinance Text Amendment Z-TA-3-25-Y May 28, 2025

Application No. Z-TA-3-25-Y: Amend the Phoenix Zoning Ordinance Chapter 7, Section 711 (Multi-Family Conversion) to update regulations for multi-family conversion.

Staff recommendation: Staff recommends approval of Z-TA-3-25-Y per the language proposed in Exhibit A.

BACKGROUND

This text amendment is a response to House Bill 2110 (2025), signed by the Governor on April 7, 2025 which modified certain provisions of Section 9-462.10, Arizona Revised Statutes regarding the conversion and/or adaptive reuse of economically or functionally obsolete commercial, office, or mixed use buildings to multi-family developments. The bill was approved with an emergency clause and a 90-day implementation time frame.

REQUIRED REVISIONS

HB 2110 changed the requirements of Section 9-462.10 to require evaluation of commercial, office, and mixed-use **parcels**, rather than **buildings**. This was a change supported by most municipalities, since it is easier to count and enforce. HB 2110 also changed the requirements of Section 9-462.10 to allow **any** site with one mile and zoned with multi-family development entitlements to be used for evaluation of the comparable density and height, rather than any site within one mile and having multi-family **zoning**. This means sites zoned commercial (C-1, C-2, C-3) and zoned for mixed uses (WU Code, DTC) may qualify.

DESCRIPTION OF THE PROPOSED TEXT AMENDMENT

This text amendment changes references from “building” to “parcel” when appropriate for compliance with the revised legislation; changes “multi-family zoning” to “properties with multi-family zoning entitlements”; and also clarifies the relationship to adaptive reuse of existing commercial buildings to multi-family use due to a minor definition

change in HB 2110.

CONCLUSION

HB 2110 requires only minor changes to the existing Section 711, Multi-Family Conversion, and does not significantly change how the City must implement the provisions. Staff recommends approval of Z-TA-3-25-Y per the language proposed in Exhibit A.

Writer

C. DePerro

May 28, 2025

Exhibits

A. Proposed Language

Exhibit A

Staff proposed language that may be modified during the public hearing process is as follows:

Amend Chapter 7, Section 711 (Multi-Family Conversion) to read as follows:

Section 711. Multi-Family Conversion

- E. **Development Review for Multi-Family Conversion.** A property that has been verified as eligible for multi-family conversion per the provisions of this section may proceed with development review as set forth in Section 507, with the following additional requirements:

5. Limits and Occupancy Requirements.

- a. **Limit on Number of Eligible ~~Buildings~~ PARCELS.** No more than ten percent of the PARCELS HAVING A commercial, office, or mixed-use buildings within the City of Phoenix as of March 21, 2025, may be redeveloped under the provisions of Section 711.

- F. **Development Standards and Requirements.** Multi-family conversion developments shall comply with the following standards and requirements:

4. Density. The maximum density permitted shall be as follows:

- a. For sites zoned Downtown Code (DTC), unlimited density is permitted.
- b. For sites located within a designated Transit-Oriented Community (TOC) but not zoned DTC, unlimited density is permitted.

- c. For sites not located within a designated TOC, the same as required for multi-family development zoned R-3 (Section 615), as may be modified by any existing special planning district, specific plan, neighborhood plan, or similar regulatory plan applicable to the site.
- d. ~~**Additional Density Provision.** Upon request by the applicant, a site shall be permitted a maximum density equivalent to an existing site having multi-family zoning located within the City of Phoenix and within one mile of the proposed multi-family conversion site. If there is no site having multi-family zoning in the City of Phoenix within one mile of the site to be redeveloped, the maximum density permitted shall be equivalent to what is allowed for the next closest site having multi-family zoning located in the City of Phoenix. The applicant shall identify the site to be used by staff for evaluation of this provision.~~
- d. **ADDITIONAL DENSITY PROVISION.** UPON REQUEST BY THE APPLICANT, A MULTI-FAMILY CONVERSION DEVELOPMENT SHALL BE PERMITTED A MAXIMUM DENSITY EQUIVALENT TO ANOTHER EXISTING SITE LOCATED WITHIN THE CITY OF PHOENIX WHEN IN COMPLIANCE WITH ALL OF THE FOLLOWING:
 - (1) THE OTHER SITE MUST HAVE EXISTING ENTITLEMENTS FOR MULTI-FAMILY DEVELOPMENT;
 - (2) THE OTHER SITE MUST NOT HAVE BEEN REDEVELOPED AS A MULTI-FAMILY CONVERSION UNDER THE PROVISIONS OF THIS SECTION;
 - (3) THE OTHER SITE MUST BE LOCATED WITHIN THE CITY OF PHOENIX; AND
 - (4) THE OTHER SITE MUST BE LOCATED WITHIN ONE MILE OF THE MULTI-FAMILY CONVERSION DEVELOPMENT, OR IF NO SUCH SITE EXISTS WITHIN ONE MILE, IS THE NEXT CLOSEST SITE HAVING MULTI-FAMILY ENTITLEMENTS.

THE APPLICANT SHALL IDENTIFY THE SITE TO BE USED BY
STAFF FOR EVALUATION OF THE ADDITIONAL DENSITY
PROVISION.

6. **RELATION TO ADAPTIVE REUSE.** THE PROVISIONS OF SECTION 712, ADAPTIVE REUSE, ALSO APPLY TO MULTI-FAMILY CONVERSIONS OF EXISTING ECONOMICALLY AND FUNCTIONALLY OBSOLETE BUILDINGS THAT ARE NOT DEMOLISHED. IF A CONFLICT OCCURS, THE PROVISIONS OF SECTION 712 SHALL APPLY TO THE EXISTING BUILDING(S).

ATTACHMENT C

REPORT OF PLANNING COMMISSION ACTION June 5, 2025

ITEM NO: 4	
	DISTRICT NO.: Citywide
SUBJECT:	
Application #:	Z-TA-3-25-Y
Location:	Citywide
Request:	Text Amendment to the Zoning Ordinance to address recent revisions to state statutes regarding multifamily residential development and adaptive reuse (HB 2110).
Proposal:	Text Amendment to the Zoning Ordinance to amend Section 711 (Multi-Family Conversion) to address recent revisions to state statutes regarding multifamily residential development and adaptive reuse (HB 2110).
Applicant:	City of Phoenix, Planning Commission
Representative:	City of Phoenix, Planning and Development Department

ACTIONS:

Staff Recommendation: Approval, per Exhibit A of the staff report.

Village Planning Committee (VPC) Recommendation:
Village Planning Committees did not review this item.

Planning Commission Recommendation: Approval, per the staff recommendation.

Motion Discussion: N/A

Motion details: Commissioner Jaramillo made a MOTION to approve Z-TA-3-25-Y, per the staff recommendation.

Maker: Jaramillo
Second: Matthews
Vote: 9-0
Absent: None
Opposition Present: No

Findings: House Bill 2110 requires only minor changes to the existing Section 711, Multi-family Conversion, and does not significantly change how the City must implement the provisions.

Proposed Language:

Amend Chapter 7, Section 711 (Multi-Family Conversion) to read as follows:

Section 711. Multi-Family Conversion

- E. **Development Review for Multi-Family Conversion.** A property that has been verified as eligible for multi-family conversion per the provisions of this section may proceed with development review as set forth in Section 507, with the following additional requirements:

5. **Limits and Occupancy Requirements.**

- a. **Limit on Number of Eligible Buildings-PARCELS.** No more than ten percent of the PARCELS HAVING A commercial, office, or mixed-use buildings within the City of Phoenix as of March 21, 2025, may be redeveloped under the provisions of Section 711.

- F. **Development Standards and Requirements.** Multi-family conversion developments shall comply with the following standards and requirements:

4. **Density.** The maximum density permitted shall be as follows:

- a. For sites zoned Downtown Code (DTC), unlimited density is permitted.
- b. For sites located within a designated Transit-Oriented Community (TOC) but not zoned DTC, unlimited density is permitted.
- c. For sites not located within a designated TOC, the same as required for multi-family development zoned R-3 (Section 615), as may be modified by any existing special planning district, specific plan, neighborhood plan, or similar regulatory plan applicable to the site.
- d. ~~**Additional Density Provision.** Upon request by the applicant, a site shall be permitted a maximum density equivalent to an existing site having multi-family zoning located within the City of Phoenix and within one mile of the proposed multi-family conversion site. If there is no site having multi-family zoning in the City of Phoenix within one mile of the site to be redeveloped, the maximum density permitted shall be equivalent to what is allowed for the next closest site having multi-family zoning located in the City of Phoenix. The applicant shall identify the site to be used by staff for evaluation of this provision.~~
- d. **ADDITIONAL DENSITY PROVISION.** UPON REQUEST BY THE APPLICANT, A MULTI-FAMILY CONVERSION DEVELOPMENT SHALL BE PERMITTED A MAXIMUM DENSITY EQUIVALENT TO ANOTHER EXISTING SITE LOCATED WITHIN THE CITY OF PHOENIX WHEN IN COMPLIANCE WITH ALL OF THE FOLLOWING:

- (1) THE OTHER SITE MUST HAVE EXISTING ENTITLEMENTS FOR MULTI-FAMILY DEVELOPMENT;
- (2) THE OTHER SITE MUST NOT HAVE BEEN REDEVELOPED AS A MULTI-FAMILY CONVERSION UNDER THE PROVISIONS OF THIS SECTION;
- (3) THE OTHER SITE MUST BE LOCATED WITHIN THE CITY OF PHOENIX; AND
- (4) THE OTHER SITE MUST BE LOCATED WITHIN ONE MILE OF THE MULTI-FAMILY CONVERSION DEVELOPMENT, OR IF NO SUCH SITE EXISTS WITHIN ONE MILE, IS THE NEXT CLOSEST SITE HAVING MULTI-FAMILY ENTITLEMENTS.

THE APPLICANT SHALL IDENTIFY THE SITE TO BE USED BY STAFF FOR EVALUATION OF THE ADDITIONAL DENSITY PROVISION.

6. **RELATION TO ADAPTIVE REUSE.** THE PROVISIONS OF SECTION 712, ADAPTIVE REUSE, ALSO APPLY TO MULTI-FAMILY CONVERSIONS OF EXISTING ECONOMICALLY AND FUNCTIONALLY OBSOLETE BUILDINGS THAT ARE NOT DEMOLISHED. IF A CONFLICT OCCURS, THE PROVISIONS OF SECTION 712 SHALL APPLY TO THE EXISTING BUILDING(S).

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.



Report

Agenda Date: 6/18/2025, Item No. 151

*****REQUEST TO CONTINUE (SEE ATTACHED MEMO)*** Public Hearing and Resolution Adoption - General Plan Amendment GPA-2-25-Y - Data Centers (Resolution 22316) - Citywide**

Request to hold a public hearing on a General Plan Amendment for the following item to consider the Planning Commission recommendation and the related resolution if approved. This request is to amend the General Plan to incorporate policy guidance on data centers. This is a companion case to Z-TA-2-25-Y and should be heard first, followed by Z-TA-2-25-Y.

Summary

Application: GPA-2-25-Y

1. The proposal will act as the policy guidance for data centers which supports the Zoning Ordinance text amendment Z-TA-2-25-Y for regulations related to data centers.
2. The proposal will guide data center development away from cores, centers, and corridors, where mixed-use, walkable communities are envisioned and will guide data centers to blend with the surrounding environment while limiting negative impacts to existing communities.
3. The proposal is consistent with and relates to other adopted policies in the General Plan, such as the Blueprint for a More Connected Phoenix, including Cores, Centers, and Corridors, Village Cores, Employment Corridors, and Tech Corridors; Create a Network of Vibrant Cores, Centers, and Corridors; and Build the Most Sustainable Desert City, including Water Sensitive Planning, Green Building, Energy Infrastructure, and Community Shade.

Applicant: City of Phoenix, Planning Commission

Representative: City of Phoenix, Planning and Development Department

Staff Recommendation: Approval of GPA-2-25-Y (**Attachment B**).

VPC Action: Fourteen Village Planning Committees considered the request. Seven VPCs recommended approval, per the staff recommendation; three VPCs recommended approval, per the staff recommendation, with direction; two VPCs recommended denial; two VPCs recommended denial, with direction and one VPC

did not have quorum, as reflected in **Attachment C**.

PC Action: The Planning Commission heard this item on June 5, 2025 and recommended approval, per the memo from the Planning and Development Department Deputy Director dated June 5, 2025, by a vote of 9-0.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: June 11, 2025

From: Joshua Bednarek *JB*
Planning and Development Director

Subject: CONTINUANCE OF ITEM 151 ON THE JUNE 18, 2025, FORMAL AGENDA –
PUBLIC HEARING - RESOLUTION ADOPTION – GENERAL PLAN
AMENDMENT – DATA CENTERS – GPA-2-25-Y (RESOLUTION 22316) –
CITYWIDE

Item 151, General Plan Amendment No. GPA-2-25-Y is a request to amend the General Plan to incorporate design and location criteria for data centers.

Staff recommends continuing this item to the July 2, 2025, City Council Formal meeting to evaluate comments and suggestions received.

Approved: _____

Alan Stephenson
Alan Stephenson
Deputy City Manager



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS**
May 1, 2025

<u>Application:</u>	GPA-2-25-Y
<u>Applicant:</u>	City of Phoenix Planning Commission
<u>Representative:</u>	City of Phoenix Planning and Development Department
<u>Location:</u>	Citywide
<u>Request:</u>	Minor General Plan Amendment to develop policy guidance on data centers
<u>Planning Commission Hearing Date:</u>	June 5, 2025
<u>Staff Recommendation:</u>	Approval

FINDINGS:

- 1) The proposal will act as the policy guidance for data centers which supports the Zoning Ordinance text amendment Z-TA-2-25-Y for regulations related to data centers.
- 2) The proposal will guide data center development away from cores, centers, and corridors, where mixed-use, walkable communities are envisioned and will guide data centers to blend with the surrounding environment while limiting negative impacts to existing communities.
- 3) The proposal is consistent with and relates to other adopted policies in the General Plan, such as the Blueprint for a More Connected Phoenix, including Cores, Centers, and Corridors, Village Cores, Employment Corridors, and Tech Corridors; Create a Network of Vibrant Cores, Centers, and Corridors; and Build the Most Sustainable Desert City, including Water Sensitive Planning, Green Building, Energy Infrastructure, and Community Shade.

BACKGROUND

In 2024, the Mayor and City Council directed City staff to create new policy guidance and zoning regulations related to data centers, in response to the increased frequency and development of these types of facilities. Data centers house a large collection of technological equipment designed to store, process, and manage vast amounts of digital information. One major concern with data centers is that their energy demand is expected to increase significantly, in large part due to Artificial Intelligence. Another major concern is the scale at which these types of facilities are built and how they can negatively affect the surrounding community they are built in. This General Plan Amendment would add a section in the 2025 General Plan to provide policy guidance for data centers addressing the major concerns they pose to the community and to the city.

Staff researched other cities in the nation that have adopted ordinances related to data centers for best practices and looked at ways Phoenix could enhance those ordinances. Text Amendment Case No. Z-TA-2-25-Y is a request to amend the Zoning Ordinance to add a definition for data centers, clarify which zoning districts they are permitted in, and add performance standards, development standards, and design guidelines specific to data centers. This General Plan Amendment would act as the adopted policy guidance for the Text Amendment, and future rezoning requests where data centers are proposed.

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CREATE A NETWORK OF VIBRANT CORES, CENTERS AND CORRIDORS

- ***TRANSIT ORIENTED COMMUNITIES.***

Data centers are very large in scale and do not provide the type of scale and mix of uses desired for transit-oriented communities. The proposal will guide data centers to be located away from high-capacity transit stations, where mixed-use, walkable communities are envisioned for transit-oriented communities. This will protect transit-oriented communities from this type of large-scale development that is incompatible with the vision for transit-oriented communities.

BUILD THE MOST SUSTAINABLE DESERT CITY

- ***GREEN BUILDING; GOAL: Establish Phoenix as a leader in green and sustainable building through the use of green-sustainable building techniques in private and public development.***

The proposal will adopt energy and sustainability policy specifically for data centers, encourage that they are designed utilizing green construction codes to maximize energy efficiency.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-2-25-Y. The proposed General Plan policy language will act as the adopted policy guidance for data center development. The companion text amendment case, Z-TA-2-25-Y, will build on this policy guidance and create zoning regulations related to data centers.

Writer

Adrian Zambrano
May 1, 2025

Team Leader

Racelle Escolar

Exhibit

A. Proposed Language (2 pages)

Exhibit A

Staff proposed language that may be modified during the public hearing process is as follows:

DATA CENTERS

WITH CONTINUAL ADVANCEMENTS IN TECHNOLOGY, SUCH AS ARTIFICIAL INTELLIGENCE (AI) AND THE DIGITAL “CLOUD”, THERE HAS BEEN A GROWING DEMAND TO CONSTRUCT DATA CENTERS IN ORDER TO SUPPORT THE DIGITAL WORLD. DATA CENTERS HOUSE A LARGE COLLECTION OF TECHNOLOGICAL EQUIPMENT DESIGNED TO STORE, PROCESS, AND MANAGE VAST AMOUNTS OF DIGITAL INFORMATION. ALTHOUGH DATA CENTERS ARE INFRASTRUCTURE FOR ADVANCING TECHNOLOGY THAT MANY COMPANIES AND ORGANIZATIONS NOW RELY ON, THEY ALSO COME WITH POTENTIAL CHALLENGES, INCLUDING A LOSS OF LAND FOR JOBS AND HOUSING, NOISE POLLUTION, SIGNIFICANT ENERGY DEMAND, INACTIVE FRONTAGES ALONG PUBLIC STREETS, AND CONFLICTS WITH THE CITY’S APPROACH OF MAXIMIZING TRANSPORTATION INVESTMENTS WITH WALKABLE COMMUNITIES. MEASURES SHOULD BE TAKEN TO IDENTIFY AREAS THAT ARE MOST APPROPRIATE FOR DEVELOPMENT AND TO ADDRESS THE NOISE, ENERGY, AND DESIGN ISSUES THAT THEY COME WITH.

LOCATION CRITERIA POLICY

1. LOCATE AWAY FROM IDENTIFIED CORES, CENTERS, AND CORRIDORS WHERE HIGHER-INTENSITY DEVELOPMENT IS ENCOURAGED FOR MIXED-USE, WALKABLE COMMUNITIES.
2. LOCATE IN IDENTIFIED REDEVELOPMENT AREAS WHERE INFRASTRUCTURE INVESTMENTS ARE NEEDED.

DESIGN POLICY

1. PROVIDE ENHANCED LANDSCAPE SETBACKS WITH A GREATER DENSITY OF TREES AND SHRUBS.
2. PROVIDE DETACHED SIDEWALKS WITH PEDESTRIAN AMENITIES AND SHADE.
3. PROVIDE ART IN PRIVATE DEVELOPMENT.
4. UTILIZE DARK SKY LIGHTING.
5. MINIMIZE NOISE POLLUTION TO NEARBY RESIDENTIAL THROUGH USE OF LARGE SETBACKS, STRUCTURAL SCREENING ELEMENTS, ARCHITECTURALLY

INTEGRATED STRUCTURES,
AND/OR LANDSCAPING.

6. PROVIDE VISUAL INTEREST TO ADJACENT PROPERTIES AND RIGHTS-OF-WAY WITH ENHANCED ARCHITECTURAL DESIGN THAT INCLUDES A VARIATION IN COLORS, MATERIALS, ARTICULATION, FENESTRATION, AND BREAKING OF MASSING, RATHER THAN A CONCRETE BOX THAT HAS A NEGATIVE VISUAL APPEARANCE TO THE SURROUNDING COMMUNITY.

ENERGY AND SUSTAINABILITY POLICY

1. PROVIDE A WILL-SERVE LETTER FROM THE LOCAL UTILITY COMPANY TO ENSURE THAT THERE IS SUFFICIENT CAPACITY IN THE POWER GRID TO SUPPLY THE DATA CENTER WITH ITS REQUIRED ENERGY DEMAND.
2. ENCOURAGE USE OF THE PHOENIX GREEN CONSTRUCTION CODE TO MAXIMIZE ENERGY EFFICIENCY OF DATA CENTER BUILDINGS.

ATTACHMENT C

GPA-2-25-Y: Amendment to the General Plan to incorporate design and location criteria for data centers Village Planning Committee Summary Results

Village	Recommendation Date	Recommendation	Vote
Ahwatukee Foothills	5/19/25	Denial	10-0
Alhambra	5/20/25	Approval	11-0
Camelback East	6/3/25	Denial with direction to: <ul style="list-style-type: none"> Revise the noise requirement to an objective decibel level to be verified by the City. Allow for an additional 90-day review period to include a review of ordinances from other municipalities, including Chandler. Add separation requirements for data centers from other data centers and from residential uses. 	17-0
Central City	5/12/25	Approval	6-3-1
Deer Valley	5/20/25	No quorum	-
Desert View	6/3/25	Approval, with direction to ensure the General Plan policies align with the directed modifications of Z-TA-2-25-Y	8-3
Encanto	6/2/25	Denial	9-4-1
Estrella	5/20/25	Approval	3-1
Laveen	5/12/25	Approval	13-0
Maryvale	5/14/25	Approval, with direction to amend the language to include sustainable energy, solar sources and reclaimed water	13-0
North Gateway	5/8/25	Approval	8-0
North Mountain	5/21/25	Approval	8-4-1

Paradise Valley	6/2/25	Approval	12-2
Rio Vista	5/13/25	Denial, with direction to allow more time for stakeholder input	3-2
South Mountain	5/13/25	<p>Approval, with direction:</p> <ul style="list-style-type: none"> • Provide buffering from schools • Encourage recycling of water • 60 days for public comment • Distance requirement from Rio Salado Habitat Restoration area <ul style="list-style-type: none"> • Will serve letter required by the time of Certificate of Occupancy • Projects in the permitting process and phased plans be allowed to construct governed by the current zoning regulations 	9-7

Village Planning Committee Meeting Summary GPA-2-25-Y

Date of VPC Meeting	May 19, 2025
Request	Amend the General Plan to incorporate design and location criteria for data centers
VPC Recommendation	Denial
VPC Vote	10-0

VPC DISCUSSION:

Item Nos. 4 (GPA-2-25-Y) and 5 (Z-TA-2-25-Y) are companion cases and were heard concurrently.

Two members of the public registered to speak on this item, one in support, and one in opposition.

STAFF PRESENTATION

Anthony Grande, staff, provided a presentation regarding the proposed General Plan Amendment, including background and details of the location criteria, design, and energy and sustainability policies proposed to be added for data centers, further providing information about the proposed Text Amendment, including a definition for data centers, design guidelines, and a requirement for a Special Permit and performance standards, finally noting the timeline for the proposals.

QUESTIONS FROM COMMITTEE

Chair Gasparro asked for clarification on the noise requirement, noting that in areas with higher ambient decibel levels, a 5% increase could be significant. **Mr. Grande** replied that the proposed language is taking into account existing ambient levels. **Vice Chair Mager** suggested redefining the noise requirement based on decibels.

Committee Member Fisher stated concerns about Phoenix becoming a location with many data centers in the future, noting some issues, including that they can pull power off the grid by having first right to power. **Mr. Grande** noted that the text amendment would add additional regulations for data centers, including a requirement for a Special Permit, which does not exist today.

Committee Member Slobodzian stated there are concerns with water usage for data centers.

Vice Chair Mager commented that it appears the motivation is to allow the City to have more control over approving data centers. **Committee Member Fisher** stated a concern with the number of zoning districts would permit data centers. **Mr. Grande** clarified that this proposal would add a Special Permit requirement where it doesn't exist today, and suggested that the Committee could approve with direction for any items of concern, including the inclusion of C-2 and C-3 zoning districts in the list.

PUBLIC COMMENTS

Cepand Alizadeh with the Arizona Technology Council spoke in favor of the proposal, but noting several concerns: a lack of clarity regarding the 5% requirement for decibel level measurements and how emergencies are handled and that the 2-year will serve letter from utility companies is not feasible.

Chair Gasparro stated a concern about asking for a 10-year will serve letter requirement. **Committee Member Fisher** noted that it appears that the facilities would be stating they don't have the power to serve them.

Committee Member Fisher asked about the appeal of locating data centers in the City of Phoenix. **Mr. Alizadeh** commented about tax revenue. **Chair Gasparro** noted that these could be redevelopments. **Mr. Fisher** noted that in any case, they are massive buildings. **Committee Member Barua** noted that they do not have a good understanding of the number of employees that are typically at a data center. **Mr. Alizadeh** commented that the tech industry is booming in Phoenix and companies want to be here.

Henry Hardy with Rose Law Group spoke in opposition to the proposal, stating that he had never seen a text amendment move this quickly through the process, that there should be a 90-day extension in the process, that the will serve letter will result in no more data centers locating in Phoenix, and that there are Proposition 207 issues with the proposal.

Chair Gasparro asked if Mr. Hardy had clients that resulted in him attending this meeting. **Mr. Hardy** replied that data center stakeholders have been involved. **Chair Gasparro** asked for clarification on the will serve letter request. **Mr. Hardy** stated that the request is for 10 years, noting that many developments are phased.

Mr. Fisher asked who is pushing this item. **Mr. Hardy** said he did not know.

Committee Member Blackman asked if they wanted the will serve letter requirement removed, noting concerns about possible blackouts. **Mr. Hardy** replied that they want the requirement to align with industry standards and that the will serve letters allow the utility companies to plan for the future to ensure sufficient capacity. **Ms. Blackman** followed up with a question about whether the data centers will need to pay for the infrastructure. **Mr. Hardy** replied that they would.

Committee Member Slobodzian asked what changes would be looked at if more time is given for review. **Mr. Hardy** replied that they would like to review the will serve letter requirement and issues around existing rights.

Committee Member Jain asked if data centers currently participate in demand response. **Mr. Hardy** replied that he is not sure, but they do have comprehensive independent generation systems.

Committee Member Fisher stated he was nervous about extending the timeframe for will serve letters, adding it is not clear where all the power will come from, and data centers do not provide a lot of jobs.

Committee Member Barua added that utility companies give discounts to data centers.

Chair Gasparro asked if staff can look into any comments received from utility companies.

COMMITTEE DISCUSSION

Committee Member Fisher suggested voting for a continuance in order to slow the process down, noting that the Committee doesn't have time to get answers to their questions.

Chair Gasparro noted that voting for a continuance may not slow it down, as the Planning Commission could still move it forward, and it could result in losing the opportunity to put the Committee's concerns on record.

Vice Chair Mager suggested the Committee put their concerns into a formal motion, noting a possibility of approval with direction to staff. Committee Members discussed the various options for motions. **Mr. Fisher** suggested a motion for denial, noting the following items:

- Decibel clarification to industry standards;
- Confusion about ramifications of will serve letter requirement; and
- The speed of the process and not including stakeholders.

Mr. Grande noted that the Committee's concerns would be written in the minutes for review by the Planning Commission if the Committee recommends denial.

Committee Member Slobodzian stated that the most effective motion would be for denial.

MOTION (GPA-2-25-Y)

Alyson Slobodzian made a motion to recommend denial of GPA-2-25-Y. **Prakshal Jain** seconded the motion.

VOTE (GPA-2-25-Y)

10-0; motion to recommend denial of GPA-2-25-Y passed; Committee Members Barua, Blackman, Fisher, Golden, Jain, Maloney, Ostendorp, Slobodzian, Mager, and Gasparro in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

Village Planning Committee Meeting Summary GPA-2-25-Y

Date of VPC Meeting	May 20, 2025
Request	Amend the General Plan to incorporate design and location criteria for data centers
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	11-0

VPC DISCUSSION

Item Nos. 4 (GPA-2-25-Y) and 5 (Z-TA-2-25-Y) are companion cases and were heard concurrently.

Two members of the public registered to speak in opposition to these items.

STAFF PRESENTATION

John Roanhorse, staff, provided a presentation on the Data Center General Plan Amendment noting the development background, review process, and the rationale behind the proposed amendment. Mr. Roanhorse stated that the proposed text amendment is a companion to the General Plan Amendment and is intended to support the regulatory framework for data centers. Mr. Roanhorse stated that the City Council had initiated creation of new policy guidance in response to the growing number of requests for data center facilities, which possess unique characteristics not currently addressed. Mr. Roanhorse expressed the importance of the General Plan Amendment due to land use considerations, the need for adaptation to existing developments, and the importance of connecting these facilities to infrastructure. Mr. Roanhorse noted that one of the primary reasons for the amendment is that data centers are not directly addressed in either the General Plan or the Zoning Ordinance and previous developments have been permitted through informal interpretations. Mr. Roanhorse discussed the key elements of the amendment, including location criteria, design policies, and sustainability measures. Mr. Roanhorse reviewed site placement criteria, highlighting core areas and centers as not preferred locations, and noted various suitability factors. Mr. Roanhorse discussed required setbacks, the integration of art features, dark sky compliance, noise mitigation, and architectural design standards. Mr. Roanhorse noted the energy demands associated with data centers and the importance of incorporating energy efficiency measures. Mr. Roanhorse stated that the amendment would offer additional detail regarding definitions, guidelines, and performance standards.

QUESTIONS FROM THE COMMITTEE

Committee Member Jim DeGraffenreid asked if Data Centers would require additional water use and if water was mainly used for cooling. **Mr. Roanhorse** responded that water is a concern, however it is addressed within the sustainability component of the text amendment. Mr. Roanhorse stated based on information provided data centers recycle water and take measures to prevent increasing water use.

Committee Member David Krietor asked if Data Centers could be developed in existing buildings as an adaptive reuse and that it appears that there might not be many places for Data Centers in the Alhambra Village. **Mr. Roanhorse** responded that it is less likely that a data center would be developed on an existing site however in the past there are data centers that have been established in existing buildings but typically their sizes are limited.

Committee Member Alexander Malkoon commented the increase of Data Centers reflects the growth of technology like artificial intelligence and the facilities house substantial servers and equipment. Committee Member Malkoon commented that the Text Amendment responds to the needs but asked if what is presented is appropriate to the level of development. **Mr. Roanhorse** responded that the preparation of the text amendment included interaction with stakeholders and an analysis of existing data centers and the direction of current technology development in other cities that have widely developed data center facilities.

Committee Member DeGraffenreid commented that he is supportive of Data Centers and the Text Amendment but does have concern that water and energy issues will not be addressed. **Mr. Roanhorse** responded that water use is a concern and the text amendment does provide sustainability details as part of the proposal.

Vice Chair Melisa Camp asked if there will be sufficient requirements in response to mitigate increased heat temperatures. **Mr. Roanhorse** responded that the operation of a data center does generate internal heat which has cooling and other mechanical systems to maintain the temperature for the development and factors on the site such as shading, landscaping and other features would contribute to external heat reduction and mitigation. Mr. Roanhorse discussed the proposed design guidelines, which include setback requirements, perimeter landscaping, and specific landscape coverage standards. Mr. Roanhorse discussed enhancements to architectural elements, including building frontages with the integration of art, color, texture, and orientation, along with requirements for pedestrian amenities and sidewalks. Mr. Roanhorse displayed the proposed timeline for both the General Plan and Text Amendments and indicated that both items would proceed to the Planning Commission and ultimately to the City Council by June 2025.

Committee Member Alexander Malkoon asked the time frame for access to utility

service for a Data Center. **Mr. Roanhorse** responded that it would depend on the timing and application of the data center submittal. Mr. Roanhorse noted that as part of the process the applicant would have to provide the will serve letter.

Committee Member Jim DeGraffienried asked if energy use for a Data Center will increase over the years. **Mr. Roanhorse** responded that typically data centers would have sufficient energy provided as part of the utility grid they are in. Mr. Roanhorse noted that the utilities have provided information regarding energy use for proposed data centers.

PUBLIC COMMENTS

Samantha DeMoss, representing Rose Law Group, introduced herself and stated that Data Centers are an expanding use and reflect an important economic sector for the Phoenix area. Ms. DeMoss stated that addressing Data Centers is very important and will have long-term implications for growth and development. Ms. DeMoss stated there are concerns with the current General Plan Amendment specifically that with process review and timing and the design criteria. Ms. DeMoss stated that additional review time would be necessary to review and address many of the incomplete details in the General Plan Amendment as presented. Ms. DeMoss said that additional review time would allow more stakeholder review and input. Ms. DeMoss stated that the committee consider a 90-day period be granted to allow for more time for a thorough review and comment.

Cepand Alizadeh, representing the Arizona Technology Council, introduced himself and shared a personal experience to illustrate the importance of access to electronic medical information and the critical role of Data Centers. Mr. Alizadeh explained that he works with an organization that provides information and supports a variety of technology industries, emphasizing its alignment with economic development efforts. Mr. Alizadeh stated that correspondence outlining the Arizona Technology Council's position on the proposed text amendment had been submitted to the Mayor's Office and members of the City Council. Mr. Alizadeh stated that data centers are an essential component of the modern economy, noting that several facilities are either under consideration or already under construction in different areas of the city, with more expected in the near future. Mr. Alizadeh also pointed out that data centers vary in size and capacity, both in terms of the volume of information housed and the operations conducted within the facilities. Mr. Alizadeh stated that he works with a range of businesses and organizations that develop services, maintain technology systems, and ensure that critical information remains readily available. Mr. Alizadeh said on behalf of the Arizona Technology Council, he expressed concerns about the proposed text amendment, specifically regarding the process timeline and the requirements for sound abatement. Mr. Alizadeh stated that additional time is needed to allow for a comprehensive review and to provide informed feedback on the proposed amendment. Mr. Alizadeh further noted that the draft text amendment does not sufficiently address

appropriate sound control measures that would be consistent with the functional and operational needs of data centers.

DISCUSSION

Vice Chair Camp asked if there has been consultation with utility companies regarding the development of data centers. **Ms. DeMoss** responded that there has been some discussion with the utility companies, however, like many other details this proposed amendment is moving quickly and more discussion and review would be beneficial to all parties.

Committee Member John Owens asked if there was information on existing data centers and their locations. Committee Member Owens commented that typically data centers and more similar uses would be aligned with freeway corridors and what would be the best approach to have balanced locations to accommodate connection to the infrastructure grid. **Ms. DeMoss** responded that there are many potential locations for data centers but locating them in the appropriate place would consider many factors and they are evaluating such options but more time to review the proposed General Plan Amendment would be a good starting point to ensure all details are addressed appropriately.

Committee Member John Owens asked what other cities in the area are developing data centers and what issues have been presented with them. **Mr. Alizadeh** responded that most adjacent cities have data centers including Tempe and Chandler. Mr. Alizadeh stated that the city of Chandler has been responsive and on the forefront of data center development and has ordinance and policies to accommodate them.

Committee Member Malkoon asked how the City of Chandler responded to the issue of noise abatement with data centers in their jurisdiction. **Mr. Alizadeh** responded that the City of Chandler has information in their ordinance for noise mitigation for data centers and it is more appropriately suited to the current type of designs that are being developed.

Committee Member Malkoon commented that he had experience in the development of call centers and was familiar with the scope of large-scale development. Committee Member Malkoon asked if back up power generators will be included in data centers and how much sound is expected. **Mr. Alizadeh** responded that yes data centers do include backup generators and currently they are powered by diesel fuel so there would be some sound associated with the current data centers, but physical measures would dramatically reduce any loud noises associated with data centers.

Committee Member Owens commented that data centers are part of the future growth for the city and the economy and asked what measures are being taken to bring more data centers to the area. **Mr. Alizadeh** responded that yes data centers are a growing industry, and Phoenix is an ideal location for this growing industry. Mr. Alizadeh stated

that having a responsive ordinance and policies is necessary to accommodate data centers and provide jobs and tax revenue for the local economies.

Committee Member Carlos Velasco commented that the Alhambra Village is land locked however it is important to promote economic opportunities, create jobs and promote tax benefits. Committee Member Velasco asked what type of jobs come with data centers and is there a higher pay scale. **Mr. Alizadeh** responded that jobs associated with data centers are high paying and will promote economic development. Mr. Alizadeh stated that in addition to jobs being provided data centers will also contribute to local economies by the services and supporting needs from local businesses in the area.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

MOTION

Committee Member Alexander Malkoon made a motion to recommend approval of GPA-2-25-Y per the staff recommendation. **Committee Member David Krietor** seconded the motion.

VOTE

11-0, motion to recommend approval of GPA-2-25-Y per the staff recommendation passed with Committee Members DeGraffenreid, Ender, Gamiño Guerrero, Krietor, Malkoon, Owens, Smith, Vallo, Velasco, Camp and Sanchez in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comment.

Village Planning Committee Meeting Summary GPA-2-25-Y

Date of VPC Meeting	May 12, 2025
Request	Amend the General Plan to incorporate design and location criteria for data centers
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	6-3-1

VPC DISCUSSION:

Item Nos. 6 (GPA-2-25-Y) and 7 (Z-TA-2-25-Y) are companion cases and were heard concurrently.

One member of the public registered to speak in opposition on this item.

STAFF PRESENTATION

Samuel Rogers, staff, provided a presentation regarding the proposed General Plan Amendment, including background and details of the location criteria, design, and energy and sustainability policies proposed to be added for data centers. Mr. Rogers provided information about the proposed Text Amendment, including a definition for data centers, design guidelines, and a requirement for a Special Permit and performance standards, finally noting the timeline for the proposals.

QUESTIONS FROM THE COMMITTEE

Committee Member Frazier Johnson asked what happens if a facility leases data services. **Samuel Rogers**, staff, stated that if a facility is proposing to lease data services it would not be allowed and explained the definition of a data center.

Committee Member Faith Burton stated that dead office towers are leasing their space for data centers and asked if the proposal would impact those uses. **Mr. Rogers** stated that staff is working through what will have grandfathered rights. Committee Member Burton explained that there are many dead office towers with excess power capacity that will likely never be used due to modern office uses not requiring high energy loads.

Vice Chair Darlene Martinez asked if there is a reason data centers are not allowed to lease their data services. **Mr. Rogers** explained that the intent is to prevent the primary

use of data centers from being external data hosting and to discourage expansion solely to accommodate off-site users.

Committee Member Burton explained that many data centers lease services to businesses without office space.

Chair Cyndy Gaughan asked if staff is working through the issue of existing conditions. **Mr. Rogers** confirmed Chair Gaughan's inquiry.

Committee Member Zach Burns asked what prevents a facility from leasing out data services. **Mr. Rogers** explained that a facility must meet all the requirements in the definition of a data center to be considered a data center. **Chair Gaughan** stated that enforcement would be the challenge.

Committee Member Janey Pearl Starks asked why shade was not included in the General Plan Amendment's design policy slide. **Mr. Rogers** explained that data centers would need to go through the Special Permit process and be subject to rezoning stipulations, which could address those design elements.

Committee Member Ian O'Grady asked if there are other uses that require a Will Serve Letter. **Mr. Rogers** stated that he is not aware of any other uses requiring a Will Serve Letter.

Committee Member Ali Nervis asked whether the perception is that data centers are inherently negative. **Mr. Rogers** stated that public outreach has revealed concerns about data centers, explained that data centers are currently allowed in zoning districts which allow offices, without any performance or design standards, and reiterated that data centers use significant amounts of energy.

Committee Member Frazier Johnson asked whether there has been an increase in data centers within the Central City Village. **Mr. Rogers** stated that he is not aware of the number of data centers in the Central City Village and explained that there has been an increase in data centers over time within the City.

Chair Gaughan stated that there is land around the airport that could be suitable for data centers and noted that data centers are currently somewhat unregulated.

Committee Member Nate Sonoskey asked for confirmation that data centers can currently be built anywhere office uses are allowed and asked about what requirements currently apply to data centers. **Mr. Rogers** confirmed that data centers can currently be built wherever office uses are allowed and explained that an informal interpretation from 20 years ago considered data centers analogous to office uses. Mr. Rogers stated that data center demands have significantly changed and stated that data centers are not currently subject to any data center specific performance or design standards. Committee Member Sonoskey asked how many data centers have been built in office

zones. Mr. Rogers stated that he does not have data on the number of data centers in Phoenix.

Committee Member Sonoskey asked whether the City is considering allowing data centers by right in industrial areas and stated that it is common to allow data centers in industrial zones. **Mr. Rogers** stated that most cities in the Phoenix metro area do not have specific regulations for data centers.

Chair Gaughan stated that data centers are not sustainable job creators.

Committee Member Nervis asked whether there are any requirements regarding energy efficiency. **Mr. Rogers** stated that he is not knowledgeable about energy efficiency requirements.

Committee Member Sonoskey asked if the proposal would go into effect immediately, asked whether the City has received any pushback from large companies, and stated that many companies have already acquired land for data centers.

Mr. Rogers explained that the proposal would be subject to a 30-day appeal period and stated that some developers have expressed concerns.

Committee Member Frazier Johnson stated that there are data centers everywhere but people do not know they are present because they do not look like data centers.

Committee Member Burton stated that many developments do not have other options, explained that data centers can give a development a second life, and explained concerns about how overreaching the proposal is.

Mr. Rogers stated that the goal of the proposal is not to eliminate data centers but to establish a formalized review process.

Committee Member Frazier Johnson asked about the timeline. **Mr. Rogers** described the timeline for upcoming public hearings.

PUBLIC COMMENT

Henry Hardy introduced himself, explained that he works for Rose Law Group, stated that he represents data center stakeholders, and explained that the stakeholders were made aware of the text amendment only two weeks prior. Mr. Hardy stated that the amendment is moving too quickly, requested a recommendation for continuation, acknowledged there are positive elements in the proposal, and stated some components would make data centers unfeasible. Mr. Hardy explained that data centers can provide 80 to 150 high-paying jobs and are essential to the region's technology infrastructure, expressed concern that the proposal creates uncertainty around property rights and may result in Proposition 207 litigation, stated that requiring a Will Serve Letter is inconsistent with current utility processes and will hinder projects,

and emphasized the limited time between village planning committee reviews and City Council hearings.

Committee Member Frazier Johnson asked what specific concerns the stakeholders have. **Mr. Hardy** described concerns with the Will Serve Letter, Proposition 207 implications, and existing properties planning future expansions. Mr. Hardy stated that there are long lead times on data center developments.

Vice Chair Martinez asked if data center users are conducting outreach. **Mr. Hardy** stated that outreach is being conducted through agents such as himself and reiterated that the current timeline is short.

Committee Member O’Grady asked how much power a typical data center requires. **Mr. Hardy** explained that power needs vary, stated that it is often impossible to obtain a utility commitment for under ten years, stated the Will Serve Letter requirement is impractical, and stated that while data centers may not employ large numbers of people, they still provide employment. Mr. Hardy clarified that the stakeholders are not opposed to the text amendment itself but believe additional time for discussion is necessary.

STAFF RESPONSE

Mr. Rogers stated that the City’s Law Department has not raised any concerns regarding Proposition 207 and stated that he could not speak to wet utility requirements.

Committee Member Starks noted that the proposal is on an expedited timeline and asked how long a standard text amendment process typically takes. **Mr. Rogers** explained that text amendments are usually processed over a longer period, but staff was directed to bring the General Plan Amendment and Text Amendment to City Council prior to the summer break. Mr. Rogers stated that past text amendments were typically presented for information only and for recommendation the following month at each of the three hearing bodies. Committee Member Starks asked for confirmation that the hearing schedule is limited to two months. Mr. Rogers confirmed Committee Member Starks’ inquiry.

Committee Member Sonoskey asked whether other village planning committees had already reviewed the item. **Mr. Rogers** stated that one village heard the item the previous week and explained that he was unaware of the outcome due to staff absences. **Mr. Hardy** stated that he attended the previous village meeting and noted that both items were recommended for approval.

Committee Member Sonoskey asked for clarification on the difference between the General Plan Amendment and the Text Amendment. **Mr. Rogers** explained that the General Plan Amendment sets policy direction, while the Text Amendment defines the ordinance requirements.

Committee Member Nervis asked why the City Council wants to consider the items before the summer break. **Mr. Rogers** stated that he was unaware of any specific reason for the timeline, explained that his department was instructed to complete the process before the summer break, and stated that a delay would postpone the items until September.

Committee Member Sonoskey expressed concern that extending the process would cause significant confusion and delay due to heavy investment in data center land acquisition. Committee Member Sonoskey stated that the General Plan Amendment is only a partial step, stated that policy is needed, and stated that the Text Amendment contains substantive requirements, but it has not been sufficiently discussed. Committee Member Sonoskey questioned how utility providers such as APS and SRP view the Will Serve Letter requirement. **Mr. Rogers** stated that APS and SRP participated in the stakeholder meetings.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

Motion #1:

Committee Member Rachel Frazier Johnson made a motion to recommend approval of GPA-2-25-Y per the staff recommendation, with direction that 60 days be provided for public comment. **Vice Chair Darelene Martinez** seconded the motion.

Vote #1:

3-6-1, motion to recommend approval of GPA-2-25-Y per the staff recommendation, with direction that 60 days be provided for public comment fails with Committee Members Frazier Johnson, Martinez, and Gaughan in favor, Committee Members Burns, Burton, Nervis, Sonoskey, Starks, and Vargas opposed, and Committee Member O'Grady abstained.

Motion #2:

Committee Member Janey Pearl Starks made a motion to recommend approval of GPA-2-25-Y per the staff recommendation. **Committee Member Ali Nervis** seconded the motion.

Vote #2:

6-3-1, motion to recommend approval of GPA-2-25-Y per the staff recommendation, passes with Committee Members Burns, Frazier Johnson, Nervis, Starks, Vargas, and Martinez in favor, Committee Members Burton, Sonoskey, and Gaughan opposed, and Committee Member O'Grady. abstained.

Committee Member Frazier Johnson explained that she supports the motion but believes there should be more time for public comment.

Vice Chair Martinez echoed Committee Member Frazier Johnson's comments.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

Village Planning Committee Meeting Summary GPA-2-25-Y

Date of VPC Meeting	June 3, 2025
Request	Amend the General Plan to incorporate design and location criteria for data centers
VPC Recommendation	Denial with direction
VPC Vote	17-0

VPC DISCUSSION:

Item Nos. 4 (GPA-2-25-Y) and 5 (Z-TA-2-25-Y) are companion cases and were heard concurrently.

Two members of the public registered to speak on this item, both in opposition. One member of the public registered in opposition, not wishing to speak.

STAFF PRESENTATION

Anthony Grande, staff, provided a presentation regarding the proposed General Plan Amendment, including background and details of the location criteria, design, and energy and sustainability policies proposed to be added for data centers, further providing information about the proposed Text Amendment, including a definition for data centers, design guidelines, and a requirement for a Special Permit and performance standards, finally noting the timeline for the proposals.

QUESTIONS FROM COMMITTEE

Committee Member Eichelkraut asked if the text made a distinction between different types of data centers, noting that data centers becoming AI data centers in the future could be an issue. **Mr. Grande** replied that the text did not make a distinction.

Committee Member Swart asked if City staff is able to measure decibel levels. **Mr. Grande** replied that there are some parts of the code that have decibel limits, and the Neighborhood Services Department needs to enforce those requirements.

Committee Member Schmieder stated that the noise limit should simply be a flat decibel limit, rather than a percentage.

Committee Member Augusta asked for clarification on how the location criteria policy would be enforced. **Mr. Grande** replied that each data center will be required to go

through the Special Permit process, where staff and the Committee can review the request in relation to the location criteria in the policy.

Committee Member Whitesell stated that it would be better if City staff conducted the noise readings, rather than the applicant, and that C-2 and C-3 are not appropriate for data centers, which should be limited to industrial districts. **Chair Fischbach** noted that Proposition 207 could have been a concern when drafting the language.

Committee Member Todd asked for clarification that if this text is approved, every data center will be a rezoning case. **Mr. Grande** replied that they would be. **Mr. Todd** added that data centers in C-2 is concerning and that the landscaping requirements seem too extreme. **Chair Fischbach** noted that the plants would be drought-tolerant, which alleviates some water usage concerns.

Committee Member Schmieder asked for clarification on the landscaping requirement and if it would be consistent with the environment in industrial districts. **Mr. Grande** replied with background about industrial zoning landscaping requirements.

Committee Member Eichelkraut asked if there is a requirement for separation between data centers. **Mr. Grande** replied that there is not.

Committee Member Whitesell asked for clarification that the requirement is for a Special Permit, not a Use Permit. **Mr. Grande** replied that the text is clear that it is a Special Permit requirement.

Committee Member Eichelkraut stated a concern about the future with energy consumption of data centers that will evolve over time.

Vice Chair Paceley provided background regarding the requirements with utility companies, noting that data centers would be responsible for the required infrastructure and have to sign favorable agreements with utility companies.

Chair Fischbach stated that the primary issue with developing data centers is the need for power, noting that their development can be positive in some ways while highlighting a challenge presented with power supply at a data center on 40th Street.

Committee Member Schmieder asked if APS and SRP will be able to handle the growth into the future. **Vice Chair Paceley** replied that the utilities are planning far into the future to meet future demand.

Committee Member Whitesell asked for clarification on the will serve letter. **Vice Chair Paceley** provided clarification.

PUBLIC COMMENTS

Melissa Rhodes introduced herself and spoke in opposition to the proposal, noting that this proposal does not incorporate the stricter standards found in the data center

ordinances of other municipalities, such as Chandler, adding that the development of data centers in commercial districts will be detrimental to neighborhoods and that we don't have the energy for data centers.

Samantha DeMoss with Rose Law Group, introduced herself and spoke in opposition to the proposal, noting that this process is moving too fast for a code change like this, that it doesn't address grandfathering, and that as written, this is a moratorium on data centers, requesting a denial and a 90-day continuance.

Chair Fischbach asked for an example scenario related to the grandfathering issue. **Ms. DeMoss** stated that someone could have purchased property with CP/GCP zoning under the assumption that they could develop a data center but that this text amendment would remove that right, especially considering the will serve letter requirement.

COMMITTEE DISCUSSION

Chair Fischbach stated that based on the discussion so far, one option would be to recommend approval with direction to City staff.

MOTION 1:

Committee Member Schmieder made a motion to recommend approval of GPA-2-25-Y, per the staff recommendation, with direction to City staff to:

- Revise the noise requirement to an objective decibel level to be verified by the City.
- Allow for an additional 90-day review period.

Committee Member Whitesell seconded the motion.

Committee Member Eichelkraut requested a friendly amendment to add the following to the list: Review Chandler's requirements and the lessons learned. **Committee Members Schmieder** and **Whitesell** accepted the friendly amendment.

Committee Member Sharaby asked why they would approve it, considering the concerns, suggest they recommend denial instead.

Committee Members Schmieder and **Whitesell** withdrew the motion.

MOTION 2:

Committee Member Sharaby made a motion to recommend denial of GPA-2-25-Y with direction to City staff to:

- Revise the noise requirement to an objective decibel level to be verified by the City.
- Allow for an additional 90-day review period to include a review of ordinances from other municipalities, including Chandler.

Committee Member Whitesell seconded the motion and requested a friendly amendment to add the following to the list: Add separation requirements for data centers from other data centers and from residential uses. **Committee Member Sharaby** accepted the friendly amendment.

Committee Member Eichelkraut noted that the Planning Commission does take the comments of the Committee into consideration.

Chair Fischbach stated a concern that this motion could send the wrong message about the Committee's view on data center regulations.

Committee Member Beckerleg Thraen stated a hope that the additional review doesn't delay the process too long, and she is voting yes.

Committee Member Eichelkraut stated agreement with Ms. Beckerleg Thraen's comments and voted yes.

Committee Member Noel voted yes, adding that we need to do something about data centers, but we need to take the time to get it right.

Committee Member Schmieder voted yes, adding that progress should be over perfection, that we are moving in the right direction, but the vote is to ensure that due diligence is done.

Committee Member Sharaby stated that the proposal is too broad without enough time to research and consider other cities, and he is voting yes.

Chair Fischbach stated that he fully supports what the City is trying to do, and he is voting yes with a hope that this vote doesn't get interpreted as supporting data centers.

VOTE 2:

17-0; motion to recommend denial of GPA-2-25-Y with direction passed; Committee Members Abbott, Augusta, Beckerleg Thraen, Eichelkraut, Garcia, Langmade, McClelland, Noel, Schmieder, Sharaby, Siegel, Swart, Todd, Whitesell, Williams, Paceley, and Fischbach in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.

Village Planning Committee Meeting Summary GPA-2-25-Y

Date of VPC Meeting	June 3, 2025
Request	Amend the General Plan to incorporate design and location criteria for data centers
VPC Recommendation	Approval, per the staff recommendation, with direction
VPC Vote	8-3

VPC DISCUSSION:

Agenda Item 3 (GPA-2-25-Y) and Agenda Item 4 (Z-TA-2-25-Y) are companion cases and were heard concurrently.

Committee Member Michelle Santoro declared a conflict of interest and recused herself from this item, bringing the quorum to 11 members.

Three members of the public registered to speak on this item, in opposition.

Staff Presentation:

Adrian Zambrano, staff, provided background on GPA-2-25-Y and Z-TA-2-25-Y. Mr. Zambrano discussed concerns with data centers that the General Plan Amendment and Text Amendment are trying to address. Mr. Zambrano explained the policy guidance for data centers that the General Plan Amendment includes. Mr. Zambrano then discussed the three main components of the Text Amendment. Mr. Zambrano shared the proposed Zoning Ordinance definition for a data center. Mr. Zambrano then discussed the proposed design guidelines and their purpose. Mr. Zambrano shared the zoning districts that data centers would be permitted in, subject to a Special Permit and other performance standards, and noted that Special Permits go through the same public hearing process as rezoning cases. Mr. Zambrano stated that a noise study would be required if the data center is within a certain distance from residential. Mr. Zambrano shared the upcoming public hearing schedule and stated that staff recommends approval per the language in Exhibit A of the staff reports.

Questions from Committee:

Committee Member Rick Nowell asked why a large data center would be considered within a small commercially-zoned shopping center. **Mr. Zambrano** responded that there would have to be a large enough area that is commercially zoned in order for the

data center to fit. Mr. Zambrano added that a rezoning may be required in some cases to one of the zoning districts that a data center would be permitted in.

Chair Steven Bowser asked if there are any other zoning districts, other than those already listed, that a Special Permit would not be required. **Mr. Zambrano** responded that data centers would only be permitted within the C-2, C-3, CP/GCP, A-1 and A-2 zoning districts, subject to a Special Permit, and they would not be permitted in any other zoning districts. Chair Bowser asked if a data center would be permitted in a heavy industrial district. Mr. Zambrano responded that A-1 is the light industrial district and A-2 is the heavy industrial district, and a Special Permit would still be required.

Committee Member David Kollar asked which zoning districts data centers are currently located in. **Mr. Zambrano** responded that data centers have previously been permitted through an informal interpretation of the Zoning Ordinance and were determined to be analogous to an office use, so any zoning district that permitted an office use is where they have been permitted. Mr. Zambrano stated that the commercial, commerce park, and industrial districts all permit office use. Mr. Zambrano added that some data centers have gone through the PUD (Planned Unit Development) process to permit them.

Vice Chair Louis Lagrave asked what the typical size is of a data center. **Mr. Zambrano** responded that they are typically very large in scale and could cover many acres of land. Mr. Zambrano added that they typically are not small-scale. Vice Chair Lagrave asked for clarification that it most likely would not be able to fit within a mostly vacant shopping center. Mr. Zambrano responded affirmatively.

Committee Member Kollar stated that some vacant high-rises have been retrofitted for data centers. Committee Member Kollar stated that a large amount of space is needed for a successful data center development. Committee Member Kollar added that data centers are very particular with mechanical, electrical and water needs. **Vice Chair Lagrave** asked if the space in this example would be less than 10 percent of the floor area of the entire development. Committee Member Kollar responded that unless it is for a specific user that has their own data needs, a data center is typically a giant empty warehouse with a lot of racks that need to be cooled. Mr. Kollar reiterated that a lot of square footage is needed. Mr. Kollar stated that a majority of the space is taken up by data infrastructure and a small remainder of the space is used for office space. Vice Chair Lagrave asked if the noise is continuously generated 24/7. Committee Member Kollar responded that data centers generate noise from rooftop mechanical equipment and there may be some light humming from the racks and servers in the interior. Committee Member Kollar added that the massive air handlers that support cooling of the equipment also generate noise.

Committee Member Reginald Younger asked about data center water usage. **Mr. Zambrano** responded that some data centers may use water cooling to help cool their data infrastructure.

Committee Member Nowell expressed concerns with allowing a five percent increase in the ambient noise level in residential areas. Committee Member Nowell asked why the Text Amendment would allow an increase in the ambient noise level. **Mr. Zambrano** responded that this language was based off of what other municipalities have done that have adopted a data center ordinance. Committee Member Nowell suggested that Phoenix take the lead and say that the ambient noise level cannot be exceeded.

Committee Member Kollar asked if there is a decibel range that is considered an ambient noise level. **Mr. Zambrano** responded that the noise study would determine what the ambient noise level is, which would be conducted by an acoustical engineer. Committee Member Kollar stated that an acceptable decibel range would make more sense.

Committee Member Jason Israel stated that noise levels inside data centers typically range from 80 to 90 dBA (A-weighted decibels) and peak levels can reach up to 96 dBA. Committee Member Israel concurred with clarifying the ambient noise level requirement. **Mr. Zambrano** responded that the ambient noise level would be the baseline noise level before a data center is built in the area. Mr. Zambrano added that the ambient noise level can vary based on the surrounding context of a site and a specific decibel number would not cover the entire city, since noise level can vary from one part of the city to another.

Committee Member Barbara Reynolds stated that smaller data centers can operate in buildings from 5,000 to 10,000 square feet and larger facilities require up to 300 acres. Committee Member Reynolds agreed with not allowing data centers in commercial areas.

Committee Member Richard Carlucci expressed concerns with the noise study requirement, noting that developers could go to the nearest street during the busiest time of the day and measure the noise levels from there to get the highest ambient noise level. Committee Member Carlucci stated that the noise study needs more objective standards. Committee Member Carlucci asked why a Special Permit is needed. **Mr. Zambrano** responded that the Special Permit requirement would allow community input, which would not happen if a data center was allowed by-right in a zoning district. Committee Member Carlucci stated that data center developers that invest a lot of money into a site deserve some certainty. Mr. Zambrano responded that part of the Village Planning Committee (VPC) recommendation is determining whether a Special Permit is appropriate for all zoning districts or not and if data centers should be permitted in the listed zoning districts or not, or if there are additional zoning districts they should be permitted in.

Chair Bowser stated that a Special Permit is different from a Use Permit. Chair Bowser clarified that a Use Permit is typically for a use such as a drive-through and a Special Permit is similar to a rezoning case. Chair Bowser stated that data centers are used on a daily basis without knowing it. Chair Bowser added that Phoenix is an area that does not have natural disasters like other parts of the country and thus, Phoenix is a prime area to build data centers. Chair Bowser stated that there should be more incentives to

encourage data centers in old industrial areas and old retail areas that need to be redeveloped.

Committee Member Carlucci asked if the will-serve letter would require a confirmation of energy from the utility company within two years. **Mr. Zambrano** responded affirmatively. Committee Member Carlucci asked why the will-serve letter would be required. Mr. Zambrano responded that the purpose was to ensure that there is not a significant strain on the power grid due to data centers, which require a significant amount of energy. Committee Member Carlucci asked if the City is concerned that the utility company will mismanage their resources, make commitments they cannot meet, and put the power grid in danger. Mr. Zambrano responded that generally, energy usage is one of the major concerns of data centers, and it is not just a City concern. Mr. Zambrano stated that the City wants to ensure there is sufficient energy supply for data centers. Mr. Zambrano added that if the VPC does not agree with the two-year timeframe, then part of the VPC recommendation could be to modify it.

Committee Member Kollar asked if the proposed definition for a data center was defined by the City or by another source. **Mr. Zambrano** responded that the City looked at other municipalities and how they defined a data center. Mr. Zambrano stated that the definition was intended to be simplified. Committee Member Kollar expressed concerns with the second part of the proposed definition for data centers, noting that some accessory data center uses may exceed 10 percent of the gross floor area. Mr. Zambrano shared and explained the proposed definition again. Mr. Kollar asked if a software company would be considered a data services company if they have servers and racks that exceed 10 percent of their gross floor area. Mr. Zambrano responded that based on the proposed definition, if they exceeded the 10 percent threshold, then they would be considered a primary data center use. Mr. Kollar expressed concerns with software and technology companies, since they have robust servers and racks for the nature of their business, which may exceed 10 percent of their gross floor area. Mr. Zambrano responded that the 10 percent threshold came from another municipality and how they defined a data center as an accessory use. Mr. Zambrano added that this could be another modification that could be a part of the VPC recommendation.

Chair Bowser asked if 50 percent of the gross floor area is more common. **Committee Member Kollar** responded that it is not uncommon. Committee Member Kollar stated that there are a lot of technology companies in the area that would probably need more than 10 percent of their gross floor area in order to not be considered a data center. Committee Member Kollar added that some may be able to fit in a closet, but companies' floor areas are shrinking as more people are teleworking, which also increases server needs.

Mr. Zambrano stated that there is an established Zoning Ordinance definition for gross floor area and noted that it would cover the floor area of each floor of a multi-story building.

Committee Member Gary Kirkilas asked if the first part of the proposed definition would cover companies with facilities that are not primarily used for data services.

Committee Member Kollar responded that it would depend on how data services is defined. Committee Member Kirkilas asked for clarification on encouraging energy efficiency.

Mr. Zambrano responded that data centers would be encouraged to utilize the Phoenix Green Construction Code in order to maximize their energy efficiency, since data centers have such high energy demand. Mr. Zambrano added that maximizing energy efficiency would reduce their energy demand.

Committee Member Carlucci stated that the architectural requirements would add more areas for energy to leak out rather than a flat façade that could better retain energy. **Mr. Zambrano** responded that the surrounding community to a data center would not want to see a large, monolithic, concrete box right next to their community. Mr. Zambrano stated that the architectural requirements address the negative visual impact that data centers could have on the surrounding community.

Vice Chair Lagrave expressed concerns with the 10 percent threshold in the definition.

Committee Member Younger expressed concerns with energy efficiency not being a requirement. Committee Member Younger asked if energy efficiency could be changed to a standard requirement. **Mr. Zambrano** responded that encouraging energy efficiency is from the General Plan Amendment, which would be the policy guidance. Mr. Zambrano added that if data centers are required to obtain a Special Permit, then City staff would look at the adopted policy guidance during that process and try to ensure the development is being consistent with adopted policy. Mr. Zambrano added that the VPC recommendation could include modifying this to a requirement.

Public Comments:

Benjamin Graff, with Quarles & Brady, LLP, introduced himself as a representative of American Express, opposed to this item. Mr. Graff displayed the existing American Express campus at the southeast corner of Mayo Boulevard and 56th Street, noting that the site is zoned CP/BP (Commerce Park District, Business Park Option). Mr. Graff noted that data centers were previously permitted in the CP/BP zoning district by right. Mr. Graff stated that American Express leased the land from the Arizona State Land Department with the intention of building two companion data centers in the vacant land to the north of the existing campus. Mr. Graff stated that these data centers would not be leased out and would support the American Express operations. Mr. Graff stated that the 10 percent threshold in the proposed definition would be exceeded by the proposed data centers, and the CP/BP zoning district would not permit data centers in the current draft ordinance. Mr. Graff added that Text Amendments typically take a year to go through the process and stakeholders like American Express are contacted and brought into stakeholder meetings. Mr. Graff stated that there has been no outreach that he is aware of to American Express. Mr. Graff requested that the Text Amendment be slowed down. Mr. Graff recommended that the 10 percent threshold in the proposed definition be removed and that the CP/BP zoning district be added to the zoning districts that permit data centers. Mr. Graff added that American Express has final site plan approval for Phase II of the American Express campus, which includes their first data center. Mr.

Graff stated that if it becomes a legal non-conforming use overnight, it would create many issues with lenders and financing that previously had other assurances.

Ty Utton, representative with Rose Law Group, introduced himself as a representative of a broad coalition of data centers, opposed to this item. Mr. Utton echoed Mr. Graff regarding the Text Amendment schedule. Mr. Utton stated that it was not an inclusive process and was not the delivered approach typically seen from the City of Phoenix. Mr. Utton expressed concerns with Proposition 207. Mr. Utton requested that the Text Amendment be delayed.

Cepand Alizadeh, representative with the Arizona Technology Council (AZTC), introduced himself as a stakeholder opposed to this item. Mr. Alizadeh shared a story about a car accident, noting that his medical records were readily available to the hospital because of a data center. Mr. Alizadeh stated that AZTC is a coalition of over 750 tech companies across Arizona, including numerous data center partners. Mr. Alizadeh expressed concerns with the fast schedule for the Text Amendment. Mr. Alizadeh stated that the City of Chandler took 20 months, and the City of Surprise took 24 months, to come up with a data center ordinance. Mr. Alizadeh stated that the will-serve letter would not be possible, noting that data centers take years to develop. Mr. Alizadeh expressed concerns with the noise study, noting that there is no mention of measuring the noise in decibels. Mr. Alizadeh stated that the Text Amendment is missing key language and stakeholders have not had any time to provide input. Mr. Alizadeh requested that the Text Amendment be slowed down and noted that other VPCs at the meetings he has attended have all denied it.

Staff Response:

Mr. Zambrano responded that projects with preliminary site plan approval before the Text Amendment is adopted and goes into effect would still be able to develop and would be considered a legal non-conforming use. Mr. Zambrano added that if they wanted to expand in the future, then that is when the new zoning regulations would apply. Mr. Zambrano stated that Proposition 207 concerns are a concern of the City Council and should not be a concern at the VPC level. Mr. Zambrano stated that the VPC recommendation could modify the 10 percent threshold of the proposed definition as well as the noise study requirement. Mr. Zambrano added that the Mayor and City Council requested that these items be before them to vote on before their summer recess, which is why the schedule is rushed.

Discussion:

Committee Member Joseph Barto asked if the schedule is a normal timeframe or if it is a faster schedule. **Mr. Zambrano** responded that the public hearing schedule is a bit more rushed, noting that the VPC, Planning Commission, and City Council meetings are usually a month apart, resulting in at least a three-month public hearing schedule. Mr. Zambrano stated that the public hearing schedule for these items is scheduled at about a month and a half, so it is a faster timeline in that sense. Mr. Zambrano added that it has been in the works since the beginning of the year and there have been three stakeholder meetings. Mr. Zambrano stated that City staff is actively working with stakeholders to get their input.

Committee Member Carlucci stated that although data centers are not a large source of traditional jobs, they are a large source of construction jobs. Committee Member Carlucci expressed concerns with major employers not coming to Phoenix if data centers do not get built because of this Text Amendment. Committee Member Carlucci added that data centers are critical national security infrastructure and are critical to helping win the race for Artificial Intelligence (AI). Committee Member Carlucci stated that the Text Amendment seems more like a ban on data centers. Committee Member Carlucci stated that data centers need to be built faster and bigger. Committee Member Carlucci stated that energy concerns should be addressed by the power companies on how they can scale up energy production. Committee Member Carlucci expressed opposition for these items.

Chair Bowser stated that he believes there are appropriate areas for data centers, such as a large commerce park area, and a Special Permit requirement seems like an overreach for those areas. Chair Bowser added that old retail areas may be more appropriate for a Special Permit requirement due to proximity to residential.

Committee Member Kirkilas asked what the stakeholder input has been so far. **Mr. Zambrano** responded that he has not been involved in the stakeholder meetings, so he cannot say what has been discussed in those meetings. Mr. Zambrano reiterated that the Mayor and City Council requested these items to be before them to vote on before their summer recess, which is why City staff is moving forward with the current schedule.

Committee Member Kollar asked if stakeholder comments were considered and incorporated into the Text Amendment. **Mr. Zambrano** responded that there was one stakeholder meeting at the time the staff report was written. Mr. Zambrano added that City staff may make some modifications to the draft ordinance language for the Planning Commission and the City Council meetings, based on feedback heard from the stakeholder meetings and the VPC meetings. Committee Member Kollar stated that it seems pre-mature to vote on the Text Amendment if it is going to be amended. Committee Member Kollar expressed concerns with stakeholder input not being incorporated into the Text Amendment. Committee Member Kollar stated that the current draft ordinance seems over-prohibitive. Mr. Zambrano responded that these are all factors that the VPC can consider, and this is part of the discussion. Mr. Zambrano stated that the main question is whether the VPC agrees with the current draft ordinance or not, and if not, which parts does the VPC not agree with and how can those parts be modified. Mr. Zambrano added that this information will be used for further discussions with the Planning Commission and the City Council.

Vice Chair Lagrave stated that the Text Amendment seems incomplete. Vice Chair Lagrave stated that the issues he sees are the 10 percent threshold of the proposed definition, the exclusion of the CP/BP zoning district, the noise study requirements, and proximity to residential. Vice Chair Lagrave stated that these issues need to be addressed. Vice Chair Lagrave asked which type of motion would be more likely to be heard. **Mr. Zambrano** responded that there are a few different options, including

recommending denial with direction, with the direction to take another look at the items of concern. Mr. Zambrano added that the VPC could recommend approval, per the staff recommendation, with modifications, and recommend certain modifications to the text amendment.

Committee Member Reynolds recommended adding the will-serve letter requirement to the list of concerns.

Committee Member Israel asked for clarification if the calculation for the 10 percent threshold of the accessory data centers for the American Express site would include the gross floor area of all on-site buildings of Phase I, Phase II, and Phase III, based on the proposed definition. **Mr. Zambrano** responded that if the data centers are solely serving the enterprise functions of American Express, then the gross floor area would include all buildings on the campus, including the existing American Express buildings. Committee Member Israel asked for clarification if the proposed definition would not allow data services to be leased to third parties. Mr. Zambrano clarified that this part of the definition intends to clarify that a data center would be considered an accessory use only if it is used for the on-site enterprise and is not leased to other entities.

Committee Member Carlucci asked if there are other zoning districts that could be added in addition to the CP/BP zoning district, such as industrial districts. **Chair Bowser** responded that the A-1 and A-2 industrial zoning districts are already listed. Committee Member Carlucci stated that part of the recommendation should include removing the Special Permit requirement.

Mr. Zambrano asked for clarification if the recommendation would include removing the Special Permit requirement for only the industrial zoning districts or for all the zoning districts. **Committee Member Carlucci** suggested that the Special Permit requirement be removed from all the zoning districts.

Vice Chair Lagrave stated that the Special Permit requirement should be retained for the commercial zoning districts.

Mr. Zambrano repeated that the VPC wanted to add data centers as a permitted use in the CP/BP zoning district and that the VPC wanted to allow more time for stakeholder input. Mr. Zambrano asked for clarification if the VPC wanted to increase the 10 percent threshold in the proposed definition. **Vice Chair Lagrave** responded that it should be removed. Mr. Zambrano asked for clarification if the VPC wants to increase the number of years for the will-serve letter requirement or remove it altogether. Vice Chair Lagrave responded that it should be removed. Vice Chair Lagrave added that the Special Permit should remain required for the C-2 and C-3 zoning districts but should not be required for the CP/BP, CP/GCP, A-1 or A-2 zoning districts.

Committee Member Nowell stated that the ambient noise level should not be exceeded. **Vice Chair Lagrave** responded that the noise level must be measured in decibels. Vice Chair Lagrave stated that he was okay with leaving the five percent allowance to exceed the ambient noise level.

Committee Member Kirkilas asked for clarification that the Special Permit requirement would be recommended to be kept near residential areas. **Vice Chair Lagrave** responded affirmatively, noting that it would be kept for the commercial zoning districts.

Committee Member Nowell asked why the ambient noise level should be increased by five percent for data centers in commercial zoning districts near residential areas. **Vice Chair Lagrave** responded that the noise level could be addressed at the time that the data center developer goes through the Special Permit process.

MOTION – GPA-2-25-Y:

Vice Chair Lagrave made a motion to recommend approval of GPA-2-25-Y, per the staff recommendation, with direction to ensure that the General Plan policies align with the directed modifications of the companion case Z-TA-2-25-Y. **Committee Member Kirkilas** seconded the motion.

VOTE – GPA-2-25-Y:

8-3; the motion to recommend approval of GPA-2-25-Y per the staff recommendation with direction passes with Committee Members Barto, Birchby, Israel, Kirkilas, Kollar, Nowell, Lagrave and Bowser in favor and Committee Members Carlucci, Reynolds, and Younger opposed.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.

Village Planning Committee Meeting Summary GPA-2-25-Y

Date of VPC Meeting	May 20, 2025
Request	Amend the General Plan to incorporate design and location criteria for data centers
VPC Recommendation	No quorum
VPC Vote	No quorum

VPC DISCUSSION:

No quorum.



Village Planning Committee Meeting Summary

GPA-2-25-Y

Date of VPC Meeting	June 2, 2025
Request	Amend the General Plan to incorporate design and location criteria for data centers
VPC Recommendation	Denial
VPC Vote	9-4-1

VPC DISCUSSION:

Item Nos. 5 (GPA-2-25-Y) and 6 (Z-TA-2-25-Y) are companion cases and were heard concurrently.

Two members of the public registered to speak on these items in opposition.

STAFF PRESENTATION:

John Roanhorse, staff, provided a presentation on the Data Center General Plan Amendment noting the development background, review process, and the rationale behind the proposed amendment. Mr. Roanhorse stated that the proposed text amendment is a companion to the General Plan Amendment and is intended to support the regulatory framework for data centers. Mr. Roanhorse stated that the City Council had initiated creation of new policy guidance in response to the growing number of requests for data center facilities, which possess unique characteristics not currently addressed. Mr. Roanhorse expressed the importance of the General Plan Amendment due to land use considerations, the need for adaptation to existing developments, and the importance of connecting these facilities to infrastructure. Mr. Roanhorse noted that one of the primary reasons for the amendment is that data centers are not directly addressed in either the General Plan or the Zoning Ordinance and previous developments have been permitted through informal interpretations. Mr. Roanhorse discussed the key elements of the amendment, including location criteria, design policies, and sustainability measures. Mr. Roanhorse reviewed site placement criteria, highlighting core areas and centers as not preferred locations, and noted various

suitability factors. Mr. Roanhorse discussed required setbacks, the integration of art features, dark sky compliance, noise mitigation, and architectural design standards. Mr. Roanhorse noted the energy demands associated with data centers and the importance of incorporating energy efficiency measures. Mr. Roanhorse stated that the amendment would offer additional detail regarding definitions, guidelines, and performance standards.

QUESTIONS FROM THE COMMITTEE:

Committee Member Opal Wagner asked if an assessment was done regarding data centers and if there were potential sites within the Encanto Village and how large of a footprint data centers would require. **John Roanhorse**, staff, responded that there were not many suitable sites available for a large data center and made an initial review and noted that most of the areas within Encanto Village are already developed. Mr. Roanhorse stated that the scale and magnitude of many proposed data centers would likely not be feasible due to structural limitations but also because of existing development and the Encanto Village probably would not be an ideal location for such facilities.

Committee Member Robert Warnicke stated there were two main concerns with the presented text amendment. Committee Member Warnicke stated first, is a perceived contradiction in the criteria for data center locations and noted that while the guidelines discourage placement within or adjacent to identified cores centers and corridors, they simultaneously encourage data centers in redevelopment areas where infrastructure investment is needed. Committee Member Warnicke stated that, in his experience, developers often promote zoning changes by emphasizing the infrastructure improvements their projects will bring and there is concern that this approach has been made in other villages and might create confusion or loopholes in applying the criteria consistently. Committee Member Warnicke said his second concern was more technical and related to the definition of a data center and noted a portion of the definition states a data center as a facility primarily used for data services but includes a carve-out stating the facility is not used to lease data services to third parties. Committee Member Warnicke stated there is confusion over the purpose of that clause and asked why it was included. Committee Member Warnicke stated that such a carve-out might allow companies to build facilities for their own use while leasing excess capacity to others, potentially bypassing the intended regulatory framework. Committee Member Warnicke said the carve-out as is much like the tail wagging the dog and warned that it could be exploited, allowing data centers to be built anywhere as a private use. **Mr. Roanhorse** responded that the city is currently focused on regulating developments that are already in progress and while also considering future plans. Mr. Roanhorse stated the city has met with stakeholders and has presented the text amendment information at the Village Planning Committees to get feedback and promote consistency.

Committee Member Robert Warnicke echoed his concern and stated that the business model whether the data services are leased out or used internally should not affect how a facility is regulated. Committee Member Warnicke stated that the impact on the city and surrounding areas would be the same regardless of the business structure and stated there should be more analysis of this issue.

Committee Member Rick Mahrle commented on a point of clarification regarding the carve-out and stated that the text language is not used to lease data services to third parties and should be read as excluding facilities that are solely serving their own enterprises. Committee Member Mahrle stated an example of a law firm that operates a large computer storage system occupying less than 10 percent of its gross floor area. Committee Member Mahrle noted that as long as that system is not used to lease services externally and solely supports the business itself it should not be classified as a data center. Committee Member Mahrle stated that this was his interpretation noting Committee Member Warnicke's concern and clarified that the purpose of the clause is to distinguish private enterprise systems from commercial data centers.

Committee Member Mark Cardenas stated that he agreed with the concerns previously stated and noted that major corporations such as Amazon, Google, and Microsoft already operate data centers and infrastructure within the Phoenix area. Committee Member Cardenas said that when individuals use services like Microsoft Outlook, Cortana, or cloud storage, they are essentially leasing storage space from these companies and that he personally purchases additional storage to save family vacation photos and said that this kind of licensing arrangement is common. Committee Member Cardenas said there is a concern that under the current definition, if companies like Amazon or Google choose to build new data centers in Phoenix, they could avoid regulation simply by stating that they are not leasing the space but in reality, they are selling licenses to the public. Committee Member Cardenas emphasized that Phoenix's 1.6 million residents purchase data licenses from these companies every day, and that the language in the proposed text amendment excluding facilities that do not lease data services is problematic. Committee Member Cardenas stated that this exception creates a loophole that undermines the intent of the regulation. **Mr. Roanhorse** noted that from the city's perspective, the distinction lies in how data is managed and licensed and noted that individual consumers are not directly investing in or operating data infrastructure but are instead purchasing licenses or subscriptions. Mr. Roanhorse stated that data is often transferred between entities, and that the bulk of such information is typically owned and managed by larger corporations, not individual users. Committee Member Cardenas replied that this understanding was not entirely accurate and as a business owner operating an LLC, that purchases increased email storage or data capacity, he is not buying hardware or servers directly he is licensing space in a data center. Committee Member Cardenas stated the definition excludes leased

services and his business would technically be unable to continue purchasing additional data storage from companies like Microsoft and this interpretation could restrict the ability of local businesses to operate effectively and questioned whether the current language adequately reflects the real-world use of data center services. **Mr. Joshua Bednarek**, Planning and Development Department Director, responded by stating that Committee Member Cardenas's explanation was essentially correct and aligned with the intent behind the current definition and that the language was designed to prevent large organizations that operate internal data systems from being classified as commercial data centers. Mr. Bednarek stated that as long as an entity demonstrates that its data center is used exclusively for internal operations, it would not be considered a regulated data center under the proposed definition and further explained, the definition was to provide flexibility for larger employers with legitimate internal data needs, without unintentionally subjecting them to data center regulations.

Committee Member Sabrina Perez asked about the location criteria policy and stated that her organization works extensively with data centers and expressed concern with the language that states data centers are discouraged within and adjacent to identified cores centers and corridors. Committee Member Perez stated that, in her experience data centers are often located adjacent to housing and financial centers and, over time, they begin to create their own core areas and economic corridors. Committee Member Perez stated that the intent seems counterintuitive that the policy would discourage data centers from being near such areas given that the growth and presence of data centers can actively contribute to the formation of vibrant economic hubs. Committee Member Perez stated that rather than being out of place, data centers often become integral to the development of their surroundings, supporting an ecosystem of businesses and services. Committee Member Perez stated the policy language that encourages data centers in identified redevelopment areas and noted that many of these locations already contain existing space and are positioned to support ancillary services and suggested the language may be misaligned with how these areas are practically developing. Committee Member Perez stated there is a technical concern about utility infrastructure and data centers often build their own substations on site for power generation and that the Department of Energy (DOE) has invested in small modular reactors (SMRs) that can be integrated into such developments. Committee Member Perez stated that utility will-serve letters are increasingly irrelevant in these cases because data centers are largely self-sustaining in terms of power needs. **Mr. Bednarek** responded stating that the proposal involves two components: a general plan amendment and a text amendment where the general plan amendment includes location criteria that are meant to guide decision-making, while the text amendment introduces specific zoning tools to regulate data centers such as the requirement of a special permit, similar to what is currently required for self-storage facilities.

Mr. Bednarek stated the general plan language is not absolute and is intended to serve as a policy foundation and framework to help committees and staff evaluate whether a

proposed data center aligns with the city's long-term goals. Mr. Bednarek stated that a location example of Thomas Road and Central Avenue, a designated core area where residents and city leaders have expressed a desire for amenities like restaurants and gathering places and if there were to propose a data center in that area, the location criteria would serve as a signal to pause and consider whether the proposed use is appropriate.

Mr. Bednarek stated that while the criteria provide guidance, a special permit process allows for case-by-case evaluation, which includes input from staff, the committee, and ultimately the City Council and reiterated that the intent of the proposed changes is to ensure that data centers are subject to thoughtful planning and design standards, and that such policies are reflected both in the general plan and the zoning ordinance.

Committee Member Tom Doescher stated a concern about the low energy rates being promoted by the Arizona Corporation Commission and noted that the Commission has opened public comment on this issue, and emphasized that the more data centers are developed, the more electricity and energy they will consume. Committee Member Doescher said that the Commission does not want consumers to bear the financial burden of these increased energy demands and asked how the city plans to address potential issues related to the size and location of smaller modular reactors (SMRs), especially when these reactors are situated adjacent to existing buildings. **Mr. Bednarek** responded, stating that the purpose of the general plan amendment and the accompanying text amendment is to better the position the city in response to the growing needs of the data center industry and emphasized that the city wants to ensure that the location of new data centers is subject to discussion and evaluation, much like other land uses. Mr. Bednarek stated that presently no such discussion takes place before a data center is developed, not with this committee, not with neighboring residents, and not with the City Council. Mr. Bednarek said the proposed amendments would establish a regulatory framework that enables those conversations to occur. Mr. Bednarek further explained that, under this proposed process, both large and small data center proposals would be evaluated to determine whether they are appropriate for a given location and that evaluation would include considerations such as energy demand, infrastructure capacity, and community impacts that are not currently part of the review process.

Committee Member Mahrle commented that the committee's concerns should not be interpreted as opposition to data centers and stated the need for careful and thoughtful regulation, especially in response to concerns raised about the clarity of the definition language in the proposed text amendment. Committee Member Mahrle suggested that the Planning Commission should revisit the definition to ensure it accurately captures the intended meaning and scope. Committee Member Mahrle commented that the issue of infrastructure improvements, referencing the general plan's encouragement of data centers in redevelopment areas and stated he is supportive of the idea of placing data centers in locations where infrastructure upgrades are needed, with the understanding

that developers would contribute financially by constructing required improvements such as half-streets, traffic signals, and road upgrades. Committee Mahrle stated that this is a sound concept, and he wants to ensure it is clearly reflected in the final policy language.

Committee Member Cardenas commented on an earlier point made by Mr. Bednarek and expressed his support for the creation of general policies governing the location and design of data centers. Committee Member Cardenas stated a concern about the accelerated timeline of the current process. Committee Member Cardenas said that with the Preserve Historic Plan and this data center amendment it is moving faster than any other text amendment he has seen. Committee Member Cardenas asked why the process is being rushed, pointing out that the amendment is scheduled to go through all Village Planning Committees in June 2025, Historic Preservation Commission in July, Planning Commission in August, Subcommittee review in September, and City Council vote in October. Committee Member Cardenas stated that if the city intends for the policy to have a long-term impact, the current speed of adoption does not appear appropriate. **Mr. Bednarek** responded that he understood the concerns expressed by the committee regarding the sense of urgency behind the amendment. Mr. Bednarek stated that currently, the City does not have any policy framework in place to guide or regulate data centers. Mr. Bednarek said this absence of a well-developed framework like the city already has for historic preservation, noting that the lack of a similar structure for data centers is problematic given the sheer volume of space and capital investment involved.

Mr. Bednarek stated that the proposed text amendment is not a prohibition on data centers, just as current zoning policies do not prohibit self-storage facilities instead, it is about establishing a process for reviewing such developments that allows community members to participate meaningfully. Mr. Bednarek stated that the goal is to determine whether a framework is needed, and if so, to ensure that future data center proposals are subject to public input and formal review. Mr. Bednarek stated that there are two key questions: Do we need a policy framework, and should the community have a role in evaluating future proposals?

Committee Member Cardenas commented that when the issue of regulating data centers had surfaced months ago, he shared that he had texted city staff about the matter as early as February and was told they would be notified when the draft was ready. Committee Member Cardenas stated that now the draft is available, he expressed concern that the process appears rushed, particularly in comparison to previous planning efforts and cited a prior presentation in which a four-month review period was provided, allowing for feedback and adjustments before finalizing this proposal in contrast appears to be on an accelerated timeline, raising concerns about potential unintended consequences and insufficient public engagement. Mr. Cardenas stated there were issues when pushing the amendment through quickly could lead to blowback from companies like TSMC, which are closely tied to the semiconductor and data storage sectors. Committee Member Cardenas stated that as a resident in the fifth-

largest city in the country, he emphasized that his concerns were not trivial and requested that the City pump the brakes and slow the timeline, expressing doubt that a Planning Commission hearing scheduled just two days away would allow for proper consideration of the issues raised. Committee Member Cardenas stated concern regarding the reliability of will-serve letters, which utilities are expected to provide as evidence that they can meet future energy needs. Committee Member Cardenas stated that the time frames for service projections may exceed four years, and such letters could be invalid if no action occurs for several years. **Mr. Bednarek** responded by acknowledging the concerns related to the current wording of the will-serve letter requirement, stating that staff was prepared to propose modifications to that section and noted that all other Village Planning Committees had already offered recommendations on the draft amendment, and that there was a strong sense of urgency from the City Council to adopt a framework sooner rather than later. Mr. Bednarek encouraged committee members to submit specific suggestions regarding any language they felt needed revision, particularly if they had concerns beyond the will-serve language. Mr. Bednarek emphasized that all feedback would be considered during Planning Commission and City Council deliberations.

Committee Member Procaccini asked about energy usage and asked whether there had been any analysis related to promoting energy infrastructure improvements and green building standards. Committee Member Procaccini inquired if the city was considering standards such as requiring lighter colored roofs or limiting the amount of power used. **Mr. Bednarek** responded that those types of considerations could certainly be addressed as part of a Special Permit request, should the proposed text amendment be adopted. Mr. Bednarek stated that, currently, the city does not have the opportunity to evaluate such design and infrastructure elements. Mr. Bednarek stated that if the proposed framework is approved, special permit applications could include requirements related to energy efficiency and sustainability, such as solar installations and design standards. Mr. Bednarek noted that some provisions in the draft already address issues like shading within project streets but emphasized that the special permit process would allow for case-by-case refinement of requirements through conversations between applicants, planning staff, and the community.

Committee Member Perez asked about the intention of the will-serve letter and if there could be language requiring it to be reviewed annually based on available utility resources and acknowledged that this might result in additional paperwork, but stated that given the long development timelines for data centers, there should be an annual reassessment to ensure that commitments made in the letter remain valid. Committee Member Perez asked how the city would hold developers accountable if they were leasing their space to third parties. **Mr. Bednarek** responded that the concern about third-party leasing was valid and said that the intent of the will-serve letter requirement is to ensure the city has a clear understanding of future energy demand and is not allowing data centers to consume limited energy capacity, thereby displacing other community-serving uses like housing, restaurants, or recreational facilities. Mr.

Bednarek stated that the proposed language is being refined, and the goal is to prevent large parcels of land from sitting idle for years while awaiting energy infrastructure buildout. Mr. Bednarek stated that third-party leasing is not explicitly addressed in the current draft but is being discussed and that enforcement would occur through NSD (Neighborhood Services Department) if a facility violated its zoning approval. Mr. Bednarek said if a campus-based user such as a hospital or major employer proposed a data facility for internal operations, the city would verify the use during the permitting process and if the purpose changed later, it could trigger a zoning ordinance violation.

Committee Member Perez commented that, with over 20 years of experience as an engineer and significant involvement in data center projects, she believes the general public lacks the technical understanding to adequately evaluate the implications of such a text amendment. Committee Member Perez stated that many residents and committee members may not have the necessary background to assess these facilities, and that relying on a few informed stakeholders places an unfair burden on the public. Committee Member Perez stated the process as overly aggressive, noting that not everyone has recently gained familiarity with the industry the way some committee members or their clients have.

Committee Member Cardenas expressed appreciation for Mr. Bednarek's repeated acknowledgment that the language is still being refined and that he understands staff have constraints and must sell proposals up the chain of command but emphasized that the lack of clarity on certain provisions particularly around third-party leasing remains troubling. Committee Member Cardenas stated that there is no current process outlined for situations where a company like Amazon builds a data center and later leases space to small businesses or third-party operators. Committee Member Cardenas stated that the definition section of the draft text amendment does not sufficiently address or distinguish these scenarios and said this as a critical oversight, noting that the ambiguity could lead to unintended consequences if the city fails to differentiate between internal-use data centers and commercial or leased data facilities. **Mr. Bednarek** responded by stating that the intention of the language is to address owner-operated facilities, such as Amazon using a data center solely for its own internal operations the facility is still considered a data center under the proposed language. Mr. Bednarek commented that leasing scenarios where a facility is marketed to third-party users are not clearly addressed in the draft and stated that refining the language to provide clarity on these distinctions is under active consideration, and that additional comments and suggestions from the committee would be welcomed during the Planning Commission and City Council review phases.

Committee Member Cardenas stated that the current definitions and structure of the proposed amendment do not capture the complexity of how data centers may be used and noted that projects such as Microsoft's facility or others where land was donated or where terms were negotiated could fall into gray areas not currently addressed.

Committee Member Cardenas stated he disagreed with Mr. Bednarek's interpretation and urged further revisions to ensure transparent and enforceable definitions.

Committee Member Warnicke commented that there was uncertainty in a comment made earlier and that may have been a misunderstanding and with the previous discussion the issue has more clarity but there should be some adjustments to the definition.

Committee Member Mahrle asked for clarification on the data center definition and asked for help understanding a hypothetical scenario where a company such as Infinix were to build a facility and use the entire building to house servers, would that qualify as a data center even if the space was dedicated to internal use only. Committee Member Mahrle asked if a hospital could have extensive computer systems in place to support its medical operations and if the data and server space remained under 10 percent of the gross floor area of the hospital's onsite buildings, would this be classified as a data center under the proposed definition. Committee Member Mahrle expressed that this exemption appeared to be based on usage and proportion of floor area, unless the hospital began leasing the data capacity to third-party entities, which would then reclassify it as a data center.

Committee Member Cardenas asked how many hospitals currently exceed that 10 percent threshold and whether some of them might already be marketing or using their facilities in ways that could bring them under this definition. Committee Member Cardenas stated that this gray area could lead to confusion about when an otherwise exempt facility becomes subject to the proposed regulations. **Mr. Bednarek** responded that the intent of the definition is to allow institutions like hospitals or universities to manage their own internal data operations without triggering the full regulatory framework. Mr. Bednarek stated that as long as the use remains internal and under the 10 percent gross floor area threshold, such facilities would not be considered data centers under the ordinance, however, if they began leasing server space to third parties, they would then fall within the scope of the data center designation. Mr. Bednarek said that this flexibility was intended to accommodate facilities that have legitimate internal data needs, such as hospitals, while ensuring that purpose-built commercial data centers are subject to community oversight through the proposed special permit process.

Committee Member Cardenas asked for confirmation that any facility with server or data operations occupying more than 10 percent of the gross floor area regardless of intended use would be defined as a data center under the text amendment. **Mr. Bednarek** responded that this was correct.

Committee Member Perez commented that Google has started doing tenant improvements and this may suggest they may not own their buildings on their own land and may be leasing space for a data center. Committee Member Perez asked if this

situation has been considered and what would the response be. **Mr. Bednarek** responded this would be treated just like the adoption any new ordinance if you were in the middle of a building permit and, those are the things that we're going to have to sort out on a case-by-case basis with every property owner depending on where they are at in the process. Mr. Bednarek stated in the new framework for data centers is appropriate and it is the simplest process, but some adjustments will be made, and staff will work through it properly.

PUBLIC COMMENT:

Cepand Alizadeh, representing the Arizona Technology Council, introduced himself and shared a personal experience to illustrate the importance of access to electronic medical information and the critical role of Data Centers. Mr. Alizadeh explained that he works with an organization that provides information and supports a variety of technology industries, emphasizing its alignment with economic development efforts. Mr. Alizadeh stated that correspondence outlining the Arizona Technology Council's position on the proposed text amendment had been submitted to the Mayor's Office and members of the City Council. Mr. Alizadeh stated that data centers are an essential component of the modern economy, noting that several facilities are either under consideration or already under construction in different areas of the city, with more expected in the near future. Mr. Alizadeh also pointed out that data centers vary in size and capacity, both in terms of the volume of information housed and the operations conducted within the facilities. Mr. Alizadeh stated that he works with a range of businesses and organizations that develop services, maintain technology systems, and ensure that critical information remains readily available. Mr. Alizadeh said on behalf of the Arizona Technology Council, he expressed concerns about the proposed text amendment, specifically regarding the process timeline and the requirements for sound abatement. Mr. Alizadeh stated that additional time is needed to allow for a comprehensive review and to provide informed feedback on the proposed amendment. Mr. Alizadeh further noted that the draft text amendment does not sufficiently address appropriate sound control measures that would be consistent with the functional and operational needs of data centers.

Samantha DeMoss, representing Rose Law Group, introduced herself and stated that Data Centers are an expanding use and reflect an important economic sector for the Phoenix area. Ms. DeMoss stated that addressing Data Centers is very important and will have long-term implications for growth and development. Ms. DeMoss stated there are concerns with the current General Plan Amendment specifically that with process review and timing and the design criteria. Ms. DeMoss stated that additional review time would be necessary to review and address many of the incomplete details in the General Plan Amendment as presented. Ms. DeMoss said that additional review time would allow more stakeholder review and input. Ms. DeMoss stated that the committee

consider a 90-day period be granted to allow for more time for a thorough review and comment.

STAFF RESPONSE:

Mr. Bednarek responded that industry participation in the stakeholder discussion has been included in the current language regarding sound levels and is within 5 percent so that could be adjusted to the ambient levels in the area if it were next to a neighborhood that they can extend to another location Mr. Bednarek stated that if there's a desire by the committee to insert a specific decibel level right now the idea was that for sound they are required to hire an engineer to do a study that shows the level next to the adjacent property and what will be done to maintain appropriate sound levels.

Mr. Bednarek responded that the review process has moved quickly and noted there is a sense of urgency from the Mayor and Council and many of the policy issues have been discussed. Mr. Bednarek stated that currently data centers are not addressed in the zoning ordinance, and this is a great concern.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

MOTION 1:

Committee Member Robert Warnicke made a motion to recommend approval of GPA-2-25-Y per the staff recommendation. **Committee Member Rick Mahrle** seconded the motion.

Committee Member Kleinman asked what the results were from other Village Planning Committees regarding data centers. **Mr. Bednarek** responded that there has been a split with up to five committees in opposition and some approvals with direction.

Committee Member Perez asked if there was information on the committees that voted for denial, did any have any active plans for data centers. **Mr. Bednarek** responded a few are in progress but any new policy and framework will not prohibit data centers from moving forward.

Committee Member Cardenas commented that there is a stakeholder process and other actions such as the adoption of marijuana facilities had an extensive public engagement and with data centers there are many issues and more discussion is needed.

Committee Member Warnicke commented that he was concerned with data centers being allowed in C-2 and C-3 zoning areas and this may have an impact in the Encanto Village. Committee Member Warnicke stated he was less concerned with the sound mitigation which would be addressed in a special permit or variance action. **Mr.**

Bednarek responded that the General Plan Amendment, which is land use criteria, and a special permit will still be required.

Committee Member George asked if motion were to be approved would there be guidance attached to clarify the committee's position. **Mr. Roanhorse** responded that the committee may add comments or provide direction for the vote.

Committee Member Wagner commented that with the information presented and the discussion more work needs to be done on data centers. Committee Wagner stated that with audible level they are logarithmic not linear and a small increment can mean massive change so specific units should be addressed.

VOTE 1:

5-9, motion to recommend approval of GPA-2-25-Y per the staff recommendation does not pass with Committee Members George, Mahrle, Proccaccini, Tedhams and Mathews in favor with Cardenas, Doescher, Garcia, Kleinman, Perez, Picos, Schiller, Wagner and Warnicke in opposition.

MOTION 2:

Committee Member Robert Warnicke made a motion to deny GPA-2-25-Y.
Committee Member Mark Cardenas seconded the motion.

VOTE: 2

9-4-1; motioned to recommend denial of GPA-2-25-Y passes with Committee Members Cardenas, Doescher, Garcia, Kleinman, Perez, Picos, Schiller, Wagner, Warnicke in favor and Mahrle, Proccaccini, Tedhams and Matthews in opposition with George abstaining.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

Village Planning Committee Meeting Summary GPA-2-25-Y

Date of VPC Meeting	May 20, 2025
Request	Amend the General Plan to incorporate design and location criteria for data centers
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	3-1

VPC DISCUSSION:

Item Nos. 5 (GPA-2-25-Y) and 6 (Z-TA-2-25-Y) are companion cases and were heard concurrently.

One member of the public registered to speak on this item.

Staff Presentation:

Nayeli Sanchez Luna, staff, stated that the proposed general plan amendment and text amendment were to add a definition for data centers in the Zoning Ordinance and implement performance standards and location criteria. Ms. Sanchez Luna noted that the general plan amendment would discourage data centers from being located in centers, cores, and corridors. Ms. Sanchez Luna provided the proposed data center definition and noted that the text amendment would require a Special Permit for data centers. Ms. Sanchez Luna concluded the presentation by summarizing the proposed design improvements and noting that staff recommends approval of both the general plan amendment and text amendment.

Questions from the Committee:

Chair Parris Wallace noted that the majority of her questions were answered. Chair Wallace asked if anyone has discussed the increase in internet infrastructure because communities could benefit from the added infrastructure. **Ms. Sanchez Luna** stated that that was not something that has been discussed in detail with internal staff. **Chair Wallace** asked for more information regarding traffic. **Ms. Sanchez Luna** added that this would not produce the same levels of traffic as a multifamily project but that commercial and semi-trailer traffic would be present.

Romona Burris asked if there were any data centers in the area. **Ms. Sanchez Luna** stated that she will have to follow up with that information.

Chair Wallace asked if the text amendment would apply to new and stand-alone data centers. **Ms. Sanchez Luna** confirmed that the text amendment would apply to new data centers and reiterated that this would not apply to collage campuses like Grand Canyon University.

Ms. Burris asked if there were data centers for general operations such as artificial intelligence. **Ms. Sanchez Luna** confirmed. **Ms. Burris** asked for more information regarding sustainability measures. **Ms. Sanchez Luna** stated that they will be required to obtain a letter from the utility company and that the general plan amendment would help implement sustainability measures. Ms. Sanchez Luna added that other Village Planning Committees have made motions with direction if they wished to approve the text amendment and general plan amendment and still provide more direction. **Ms. Burris** stated that she would like to ensure that water conservation is added.

Public Comment:

Jon Gillespie stated that he was a land use attorney that represented numerous data center companies and emphasized that this industry is important for the City. Mr. Gillespie noted that the City is an attractive place for data centers because of the lack of natural disasters, available land, and low cost. Mr. Gillespie added that electric companies are aware of the higher demand for power but have ensured that the cost would not increase for residents. Mr. Gillespie noted that data centers are an important economic driver and that they should be involved in the text amendment process. Mr. Gillespie added that data centers have been decreasing the amount of water needed to keep an adequate climate. Mr. Gillespie supported the idea of researching ways to implement more water conservation. Mr. Gillespie stated that the required “will serve letter” would rush development and possibly discouraging other companies from building in Phoenix. Mr. Gillespie requested the text amendment and general plan be denied with a recommendation of a 90 day extension to evaluate all the concerns from the committee and industry owners. Mr. Gillespie added that there are concerns with Proposition 207 since the text amendment would require additional zoning requirements that have not been previously established.

Committee Discussion/Motion/Vote:

Ms. Burris stated that the west side of the City is approximately 5 degrees hotter and asked how the data centers would be mitigating heat. **Mr. Gillespie** stated that he was unaware of any data centers in the Estrella Village. Mr. Gillespie stated that there has not been significant research that demonstrates that data centers contribute to the heat island effect. **Ms. Burris** asked for clarification on the motion that Mr. Gillespie would like to see. **Mr. Gillespie** stated that he would like the text amendment and general plan amendment to be denied with a 90 day extension so that they can have time to involve industry stakeholders, gather data and address concerns regarding heat. **Ms. Burris** asked for more information on why the data center industry was opposed to the text amendment. **Mr. Gillespie** stated that one major concern was the “will serve” letter because it would require site plan approval and certificate of occupancy to be completed within two years which is an unreasonable condition. Mr. Gillespie added that he did not want the text amendment to discourage data center companies from building in Phoenix and investing in the community. **Ms. Burris** asked why the City wanted to implement restrictions on data centers. **Ms. Sanchez Luna** stated that a lot of available land for job opportunities and

housing has been lost to data center development, and that the development does not create a walkable pedestrian environment.

Chase Hales, with the Planning and Development Department, stated that by allowing a Special Permit, then only a data center would be allowed on site unless otherwise stated. Mr. Hales noted that the “will serve” letter would ensure development rather than allowing companies to sit on vacant properties and not built.

Mr. Thrower asked for more information regarding the lack of jobs associated with data centers. **Mr. Gillespie** stated that larger data centers only employ approximately 80 to 100 on site technicians of high paying jobs. Mr. Gillespie noted that someone from Mesa could come to the Phoenix data center and work on site. Mr. Gillespie encouraged the free market of being able to develop data centers where they were permitted. Mr. Gillespie cited the importance of technology and artificial intelligence. Mr. Gillespie clarified that his intent is for the text amendment to be denied allowing for a 90 day extension.

Renee Dominguez asked for the average square footage of a data center that employs 80 to 100 people. **Mr. Gillespie** state that it ranged from 5 acres to 60 acres and from 500 square feet to 500,000 square feet. Mr. Gillespie provided an example along the Loop 202 Freeway. Mr. Gillespie emphasized that his intent was to extend the text amendment to allow for more stakeholder involvement and for staff to study the economic and job impact. Mr. Gillespie stated that the zoning districts where data centers are located do not allow for residential use.

Chair Wallace stated that C-2 and C-3 do allow for multifamily housing. **Ms. Sanchez Luna** confirmed. **Chair Wallace** noted that housing was a key priority. **Mr. Gillespie** stated that C-2 and C-3 are not the target sites for data centers. Mr. Gillespie realized that housing conservation is important.

Mr. Gillespie noted that his request was a denial to allow more stakeholder engagement and to address issues with water resources and housing and the economic and job industry. Mr. Gillespie added that the extension would also allow for clarification regarding Proposition 207.

Chair Wallace clarified that her biggest issue is housing and that she did not want to lose available C-2 and C-3 land to data centers. **Ms. Burris** asked what incentives the data center industry provides since they would be taking land that was intended for housing. Ms. Burris asked if the data center industry had some sort of program to help first-time home buyers. **Mr. Gillespie** stated that he was aware of the concern regarding losing available land but that data centers provide high paying wages and produce millions of dollars that are invested in the community. Mr. Gillespie agreed that C-2 and C-3 should be preserved for housing but that this would affect areas that already have CP/GCP, A-1 and A-2 zoning which are areas that are already primarily industrial.

Motion 1:

Renee Dominguez made a motion to approve GPA-2-25-Y per the staff recommendation. **Chair Parris Wallace** seconded.

Ms. Burris asked for more information on what a yes vote would mean and what a no vote would mean. **Ms. Sanchez Luna** clarified the intent and proposed changes in the general plan amendment and text amendment. **Ms. Burris** asked for clarification and asked if

approving it would limit data centers. **Ms. Sanchez Luna** stated that the text amendment would limit where they could be placed and allow for a Special Permit. **Ms. Burris** suggested an extension of 90 days so that the necessary data could be gathered and presented to the committee. **Ms. Sanchez Luan** clarified that a yes vote would mean that she supported the initiatives to limit data center development.

Vote 1:

2-2, Motion to recommend approval of GPA-2-25-Y did not pass with Committee Members Dominguez and Wallace in favor and Committee Members Burris and Thrower in opposition.

Chair Wallace stated that she would like to explain her vote. Chair Wallace stated that C-2 and C-3 properties would be able to service the community and that she would prefer businesses that generated jobs in the community rather than outside resources. Chair Wallace noted that these decisions will affect all children in the future and stated that the text amendment was forward thinking.

Ms. Burris noted that individuals with high paying jobs could find houses they could afford in the City. Ms. Burris stated that she supported incentives to help first-time homeowners purchase a house and keep individuals in their community. **Ms. Sanchez Luna** clarified that any sort of incentive to assist first-time home buyers would not be enforceable by the Planning and Development Department. Ms. Sanchez Luna stated that the intent of these amendments was in relation to land use policy and development standards.

Mr. Thrower stated that the text amendment was too broad. Mr. Thrower noted that a Special Permit made sense in C-2, C-3, and CP/GCP, but that he did not want to limit any potential business investments in A-1 and A-2. **Ms. Sanchez Luna** noted that an alternative motion could be to recommend approval with the modification that a Special Permit be required in C-2, C-3, and CP/GCP.

Ms. Sanchez Luna noted that the previous motion did not pass.

Motion 2:

Chair Parris Wallace made a motion to approve GPA-2-25-Y per the staff recommendation. **Renee Domingez** seconded.

Vote 2:

3-1, Motion to recommend approval of GPA-2-25-Y passed with Committee Members Dominguez, Thrower, and Wallace in favor and Committee Members Burris in opposition.

Staff Comments Regarding VPC Recommendation:

None.

Village Planning Committee Meeting Summary GPA-2-25-Y

Date of VPC Meeting	May 12, 2025
Request	Amend the General Plan to incorporate design and location criteria for data centers
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	13-0

VPC DISCUSSION:

Item No. 5 (GPA-2-25-Y) and Item No. 6 (Z-TA-2-25-Y) were heard together.

Two members of the public registered to speak on this item.

Staff Presentation:

Nayeli Sanchez Luna, staff, stated that the proposed general plan amendment and text amendment were to add a definition for data centers in the Zoning Ordinance and implement performance standards and location criteria. Ms. Sanchez Luna noted that the general plan amendment would discourage data centers from being located in centers, cores, and corridors. Ms. Sanchez Luna provided the proposed data center definition and noted that the text amendment would require a special permit for data centers. Ms. Sanchez Luna concluded the presentation by summarizing the proposed design improvements and noting that staff recommends approval of both the general plan amendment and text amendment.

Questions from the Committee:

Chair Stephanie Hurd stated that Amazon had recently purchased a large piece of land within the South Mountain Tech Corridor, severely limiting employment opportunities. Chair Hurd noted that property owners were encouraged to not sell their land to data centers but after SRP's announcement regarding the South Mountain Transmission Project, data center companies are pushing to purchase land. Chair Hurd voiced her disappointment in losing land that was meant for employment opportunities. Chair Hurd added that this request would protect Laveen and the City of Phoenix. Chair Hurd asked staff to explain what would happen with properties that have been recently rezoned to allow C-2, C-3, and CP/GCP uses. **Ms. Sanchez Luna** stated that that question has been presented to staff and that there has been discussion internally, but that the determination would be made by the Law Department and Mayor and Council. **Chair Hurd** noted that several data center representatives have been present at VPC meetings.

Rebecca Perrera asked if the performance standards regarding sustainability would also address water. **Ms. Sanchez Luna** confirmed. Ms. Sanchez Luna added that data centers utilize a lot of water. **Ms. Perrera** noted that these data centers should be finding solutions to recycle water and utilize their water to maintain landscaping areas. Ms. Perrera suggested adding more provisions on water conservation.

Juanita Darby stated that her husband works in the data center industry. Ms. Darby noted that her husband and her were opposed to the proposed Amazon data center. Ms. Darby added that data centers use a lot of energy and that in other cities they are unable to generate any additional power. Ms. Darby stated that they should voice their concerns to protect Laveen and the City of Phoenix. Ms. Darby was opposed to data centers in the area.

Kristi McCann asked if the Gila Foothills PUD was identified as a Center or a Corridor, would it discourage data centers from being developed in the area. **Chair Hurd** noted that the text amendment would help prevent data centers in the Gila Foothills PUD area. **Ms. Sanchez Luna** added that from a policy standpoint, if the General Plan does not support data centers in a Center, then staff would not be supportive of a proposed data center.

Patrick Nasser-Taylor noted that he did not like the word “discourage” presented in the presentation. Mr. Nasser-Taylor stated that since the employment corridor was along the Loop 202, would this prevent any future data centers. **Ms. Sanchez Luna** noted that it would be discouraged and that a Special Permit would be required. **Mr. Nasser-Taylor** asked if the amendments could have changes in the language. **Ms. Sanchez Luna** stated that similar to previous text amendments, the committee could vote to approve the amendment but add to the recommendation in the form of direction.

Mixen Rubio-Raffin was aware of the high-water usage and noted that new technology like artificial intelligence have increased the demand for data centers. Ms. Rubio-Raffin added that in terms of technology and policy, policy seems to be a few steps behind technology. Ms. Rubio-Raffin advocated for a water efficiency plan to be added to the text amendment.

Michael Doromal noted that data centers utilize a lot of power. Mr. Doromal suggested data centers be required to self-generate a portion of their required power so they don’t put a strain on the community.

Chair Hurd asked Committee Member Darby if she had any information on energy conservation. **Ms. Darby** asked her husband, Brian Darby, for clarification. **Brian Darby** stated that so much energy is required that the development can’t generate all of it’s power through solar panels. **Mr. Doromal** noted that he was requesting a portion of it to be generated. **Mr. Darby** added that other projects have implemented alternative forms but that the data center requires constant power. **Mr. Doromal** added that the data center will be part of the community and should contribute. Mr. Doromal wanted a percentage of self-generating power.

Carlos Ortega wanted to vote on the item. Mr. Ortega stated that data centers also benefit schools via impact fees.

Linda Abegg voiced her appreciation for the Mayor and Council regarding getting the text amendment approved quickly. Ms. Abegg stated that she will support the case moving forward. Ms. Abegg noted that she was aware of a subcommittee being implemented for this text amendment. Ms. Abegg added that she expected the language to be reviewed by the Law Department to ensure enforceability.

Ms. Perrera stated that Committee Member Ortega's comment was incorrect. Ms. Perrera stated that data centers receive a lot of tax breaks.

Mr. Nasser-Taylor stated that he was concerned on how this would affect Laveen. Mr. Nasser-Taylor noted that the Gila Foothills PUD allows C-2 uses and asked how this would affect the allowed uses. **Ms. Sanchez Luna** stated that that was being discussed with the Law Department but that any future properties would need to be rezoned to obtain a Special Permit. **Mr. Nasser-Taylor** asked if this would mean that the case would be presented to the Village for recommendation. **Ms. Sanchez Luna** confirmed. Ms. Sanchez Luna added that the text amendment would prevent data centers to be allowed by right in C-2, C-3, CP/GCP, A-1 and A-2.

Ms. Abegg stated that the Council Members were the ones that initiated the request which she would assume meant that they are opposed to data centers being built anywhere.

JoAnne Jensen agreed with Committee Member Abegg and Rubio-Raffin. Ms. Jensen noted that the Gila Foothills PUD area was designated as a Major Urban Center. Ms. Jensen suggested implanting language regarding water. Ms. Jensen also had concerns with the noise requirements and added that there should be no noise permitted on weekends, holidays, and at night. Ms. Jensen voiced her appreciation for Mayor and Council.

Ms. Rubio-Raffin suggested limiting the data center height to two stories and ensuring that some sort of art feature is implemented. **Chair Hurd** noted that the art and architectural embellishments were already part of the text amendment.

Public Comment:

Tom Galvin noted that there were numerous concerns regarding the text amendment. Mr. Galvin stated that data centers have contributed millions of dollars to the City of Phoenix. Mr. Galvin added that data centers require million of dollars of investments. Mr. Galvin stated that the cases were being rushed and that he was requesting a minimum 60-day continuance. Mr. Galvin stated that there could be issues with Proposition 207 and that no text amendment has been going through the process so quickly. **Ms. Abegg** stated that when the data center company bought land, they did not

present nor contact members of the committee. Ms. Abegg said it was unusual for representatives to request a continuation when they never bothered to speak to the community or the committee. **Mr. Galvin** asked if the committee supported the lack of interaction from stakeholders. **Chair Hurd** noted that this was the public comment portion of the hearing.

Anirudh Krishna voiced his concerns regarding water usage and that he agreed with all the comments provided by the committee.

Committee Discussion/Motion/Vote:

Ms. Abegg suggested adding language regarding energy and water conservation.

Vice Chair Jensen suggested more noise standards.

Mr. Ortega suggested larger impact fees.

Ms. Rubio-Raffin suggested limiting the square footage of land. Ms. Rubio-Raffin added that there needed to be more than two stories. **Ms. Abegg** voiced her concerns regarding enforceability. Ms. Abegg recommended special attention and minimizing square footage.

Motion:

Linda Abegg motioned to recommend approval of GPA-2-25-Y per the staff recommendation. **Carlos Ortega** seconded the motion.

Vote:

13-0, motion to recommend approval of GPA-2-25-Y passed with Committee Members Abegg, Darby, Doromal, McCann, Nasser-Taylor, Ortega, Perrera, Rouse, Rubio-Raffin, Serrette, Barraza, Jensen, and Hurd in favor.

Staff Comments Regarding VPC Recommendation:

None.

Village Planning Committee Meeting Summary GPA-2-25-Y

Date of VPC Meeting	May 14, 2025
Request	Amend the General Plan to incorporate design and location criteria for data centers
VPC Recommendation	Approval, per the staff recommendation, with direction
VPC Vote	13-0

VPC DISCUSSION:

Item Nos. 4 (GPA-2-25-Y) and 5 (Z-TA-2-25-Y) are companion cases and were heard concurrently.

One member of the public registered to speak on this item.

Committee Member Chris Demarest left during this item bringing quorum to 13.

Staff Presentation

Matteo Moric, staff, shared information on how the Village Planning Committee can stay involved with the General Plan Amendment and Text Amendment throughout the entire process. Mr. Moric explained how comments will be forwarded onto Planning Commission on June 5th and City Council on June 18th prior to the City Council break.

Mr. Moric stated the Mayor and City Council in December of 2024 requested staff to create policy guidance and zoning regulations for data centers. Mr. Moric explained how the City was working under previous informal interpretations completed about 20 years ago. Mr. Moric stated the location criteria is to be for the General Plan item and the areas in which they would be encouraged and discouraged. Mr. Moric reminded the Committee that usually when development comes in it is already required to provide infrastructure such as sidewalks, shading, bus stops, etc.

Mr. Moric identified design guidelines being proposed for these facilities. Mr. Moric added the design guidelines of the architecture which are typically required in the Zoning Ordinance. Mr. Moric stated the zoning districts by which these facilities were proposed to require a Special Permit.

Questions from the Committee/Public Comments

Chris Demarest said he was familiar with the data center on 40th Street and McDowell Road.

Ken DuBose thought these data centers were needed because of all the new Artificial Intelligence (AI) technology.

Al DePascal said they need lots of water.

Sandra Cole asked if they could request solar on the buildings. **Mr. Moric** said yes and that the end decision will be made by City Council, but at the same time it could inform City Council of what the VPC would like to see at these new facilities.

Meli Acevedo emphasized the importance of water. **Mr. Moric** said he was not sure how these facilities actually operate and if they need to be close to the end user or if they could be far away from the community of users.

Chair Barba said that after the presentation perhaps the guest speaker could provide additional information.

Ms. Cole asked how many jobs would be provided. **Mr. Moric** said that the data center facilities he knew of were not big employment generators, but said the guest speaker could probably clarify this.

Public Comment

John Gillespie, a land use attorney from the Rose Law Group, said they represent a large stakeholder group of the data center industry. Mr. Gillespie said there is a great economic impact to the community and it provides many high paying jobs with 80 to 150 onsite jobs with an average pay of \$97,000 per year. Mr. Gillespie said they need a good regulatory process in place. Mr. Gillespie said they were concerned with the timeline for the text amendment changes and it was a little fast with limited stakeholder engagement. Mr. Gillespie asked for 60 more days to allow the industry to interact with city staff and leaders to iron out the kinks. Mr. Gillespie said many sites had a vested right to build data centers. Mr. Gillespie added that projects in the pipeline should not be stopped and should be able to continue. Mr. Gillespie also identified a concern with the “will serve” letter which is a commitment from a public utility company that power will be for a minimum timeframe. Mr. Gillespie noted the desire for the timeline to be extended or taken away so they can work with utilities. Mr. Gillespie said without provisions the City could expose themselves to Proposition 207 waiver of claims. Mr. Gillespie felt more direction should be given to staff and respectfully urged more time to work out the kinks.

Chair Barba asked on average how much space is needed for a data center. **Mr. Gillespie** responded that some projects are on 10-acre sites and others on 50 to 60 acres. Chair Barba asked what size site Mr. Gillespie based the average 80 to

100 jobs on. Mr. Gillespie responded on the 50-to-60-acre site. Chair Barba asked about job training for the data center jobs. Mr. Gillespie said that here in Phoenix it currently has people with the right schooling and education to support the technology.

Chair Barba felt the VPC responsibility was to be good stewards not only to provide a good place to live and work. Chair Barba asked if there was a commitment from Mr. Gillespie's clients to support educational assistance for these sorts of jobs. **Mr. Gillespie** was not sure about the commitment of his clients to these types of jobs, but he recognized it as a good question and noted he would investigate it more with his clients and would like to follow-up on it.

Mr. DuBose said we were always lagging behind and with the growth of AI and emphasized the need for data centers and that AI was the next largest growth in any community. Mr. DuBose shared frustration of how the rail system is 25 years behind when it was voted 30 to 40 years ago. Mr. DuBose expressed the importance of knowing the issues of how much water would be used and how much energy is needed. Mr. DuBose recognized the need to come together with a smart plan but also expressed fear of falling behind.

Mr. Gillespie said that the data center industry wants to be on the front edge of AI and it sees Phoenix as an attractive area since it does not have natural disasters, it has a low regulatory environment and a good climate. Mr. Gillespie added it has the right people to support the industry. Mr. Gillespie expressed concern about creating a roadblock to this industry. Mr. Gillespie noted the technology has advanced to not be a high water user but rather a high energy power electricity user.

Mr. DuBose noted he would like to see Maryvale have an IT program for their high school kids.

Mr. Gillespie mentioned companies like Google and Apple want to invest in Arizona, but data centers is a nationwide industry. Mr. Gillespie was not certain of who the top Arizona companies are with interest here but knew there was a nationwide interest.

Ms. Acevedo reminded the VPC of the many deaths in Maricopa County due to extreme heat. Ms. Acevedo has concerns with energy and housing shortages. Ms. Acevedo said too often we put profit over people. Ms. Acevedo asked about water.

Mr. Gillespie said the amount of water needed has gone down and they could potentially use grey water. Mr. Gillespie noted heat as a real issue facing Arizona. Mr. Gillespie said he was not aware of heat increasing due to the data center. Mr. Gillespie admitted heat was an issue, but did not believe the off-put of a data center was any different than heavy industrial type of uses. Mr. Gillespie did not

know if more heat would be generated from A-1 and A-2 type of uses. Mr. Gillespie added they were not asking for data centers to be built in any other area than currently allowed and added that it was a commercial and industrial use and that's where it should be.

Ms. Acevedo expressed concern about providing energy for computers versus people.

Mr. Gillespie said the number one priority of SRP and APS power companies is they need solar and their number one priority is to protect consistent customers.

Chair Barba asked about increases of prices to the surrounding communities on utilities. **Mr. Gillespie** said that there are no reports of that.

Chair Barba expressed concerns that consumers have to offset the costs. **Mr. Gillespie** said that the text amendment would require proof they could get electricity.

Mr. Gillespie said data centers want to locate near good infrastructure.

Chair Barba asked about noise associated with these facilities. **Mr. Gillespie** felt the noise study of no more than 5 percent increase should resolve this issue.

Vice Chair Derie brought to the Committee's attention the topic of Motorola coming to Arizona in 1950's and 60's and now data centers are the next leap in technology and reminded the VPC of the large nuclear power plant nearby. Vice Chair Derie wanted all forms of energy sources to be considered and utilized.

Mr. Gillespie said the Arizona State Government has a pro-technology stance and favorable regulatory environment for data centers. Mr. Gillespie said at the municipality level is where control is desired.

Vice Chair Derie said communities jumped on the idea of light rail and all of a sudden the State says we don't like light rail and had hoped light rail would be in Maryvale already.

Mr. Gillespie said the industry itself is driving the demand and said it's a different animal than the light rail.

Ms. Cole asked what the backers were if they were mainly American and she asked if there are international ones.

Warren Norgaard stated the main question is not if they want data centers but if they are proposed what the specific language is for their guidance. Mr. Norgaard expressed concerns with data centers running on methane gas generators which are causing people to get ill.

Mr. Gillespie said they should let the developers show they have an alternative source of energy or for there to be a creative solution.

Victoria Stahl asked about projects to be grandfathered in, without following the guidelines. **Mr. Gillespie** said there are more than 5 to 10 projects that are currently in the process. Mr. Gillespie said there could be more but needless to say these are millions of dollars to purchase land, design buildings and sites. Mr. Gillespie said grandfathering language allows projects to continue and felt there was a need for 60 more days of stakeholder engagement.

Al DePascal asked why Mr. Gillespie wants a 60-day delay. **Mr. Gillespie** said this text amendment is going faster than other text amendments.

Mr. Gillespie explained the second phase of existing sites and facilities may have to come through a special permit. Mr. Gillespie expressed concern over a 207 waiver of claims since sites for data centers may have been purchased and invested in. Mr. Gillespie said many data centers are in the queue to complete these facilities and hundreds of millions of dollars have been spent on the land to develop these sites and this could lead to a battle with the City with a 207 waiver issue. Mr. Gillespie said these facilities would still have to go through the permitting process. To modify a building limits the number of changes permitted or otherwise it would have to follow today's codes.

Mr. Moric asked if Mr. Gillespie knew why the stakeholder group did not include Planned Unit Developments (PUD's) requiring the special permits. **Mr. Gillespie** wanted some districts not to go through special permit processes such as A-1 or A-2. Mr. Gillespie said that it might make sense to include the PUD's in the text amendment.

Floor/Public Discussion Closed: Motion, Discussion, and Vote.

MOTION 1:

Warren Norgaard motioned to recommend approval of GPA-2-25-Y per the staff recommendation. **Vice Chair Gene Derie** seconded the motion.

Meli Acevedo recommended to include language in the motion for sustainable energy, solar sources and reclaimed water.

MOTION 2:

Vice Chair Derie motioned to recommend approval of GPA-2-25-Y per the staff recommendation with direction to include sustainable energy, solar sources and reclaimed water. **Victoria Stahl** seconded the motion.

VOTE

13-0, Motion to recommend approval of GPA-2-25-Y with direction passed, with Committee Members Acevedo, Alonzo, Cole, DePascal, DuBose, Galaviz, Jimenez, Norgaard, Ramirez, Stahl, Weber, Derie and Barba in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

Village Planning Committee Meeting Summary GPA-2-25-Y

Date of VPC Meeting	May 8, 2025
Request	Amend the General Plan to incorporate design and location criteria for data centers
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	8-0

VPC DISCUSSION:

Agenda Item 3 (GPA-2-25-Y) and Agenda Item 4 (Z-TA-2-25-Y) are companion cases and were heard concurrently.

One member of the public registered to speak on this item, in opposition.

Staff Presentation:

Adrian Zambrano, staff, provided an overview of GPA-2-25-Y and Z-TA-2-25-Y. Mr. Zambrano discussed concerns with data centers that the General Plan Amendment and Text Amendment are trying to address. Mr. Zambrano explained the policy guidance for data centers that the General Plan Amendment includes. Mr. Zambrano then discussed the three main components of the Text Amendment. Mr. Zambrano shared the proposed Zoning Ordinance definition for a data center. Mr. Zambrano then discussed the proposed design guidelines and their purpose. Mr. Zambrano shared the zoning districts that data centers would be permitted in, subject to a Special Permit and other performance standards, and noted that Special Permits go through the same public hearing process as rezoning cases. Mr. Zambrano stated that a noise study would be required if the data center is within a certain distance from residential. Mr. Zambrano shared the upcoming public hearing schedule and stated that staff recommends approval per the language in Exhibit A of the staff report.

Questions from Committee:

Committee Member Kylie Kennelly asked if there are any successful cases where data centers have been integrated into communities. **Mr. Zambrano** responded that some of the design guidelines were inspired by the Evans Churchill APS substation in Downtown Phoenix, which is hidden behind an enhanced design interface with murals and art installations.

Vice Chair Michelle Ricart stated that data centers should be separated from each other. Vice Chair Ricart asked for clarification that data centers usually do not employ many people and do not bring many jobs to an area. **Mr. Zambrano** responded affirmatively.

Public Comments:

Henry Hardy, with Rose Law Group, introduced himself as a stakeholder opposed to this item. Mr. Hardy stated that stakeholders were only made aware of this about a week and a half ago. Mr. Hardy stated that the public hearing process would be about a month and a half, which they believe is extremely abbreviated. Mr. Hardy requested a continuance or delay in the process for more stakeholder input. Mr. Hardy stated that their primary concern is with existing data centers and data centers that are currently being developed. Mr. Hardy asked that those data centers be grandfathered-in under the existing code. Mr. Hardy expressed concerns with Proposition 207 for diminution in property value. Mr. Hardy noted that each data center is billions of dollars of development being brought into the City of Phoenix and tens of millions of dollars coming back to the City in the form of tax revenue. Mr. Hardy added that data centers are an essential element of tech infrastructure and are essential for Phoenix to remain a competitive employment hub and tech hub. Mr. Hardy reiterated that they just want more time to talk about the proposal with staff and with stakeholders.

Staff Response:

Mr. Zambrano responded that Proposition 207 concerns are a City Council concern and should not be a concern at the Village Planning Committee level. Mr. Zambrano added that existing data centers would be considered legal non-conforming and would be “grandfathered-in”, but if they want to expand in the future, then that is when the new regulations would apply.

Discussion:

Committee Member Scott McGill asked if there are any data centers that are coming into North Phoenix or the North Gateway Village at this time. **Mr. Hardy** responded that he is not aware of any. Mr. Hardy stated that there has been an increased demand for them, and the industry is getting ready to build more to meet that demand. Committee Member McGill asked for clarification that data centers are not generators of job growth. Mr. Hardy responded that data centers are typically not major employers and could have between five to 20 employees within the data center. Mr. Hardy expressed concerns with the will-serve letter from the power company, noting that it is not consistent with industry standards and would make development not feasible. Mr. Hardy stated that a 10-year timeframe for the will-serve letter would be better since data centers are typically phased and their energy demand would be related to when each phase is built. Mr. Hardy asked for more time to work through these details with staff and stakeholders. Committee Member McGill asked how long of a continuance Mr. Hardy is asking for. Mr. Hardy responded that there is no specific timeline, but staff and stakeholders could discuss it over the summer.

Vice Chair Ricart stated that fire departments are concerned with data centers as well due to their massive size, complex floor plans, and the type of equipment and batteries

within them. Vice Chair Ricart stated that she agrees with the Special Permit requirement because the community needs to be able to have an input on data centers before they are approved. Vice Chair Ricart stated that self-service storage facilities also require a Special Permit and noted that it is good for the surrounding community to know that a data center is being proposed nearby their community. Vice Chair Ricart stated that she likes the location criteria and design policy proposed.

Committee Member Thomas Salow asked for clarification if the turnaround time for the public hearing process is typical or expedited. **Mr. Zambrano** responded that it is expedited by about a month, noting that the Mayor and City Council has directed staff to get these two items to the City Council before their summer recess, which is why staff is moving forward with the proposed schedule. Mr. Zambrano stated that rezoning cases typically have at least a three-month public hearing process with the Village Planning Committee, Planning Commission, and City Council hearings a month apart. Mr. Zambrano added that he was not involved in the stakeholder meetings but believes there have been one or two meetings so far.

Vice Chair Ricart added that there are 14 other Village Planning Committee hearings that are coming up.

Committee Member Kennelly asked what the difference is between the General Plan Amendment and the Text Amendment. **Mr. Zambrano** responded that the General Plan Amendment would amend the 2025 General Plan, which is the policy guidance, and the Text Amendment would amend the Zoning Ordinance to create zoning regulations for data centers.

Committee Member Andrea Crouch asked if the design guidelines for data centers are intended to blend the data center into the surrounding area, similar to how some cellphone towers look like trees. **Mr. Zambrano** responded affirmatively, noting that the design guidelines are trying to discourage massive, monolithic buildings and are trying to soften the design.

Vice Chair Ricart asked if tattoo parlors also require a Special Permit. **Mr. Zambrano** responded that they require a Use Permit, which goes through a different process. Mr. Zambrano stated that Special Permits are heard by the Village Planning Committee and go through the rezoning process. Vice Chair Ricart reminded Committee members that they could abstain from the vote.

MOTION – GPA-2-25-Y:

Committee Member Andrea Crouch motioned to recommend approval of GPA-2-25-Y, per the staff recommendation. **Committee Member Aaron Stein** seconded the motion.

VOTE – GPA-2-25-Y:

8-0; the motion to recommend approval of GPA-2-25-Y per the staff recommendation passes with Committee members Crouch, Kennelly, Li, Manion, McGill, Salow, Stein, and Ricart in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

Village Planning Committee Meeting Summary

GPA-2-25-Y

Date of VPC Meeting	May 21, 2025
Request	Amend the General Plan to incorporate design and location criteria for data centers
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	8-4-1

VPC DISCUSSION:

Item No. 6 (GPA-2-25-Y) and Item No. 7 (Z-TA-2-25-Y) are companion cases and were heard together.

Two members of the public registered to speak on this item.

STAFF PRESENTATION

Robert Kuhfuss, staff, provided a presentation regarding both proposals, reviewing the background, concerns, proposed policy changes, proposed regulatory changes, and the staff recommendations. Mr. Kuhfuss stated that both items were scheduled for Planning Commission on June 5, 2025 and City Council on June 18, 2025.

QUESTIONS FROM THE COMMITTEE

Committee Member Jason Barraza asked if staff had consulted with the industry regarding the proposed changes. **Mr. Kuhfuss** stated that it was his understanding that staff consulted with the industry, but did not know the number of groups that were contacted. Committee Member Barraza asked if will-serve letters were commonly used in the City of Phoenix or if it was novel to data centers. Mr. Kuhfuss stated that he did not specifically know the extent to which the City of Phoenix requires will-serve letters but was aware of other jurisdictions that routinely require will-serve letters.

Committee Member Fred Hepperle stated that data centers are generally quiet and that servers do not care about looking out a window. Committee Member Hepperle stated that employees working in a data center would not necessarily care about the distance to a transit center. Committee Member Hepperle stated that the ability to serve could be compared to a water service provider. Committee Member Hepperle stated that he did not see a reason to pause the General Plan Amendment.

Vice Chair Joshua Matthews asked if there were any Proposition 207 concerns and if there were any zoning districts today that allow data centers that would not be allowed if the Zoning Text Amendment were to be approved. **Mr. Kuhfuss** stated that the City's Legal Department has evaluated the risk associated with Proposition 207 and has determined there is minimal risk. Mr. Kuhfuss stated that the zoning ordinance was silent on data centers and that data centers were currently being allowed as a result of an informal interpretation of the zoning ordinance.

Committee Member Steve Pamperin asked what the results were from the other villages. **Mr. Kuhfuss** stated that one village did not have quorum and that some villages were supportive while others were apprehensive.

Committee Massimo Sommacampagna asked about the 5% over ambient noise provision. **Mr. Kuhfuss** stated that a noise study would be required prior to preliminary site plan approval and that the noise study would require that ambient noise levels would be taken at the site, presumably over a period of time, to obtain an average. Mr. Kuhfuss stated the data center would then be allowed to operate at a level that is 5% above the measured ambient level.

Committee Member Steve Pamperin stated that Arizona Public Service was in the process of seeking approval from the Arizona Corporation Commission to allow a rate increase to offset the cost of the energy and infrastructure needed to support data centers, and that the General Plan Amendment should include language that places more cost burden on the data centers as opposed to the costs being absorbed by the homeowners. **Mr. Kuhfuss** stated that the issue ties back to the reason for the will-serve letter and that if the electrical provider does not have the capacity or infrastructure available to serve the facility, the provider would not issue a will-serve letter. Committee Member Pamperin expressed concerns that residents would be required to pay for the infrastructure needed to support data centers when the data center operators should be responsible for any infrastructure improvements needed to support the facility. Committee Member Pamperin reiterated that residents should not have to pay for the infrastructure needed to support data centers. Mr. Kuhfuss stated that it appeared there were two issues being discussed: one being a rate increase being considered by the Arizona Corporation Commission versus a city requirement that the developer make those investments. Mr. Kuhfuss stated that the discussion should not necessarily mix the city's proposed General Plan Amendment with Arizona Corporation Commission's policy. Mr. Kuhfuss stated that if there was some additional policy that could be included in the General Plan Amendment, the Committee could consider those changes.

Committee Massimo Sommacampagna asked if there was language that would encourage adaptive reuse. **Mr. Kuhfuss** stated that he did not recall specific language in the proposed Zoning Text Amendment regarding adaptive reuse but there was existing language in the zoning code that might apply.

Chair Stephanie Fogelson stated that she has been part of the Village Planning Committee for approximately four to five years and has never received a phone call

from the Mayor's Office expressing an opinion regarding the Mayor's position on a proposed case and asked if that was common practice. **Mr. Kuhfuss** stated that he did not know the Council's common practice, but understands there is some urgency regarding the matter, which has led to the June 18th City Council date. Chair Fogelson asked what the urgency was. Mr. Kuhfuss referenced a slide containing six bullet points that expressed the rationale for the proposed General Plan Amendment and Zoning Text Amendment. Chair Fogelson stated that many of those issues seemed to be based on opinion rather than data and wanted to know where the urgency is coming from. Mr. Kuhfuss stated that he did not know specifically.

Committee Member Fred Hepperle asked if the art installations would be internal to the building or visible to the public. **Mr. Kuhfuss** stated they would be visible to the public.

Committee Member Jason Barraza stated that his understanding is that nothing like this currently exists in the city and that data centers pretty much have free reign currently. **Mr. Kuhfuss** stated that he would not classify it as "free reign" and reiterated the existence of the informal interpretation of the code. Committee Member Barraza asked if there were any existing data centers in the city that would not be in compliance if the proposed Zoning Text Amendment were to be approved. Mr. Kuhfuss stated that he did not have the answer to that question.

Committee Member Massimo Sommacampagna asked about the timing of the hearing schedule. **Mr. Kuhfuss** stated that the timing of the matter was handed to us.

PUBLIC COMMENT

Cepand Alizadah stated that he is the Government Relations Specialist with the Arizona Technology Council. Mr. Alizadah stated that he was present during the Alhambra Village Planning Committee meeting the previous night and had also attended the Ahwatukee Village Planning Committee meeting. Mr. Alizadah stated anecdotally that he had emergency surgery a month prior as a result of a car accident in a remote area and that all of his medical data was readily available to the medical staff as it had been saved to a data center, which gave the healthcare team access to his allergies and other health conditions. Mr. Alizadah stated that the Arizona Technology Council is a trade association that represents 750 technology companies of all sizes. Mr. Alizadah stated that the future of technology is Artificial Intelligence and that AI's backbone is data centers. Mr. Alizadah stated that data centers are job creators, not only in manufacturing, but during operation, ranging from 10 to 15 employees for a small facility to as many as 50 employees for a large facility and generate hundreds of thousands of dollars in wages. Mr. Alizadah stated that data centers generate tax revenue and pay permit fees. Mr. Alizadah stated that the City of Chandler passed a data center ordinance in February of 2022, which has been well received by the data center community, and that he wished to speak on two specific aspects of the proposed Zoning Text Amendment. Mr. Alizadah stated that audio engineers do not measure sound levels as percentages but use an A-Weighted decibel threshold and asked the Committee to replace the language relating to

percentages with language referencing an A-Weighted decibel threshold, and to include period measurement specifications. Mr. Alizadah also expressed concerns over the requirement for a utility will-serve letter stating that a will-serve letter is common, but the two-year item frame is too short as data centers require several years of planning. Mr. Alizadah stated that a ten-year time frame is more appropriate. Mr. Alizadah stated that the Ahwatukee Village Planning Committee did not vote in favor of the General Plan Amendment or Zoning Text Amendment citing concerns over the noise measurement standards and a desire for more stakeholder engagement.

Samantha DeMoss, with Rose Law Group, asked for either a denial of the proposed General Plan Amendment and Zoning Text Amendment or a 90-day continuance. Ms. DeMoss stated that the current General Plan Amendment and Zoning Text Amendment is moving through the process too quickly for such a complex use with no stakeholder input, or Village input prior to the public hearing process. Ms. DeMoss stated that the proposed language of the Zoning Text Amendment would effectively constitute a ban on data centers. Ms. DeMoss also expressed concerns over the requirement for a will-serve letter stating that Arizona Public Service currently has an eight- to twelve-year back up on major projects and that a two-year window would make data centers impossible to achieve. Ms. DeMoss expressed concerns over Proposition 207 with respect to data centers that are already being sought out. Ms. DeMoss stated there is a lot of conversation around job creation and that data centers create jobs both directly and indirectly. Ms. DeMoss stated that for every direct job there are six related but indirect jobs and that there are currently 200,000 jobs within the City of Phoenix that are affiliated with data centers. Ms. DeMoss also stated that data centers create tens of millions of dollars in tax revenue. Ms. DeMoss reiterated that the currently proposed language would make data centers infeasible and requested the Committee deny the request with a 90-day continuance to allow a redraft following appropriate stakeholder input. **Committee Member**

Sommacampagna asked for additional clarification regarding will-serve letters. Ms. DeMoss stated that the utility company issues a letter stating that they will provide services in a specified amount of time based on capacity. Ms. DeMoss stated that utility companies are ramping up production and data centers will need to wait their turn but that will not happen within two years, which makes financial feasibility improbable. Ms. DeMoss stated that co-location also becomes difficult as only 10% may be shared. **Committee Member Pérez-Pawloski** asked who is responsible for obtaining a will-serve letter. Ms. DeMoss stated that it was the developer's responsibility, and that it is probable that a facility may be constructed in more than one phase which may require multiple will-serve letters and should be addressed in the proposed language. Committee Member Pérez-Pawloski stated that it was her recollection that data centers were allowed with a Special Permit. Ms. DeMoss stated that data centers do not currently require a Special Permit but rely on an informal interpretation. Ms. DeMoss stated that the proposed language came out too fast and there would be Proposition 207 implications if approved as proposed. **Committee Member Pamperin** asked about water and whether data centers would be considered high water users. Ms. DeMoss stated that was the case but that water consumption associated with data centers has decreased over the years.

COMMITTEE DISCUSSION

Committee Member Heather Garbarino stated that a Proposition 207 Waiver is an option that the city could offer to a developer seeking to build a data center. Committee Member Garbarino stated that she has read Chandler's ordinance regarding data centers and finds the language to be very similar to that being proposed.

Vice Chair Joshua Matthews stated that the issue with Proposition 207 is that a change to the zoning ordinance could render a potential site ineligible for a data center and if that site was already under contract, the property owner could claim diminution of value. Vice Chair Matthews stated that he had been contacted by a zoning attorney who stated that he did not object to the idea of enacting new language but that the currently proposed language was being rushed. Vice Chair Matthews stated that it was his understanding that the stakeholder input process had been run concurrently with the Village Planning Committee hearing process as opposed to it being a linear process. Vice Chair Matthews stated that typically, a proposed Text Amendment would go to the stakeholder and neighborhood meetings, then incorporate changes to the proposed language prior to it coming before the Village Planning Committee. Vice Chair Matthews stated that he supported what the city is trying to accomplish but expressed concerns that it was being rushed through the process. Vice Chair Matthews stated that he did not understand why a three-month delay was not possible. Vice Chair Matthews stated that he was leaning towards denial.

Committee Member Massimo Sommacampagna stated that he agreed with the Vice Chair and that the city can do a better job.

Chair Stephanie Fogelson reiterated that this was the first time that she had been contacted by a city official regarding a proposal and stated that she did not appreciate the unwelcome influence.

Committee Member Heather Garbarino stated that she generally prefers to support staff but, in this instance, waiting another three months to allow additional discussion seems more appropriate.

Vice Chair Joshua Matthews emphasized that he in no way was being critical of staff as they are responding to directions from the Mayor and City Council. Vice Chair Matthews stated that he does question the intent of the elected officials. Vice Chair Matthews stated that in his capacity as a Planning Commissioner, the Planning Commission is often presented with an urgent matter that needs to be addressed, including changes in state law that must be implemented within a certain time frame to avoid consequences. Vice Chair Matthews stated that without a compelling explanation, there is no reason not to delay action for three months to allow time for more discussions with the stakeholders.

Committee Member Fred Hepperle stated that he was supportive of the proposed General Plan Amendment but was not supportive of the proposed Zoning Text Amendment.

Committee Member Elizabeth Pérez-Pawloski stated that if a developer wants to build in the city, they should expect to meet certain requirements but also stated that the will-serve letter component was too quick.

Committee Member Jason Barraza stated that he was supportive of the language of the Zoning Text Amendment as currently written with respect to noise levels but had concerns with requiring a will-serve letter from the power company in that his understanding is that the state legislature was considering a bill that would allow data centers to internalize their own power production in which case a will-serve letter would be unnecessary. Committee Member Barraza stated there were also discussions regarding nuclear power and its potential effect on data center locations and expressed concerns with rushing forward just to get something on the books when that may not be appropriate at this time given that information is evolving.

Vice Chair Joshua Matthews stated that the noise level methodology implies that if the ambient noise level was 10 decibels, then a specified percent increase would bring the noise level up to a certain higher level; however, that noise level may not be disruptive since we live in an environment that operates about 40 to 70 decibels. Vice Chair Matthews stated that working with industry standards up to a certain level could be an acceptable option. Vice Chair Matthews stated that it could be worked out, but more time was needed.

MOTION:

Committee Elizabeth Pérez-Pawloski motioned to recommend approval of GPA-2-25-Y per the staff recommendation. **Committee Member Fred Hepperle** seconded the motion.

VOTE:

8-4-1, motion to recommend approval of GPA-2-25-Y per the staff recommendation passes with Committee Members Garbarino, Harris, Hepperle, Jaramillo, Larson, Pamperin, Pérez-Pawloski, Sommacampagna in favor; with Committee Members Alauria, Barraza, Matthews, and Fogelson opposed; and Committee Member Edwards in abstention.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None

Village Planning Committee Meeting Summary GPA-2-25-Y

Date of VPC Meeting	June 2, 2025
Request	Amend the General Plan to incorporate design and location criteria for data centers
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	12-2

VPC DISCUSSION:

Item Nos. 3 (GPA-2-25-Y) and 4 (Z-TA-2-25-Y) are companion cases and were heard concurrently.

One member of the public registered to speak on this item.

Staff Presentation

Matteo Moric, staff, provided an overview related to the data center agenda items. Mr. Moric explained that the general plan amendment and text amendment would be heard together, however, each would require its own vote. Mr. Moric noted the Mayor and Council provided direction to staff in December of 2024 to work on the policies for data centers. Mr. Moric explained “the why” for why the data center policy is necessary. Mr. Moric mentioned the policy for the general plan amendment would focus on three key areas, including: location criteria policy, design policy, and energy and sustainability policy. Mr. Moric stated the location criteria policy was to identify areas to discourage and encourage data centers while the design policy focused on design elements to incorporate within the site and facilities, and the energy and sustainability policy was to ensure capacity and efficiency.

Mr. Moric noted the main components of the proposed text amendment to include a provision for a definition, specific design guidelines and special permit requirements and performance standards.

Mr. Moric concluded by laying out the staff recommendations.

Questions from Committee

Regina Schmidt was concerned there were energy requirements but no water requirements.

Marc Soronson said he was specifically concerned about land use placement when the Arizona Republic building in Downtown Phoenix was converted into a technology center which led to an immense decrease in employment relative to the previous user.

Diane Petersen also expressed concerns with the water supply and asked if staff reviewed the water issue. **Mr. Moric** said that when new facilities come in they would need to go through the Water Services Department and ensure there was an assured water supply.

Ms. Petersen expressed additional concern with the rushing of the policy and text amendment through the process. **Mr. Moric** indicated the Council is seeking direction and if the Committee sees fit to do so they should add a concern regarding the water issue.

Patrice Marcolla wanted to understand the stakeholders involved in establishing these amendments and questioned the “will serve” letter. Ms. Marcolla believed it was an unknown item of understanding with APS and SRP, and thought there was more time needed prior to making a decision.

Anna Sepic was concerned with the high power and water usage of data centers. Ms. Sepic indicated not being in favor of C-1 and C-2 zoning, as that is typically where you would see retail centers and shops and those properties are high community-traffic areas. Ms. Sepic felt these sites should be located in heavy industrial areas such as where A-2 zoning can be found. Ms. Sepic felt locating these sites where there was already existing higher manufacturing and energy support was appropriate.

Public Comments

Ty Utton with Rose Law Group indicated he represented a broad coalition of data center developers and land use attorneys. Mr. Utton noted they were just recently notified about these data center policies and this was an unusually fast for a text amendment especially as it is one of the most capital intense land uses out there. Mr. Utton requests a recommendation of denial so it can be sent back to staff and have more stakeholder engagement. Mr. Utton explained the stakeholder engagement was three meetings with five people at the first meeting and one hundred people at the last meeting. Mr. Utton said there needed to be more engagement and voiced concerns about the fairness and legal exposure to the City and added concern about the language not including a grandfather clause for landowners and developers as many companies have already invested millions of dollars into the planning of these facilities and the purchasing of land. Mr. Utton felt this could be a regulatory taking of property rights. Mr. Utton also does not like the vague provision of “will serve” letter, and feels the stakeholders investing in this need to be engaged. Mr. Utton emphasized the proposal leaves significant risks for the City and wants the utility language to be clarified. Mr. Utton concluded that he did not want the City to stop the Ordinance

change but just to get it right. Mr. Utton wanted the proposal to be denied or delayed so they could work together. Mr Utton provided a response to the water question, that all the data center projects he had been working on do not use water as data centers used to because of the newer technology and most of the cooling was done by electric power. Mr. Utton noted that some of the data centers still use a lot of water.

Ms. Sepic asked how much energy was being used and thought data centers should have a green energy component.

Ms. Marcolla reminded the Committee of the previous case for an 8-lot subdivision and said it was going through the development process for 2 ½ years and believed the short turnaround time for the data center text amendment is a concern. Ms. Marcolla believed with the limited information that it was not clear where data centers shall be placed within the community.

Ms. Sepic initially felt the item needed to be postponed and there needed to be further clarification and input. Additionally, Ms. Sepic said there should be heat mapping to determine where these data centers should be strategically placed.

Ms. Petersen wanted to better understand what the difference would be between a denial and a postponement and how it would affect the outcome of these policies. Ms. Petersen did not want to see it postponed then come up in another 45 days or deny with a caveat that certain components be done before it gets brought back to the Committee.

Mr. Moric said it would be at the discretion of the Committee, but the recommendation would still get moved forward to the Planning Commission and City Council since there are 15 Villages it goes through.

Robert Goodhue reiterated that it goes to 15 different Village Planning Committees and the Committee could act or deny the proposal, but it would still get forwarded on for action to the Planning Commission and City Council. Mr. Goodhue reminded the Committee of their role as an advisory body and the VPC's decision would help the future decision makers get a pulse of the community. Mr. Goodhue said there are no adequate requirements for data centers and there are a lot coming in and would hate for there to be black outs because of all the electricity being used up. Mr. Goodhue emphasized his feeling that this was coming in front of the Committee since it is an important issue.

Marc Soronson reminded the VPC that they were an advisory group and he wanted to better understand why it was being fast tracked and said he would be reluctant to deny this proposal and would support the staff recommendation as written.

Roy Wise felt a denial would be better as it would set a stronger message to the Planning Commission and City Council.

Robert Gubser was afraid there was not enough input in the process. **Mr. Moric** reminded the Committee that the City was working under the old interpretation from 20

years ago and said that he heard there were at least 5 to 10 data center cases coming in now and said the City is trying to play catchup.

Chair Mortensen asked if there is a motion to postpone the item. **Anna Sepic** stated it would not make sense to allow data centers on the C-1 and C-2 zoned properties and had concerns of them going too close to residential areas. Ms. Sepic added that she thought it would make the most sense to locate data centers in A-2 and maybe in A-1 zoned areas.

MOTION 1:

Ms. Sepic motioned to recommend denial or postponement of Z-TA-2-25-Y. Roy Wise seconded the motion.

Committee Discussion:

Ms. Sepic asked to see the list of districts where a special permit would be required and explained that the C-2 and C-3 districts allow any type of retail uses and C-3 zoning allows for heavy material storage but materials are not supposed to be stored outside in these districts. Ms. Sepic reiterated that she does not want data centers near residential areas and felt these data centers would be better suited in heavy industrial areas where there are more intense energy users. Ms. Sepic favored the denial of any C-2 and C-3 areas and wanted to limit them to A-1 and A-2 areas.

Robert Goodhue asked if Ms. Sepic thought it should be eliminated in the C-2, C-3 and CP/GCP zoned areas. Ms. Sepic thought this was the best and believed they should only be allowed in A-1 and A-2 zoned areas. Mr. Goodhue then said the motion would need to be amended.

Ms. Sepic said she wanted to amend her motion to only allow data centers in A-1 and A-2 zoned areas.

Mr. Utton said there were good points but he said that it would not be allowed by right in C-2 and C-3 zoned areas but the proposal required a special permit. Mr. Utton noted a lot of companies such as American Express have data centers to support their campus.

Ms. Sepic said it's hard to find A-1 or A-2 sites over ten acres and it should be limited and thought they would be allowed if a PUD was crafted. Ms. Sepic felt if the likes of Google would develop a campus they would not pick A-1 or A-2 as a mandatory box and most likely go to create a PUD.

Ms. Petersen said it brings up a point for grandfathering such as an American Express. **Mr. Utton** said grandfathering is an issue of concern.

Ms. Marcolla noted this type of data center use does not drive a lot of traffic and usually requires larger lots.

Ms. Sepic said additional use permits are not the same process as rezoning and would not protect the community. Ms. Sepic said lots of communities do not like data centers as they do not generate many jobs and they put a constraint on the grid system. Ms. Sepic added they push land prices up but are not a great benefit. Ms. Sepic voiced her support for approval within the A-1 and A-2 zoned areas only. Ms. Sepic repeated the motion that she requests an amendment only to allow them within A-1 and A-2 and wanted to remove them from the C-2, C-3 and CP districts.

Mr. Moric indicated the general plan item is usually heard first.

Ms. Sepic asked where data centers were allowed on the General Plan.

Ms. Sepic withdrew her earlier motion, and Roy Wise withdrew the second.

MOTION 2

Patrice Marcolla motioned to recommend denial of GPA-2-25-Y. **Roy Wise** seconded the motion.

Committee Discussion:

Ms. Marcolla felt the language in the staff report is too vague.

Rob Gubser raised the comment on the General Plan Amendment to the Committee that it sets the goals and policies and is vital to set the framework.

Daniel Mazza felt he did not know how someone could vote against the General Plan Amendment.

Ms. Sepic said to deny the GPA language as it stands and thought maybe to just deny because the language was too vague and a second came from Roy Wise.

Mr. Mazza asked if it would be a denial with comments.

Mr. Moric said direction could be provided.

Chair Mortensen repeated that the motion was too vague.

Ms. Sepic felt these data centers would conflict with areas like Metro Center and redevelopment areas. Ms. Sepic thought Metro Center was a PUD.

Rob Gubser said the general plan sets goals and directions to give staff the directive to create the text amendment and the policy would be implemented with a text amendment.

MOTION 3

Daniel Mazza motioned to recommend approval of GPA-2-25-Y per the staff recommendation. **Robert Goodhue** seconded the motion.

Mr. Gubser would have preferred to have staff who wrote the policies to better address questions and with the background.

Amber Sommer said the General Plan would add policies and felt it should be more stringent with details added to the policy.

Ms. Marcolla asked if approving this would give staff the ability to locate where the data centers should go, and she felt they were not ready for that.

Ms. Sepic then asked if staff would then investigate what sites data centers should go on. **Mr. Moric** reiterated that the general plan was the framework or vision and general policy for the locations and then the teeth of the ordinance would be with the text amendment. Ms. Sepic indicated concern with so much area of the City being zoned C-2, C-3, CP, A-1 and A-2. Ms. Sepic said she would not be in favor of locating these data centers in the cores, light rail corridors, and within the C-2 and C-3 zoning districts. Ms. Sepic did not feel the General Plan language or text amendment made sense.

Roy Wise said that the General Plan was nothing more than an umbrella.

Larisa Balderrama expressed concern with data centers stating it is like we are in the wild west as was with the sober living facilities years ago and wanted the General Plan Amendment approved with parameters.

MOTION 4

Daniel Mazza motioned to recommend approval of GPA-2-25-Y per the staff recommendation. **Robert Goodhue** seconded the motion.

Vote

12-2; motion to recommend approval of GPA-2-25-Y per the staff recommendation passes with Committee Members Balderrama, Franks, Goodhue, Gubser, Hamra, Marcolla, Mazza, Petersen, Schmidt, Soronson, Wise, and Mortensen in favor; and Committee Members Sepic and Sommer in opposition.

Village Planning Committee Meeting Summary GPA-2-25-Y

Date of VPC Meeting	May 13, 2025
Request	Amend the General Plan to incorporate design and location criteria for data centers
VPC Recommendation	Denial, with direction
VPC Vote	3-2

VPC DISCUSSION:

Agenda Item 4 (GPA-2-25-Y) and Agenda Item 5 (Z-TA-2-25-Y) are companion cases and were heard concurrently.

One member of the public registered to speak on this item, in opposition.

Staff Presentation:

John Roanhorse, staff, provided an overview of GPA-2-25-Y and Z-TA-25-Y. Mr. Roanhorse discussed why the General Plan Amendment and Text Amendment are needed. Mr. Roanhorse summarized and explained the policy guidance for data centers that the General Plan Amendment includes. Mr. Roanhorse then discussed the three main components of the Text Amendment. Mr. Roanhorse shared the proposed Zoning Ordinance definition for a data center and proposed design guidelines. Mr. Roanhorse shared the zoning districts that data centers would be permitted in, subject to a Special Permit and other performance standards. Mr. Roanhorse shared the upcoming public hearing schedule and stated that staff recommends approval per the language in Exhibit A of the Staff Report.

Questions from Committee:

Committee Member Ozzie Virgil stated that these cases are going through the process very quickly and asked what they are needed for. **Mr. Roanhorse** responded that data centers are used for storage and processing of digital data, such as photos saved in the digital cloud.

Vice Chair Scott Lawrence stated that municipalities did not have to worry about data centers because they did not exist 20 to 30 years ago, so they are trying to find a way to make them more aesthetically pleasing and to fit into the community.

Chair Dino Cotton stated that there are some existing data centers around and more are being built.

Vice Chair Lawrence asked why it would matter if data services are leased to third parties or not. **Mr. Roanhorse** responded that existing data centers would likely be retrofitted.

Committee Member Virgil asked how many data centers will be built. **Mr. Roanhorse** responded that it is unknown, and the market is open for data centers to be built at a number of different locations.

Chair Cotton stated that Tricia Gomes, Deputy Director with the Planning and Development Department, reached out to him to discuss the proposed General Plan Amendment and Text Amendment.

Committee Member Virgil expressed concerns with the rushed public hearing schedule.

Chair Cotton asked Mr. Roanhorse to clarify the water usage of data centers. **Mr. Roanhorse** stated that he is not too familiar with how a data center functions, but they likely use a large amount of water for cooling.

Committee Member Eileen Baden stated that this topic came up during the Maricopa County Comprehensive Plan Framework 2040 conference and members of the public were concerned with increased water usage. Committee Member Baden added that the Maricopa County Planning and Development Director said that they could add into the Comprehensive Plan that they will work more closely with cities and towns when these big projects come in. Committee Member Baden asked if there would need to be some coordination with Maricopa County if the project is over a certain size. **Mr. Roanhorse** responded that there would not be. Mr. Roanhorse stated that for all rezoning cases, utilities are looked at to ensure there is access and capacity for water, wastewater, and electricity. Committee Member Baden expressed concerns with affecting the power grid due to the increased energy demand created from data centers. Committee Member Baden recommended increasing the sidewalk width to eight feet so emergency response vehicles could use the sidewalk path in the event of an emergency. Committee Member Baden added that language could be added that improvements for data centers may be needed off-site due to the larger impact they could have on the surrounding community. Mr. Roanhorse responded that those comments can be included in the recommendation and added that capacity is always looked at for any development before it is approved.

Committee Member Virgil expressed concerns with what was being stored in data centers.

Chair Cotton clarified that the Village Planning Committee is reviewing the land use and design, not what is inside of the data center.

Mr. Roanhorse clarified the elements that the design guidelines would affect.

Committee Member Will Holton asked if there is a maximum square footage requirement for data centers. **Mr. Roanhorse** responded that there is not. Mr. Roanhorse clarified that the main concern is how data centers can best fit into a location. Committee Member Holton expressed concerns with building height. Committee Member Holton asked if data centers have backup generators. Mr. Roanhorse responded that the three data centers he is aware of do.

Committee Member Baden recommended increasing the sidewalk width required around data center sites to eight or 10 feet.

Chair Cotton expressed concerns with widening the sidewalks due to the urban heat island effect.

Vice Chair Lawrence agreed with the design guidelines, noting that they make an unattractive building that a developer could get away with more community-friendly. Vice Chair Lawrence stated that it would be more important where the data center building is placed on a site rather than how tall it is.

Committee Member Holton stated that it would be seen regardless due to the height.

Chair Cotton stated that a comment could be added that the Committee does not want data centers to be tall.

Committee Member Baden stated that a difference of two feet in the sidewalk width would likely not make a difference in the urban heat island effect. Committee Member Baden expressed concerns with accessibility and connectivity.

Public Comments:

Henry Hardy, with Rose Law Group, introduced himself as a representative of stakeholders in the industry, opposed to the proposal. Mr. Hardy stated that they were made aware of this proposal about two weeks ago. Mr. Hardy stated that the public hearing process is a very quick turnaround time. Mr. Hardy added that the Accessory Dwelling Unit (ADU) Text Amendment public hearing process was about a seven-month process. Mr. Hardy stated that they would like more time to go through the details of this proposal. Mr. Hardy stated that the data center stakeholders are fine with the architectural and landscape standards and understand that data centers should fit properly into a community. Mr. Hardy explained that there are elements of the proposal that do not align with investment and do not address how existing investments for data centers would be affected. Mr. Hardy expressed concerns with Proposition 207 for diminution of property values. Mr. Hardy asked for a continuance to allow more time over the summer for everyone to understand the impacts. Mr. Hardy stated that although data centers do not employ as many employees as other major employers, each data center could employ between 80 to 150 people and are high-paying jobs with median incomes of \$95,000 annually. Mr. Hardy added that recent studies said indirect employment in this industry in Phoenix is around 80,000 employees and direct

employment is about 20,000 employees. Mr. Hardy stated that the will-serve letter requirement is not consistent with how data centers are developed. Mr. Hardy stated that other business leaders and investors are watching this amendment and see it as anti-enterprise legislation. Mr. Hardy stated that they understand that data centers should better the community and should not be forced upon a community. Mr. Hardy clarified that they need more engagement.

Staff Response:

None.

Discussion:

Committee Member Holton asked how data centers specifically benefit the community. Committee Member Holton asked how long the amendment has been in the works. **Mr. Hardy** responded that they were notified of the amendment about two weeks ago. Committee Member Holton asked how many major cities are doing a similar amendment. Mr. Hardy responded that he was not sure. Mr. Hardy stated that nationally there is a lot of discussion around data centers and some cities are trying to attract them. Committee Member Holton asked how data centers are benefiting the community. Mr. Hardy responded that data centers are multi-billion-dollar investments that each return tens of millions of dollars to the City in tax revenue. Committee Member Holton asked what data centers do. Mr. Hardy responded that data centers handle everything from the GPS system in a car to the data storage where people work. Mr. Hardy stated that every time a file is saved to the computer or to the phone, it is saved somewhere in the cloud, which is stored and processed by data centers. Mr. Hardy stated that the future is data centers.

Vice Chair Lawrence stated that the City seems to be contradicting of wanting to be a tech center by wanting investment from the Taiwan Semiconductor Manufacturing Company (TSMC) but not wanting investment from data centers.

Committee Member Holton stated that he could understand how TSMC could make something that he would actually use versus a data center.

Mr. Hardy stated that TSMC is making chips that go into data centers. Mr. Hardy stated that it is the future of the economy nationally and globally. Mr. Hardy asked the Committee to express concerns that the timeline is too fast and to come back with a better proposal.

Chair Cotton asked for clarification if the data center industry is wanting more time to go through the design guidelines and make them less restrictive. **Mr. Hardy** responded that the design guidelines are not an issue. Mr. Hardy stated that their issues are Proposition 207, that the text does not say anything about existing data centers and how the text amendment would affect them, and the text does not say anything about proposed data centers currently in the development review process and how the text amendment could affect their existing investments. Mr. Hardy added that the will-serve letter from the power company to be able to serve the power of the data center in two years is another major concern. Mr. Hardy stated that a data center cannot get a

commitment for power within two years, and it is probably more around 10 years. Mr. Hardy added that the power company would ask if the data center has a permit from the local municipality before providing a will-serve letter. Chair Cotton stated that it seems the City is trying to rush the text amendment to avoid legal input.

Committee Member Virgil stated that he feels like he does not have enough information to vote on this item, such as what the height is.

Vice Chair Lawrence concurred.

Mr. Hardy stated that this is the fastest they have seen a text amendment go through the public hearing process.

Committee Member Holton asked where data centers are being proposed within the Rio Vista Village.

Committee Member Baden stated that they would be allowed anywhere where that is zoned for them.

Chair Cotton stated that he does not believe the Village Planning Committee asking for a continuance would have any impact, since it is still scheduled to be heard by the Planning Commission and the City Council on their scheduled dates.

Mr. Hardy stated that they want that concern to be passed along to the Planning Commission and City Council.

Mr. Roanhorse stated that the City has a narrow timeframe to approve or deny a request due to the State Legislature, and a continuance is typically reserved for the City Council.

Committee Member Holton stated that he does not understand how the proposal would impact pending permits.

Vice Chair Lawrence stated that if all the Village Planning Committees vote against it, then the City Council may negotiate a longer term for this proposal.

Committee Member Baden stated that she believes the City is trying to minimize the impacts that data centers have. Committee Member Baden stated that she is generally supportive of a majority of the proposal. Committee Member Baden stated that she understands there are a few elements that may need some more discussion and more review.

Committee Member Cotton concurred and stated that he is supportive of the design guidelines and would vote to approve the design guidelines.

Committee Member Baden added that the Fire Department should have sufficient time to review this proposal because they are supportive of perimeter paths around new

developments, which help with accessibility and connectivity. Committee Member Baden requested that the sidewalk requirement be widened so emergency vehicles could use them in the event of an emergency. Committee Member Baden added that language should be added to state that data centers may require off-site improvements for fire safety of very large data centers.

MOTION – GPA-2-25-Y:

Vice Chair Lawrence motioned to recommend denial of GPA-2-25-Y, with direction to allow more time for stakeholder input. **Committee Member Holton** seconded the motion.

VOTE – GPA-2-25-Y:

3-2; the motion to recommend denial of GPA-2-25-Y with direction passed with Committee members Holton, Virgil and Lawrence in favor and Committee members Baden and Cotton opposed.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

Village Planning Committee Meeting Summary GPA-2-25-Y

Date of VPC Meeting	May 13, 2025
Request	Amend the General Plan to incorporate design and location criteria for data centers
VPC Recommendation	Approval, per the staff recommendation, with direction
VPC Vote	9-7

Item Nos. 5 (GPA-2-25-Y) and 6 (Z-TA-2-25-Y) are companion cases and were heard concurrently.

Two members of the public registered to speak on this item, one in support, and one that did not indicate support or opposition.

STAFF PRESENTATION

Samuel Rogers, staff, provided a presentation regarding the proposed General Plan Amendment, including background and details of the location criteria, design, and energy and sustainability policies proposed to be added for data centers. Mr. Rogers provided information about further about the proposed Text Amendment, including a definition for data centers, design guidelines, and a requirement for a Special Permit and performance standards, finally noting the timeline for the proposals.

QUESTIONS FROM THE COMMITTEE

Committee Member Greg Brownell asked if they could add a requirement to not allow Data Centers within one mile of the Rio Salado Restoration Area. **Mr. Rogers** stated that the requirement could be recommended as a part of the motion.

Committee Member Gene Holmerud explained that Iceland is a popular location for data centers, stated that places like Iceland make more sense because data centers produce so much heat, and stated he was surprised there is a demand for data centers in Phoenix.

Committee Member Trent Marchuk explained that the lack of natural disasters in the Phoenix area make it an attractive place to locate data centers and asked about the definition of high-capacity transit. **Mr. Rogers** explained that high-capacity transit options are the light rail and bus rapid transit. Committee Member Marchuk asked about existing data centers. Mr. Rogers stated that existing data centers would be grandfathered and explained staff is still looking into other items such as phased developments.

Committee Member Petra Falcon asked for staff to display the slide showing the public hearing dates. **Mr. Rogers** displayed the slide.

Committee Member Tamala Daniels asked how health hazards are being addressed and explained that data centers contribute to noise pollution, air pollution, respiratory illnesses, heat emissions, traffic congestion, and security risks. **Mr. Rogers** explained that data centers will be required to go through the Special Permit process and the Village Planning Committees will have the opportunity to analyze if a site is appropriate. Mr. Rogers explained a Will Serve letter will be required to ensure data centers are not over burdening the electric grid, stated that a noise study will be required, stated that data centers will not be allowed to exceed five percent of the area's ambient noise, explained that some data centers have been in the news because of pollution generated from natural gas fueled fans, and stated that he expects the data centers in Phoenix to get their power from the electric grid.

Committee Member Mark Beehler echoed Committee Member T. Daniels' concerns, stated the cases that the Village Planning Committee (VPC) recommends for denial are not always ultimately denied by the City Council, stated that he foresees data centers as something that will be dumped on South Phoenix, and echoed Committee Member Brownell's concerns about data centers near the Rio Salado Habitat Restoration area. **Mr. Rogers** explained that General Plan Amendment includes guidance to not allow data centers near corridors and explained that the Rio Salado area is one of the potential corridors that will be designated as a part of the General Plan implementation.

Committee Member Kay Shepard asked about rezoning requirements. **Mr. Rogers** explained that a Special Permit would be needed to allow a data center.

Committee Member Ralph Thompson II asked about the number of data centers in South Phoenix and asked how many jobs data centers generate. **Mr. Rogers** stated that he does not have data on the number of data centers in South Phoenix and explained that at the Central City Village Planning Committee an attorney had stated that data centers create 80 to 150 jobs. **Chair Arthur Greathouse III** stated that a further breakdown of the jobs would be needed to understand the job creation.

Committee Member George Brooks stated that the issues of data centers will continue to increase, asked if this is something we can spend more time on, described environmental concerns, and stated that data centers have loud air conditioning units and heat pumps that will make areas hotter. Committee Member Brooks stated he does not want data centers to be dumped on South Phoenix, stated that savvy attorneys will argue for permitting data centers, and stated that more time should be spent on the topic.

Committee Member Lee Coleman asked for confirmation that data centers can currently go into any office location. **Mr. Rogers** explained that data centers are currently allowed anywhere an office use is allowed.

Committee Member Fred Daniels asked if there are any data centers that are currently in the pipeline. **Mr. Rogers** explained he is not aware of any data centers currently in the pipeline in South Mountain, but he is aware of others around the City.

Chair Greathouse asked about a buffer between data centers and residential and stated that there is a data center on 40th Street and McDowell Road that is right next to residential. **Committee Member Marcia Busching** stated that there is a 150-foot buffer required from residential. Chair Greathouse stated that 150 feet is not very far.

Committee Member Busching stated that landscape setbacks are required, but walls are not addressed, stated that there is not a definition of live coverage, stated that water consumption is not addressed, explained that the buildings have architecture requirements indicating that the building will likely be able to be seen from the street, and stated that she likes the idea of a distance requirement from the Rio Salado Habitat Restoration area.

Mr. Rogers stated that live coverage is often a stipulation on rezoning cases, explained that live coverage means the area that is covered in trees and shrubs, stated that walls greater than three feet are not allowed in landscape setbacks, and explained that additional architecture concerns can be addressed through stipulations during the Special Permit process.

Committee Member Edward Aldama asked for confirmation that data centers are currently allowed anywhere an office is and asked if the text amendment will create a formalized process for the data centers. **Mr. Rogers** confirmed the General Plan Amendment and Text Amendment requests will create a formalized process to permit data centers and mitigate their impacts.

Committee Member Marchuk explained that he had visited a data center for work, explained that the site he visited had a water treatment facility on site that processed grey water, and stated that using grey water would be something that would be interesting to investigate. **Mr. Rogers** explained that the city has high water user requirements that require a certain percent of water be recycled.

Committee Member Marchuk asked about the location policy that encourages data centers in identified redevelopment areas where infrastructure investments are needed and asked about identified redevelopment areas within South Mountain. **Mr. Rogers** explained there is the Target Area B Redevelopment Area in South Mountain, stated much of it is along proposed and existing corridors, and explained that areas with needed

infrastructure investments are generally areas on the periphery of the city that need roads and utilities.

Committee Member Brownell described some of the challenges of South Mountain and explained attorneys will argue for data centers. **Mr. Rogers** explained that this is putting in a process to regulate data centers rather than the status quo that lets data centers come in wherever an office use is allowed.

Committee Member Brownell asked about live coverage and asked about the height limitations. **Mr. Rogers** explained live coverage is provided through shrubs and tree coverage and stated that building heights will be regulated through the underlying zoning district. Committee Member Brownell stated that he would rather have a human scale wall closer to the sidewalk than a large wall further from the sidewalk.

Committee Member T. Daniels asked if data centers can be restricted to only be allowed on industrially and commercially zoned parcels. **Mr. Rogers** explained that the proposal only allows for data centers to be allowed on industrially and commercially zoned properties.

PUBLIC COMMENT

Jon Gillespie introduced himself, explained that he is from Rose Law Group, described tax revenue generated from data centers, stated he is concerned about the timeline of the process, stated he would like at least 60 more days for public comment, stated that there has been a lot of investment by data center users, discussed grandfathering of developments, expressed concerns about phased developments, explained potential Proposition 207 litigation, and explained the Will Serve Letter requirement is unfeasible.

Ron Norse explained that he is a building inspector, stated that he is a former City of Phoenix inspector, offered a tour of a data center, and stated that he has been inspecting microchip factories for the last 5 years.

Kay Shepard asked if data centers are the same thing as chip makers. **Mr. Rogers** stated that it is his understanding that they are different.

Gene Holmerud described different sound decibel levels and stated he wants to know more about the sound regulations.

STAFF RESPONSE

Mr. Rogers explained that the City's Law Department has determined there will not be any Proposition 207 issues, stated that the City is still working on what projects will be grandfathered in, and explained that the Central City Village Planning Committee had asked for more time.

Committee Member Marchuk asked about phased data center developments. **Mr. Rogers** explained that his team is still working through questions about what projects will be grandfathered in.

Committee Member Kay Shepard asked about how the other villages have voted. **Mr. Rogers** summarized the results of the other villages that have heard the items.

Vice Chair Emma Viera stated that she appreciates that we are putting regulations on data centers and stated that she would like to see distance requirements for schools and residential. **Mr. Rogers** stated that there is a distance requirement from residential areas but not from schools. Vice Chair Viera stated that 150 feet is not enough and stated that a distance requirement from schools should be added.

Committee Member Brownell stated support for a distance requirement from schools, stated that there are high asthma rates in Arizona schools, and explained data centers will make it worse.

Mark Beehler stated that determining specific distance requirements is out of the Village Planning Committee's scope and stated that he agrees that distance from schools should be added.

Committee Member Busching stated that she would like any motion on the General Plan amendment to include direction to encourage recycling of water.

Committee Member Marchuk asked about the motion and providing direction versus requiring modifications. **Mr. Rogers** explained that other committees have made motions with direction.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

Motion:

Committee Member Lee Coleman made a motion to recommend approval of GPA-2-25-Y with direction to not allow data centers within one mile of the Rio Salado Habitat Restoration Area, that data centers only be allowed on sites with C-3 zoning or more intense, require a minimum of 60 days for public comment, and that the Will Serve Letter be required by the Certificate of Occupancy. **Committee Member Shepard** seconded the motion.

Vice Chair Emma Viera introduced a friendly amendment to require a distance requirement from schools. **Committee Member Coleman** explained that there is not much C-3 or higher zoning that is near schools and accepted the friendly amendment.

Chair Greathouse asked if it matters what directions are recommended in the General Plan Amendment versus the Text Amendment. **Mr. Rogers** explained that the General Plan is the policy guidance, and the Text Amendment is the actual regulations.

Committee Member Trent Marchuk asked if the General Plan Amendment or Text Amendment needs to be heard first. **Mr. Rogers** explained that the General Plan Amendment needs to be heard first.

Committee Member Busching introduced a friendly amendment to require recycling of water. **Committee Member Lee Coleman** accepted the friendly amendment

Committee Member Marchuk asked about requiring the Will Serve Letter by the Certificate of Occupancy. **Committee Member Coleman** explained that a development will not be able to get a Certificate of Occupancy until they get a Will Serve Letter.

Committee Member Beehler stated requiring the Will Serve Letter by the Certificate of Occupancy is too late in the process. **Committee Member Brownell** stated the Will Serve Letter will be one of the first things the developer will get. **Chair Greathouse** stated that requiring a Will Serve Letter after the land acquisition is completed is unrealistic. **Mr. Rogers** clarified that in the current proposal a Will Serve Letter will be required by Preliminary Site Plan approval.

Committee Member Brownell asked if there is any way to require that the Will Serve Letter include a percent of the power that has to come from renewable energy sources. **Mr. Rogers** explained that he cannot speak to utility companies' processes and what they require in the Will Serve Letter. Mr. Rogers stated that data centers use a lot of energy and explained that he does not know if it is feasible to get a large portion of a data center's required energy from renewable resources.

Committee Member Marchuk asked if direction should be added to look at the grandfather language.

Committee Member Tamala Daniels asked how the other villages voted. **Mr. Rogers** explained how the other villages voted. Committee Member T. Daniels asked about adding additional architectural and setback requirements. Mr. Rogers stated that the General Plan Amendment already includes policy direction regarding increased setbacks and architectural requirements.

Committee Member Marchuk requested an amendment that allows projects in the permitting process and phased plans be allowed to construct governed by the current zoning regulations. **Committee Member Coleman** accepted the friendly amendment.

Vote:

9-7, motion to recommend approval of GPA-2-25-Y with direction to not allow data

centers within one mile of the Rio Salado Habitat Restoration Area, that data centers only be allowed on sites with C-3 zoning or more intense, require a minimum of 60 days for public comment, that the Will Serve Letter be required by the Certificate of Occupancy, encourage the recycling of water, require a buffer distance from schools, and that projects in the permitting process and phased plans be allowed to construct governed by the current zoning regulations passed with Committee Members Aldama, Beehler, Coleman, F. Daniels, T. Daniels, Jackson, Shepard, Viera, and Greathouse in favor and Committee Members Brooks, Brownell, Busching, Falcon, Holmerud, Marchuk, and Thompson opposed.

Committee Member Busching stated that she disagrees with the Will Serve Letter not being required until the Certificate of Occupancy, that projects in the process should be allowed to develop under the current zoning regulations, and that the public comment period should be extended.

Committee Member Brooks stated that when decisions are rushed mistakes can be made.

Committee Member Holmerud echoed Committee Member Brooks' comments.

Committee Member Marchuk explained that he believed the language could be refined.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

ATTACHMENT D



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission

Date: June 5, 2025

From: Tricia Gomes
Planning and Development Deputy Director

Subject: BACK UP TO ITEM NO. 2 – GPA-2-25-Y – DATA CENTERS GENERAL PLAN AMENDMENT

General Plan Amendment No. GPA-2-25-Y is a request to amend the General Plan to incorporate design and location criteria for data centers.

The Village Planning Committees considered the request throughout May and beginning of June. Seven VPCs recommended approval, per the staff recommendation; three VPCs recommended approval, per the staff recommendation, with direction; two VPCs recommended denial; two VPCs recommended denial, with direction; and one VPC did not have quorum.

Three stakeholder meetings were held with individuals representing a wide range of interests in data center development such as land use attorneys, real estate and construction professionals, data center operators, and utility companies.

The language in this proposed general plan amendment has been modified to address some of the primary concerns as recommended by the Village Planning Committees and shared at the stakeholder meetings including the following concerns: obtaining a will-service letter and removing the Phoenix Green Construction Code reference. These modifications will also ensure the General Plan policies align with the modifications in Z-TA-2-25-Y.

Staff recommends approval, per the modified language in **bold** font below:

DATA CENTERS

WITH CONTINUAL ADVANCEMENTS IN TECHNOLOGY, SUCH AS ARTIFICIAL INTELLIGENCE (AI) AND THE DIGITAL “CLOUD”, THERE HAS BEEN A GROWING DEMAND TO CONSTRUCT DATA CENTERS IN ORDER TO SUPPORT THE DIGITAL WORLD. DATA CENTERS HOUSE A LARGE COLLECTION OF TECHNOLOGICAL EQUIPMENT DESIGNED TO STORE, PROCESS, AND MANAGE VAST AMOUNTS OF DIGITAL INFORMATION. ALTHOUGH DATA CENTERS ARE INFRASTRUCTURE FOR ADVANCING TECHNOLOGY THAT MANY COMPANIES AND ORGANIZATIONS NOW RELY ON, THEY ALSO COME WITH POTENTIAL CHALLENGES, INCLUDING A LOSS OF LAND FOR JOBS AND HOUSING, NOISE POLLUTION, SIGNIFICANT ENERGY DEMAND, INACTIVE FRONTAGES ALONG PUBLIC STREETS, AND CONFLICTS WITH THE CITY’S APPROACH OF MAXIMIZING TRANSPORTATION INVESTMENTS WITH WALKABLE COMMUNITIES. MEASURES SHOULD BE TAKEN TO IDENTIFY AREAS THAT ARE MOST APPROPRIATE FOR DEVELOPMENT AND TO ADDRESS THE NOISE, ENERGY, AND DESIGN ISSUES THAT THEY COME WITH.

LOCATION CRITERIA POLICY

1. LOCATE AWAY FROM IDENTIFIED CORES, CENTERS, AND CORRIDORS WHERE HIGHER-INTENSITY DEVELOPMENT IS ENCOURAGED FOR MIXED-USE, WALKABLE COMMUNITIES.
2. LOCATE IN IDENTIFIED REDEVELOPMENT AREAS WHERE INFRASTRUCTURE INVESTMENTS ARE NEEDED.

DESIGN POLICY

1. PROVIDE ENHANCED LANDSCAPE SETBACKS WITH A GREATER DENSITY OF TREES AND SHRUBS.
2. PROVIDE DETACHED SIDEWALKS WITH PEDESTRIAN AMENITIES AND SHADE.
3. PROVIDE ART IN PRIVATE DEVELOPMENT.
4. UTILIZE DARK SKY LIGHTING.
5. MINIMIZE NOISE POLLUTION TO NEARBY RESIDENTIAL THROUGH USE OF LARGE SETBACKS, STRUCTURAL SCREENING ELEMENTS, ARCHITECTURALLY INTEGRATED STRUCTURES, AND/OR LANDSCAPING.
6. PROVIDE VISUAL INTEREST TO ADJACENT PROPERTIES AND RIGHTS-OF-WAY WITH ENHANCED ARCHITECTURAL DESIGN THAT INCLUDES A VARIATION IN COLORS, MATERIALS, ARTICULATION, FENESTRATION, AND BREAKING OF MASSING, RATHER THAN A CONCRETE BOX THAT HAS A NEGATIVE VISUAL APPEARANCE TO THE SURROUNDING COMMUNITY.

ENERGY AND SUSTAINABILITY POLICY

1. PROVIDE ~~AN WILL-SERVE LETTER~~ **AGREEMENT** FROM THE LOCAL UTILITY COMPANY TO ENSURE THAT THERE IS SUFFICIENT CAPACITY IN THE POWER GRID TO SUPPLY THE DATA CENTER WITH ITS REQUIRED ENERGY DEMAND.
2. ENCOURAGE ~~USE OF THE PHOENIX GREEN CONSTRUCTION CODE TO~~ **MAXIMIZE** ENERGY EFFICIENCY OF DATA CENTER BUILDINGS.

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION June 5, 2025

ITEM NO: 2	
	DISTRICT NO.: Citywide
SUBJECT:	
Application #:	GPA-2-25-Y (Companion Case Z-TA-2-25-Y)
Location:	Citywide
Request:	Amendment to the General Plan to incorporate design and location criteria for data centers.
Applicant:	City of Phoenix, Planning Commission
Representative:	City of Phoenix, Planning and Development Department

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

Ahwatukee Foothills 5/19/2025 Denial. Vote: 10-0.

Alhambra 5/20/2025 Approval. Vote: 11-0.

Camelback East 6/3/2025 Denial with direction. Vote: 17-0.

Central City 5/12/2025 Approval. Vote: 6-3-1.

Deer Valley 5/20/2025 No quorum.

Desert View 6/3/2025 Approval with direction. Vote: 8-3.

Encanto 6/2/2025 Denial. Vote: 9-4-1.

Estrella 5/20/2025 Approval 3-1.

Laveen 5/12/2025 Approval. Vote: 13-0.

Maryvale 5/14/2025 Approval, with direction. Vote: 13-0.

North Gateway 5/8/2025 Approval. Vote: 8-0.

North Mountain 5/21/2025 Approval. Vote: 8-4-1.

Paradise Valley 6/2/2025 Approval. Vote: 12-2.

Rio Vista 5/13/2025 Denial, with direction. Vote: 3-2.

South Mountain 5/13/2025 Approval, with direction. Vote: 9-7.

Planning Commission Recommendation: Approval, per the staff memo dated June 5, 2025.

Motion Discussion: N/A.

Motion details: Commissioner Matthews made a MOTION to approve GPA-2-25-Y, per the staff memo dated June 5, 2025.

Maker: Matthews

Second: Jaramillo

Vote: 9-0

Absent: None.

Opposition Present: Yes.

Findings:

1. The proposal will act as the policy guidance for data centers which supports the Zoning Ordinance text amendment Z-TA-2-25-Y for regulations related to data centers.

2. The proposal will guide data center development away from cores, centers, and corridors, where mixed-use, walkable communities are envisioned and will guide data centers to blend with the surrounding environment while limiting negative impacts to existing communities.
3. The proposal is consistent with and relates to other adopted policies in the General Plan, such as the Blueprint for a More Connected Phoenix, including Cores, Centers, and Corridors, Village Cores, Employment Corridors, and Tech Corridors; Create a Network of Vibrant Cores, Centers, and Corridors; and Build the Most Sustainable Desert City, including Water Sensitive Planning, Green Building, Energy Infrastructure, and Community Shade.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.

ATTACHMENT F

Correspondence for GPA-2-25-Y and Z-TA-2-25-Y are available on the staff report website under Z-TA-2-25-Y:

<https://www.phoenix.gov/administration/departments/pdd/about-us/reports-data/staff-reports.html>



*****REQUEST TO CONTINUE (SEE ATTACHED MEMO)*** Public Hearing -Amend
City Code - Ordinance Adoption - Data Centers - Z-TA-2-25-Y
(Ordinance G-7396) - Citywide**

Request to hold a public hearing on a proposed text amendment Z-TA-2-25-Y and to request City Council approval per the Planning Commission recommendation which amends the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to add a definition for data centers; amend Chapter 5, Section 507 Tab A.II.D (Guidelines for Design Review, City-Wide Design Review Guidelines, Specialized Uses) to modify the section title and add design standards for data centers; and amend Chapter 6, Section 647 (Special Permit Uses), Section 647.A.2 to add data centers within the C-2 (Intermediate Commercial), C-3 (General Commercial), CP/GCP (Commerce Park/General Commerce Park), A-1 (Light Industrial), and A-2 (Industrial) zoning districts, with a Special Permit and performance standards. This is a companion case to GPA-2-25-Y and should be heard following GPA-2-25-Y.

Summary

The intent of the proposed text amendment is to create a regulatory framework for data centers where no City Council approved framework currently exists. Data centers are not defined nor are they explicitly listed as a permitted use in the Phoenix Zoning Ordinance; therefore were addressed via informal interpretation based upon land use characteristics of early smaller scale data center type uses. This text amendment will create a new definition for “data center”; create design guidelines such as setback requirements and screening design standards for equipment enclosures and accessory public utility buildings and facilities, such as electrical substations; and create enhanced landscaping, architectural, and streetscape standards to soften the design of data centers so they can better blend into the surrounding environment they are built in; and develop location criteria and performance standards for data centers. This includes spacing from high-capacity transit; noise standards to reduce the impact of data centers when located within a certain distance from residential; and allow data centers only in the following zoning districts: C-2, C-3, CP/GCP, A-1 and A-2 with a Special Permit.

Applicant: City of Phoenix, Planning Commission

Representative: City of Phoenix, Planning and Development Department

Staff Recommendation: Approval of Z-TA-2-25-Y as shown in Exhibit A of the Staff Report (**Attachment B**).

VPC Action: Fourteen Village Planning Committees have considered the request. Two VPCs recommended approval, per the staff recommendation; three VPCs recommended approval, per the staff recommendation, with direction; one VPC recommended approval, per the staff recommendation, with a modification; one VPC recommended approval, per the staff recommendation, with a modification and direction; three VPCs recommended denial; four VPCs recommended denial, with direction; and one VPC did not have quorum, as reflected in **Attachment C**. PC Action: The Planning Commission heard this item on June 5, 2025 and recommended approval, per the memo from the Planning and Development Department Deputy Director dated June 4, 2025, by a vote of 9-0.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A




City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: June 11, 2025

From: Joshua Bednarek 
Planning and Development Director

Subject: CONTINUANCE OF ITEM 152 ON THE JUNE 18, 2025, FORMAL AGENDA –
PUBLIC HEARING - AMEND CITY CODE - ORDINANCE ADOPTION - DATA
CENTERS - Z-TA-2-25-Y (ORDINANCE G-7396) – CITYWIDE

Item 152, Text Amendment No. Z-TA-2-25-Y is a request to amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to add a definition for data centers; amend Chapter 5, Section 507 Tab A.II.D (Guidelines for Design Review, City-Wide Design Review Guidelines, Specialized Uses) to modify the section title and add design standards for data centers; and amend Chapter 6, Section 647 (Special Permit Uses), Section 647.A.2 to add data centers within the C-2 (Intermediate Commercial), C-3 (General Commercial), CP/GCP (Commerce Park/General Commerce Park), A-1 (Light Industrial), and A-2 (Industrial) zoning districts, with a Special Permit and performance standards.

Staff recommends continuing this item to the July 2, 2025, City Council Formal meeting to evaluate comments and suggestions received.

Approved:


Alan Stephenson
Deputy City Manager



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report
Zoning Ordinance Text Amendment
Z-TA-2-25-Y
May 1, 2025

Application No. Z-TA-2-25-Y: Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to add a definition for data centers; amend Chapter 5, Section 507 Tab A.II.D (Guidelines for Design Review, City-Wide Design Review Guidelines, Specialized Uses) to modify the section title and add design standards for data centers; and amend Chapter 6, Section 647 (Special Permit Uses), Section 647.A.2 to add data centers within the C-2 (Intermediate Commercial), C-3 (General Commercial), CP/GCP (Commerce Park/General Commerce Park), A-1 (Light Industrial), and A-2 (Industrial) zoning districts, with a Special Permit and performance standards

Staff recommendation: Staff recommends approval of Z-TA-2-25-Y as shown in the proposed text in Exhibit A.

BACKGROUND

In 2024, the Mayor and City Council directed City staff to create new policy guidance and zoning regulations related to data centers, in response to the increased frequency and development of these types of facilities. Data centers house a large collection of technological equipment designed to store, process, and manage vast amounts of digital information. One major concern with data centers is that their energy demand is expected to increase significantly, in large part due to Artificial Intelligence. Another major concern is the scale at which these types of facilities are built and how they can negatively affect the surrounding community they are built in. The companion general plan amendment, GPA-2-25-Y is a request to amend the 2025 General Plan to add a section to provide policy guidance for data centers addressing the major concerns they pose to the community and to the city.

Staff researched other cities in the nation that have adopted ordinances related to data centers for best practices and looked at ways Phoenix could enhance those ordinances.

PURPOSE

The intent of the proposed text amendment is to create a regulatory framework for data centers. Data centers are not defined nor are they explicitly listed as a permitted use in the Phoenix Zoning Ordinance; therefore were addressed via informal interpretation.

This text amendment will create a new definition for “data center”; create design guidelines such as setback requirements and screening design standards for equipment enclosures and accessory public utility buildings and facilities, such as electrical substations; and create enhanced landscaping, architectural, and streetscape standards to soften the design of data centers so they can better blend into the surrounding environment they are built in; and develop location criteria and performance standards for data centers. This includes spacing from high-capacity transit; noise standards to reduce the impact of data centers when located within a certain distance from residential; and allow data centers only the following zoning districts: C-2, C-3, CP/GCP, A-1 and A-2 with a Special Permit.

DESCRIPTION OF THE PROPOSED TEXT

The proposed text amendment includes three main components: Definitions, Data Center-Specific Design Guidelines, and special permit requirements and performance standards:

1. Definitions:

The Zoning Ordinance currently does not have a definition for the term “data center”. The proposed definition states generally what a data center is and when it may be considered as an accessory use to a non-residential use, if it occupies no more than 10 percent of the building footprint, is used to serve the enterprise functions of the on-site property owner, is not used to lease data storage and processing services to third parties and is not housed in a separate stand-alone structure on the site.

2. Data Center-Specific Design Guidelines:

The proposed regulations for data centers were based and built upon established practices in other municipalities. Equipment enclosures would need to be setback a minimum of 150 feet from abutting rights-of-way and residentially zoned properties, and screened by a decorative solid wall or building. Mechanical equipment, such as an electrical substation, would also need to meet similar setbacks and decorative screening requirements. Since data centers are very large in scale, enhanced streetscape, landscape setback and planting standards will help to soften the edges of data center sites and will beautify the edges of the site that interacts with the surrounding community. Enhanced architectural design guidelines, such as variation in colors, materials, patterns, textures, height, window fenestration, and articulation, and standards for art in private development, will help to avoid large, monotonous, undifferentiated surfaces and avoid large, monolithic buildings, and instead will provide an enhanced design interface with a visual interest for the surrounding community.

3. Special Permit Requirements and Performance Standards:

The Zoning Ordinance currently does not have development regulations for data centers. The proposed text amendment would allow data centers in the C-2, C-3, CP/GCP, A-1 and A-2 zoning districts with a Special Permit. The performance standards for data centers include a half a mile spacing from approved high-capacity transit, noise study and noise mitigation requirements for data centers located within 300 feet of a residential zoned district and a will-server letter from the utility company that it can serve the energy demand within two years.

Conclusion:

This text amendment will create a process for data centers to be proposed and evaluated through a public hearing process. The text amendment will provide standards to address major concerns that data centers cause. By adding a definition for the term “data center”, clarifying the districts in which they are permitted, and adding standards for data centers to follow, Phoenix will be leading in ensuring that data centers blend with the surrounding environment while limiting negative impacts to existing communities.

Staff recommends approval of the changes to the Zoning Ordinance as proposed in Exhibit A.

Writer

Adrian Zambrano

May 1, 2025

Team Leader

Racelle Escolar

Exhibit

A. Proposed Language

Exhibit A

Staff Proposed Language That May Be Modified During the Public Hearing Process is as follows:

Amend Chapter 2, Section 202 (Definitions) to add a definition for data centers.

Section 202. Definitions.

DATA CENTER: A FACILITY USED PRIMARILY FOR DATA SERVICES, INCLUDING THE STORAGE, PROCESSING, MANAGEMENT, AND TRANSMISSION OF DIGITAL DATA. A FACILITY SHALL NOT BE CONSIDERED A DATA CENTER WHEN IT DOES NOT EXCEED 10% OF THE GROSS FLOOR AREA OF ALL ON-SITE BUILDINGS; IS USED TO SERVE THE ENTERPRISE FUNCTIONS OF THE ON-SITE PROPERTY OWNER; AND IS NOT USED TO LEASE DATA SERVICES TO THIRD PARTIES.

Amend Chapter 5, Section 507 Tab A.II.D (Guidelines for Design Review, City-Wide Design Review Guidelines, Specialized Uses) to modify the section title and add design standards for data centers, and to read as follows:

Section 507 Tab A. Guidelines for design review.

- II. CITY-WIDE DESIGN REVIEW GUIDELINES. The design review guidelines ~~indicate specific standards of implementation and are categorized as Requirements (R), Presumptions (P), or Considerations (C).~~ INDICATED WITH THE MARKERS (R), (R*), (P), (T), AND (C) SHALL BE APPLIED AND ENFORCED IN THE SAME MANNER AS INDICATED IN SECTION 507. ITEMS NOT INDICATED WITH AN (R), (R*), (P), (T), AND (C) SHALL BE TREATED AS (R).

D. Specialized Uses.

5. DATA CENTERS.

- 5.1. **SETBACKS.** ALL MECHANICAL EQUIPMENT, INCLUDING BUT NOT LIMITED TO ELECTRICAL TRANSFORMERS AND GENERATORS, SHALL BE SET BACK A MINIMUM OF 150 FEET FROM ABUTTING RIGHT-OF-WAY OR RESIDENTIALLY ZONED PROPERTY; IN ADDITION TO THE FOLLOWING: (R*)

5.1.1. THE EQUIPMENT MUST BE FULLY SCREENED BY A BUILDING THAT IS VISUALLY INTEGRATED WITH THE DESIGN OF THE OVERALL DEVELOPMENT; OR

5.1.2 THE EQUIPMENT MUST BE FULLY SCREENED BY A DECORATIVE SCREEN WALL HAVING VARIATIONS IN COLORS, MATERIALS, PATTERNS, TEXTURES, AND/OR AN ART INSTALLATION SUCH AS A MURAL.

RATIONALE: GROUND EQUIPMENT SHOULD BE ENCLOSED AND SET BACK TO PROVIDE VISUAL SCREENING AND REDUCE NOISE LEVELS.

- 5.2. **LANDSCAPE SETBACK.** A MINIMUM 30-FOOT WIDE PERIMETER LANDSCAPE SETBACK SHALL BE PROVIDED, SUBJECT TO THE FOLLOWING:

5.4.1. TWO STAGGERED ROWS OF LARGE CANOPY SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPING SHALL BE PROVIDED, AS APPROVED BY THE PDD LANDSCAPE ARCHITECT. (T)

5.4.2 FIVE 5-GALLON SHRUBS PER TREE SHALL BE PROVIDED, AT A MINIMUM. (T)

5.4.3 GROUNDCOVERS SHALL BE PROVIDED TO SUPPLEMENT THE TREES AND SHRUBS SO THAT A MINIMUM 75% LIVE COVERAGE IS ATTAINED. (T)

RATIONALE: AN ENHANCED LANDSCAPE SETBACK WITH A DENSE NUMBER OF TREES AND SHRUBS HELPS TO MITIGATE NEGATIVE VISUAL IMPACTS.

- 5.3. **ARCHITECTURE.**

- 5.3.1. BUILDING FACADES THAT EXCEED 100 FEET SHOULD CONTAIN ARCHITECTURAL EMBELLISHMENTS AND DETAILING SUCH AS TEXTURAL CHANGES, PILASTERS, OFFSETS, RECESSES, WINDOW FENESTRATION (INCLUDING FAUX WINDOWS), SHADOW BOXES, AND OVERHEAD/CANOPIES. (P)
- 5.3.2. ALL SIDES OF A BUILDING/STRUCTURE SHOULD PROVIDE AN ENHANCED DESIGN INCLUDING A VARIATION IN COLORS, MATERIALS, PATTERNS, TEXTURES, HEIGHT, WINDOWS (INCLUDING FAUX WINDOWS), ARTICULATION, AND/OR ART INSTALLATIONS. (P)
- 5.3.3. EACH MAIN ENTRANCE SHOULD INCLUDE A FEATURE THAT DIFFERENTIATES IT FROM THE REMAINDER OF THE BUILDING FACADE BY A CHANGE IN BUILDING MATERIAL, PATTERN, TEXTURE, COLOR, AND/OR ACCENT MATERIAL, AND THAT PROJECTS OR IS RECESSED FROM THE ADJOINING BUILDING PLANE. (P)
- 5.3.4. ARCHITECTURAL DESIGN SHOULD TAKE INTO ACCOUNT THE SOLAR CONSEQUENCES OF BUILDING HEIGHT, BULK, AND AREA. (C)

RATIONALE: DATA CENTER BUILDINGS SHOULD INCLUDE ENHANCED ARCHITECTURAL DESIGN FEATURES IN ORDER TO PROVIDE VISUAL INTEREST, TO BREAK UP THE MASS OF THE BUILDING/STRUCTURE AND TO PROVIDE AN ENHANCED DESIGN INTERFACE WHERE VISIBLE FROM A RIGHT-OF-WAY AND/OR RESIDENTIALLY ZONED PROPERTY.

- 5.4. **STREETSCAPE.** FOR EACH STREET FRONTAGE, A MINIMUM 6-FOOT-WIDE DETACHED SIDEWALK SEPARATED FROM THE CURB BY A MINIMUM 8-FOOT-WIDE LANDSCAPE STRIP, SUBJECT TO THE FOLLOWING:

5.4.1. SINGLE-TRUNK, LARGE CANOPY SHADE TREES, PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS, SHALL BE PROVIDED ON BOTH SIDES OF THE SIDEWALK AND PROVIDE A MINIMUM OF 75% SHADE. (T)

5.4.2 A MIXTURE OF SHRUBS, ACCENTS, AND VEGETATIVE GROUNDCOVERS WITH A MAXIMUM MATURE HEIGHT OF TWO FEET SHALL BE DISTRIBUTED THROUGHOUT THE LANDSCAPE AREAS TO ACHIEVE A MINIMUM OF 75% LIVE COVERAGE. (T)

5.4.3 ALL EXISTING OVERHEAD UTILITIES WITHIN THE RIGHTS-OF-WAY ABUTTING THE DEVELOPMENT SHALL BE PLACED UNDERGROUND, UNLESS OTHERWISE APPROVED THROUGH A TECHNICAL APPEAL. (T)

RATIONALE: AN ENHANCED STREETSCAPE HELPS TO SOFTEN THE EDGE OF THE DEVELOPMENT OF A LARGER NON-RESIDENTIAL USE.

5.5. **SHADE.**

5.5.1. ALL ON-SITE PEDESTRIAN PATHWAYS SHOULD BE SHADED A MINIMUM OF 75% BY A STRUCTURE, LANDSCAPING, OR A COMBINATION OF THE TWO. (P)

5.5.2 DEDICATED MULTI-USE TRAILS ADJACENT TO THE SITE SHOULD BE SHADED A MINIMUM OF 50% AT TREE MATURITY. (P)

RATIONALE: ENHANCED PEDESTRIAN COMFORT SHOULD BE PRIORITIZED ADJACENT TO AND WITHIN DATA CENTER DEVELOPMENTS ACROSS THE CITY.

Amend Chapter 6, Section 647 (Special Permit Uses), Section 647.A.2 to add data centers within the C-2 (Intermediate Commercial), C-3 (General Commercial), CP/GCP (Commerce Park/General Commerce Park), A-1 (Light Industrial) and A-2 (Industrial) zoning districts, with performance standards to read as follows:

Section 647. Special Permit Uses.

- A. **Permitted uses.** There shall be permitted, in addition to the uses enumerated in the several use districts, certain additional uses subject to the requirements of this section.

2. A special permit may be granted by the Council upon recommendation of the Commission to establish the following uses in the use districts named:

- KK. DATA CENTERS IN THE C-2, C-3, CP/GCP, A-1 AND A-2 ZONING DISTRICTS, SUBJECT TO THE FOLLOWING:
- (1) THE DEVELOPMENT SHALL BE NO CLOSER THAN 2,640 FEET FROM AN APPROVED HIGH-CAPACITY TRANSIT STATION.
 - (2) PRELIMINARY SITE PLAN APPROVAL WILL NOT BE GRANTED FOR A DATA CENTER UNTIL SUCH TIME THAT A LOCAL UTILITY COMPANY CONFIRMS IN WRITING WITH A "WILL-SERVE" LETTER THAT IT CAN SERVE THE ENERGY DEMAND WITHIN TWO YEARS FOR THE PROPOSED DATA CENTER. THE LETTER FROM THE UTILITY COMPANY SHALL BE SUBMITTED TO PDD CONCURRENT WITH THE PRELIMINARY SITE PLAN.
 - (3) THE FOLLOWING SHALL APPLY WHEN THE SITE IS LOCATED WITHIN 300 FEET OF A RESIDENTIAL ZONING DISTRICT:

- (a) PRELIMINARY SITE PLAN APPROVAL FOR A DATA CENTER SHALL NOT BE GRANTED UNLESS IT HAS BEEN DEMONSTRATED THAT THE DATA CENTER, INCLUDING ALL ON-SITE MECHANICAL EQUIPMENT AND FACILITIES, WILL NOT EXCEED THE EXISTING AMBIENT NOISE LEVEL FOR THE SITE BY MORE THAN 5%. (T)
- (b) TO DETERMINE COMPLIANCE WITH THE PRIOR SUBSECTION, THE DEVELOPER SHALL SUBMIT A NOISE STUDY TO PDD PRIOR TO OR CONCURRENT WITH THE PRELIMINARY SITE PLAN. THE NOISE STUDY SHALL BE PERFORMED BY A THIRD-PARTY ACOUSTICAL ENGINEER TO DOCUMENT BASELINE NOISE LEVELS IN THE AREA OF THE PROPOSED DATA CENTER, INCLUDING NOISE LEVELS MEASURED AT THE PROPERTY LINE OF THE NEAREST RESIDENTIAL ZONING DISTRICT TO THE PROPOSED DATA CENTER PROPERTY.
- (c) UPON APPROVAL OF THE NOISE STUDY, THE METHODS PROPOSED TO MITIGATE NOISE SHALL BE STIPULATED AS A CONDITION OF FINAL SITE PLAN APPROVAL. A FINAL CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED IF THE AMBIENT NOISE EXCEEDS THE PRIOR EXISTING NOISE LEVEL BY MORE THAN 5%.
- (4) THE DEVELOPMENT IS SUBJECT TO ALL APPLICABLE DESIGN GUIDELINES SET FORTH IN SECTION 507 TAB A, INCLUDING THOSE FOR SECTION II.D.5, DATA CENTERS.

ATTACHMENT C

Z-TA-2-25-Y: Text Amendment to address data centers Village Planning Committee Summary Results

Village	Recommendation Date	Recommendation	Vote
Ahwatukee Foothills	5/19/25	Denial	10-0
Alhambra	5/20/25	Denial	11-0
Camelback East	6/3/25	Denial with direction to: <ul style="list-style-type: none"> Revise the noise requirement to an objective decibel level to be verified by the City. Allow for an additional 90-day review period to include a review of ordinances from other municipalities, including Chandler. Add separation requirements for data centers from other data centers and from residential uses. 	17-0
Central City	5/12/25	Approval, with direction: <ul style="list-style-type: none"> Allow a minimum of 60 days for public comment Remove the special permit requirement for A-1, A-2, or CP/GCP Remove the "will serve letter" requirement 	8-1-1
Deer Valley	5/20/25	No quorum	-
Desert View	6/3/25	Denial, with direction: <ul style="list-style-type: none"> Allow more time for stakeholder input Remove the provision in the proposed definition for a facility that is not considered a data center to not exceed 10% of the gross floor area of all on-site buildings Clarify the noise study requirements and ensure 	11-0

		<p>the noise is measured in decibels</p> <ul style="list-style-type: none"> • Remove the will-serve letter requirement • Add data centers as a permitted use in the CP/BP zoning district • Only require a Special Permit in the C-2 and C-3 commercial zoning districts 	
Encanto	6/2/25	Denial	13-0-1
Estrella	5/20/25	Approval, with the modification that a Special Permit will be required for C-2, C-3, and CP/GCP but not A-1 and A-2; and with direction regarding water conservation and heat mitigation implementation	4-0
Laveen	5/12/25	Approval, with direction regarding water and power conservation, square footage limitations, noise mitigation, and increased impact fees	13-0
Maryvale	5/14/25	Approval	13-0
North Gateway	5/8/25	Approval	8-0
North Mountain	5/21/25	Denial, with direction to reengage with the stakeholder community and bring the matter back to the VPC in 90 days	12-0-1
Paradise Valley	6/2/25	Approval, with the modification to only allow data centers within the A-1 and A-2 zoning districts with a Special Permit.	8-5-1
Rio Vista	5/13/25	Denial, with direction to allow more time for stakeholder input	3-2
South Mountain	5/13/25	<p>Approval, with direction:</p> <ul style="list-style-type: none"> • No data centers be allowed within 1.5 miles of the Rio Salado Restoration area • 5.1 be modified to include setback requirements from the mechanical equipment and the 	14-1-1

		<p>building from residential zoned property and schools</p> <ul style="list-style-type: none"> • Include provision that encourages recycling of water and usage of recycled water on site 	
--	--	--	--

Village Planning Committee Meeting Summary Z-TA-2-25-Y

Date of VPC Meeting	May 19, 2025
Request	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to add a definition for data centers; amend Chapter 5, Section 507 Tab A.II.D (Guidelines for Design Review, City-Wide Design Review Guidelines, Specialized Uses) to modify the section title and add design standards for data centers and amend Chapter 6, Section 647 (Special Permit Uses), Section 647.A.2 to add data centers within the C-2 (Intermediate Commercial), C-3 (General Commercial), CP/GCP (Commerce Park/General Commerce Park), A-1 (Light Industrial) and A-2 (Industrial) zoning districts, with performance standards.
VPC Recommendation	Denial
VPC Vote	10-0

VPC DISCUSSION:

Item Nos. 4 (GPA-2-25-Y) and 5 (Z-TA-2-25-Y) are companion cases and were heard concurrently.

Two members of the public registered to speak on this item, one in support, and one in opposition.

STAFF PRESENTATION

Anthony Grande, staff, provided a presentation regarding the proposed General Plan Amendment, including background and details of the location criteria, design, and energy and sustainability policies proposed to be added for data centers, further providing information about the proposed Text Amendment, including a definition for data centers, design guidelines, and a requirement for a Special Permit and performance standards, finally noting the timeline for the proposals.

QUESTIONS FROM COMMITTEE

Chair Gasparro asked for clarification on the noise requirement, noting that in areas with higher ambient decibel levels, a 5% increase could be significant. **Mr. Grande**

replied that the proposed language is taking into account existing ambient levels. **Vice Chair Mager** suggested redefining the noise requirement based on decibels.

Committee Member Fisher stated concerns about Phoenix becoming a location with many data centers in the future, noting some issues, including that they can pull power off the grid by having first right to power. **Mr. Grande** noted that the text amendment would add additional regulations for data centers, including a requirement for a Special Permit, which does not exist today.

Committee Member Slobodzian stated there are concerns with water usage for data centers.

Vice Chair Mager commented that it appears the motivation is to allow the City to have more control over approving data centers. **Committee Member Fisher** stated a concern with the number of zoning districts would permit data centers. **Mr. Grande** clarified that this proposal would add a Special Permit requirement where it doesn't exist today, and suggested that the Committee could approve with direction for any items of concern, including the inclusion of C-2 and C-3 zoning districts in the list.

PUBLIC COMMENTS

Cepand Alizadeh with the Arizona Technology Council spoke in favor of the proposal, but noting several concerns: a lack of clarity regarding the 5% requirement for decibel level measurements and how emergencies are handled and that the 2-year will serve letter from utility companies is not feasible.

Chair Gasparro stated a concern about asking for a 10-year will serve letter requirement. **Committee Member Fisher** noted that it appears that the facilities would be stating they don't have the power to serve them.

Committee Member Fisher asked about the appeal of locating data centers in the City of Phoenix. **Mr. Alizadeh** commented about tax revenue. **Chair Gasparro** noted that these could be redevelopments. **Mr. Fisher** noted that in any case, they are massive buildings. **Committee Member Barua** noted that they do not have a good understanding of the number of employees that are typically at a data center. **Mr. Alizadeh** commented that the tech industry is booming in Phoenix and companies want to be here.

Henry Hardy with Rose Law Group spoke in opposition to the proposal, stating that he had never seen a text amendment move this quickly through the process, that there should be a 90-day extension in the process, that the will serve letter will result in no more data centers locating in Phoenix, and that there are Proposition 207 issues with the proposal.

Chair Gasparro asked if Mr. Hardy had clients that resulted in him attending this meeting. **Mr. Hardy** replied that data center stakeholders have been involved. **Chair**

Gasparro asked for clarification on the will serve letter request. **Mr. Hardy** stated that the request is for 10 years, noting that many developments are phased.

Mr. Fisher asked who is pushing this item. **Mr. Hardy** said he did not know.

Committee Member Blackman asked if they wanted the will serve letter requirement removed, noting concerns about possible blackouts. **Mr. Hardy** replied that they want the requirement to align with industry standards and that the will serve letters allow the utility companies to plan for the future to ensure sufficient capacity. **Ms. Blackman** followed up with a question about whether the data centers will need to pay for the infrastructure. **Mr. Hardy** replied that they would.

Committee Member Slobodzian asked what changes would be looked at if more time is given for review. **Mr. Hardy** replied that they would like to review the will serve letter requirement and issues around existing rights.

Committee Member Jain asked if data centers currently participate in demand response. **Mr. Hardy** replied that he is not sure, but they do have comprehensive independent generation systems.

Committee Member Fisher stated he was nervous about extending the timeframe for will serve letters, adding it is not clear where all the power will come from, and data centers do not provide a lot of jobs.

Committee Member Barua added that utility companies give discounts to data centers.

Chair Gasparro asked if staff can look into any comments received from utility companies.

COMMITTEE DISCUSSION

Committee Member Fisher suggested voting for a continuance in order to slow the process down, noting that the Committee doesn't have time to get answers to their questions.

Chair Gasparro noted that voting for a continuance may not slow it down, as the Planning Commission could still move it forward, and it could result in losing the opportunity to put the Committee's concerns on record.

Vice Chair Mager suggested the Committee put their concerns into a formal motion, noting a possibility of approval with direction to staff. Committee Members discussed the various options for motions. **Mr. Fisher** suggested a motion for denial, noting the following items:

- Decibel clarification to industry standards;
- Confusion about ramifications of will serve letter requirement; and
- The speed of the process and not including stakeholders.

Mr. Grande noted that the Committee's concerns would be written in the minutes for review by the Planning Commission if the Committee recommends denial.

Committee Member Slobodzian stated that the most effective motion would be for denial.

MOTION (Z-TA-2-25-Y)

Alyson Slobodzian made a motion to recommend denial of Z-TA-2-25-Y. **Prakshal Jain** seconded the motion.

VOTE (Z-TA-2-25-Y)

10-0; motion to recommend denial of Z-TA-2-25-Y passed; Committee Members Barua, Blackman, Fisher, Golden, Jain, Maloney, Ostendorp, Slobodzian, Mager, and Gasparro in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

Village Planning Committee Meeting Summary

Z-TA-2-25-Y

Date of VPC Meeting	May 20, 2025
Request	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to add a definition for data centers; amend Chapter 5, Section 507 Tab A.II.D (Guidelines for Design Review, City-Wide Design Review Guidelines, Specialized Uses) to modify the section title and add design standards for data centers and amend Chapter 6, Section 647 (Special Permit Uses), Section 647.A.2 to add data centers within the C-2 (Intermediate Commercial), C-3 (General Commercial), CP/GCP (Commerce Park/General Commerce Park), A-1 (Light Industrial) and A-2 (Industrial) zoning districts, with performance standards.
VPC Recommendation	Denial
VPC Vote	11-0

VPC DISCUSSION

Item Nos. 4 (GPA-2-25-Y) and 5 (Z-TA-2-25-Y) are companion cases and were heard concurrently.

Two members of the public registered to speak in opposition to these items.

STAFF PRESENTATION

John Roanhorse, staff, provided a presentation on the Data Center General Plan Amendment noting the development background, review process, and the rationale behind the proposed amendment. Mr. Roanhorse stated that the proposed text amendment is a companion to the General Plan Amendment and is intended to support the regulatory framework for data centers. Mr. Roanhorse stated that the City Council had initiated creation of new policy guidance in response to the growing number of requests for data center facilities, which possess unique characteristics not currently addressed. Mr. Roanhorse expressed the importance of the General Plan Amendment due to land use considerations, the need for adaptation to existing developments, and the importance of connecting these facilities to infrastructure. Mr. Roanhorse noted that one of the primary reasons for the amendment is that data centers are not directly addressed in either the General Plan or the Zoning Ordinance and previous

developments have been permitted through informal interpretations. Mr. Roanhorse discussed the key elements of the amendment, including location criteria, design policies, and sustainability measures. Mr. Roanhorse reviewed site placement criteria, highlighting core areas and centers as not preferred locations, and noted various suitability factors. Mr. Roanhorse discussed required setbacks, the integration of art features, dark sky compliance, noise mitigation, and architectural design standards. Mr. Roanhorse noted the energy demands associated with data centers and the importance of incorporating energy efficiency measures. Mr. Roanhorse stated that the amendment would offer additional detail regarding definitions, guidelines, and performance standards.

QUESTIONS FROM THE COMMITTEE

Committee Member Jim DeGraffenreid asked if Data Centers would require additional water use and if water was mainly used for cooling. **Mr. Roanhorse** responded that water is a concern, however it is addressed within the sustainability component of the text amendment. Mr. Roanhorse stated based on information provided data centers recycle water and take measures to prevent increasing water use.

Committee Member David Krietor asked if Data Centers could be developed in existing buildings as an adaptive reuse and that it appears that there might not be many places for Data Centers in the Alhambra Village. **Mr. Roanhorse** responded that it is less likely that a data center would be developed on an existing site however in the past there are data centers that have been established in existing buildings but typically their sizes are limited.

Committee Member Alexander Malkoon commented the increase of Data Centers reflects the growth of technology like artificial intelligence and the facilities house substantial servers and equipment. Committee Member Malkoon commented that the Text Amendment responds to the needs but asked if what is presented is appropriate to the level of development. **Mr. Roanhorse** responded that the preparation of the text amendment included interaction with stakeholders and an analysis of existing data centers and the direction of current technology development in other cities that have widely developed data center facilities.

Committee Member DeGraffenreid commented that he is supportive of Data Centers and the Text Amendment but does have concern that water and energy issues will not be addressed. **Mr. Roanhorse** responded that water use is a concern and the text amendment does provide sustainability details as part of the proposal.

Vice Chair Melisa Camp asked if there will be sufficient requirements in response to mitigate increased heat temperatures. **Mr. Roanhorse** responded that the operation of a data center does generate internal heat which has cooling and other mechanical systems to maintain the temperature for the development and factors on the site such as shading, landscaping and other features would contribute to external heat reduction

and mitigation. Mr. Roanhorse discussed the proposed design guidelines, which include setback requirements, perimeter landscaping, and specific landscape coverage standards. Mr. Roanhorse discussed enhancements to architectural elements, including building frontages with the integration of art, color, texture, and orientation, along with requirements for pedestrian amenities and sidewalks. Mr. Roanhorse displayed the proposed timeline for both the General Plan and Text Amendments and indicated that both items would proceed to the Planning Commission and ultimately to the City Council by June 2025.

Committee Member Alexander Malkoon asked the time frame for access to utility service for a Data Center. **Mr. Roanhorse** responded that it would depend on the timing and application of the data center submittal. Mr. Roanhorse noted that as part of the process the applicant would have to provide the will serve letter.

Committee Member Jim DeGraffienried asked if energy use for a Data Center will increase over the years. **Mr. Roanhorse** responded that typically data centers would have sufficient energy provided as part of the utility grid they are in. Mr. Roanhorse noted that the utilities have provided information regarding energy use for proposed data centers.

PUBLIC COMMENTS

Samantha DeMoss, representing Rose Law Group, introduced herself and stated that Data Centers are an expanding use and reflect an important economic sector for the Phoenix area. Ms. DeMoss stated that addressing Data Centers is very important and will have long-term implications for growth and development. Ms. DeMoss stated there are concerns with the current General Plan Amendment specifically that with process review and timing and the design criteria. Ms. DeMoss stated that additional review time would be necessary to review and address many of the incomplete details in the General Plan Amendment as presented. Ms. DeMoss said that additional review time would allow more stakeholder review and input. Ms. DeMoss stated that the committee consider a 90-day period be granted to allow for more time for a thorough review and comment.

Cepand Alizadeh, representing the Arizona Technology Council, introduced himself and shared a personal experience to illustrate the importance of access to electronic medical information and the critical role of Data Centers. Mr. Alizadeh explained that he works with an organization that provides information and supports a variety of technology industries, emphasizing its alignment with economic development efforts. Mr. Alizadeh stated that correspondence outlining the Arizona Technology Council's position on the proposed text amendment had been submitted to the Mayor's Office and members of the City Council. Mr. Alizadeh stated that data centers are an essential component of the modern economy, noting that several facilities are either under consideration or already under construction in different areas of the city, with more expected in the near future. Mr. Alizadeh also pointed out that data centers vary in size

and capacity, both in terms of the volume of information housed and the operations conducted within the facilities. Mr. Alizadeh stated that he works with a range of businesses and organizations that develop services, maintain technology systems, and ensure that critical information remains readily available. Mr. Alizadeh said on behalf of the Arizona Technology Council, he expressed concerns about the proposed text amendment, specifically regarding the process timeline and the requirements for sound abatement. Mr. Alizadeh stated that additional time is needed to allow for a comprehensive review and to provide informed feedback on the proposed amendment. Mr. Alizadeh further noted that the draft text amendment does not sufficiently address appropriate sound control measures that would be consistent with the functional and operational needs of data centers.

DISCUSSION

Vice Chair Camp asked if there has been consultation with utility companies regarding the development of data centers. **Ms. DeMoss** responded that there has been some discussion with the utility companies, however, like many other details, this proposed amendment is moving quickly and more discussion and review would be beneficial to all parties.

Committee Member John Owens asked if there was information on existing data centers and their locations. Committee Member Owens commented that typically data centers and more similar uses would be aligned with freeway corridors and what would be the best approach to have balanced locations to accommodate connection to the infrastructure grid. **Ms. DeMoss** responded that there are many potential locations for data centers but locating them in the appropriate place would consider many factors and they are evaluating such options but more time to review the proposed General Plan Amendment would be a good starting point to ensure all details are addressed appropriately.

Committee Member John Owens asked what other cities in the area are developing data centers and what issues have been presented with them. **Mr. Alizadeh** responded that most adjacent cities have data centers including Tempe and Chandler. Mr. Alizadeh stated that the city of Chandler has been responsive and on the forefront of data center development and has ordinance and policies to accommodate them.

Committee Member Malkoon asked how the City of Chandler responded to the issue of noise abatement with data centers in their jurisdiction. **Mr. Alizadeh** responded that the City of Chandler has information in their ordinance for noise mitigation for data centers and it is more appropriately suited to the current type of designs that are being developed.

Committee Member Malkoon commented that he had experience in the development of call centers and was familiar with the scope of large-scale development. Committee Member Malkoon asked if back up power generators will be included in data centers

and how much sound is expected. **Mr. Alizadeh** responded that yes data centers do include backup generators and currently they are powered by diesel fuel so there would be some sound associated with the current data centers, but physical measures would dramatically reduce any loud noises associated with data centers.

Committee Member Owens commented that data centers are part of the future growth for the city and the economy and asked what measures are being taken to bring more data centers to the area. **Mr. Alizadeh** responded that yes data centers are a growing industry, and Phoenix is an ideal location for this growing industry. Mr. Alizadeh stated that having a responsive ordinance and policies is necessary to accommodate data centers and provide jobs and tax revenue for the local economies.

Committee Member Carlos Velasco commented that the Alhambra Village is land locked however it is important to promote economic opportunities, create jobs and promote tax benefits. Committee Member Velasco asked what type of jobs come with data centers and is there a higher pay scale. **Mr. Alizadeh** responded that jobs associated with data centers are high paying and will promote economic development. Mr. Alizadeh stated that in addition to jobs being provided data centers will also contribute to local economies by the services and supporting needs from local businesses in the area.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

MOTION

Committee Member Alexander Malkoon motioned to recommend the denial of Z-TA-2-25-Y. **Member Keith Ender** seconded the motion.

VOTE

11-0, motion to deny Z-TA-2-25-Y passed with Committee Members DeGraffenreid, Ender, Gamiño Guerrero, Krietor, Malkoon, Owens, Smith, Vallo, Velasco, Camp and Sanchez in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comment.

Village Planning Committee Meeting Summary Z-TA-2-25-Y

Date of VPC Meeting	May 12, 2025
Request	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to add a definition for data centers; amend Chapter 5, Section 507 Tab A.II.D (Guidelines for Design Review, City-Wide Design Review Guidelines, Specialized Uses) to modify the section title and add design standards for data centers and amend Chapter 6, Section 647 (Special Permit Uses), Section 647.A.2 to add data centers within the C-2 (Intermediate Commercial), C-3 (General Commercial), CP/GCP (Commerce Park/General Commerce Park), A-1 (Light Industrial) and A-2 (Industrial) zoning districts, with performance standards.
VPC Recommendation	Approval, per the staff recommendation, with direction
VPC Vote	8-1-1

Item Nos. 6 (GPA-2-25-Y) and 7 (Z-TA-2-25-Y) are companion cases and were heard concurrently.

One member of the public registered to speak in opposition on this item.

STAFF PRESENTATION

Samuel Rogers, staff, provided a presentation regarding the proposed General Plan Amendment, including background and details of the location criteria, design, and energy and sustainability policies proposed to be added for data centers. Mr. Rogers provided information about the proposed Text Amendment, including a definition for data centers, design guidelines, and a requirement for a Special Permit and performance standards, finally noting the timeline for the proposals.

QUESTIONS FROM THE COMMITTEE

Committee Member Frazier Johnson asked what happens if a facility leases data services. **Samuel Rogers**, staff, stated that if a facility is proposing to lease data services it would not be allowed and explained the definition of a data center.

Committee Member Faith Burton stated that dead office towers are leasing their space for data centers and asked if the proposal would impact those uses. **Mr. Rogers** stated that staff is working through what will have grandfathered rights. Committee Member Burton explained that there are many dead office towers with excess power capacity that will likely never be used due to modern office uses not requiring high energy loads.

Vice Chair Darlene Martinez asked if there is a reason data centers are not allowed to lease their data services. **Mr. Rogers** explained that the intent is to prevent the primary use of data centers from being external data hosting and to discourage expansion solely to accommodate off-site users.

Committee Member Burton explained that many data centers lease services to businesses without office space.

Chair Cyndy Gaughan asked if staff is working through the issue of existing conditions. **Mr. Rogers** confirmed Chair Gaughan's inquiry.

Committee Member Zach Burns asked what prevents a facility from leasing out data services. **Mr. Rogers** explained that a facility must meet all the requirements in the definition of a data center to be considered a data center. **Chair Gaughan** stated that enforcement would be the challenge.

Committee Member Janey Pearl Starks asked why shade was not included in the General Plan Amendment's design policy slide. **Mr. Rogers** explained that data centers would need to go through the Special Permit process and be subject to rezoning stipulations, which could address those design elements.

Committee Member Ian O'Grady asked if there are other uses that require a Will Serve Letter. **Mr. Rogers** stated that he is not aware of any other uses requiring a Will Serve Letter.

Committee Member Ali Nervis asked whether the perception is that data centers are inherently negative. **Mr. Rogers** stated that public outreach has revealed concerns about data centers, explained that data centers are currently allowed in zoning districts which allow offices, without any performance or design standards, and reiterated that data centers use significant amounts of energy.

Committee Member Frazier Johnson asked whether there has been an increase in data centers within the Central City Village. **Mr. Rogers** stated that he is not aware of the number of data centers in the Central City Village and explained that there has been an increase in data centers over time within the City.

Chair Gaughan stated that there is land around the airport that could be suitable for data centers and noted that data centers are currently somewhat unregulated.

Committee Member Nate Sonoskey asked for confirmation that data centers can currently be built anywhere office uses are allowed and asked about what requirements currently apply to data centers. **Mr. Rogers** confirmed that data centers can currently be built wherever office uses are allowed and explained that an informal interpretation from 20 years ago considered data centers analogous to office uses. Mr. Rogers stated that data center demands have significantly changed and stated that data centers are not currently subject to any data center specific performance or design standards. Committee Member Sonoskey asked how many data centers have been built in office zones. Mr. Rogers stated that he does not have data on the number of data centers in Phoenix.

Committee Member Sonoskey asked whether the City is considering allowing data centers by right in industrial areas and stated that it is common to allow data centers in industrial zones. **Mr. Rogers** stated that most cities in the Phoenix metro area do not have specific regulations for data centers.

Chair Gaughan stated that data centers are not sustainable job creators.

Committee Member Nervis asked whether there are any requirements regarding energy efficiency. **Mr. Rogers** stated that he is not knowledgeable about energy efficiency requirements.

Committee Member Sonoskey asked if the proposal would go into effect immediately, asked whether the City has received any pushback from large companies, and stated that many companies have already acquired land for data centers.

Mr. Rogers explained that the proposal would be subject to a 30-day appeal period and stated that some developers have expressed concerns.

Committee Member Frazier Johnson stated that there are data centers everywhere but people do not know they are present because they do not look like data centers.

Committee Member Burton stated that many developments do not have other options, explained that data centers can give a development a second life, and explained concerns about how overreaching the proposal is.

Mr. Rogers stated that the goal of the proposal is not to eliminate data centers but to establish a formalized review process.

Committee Member Frazier Johnson asked about the timeline. **Mr. Rogers** described the timeline for upcoming public hearings.

PUBLIC COMMENT

Henry Hardy introduced himself, explained that he works for Rose Law Group, stated that he represents data center stakeholders, and explained that the stakeholders were

made aware of the text amendment only two weeks prior. Mr. Hardy stated that the amendment is moving too quickly, requested a recommendation for continuation, acknowledged there are positive elements in the proposal, and stated some components would make data centers unfeasible. Mr. Hardy explained that data centers can provide 80 to 150 high-paying jobs and are essential to the region's technology infrastructure, expressed concern that the proposal creates uncertainty around property rights and may result in Proposition 207 litigation, stated that requiring a Will Serve Letter is inconsistent with current utility processes and will hinder projects, and emphasized the limited time between village planning committee reviews and City Council hearings.

Committee Member Frazier Johnson asked what specific concerns the stakeholders have. **Mr. Hardy** described concerns with the Will Serve Letter, Proposition 207 implications, and existing properties planning future expansions. Mr. Hardy stated that there are long lead times on data center developments.

Vice Chair Martinez asked if data center users are conducting outreach. **Mr. Hardy** stated that outreach is being conducted through agents such as himself and reiterated that the current timeline is short.

Committee Member O'Grady asked how much power a typical data center requires. **Mr. Hardy** explained that power needs vary, stated that it is often impossible to obtain a utility commitment for under ten years, stated the Will Serve Letter requirement is impractical, and stated that while data centers may not employ large numbers of people, they still provide employment. Mr. Hardy clarified that the stakeholders are not opposed to the text amendment itself but believe additional time for discussion is necessary.

STAFF RESPONSE

Mr. Rogers stated that the City's Law Department has not raised any concerns regarding Proposition 207 and stated that he could not speak to wet utility requirements.

Committee Member Starks noted that the proposal is on an expedited timeline and asked how long a standard text amendment process typically takes. **Mr. Rogers** explained that text amendments are usually processed over a longer period, but staff was directed to bring the General Plan Amendment and Text Amendment to City Council prior to the summer break. Mr. Rogers stated that past text amendments were typically presented for information only and for recommendation the following month at each of the three hearing bodies. Committee Member Starks asked for confirmation that the hearing schedule is limited to two months. Mr. Rogers confirmed Committee Member Starks' inquiry.

Committee Member Sonoskey asked whether other village planning committees had already reviewed the item. **Mr. Rogers** stated that one village heard the item the

previous week and explained that he was unaware of the outcome due to staff absences. **Mr. Hardy** stated that he attended the previous village meeting and noted that both items were recommended for approval.

Committee Member Sonoskey asked for clarification on the difference between the General Plan Amendment and the Text Amendment. **Mr. Rogers** explained that the General Plan Amendment sets policy direction, while the Text Amendment defines the ordinance requirements.

Committee Member Nervis asked why the City Council wants to consider the items before the summer break. **Mr. Rogers** stated that he was unaware of any specific reason for the timeline, explained that his department was instructed to complete the process before the summer break, and stated that a delay would postpone the items until September.

Committee Member Sonoskey expressed concern that extending the process would cause significant confusion and delay due to heavy investment in data center land acquisition. Committee Member Sonoskey stated that the General Plan Amendment is only a partial step, stated that policy is needed, and stated that the Text Amendment contains substantive requirements, but it has not been sufficiently discussed. Committee Member Sonoskey questioned how utility providers such as APS and SRP view the Will Serve Letter requirement. **Mr. Rogers** stated that APS and SRP participated in the stakeholder meetings.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

Motion #1:

Committee Member Ali Nervis made a motion to recommend approval of Z-TA-2-25-Y per the staff recommendation. **Committee Member Janey Pearl Starks** seconded the motion.

Vote #1:

4-5-1, motion to recommend approval of Z-TA-2-25-Y per the staff recommendation. fails with Committee Members Burns, Nervis, Starks, and Vargas in favor, Committee Members Burton, Frazier Johnson, Sonoskey, Martinez, and Gaughan opposed, and Committee Member O'Grady. abstained.

Committee Member Frazier Johnson explained that she believes there should be more time for public comment.

Committee Member Burton suggested allowing data centers on industrially zoned properties by right and expressed concerns with the definition of data center.

Committee Member Burns stated that the Committee is not happy with the timeframe.

Committee Member Sonoskey explained that he could see data centers being allowed on industrially zoned properties and stated that the Will Serve Letter is a very hard ask.

Committee Member O’Grady explained that he does not know if a utility company will give a Will Serve Letter without a permit being issued. **Committee Member Burns** stated that APS will typically not review a project until a permit is issued.

Committee Member Burton explained that she understands the timeline but stated that data centers are a huge component of economy.

Committee Member Starks stated that she wonders why the City would do this and stated that the City knows the power that is about to come against the Text Amendment.

Committee Member O’Grady explained that Phoenix is the second largest market for data centers behind Virginia and stated that development is occurring quickly.

Vice Chair Martinez explained that a Special Permit is difficult to get.

Committee Member O’Grady asked about the landscape setback for industrially zoned properties. **Mr. Rogers** explained that the proposed 30-foot landscape setback is consistent with industrial zoning district requirements and clarified that the Special Permit process is the same process as the rezoning process.

Committee Member O’Grady stated that he could motion to continue. **Mr. Rogers** explained that the item is already scheduled for Planning Commission and City Council.

Motion #2:

Vice Chair Darelene Martinez made a motion to recommend approval of Z-TA-2-25-Y per the staff recommendation, with direction to allow 60-days for public comment.

Chair Cyndy Gaughan seconded the motion.

Vote #2:

2-7-1, made a motion to recommend approval of Z-TA-2-25-Y per the staff recommendation, with direction to allow 60-days for public comment fails with Committee Members Martinez and Gaughan in favor, Committee Members Burns, Burton, Frazier Johnson, Nervis, Sonoskey, Starks, and Vargas opposed, and Committee Member O’Grady. abstained.

Committee Member Sonoskey stated that the proposal needs more time and stated that it looks like the City is moving forward.

Mr. Hardy stated that whether the Text Amendment is recommended to be approved or denied, the most important thing is the Committee express their concerns with the proposal.

Committee Member Frazier Johnson stated that the Committee wants City Council to know the Village Planning Committee's concerns. **Committee Member O'Grady** explained that staff will draft meeting minutes that will include the Village Planning Committee's concerns. **Mr. Rogers** confirmed that he will draft a recommendation form that will be available for the Planning Commission and City Council

Committee Member Burton suggested a motion to deny with direction to narrow the scope and requirements.

Mr. Rogers summarized the concerns that have been discussed.

Committee Member Frazier Johnson asked how the Committee can express concerns that the proposal will eliminate Phoenix in the data center market. **Mr. Rogers** encouraged the committee members to provide comments when they vote on the item.

Motion #3:

Committee Member Ali Nervis made a motion to recommend approval of Z-TA-2-25-Y per the staff recommendation, with direction to allow a minimum of 60-days for public comment, allow data centers by right in A-1, A-2, and CP/GCP with performance standards, and remove the requirement for the Will Serve Letter. **Vice Chair Martinez** seconded the motion.

Vote #3:

8-1-1, motion to recommend approval of Z-TA-2-25-Y per the staff recommendation, with direction to allow a minimum of 60-days for public comment, allow data centers by right in A-1, A-2, and CP/GCP with performance standards, and remove the requirement for the Will Serve Letter passed with Committee Members Burns, Frazier Johnson, Nervis, Sonoskey, Starks, Vargas, Martinez, and Gaughan in favor, Committee Member Burton opposed, and Committee Member O'Grady. abstained.

Committee Member Frazier Johnson explained she would like to figure out a way that the proposal can work for businesses and the community and stated she does not want to be in a situation where the City of Phoenix is not in the game for data centers.

Committee Member Sonoskey explained that the definition and requirements should be further refined during the recommended additional public comment period.

Committee Member Vargas stated that it does not feel like there has been a real stakeholder meeting and stated that he believes the State will take up this issue in the next year.

Vice Chair Martinez echoed Committee Member Vargas' comments.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

Village Planning Committee Meeting Summary Z-TA-2-25-Y

Date of VPC Meeting	June 3, 2025
Request	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to add a definition for data centers; amend Chapter 5, Section 507 Tab A.II.D (Guidelines for Design Review, City-Wide Design Review Guidelines, Specialized Uses) to modify the section title and add design standards for data centers and amend Chapter 6, Section 647 (Special Permit Uses), Section 647.A.2 to add data centers within the C-2 (Intermediate Commercial), C-3 (General Commercial), CP/GCP (Commerce Park/General Commerce Park), A-1 (Light Industrial) and A-2 (Industrial) zoning districts, with performance standards
VPC Recommendation	Denial with direction
VPC Vote	17-0

VPC DISCUSSION:

Item Nos. 4 (GPA-2-25-Y) and 5 (Z-TA-2-25-Y) are companion cases and were heard concurrently.

Two members of the public registered to speak on this item, both in opposition. One member of the public registered in opposition, not wishing to speak.

STAFF PRESENTATION

Anthony Grande, staff, provided a presentation regarding the proposed General Plan Amendment, including background and details of the location criteria, design, and energy and sustainability policies proposed to be added for data centers, further providing information about the proposed Text Amendment, including a definition for data centers, design guidelines, and a requirement for a Special Permit and performance standards, finally noting the timeline for the proposals.

QUESTIONS FROM COMMITTEE

Committee Member Eichelkraut asked if the text made a distinction between different types of data centers, noting that data centers becoming AI data centers in the future could be an issue. **Mr. Grande** replied that the text did not make a distinction.

Committee Member Swart asked if City staff is able to measure decibel levels. **Mr. Grande** replied that there are some parts of the code that have decibel limits, and the Neighborhood Services Department needs to enforce those requirements.

Committee Member Schmieder stated that the noise limit should simply be a flat decibel limit, rather than a percentage.

Committee Member Augusta asked for clarification on how the location criteria policy would be enforced. **Mr. Grande** replied that each data center will be required to go through the Special Permit process, where staff and the Committee can review the request in relation to the location criteria in the policy.

Committee Member Whitesell stated that it would be better if City staff conducted the noise readings, rather than the applicant, and that C-2 and C-3 are not appropriate for data centers, which should be limited to industrial districts. **Chair Fischbach** noted that Proposition 207 could have been a concern when drafting the language.

Committee Member Todd asked for clarification that if this text is approved, every data center will be a rezoning case. **Mr. Grande** replied that they would be. **Mr. Todd** added that data centers in C-2 is concerning and that the landscaping requirements seem too extreme. **Chair Fischbach** noted that the plants would be drought-tolerant, which alleviates some water usage concerns.

Committee Member Schmieder asked for clarification on the landscaping requirement and if it would be consistent with the environment in industrial districts. **Mr. Grande** replied with background about industrial zoning landscaping requirements.

Committee Member Eichelkraut asked if there is a requirement for separation between data centers. **Mr. Grande** replied that there is not.

Committee Member Whitesell asked for clarification that the requirement is for a Special Permit, not a Use Permit. **Mr. Grande** replied that the text is clear that it is a Special Permit requirement.

Committee Member Eichelkraut stated a concern about the future with energy consumption of data centers that will evolve over time.

Vice Chair Paceley provided background regarding the requirements with utility companies, noting that data centers would be responsible for the required infrastructure and have to sign favorable agreements with utility companies.

Chair Fischbach stated that the primary issue with developing data centers is the need for power, noting that their development can be positive in some ways while highlighting a challenge presented with power supply at a data center on 40th Street.

Committee Member Schmieder asked if APS and SRP will be able to handle the growth into the future. **Vice Chair Paceley** replied that the utilities are planning far into the future to meet future demand.

Committee Member Whitesell asked for clarification on the will serve letter. **Vice Chair Paceley** provided clarification.

PUBLIC COMMENTS

Melissa Rhodes introduced herself and spoke in opposition to the proposal, noting that this proposal does not incorporate the stricter standards found in the data center ordinances of other municipalities, such as Chandler, adding that the development of data centers in commercial districts will be detrimental to neighborhoods and that we don't have the energy for data centers.

Samantha DeMoss with Rose Law Group, introduced herself and spoke in opposition to the proposal, noting that this process is moving too fast for a code change like this, that it doesn't address grandfathering, and that as written, this is a moratorium on data centers, requesting a denial and a 90-day continuance.

Chair Fischbach asked for an example scenario related to the grandfathering issue. **Ms. DeMoss** stated that someone could have purchased property with CP/GCP zoning under the assumption that they could develop a data center but that this text amendment would remove that right, especially considering the will serve letter requirement.

COMMITTEE DISCUSSION

Chair Fischbach stated that based on the discussion so far, one option would be to recommend approval with direction to City staff.

MOTION:

Committee Member Schmieder made a motion to recommend denial of Z-TA-2-25-Y with direction to City staff to:

- Revise the noise requirement to an objective decibel level to be verified by the City.
- Allow for an additional 90-day review period to include a review of ordinances from other municipalities, including Chandler.
- Add separation requirements for data centers from other data centers and from residential uses.

Committee Member Noel seconded the motion.

VOTE:

17-0; motion to recommend denial of Z-TA-2-25-Y with direction passed; Committee Members Abbott, Augusta, Beckerleg Thraen, Eichelkraut, Garcia, Langmade, McClelland, Noel, Schmieder, Sharaby, Siegel, Swart, Todd, Whitesell, Williams, Paceley, and Fischbach in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.

Village Planning Committee Meeting Summary Z-TA-2-25-Y

Date of VPC Meeting	June 3, 2025
Request	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to add a definition for data centers; amend Chapter 5, Section 507 Tab A.II.D (Guidelines for Design Review, City-Wide Design Review Guidelines, Specialized Uses) to modify the section title and add design standards for data centers and amend Chapter 6, Section 647 (Special Permit Uses), Section 647.A.2 to add data centers within the C-2 (Intermediate Commercial), C-3 (General Commercial), CP/GCP (Commerce Park/General Commerce Park), A-1 (Light Industrial) and A-2 (Industrial) zoning districts, with performance standards.
VPC Recommendation	Denial, with direction
VPC Vote	11-0

VPC DISCUSSION:

Agenda Item 3 (GPA-2-25-Y) and Agenda Item 4 (Z-TA-2-25-Y) are companion cases and were heard concurrently.

Committee Member Michelle Santoro declared a conflict of interest and recused herself from this item, bringing the quorum to 11 members.

Three members of the public registered to speak on this item, in opposition.

Staff Presentation:

Adrian Zambrano, staff, provided background on GPA-2-25-Y and Z-TA-2-25-Y. Mr. Zambrano discussed concerns with data centers that the General Plan Amendment and Text Amendment are trying to address. Mr. Zambrano explained the policy guidance for data centers that the General Plan Amendment includes. Mr. Zambrano then discussed the three main components of the Text Amendment. Mr. Zambrano shared the proposed Zoning Ordinance definition for a data center. Mr. Zambrano then discussed the proposed design guidelines and their purpose. Mr. Zambrano shared the zoning

districts that data centers would be permitted in, subject to a Special Permit and other performance standards, and noted that Special Permits go through the same public hearing process as rezoning cases. Mr. Zambrano stated that a noise study would be required if the data center is within a certain distance from residential. Mr. Zambrano shared the upcoming public hearing schedule and stated that staff recommends approval per the language in Exhibit A of the staff reports.

Questions from Committee:

Committee Member Rick Nowell asked why a large data center would be considered within a small commercially-zoned shopping center. **Mr. Zambrano** responded that there would have to be a large enough area that is commercially zoned in order for the data center to fit. Mr. Zambrano added that a rezoning may be required in some cases to one of the zoning districts that a data center would be permitted in.

Chair Steven Bowser asked if there are any other zoning districts, other than those already listed, that a Special Permit would not be required. **Mr. Zambrano** responded that data centers would only be permitted within the C-2, C-3, CP/GCP, A-1 and A-2 zoning districts, subject to a Special Permit, and they would not be permitted in any other zoning districts. Chair Bowser asked if a data center would be permitted in a heavy industrial district. Mr. Zambrano responded that A-1 is the light industrial district and A-2 is the heavy industrial district, and a Special Permit would still be required.

Committee Member David Kollar asked which zoning districts data centers are currently located in. **Mr. Zambrano** responded that data centers have previously been permitted through an informal interpretation of the Zoning Ordinance and were determined to be analogous to an office use, so any zoning district that permitted an office use is where they have been permitted. Mr. Zambrano stated that the commercial, commerce park, and industrial districts all permit office use. Mr. Zambrano added that some data centers have gone through the PUD (Planned Unit Development) process to permit them.

Vice Chair Louis Lagrave asked what the typical size is of a data center. **Mr. Zambrano** responded that they are typically very large in scale and could cover many acres of land. Mr. Zambrano added that they typically are not small-scale. Vice Chair Lagrave asked for clarification that it most likely would not be able to fit within a mostly vacant shopping center. Mr. Zambrano responded affirmatively.

Committee Member Kollar stated that some vacant high-rises have been retrofitted for data centers. Committee Member Kollar stated that a large amount of space is needed for a successful data center development. Committee Member Kollar added that data centers are very particular with mechanical, electrical and water needs. **Vice Chair Lagrave** asked if the space in this example would be less than 10 percent of the floor area of the entire development. Committee Member Kollar responded that unless it is for a specific user that has their own data needs, a data center is typically a giant empty warehouse with a lot of racks that need to be cooled. Mr. Kollar reiterated that a lot of square footage is needed. Mr. Kollar stated that a majority of the space is taken up by data infrastructure and a small remainder of the space is used for office space. Vice

Chair Lagrave asked if the noise is continuously generated 24/7. Committee Member Kollar responded that data centers generate noise from rooftop mechanical equipment and there may be some light humming from the racks and servers in the interior. Committee Member Kollar added that the massive air handlers that support cooling of the equipment also generate noise.

Committee Member Reginald Younger asked about data center water usage. **Mr. Zambrano** responded that some data centers may use water cooling to help cool their data infrastructure.

Committee Member Nowell expressed concerns with allowing a five percent increase in the ambient noise level in residential areas. Committee Member Nowell asked why the Text Amendment would allow an increase in the ambient noise level. **Mr. Zambrano** responded that this language was based off of what other municipalities have done that have adopted a data center ordinance. Committee Member Nowell suggested that Phoenix take the lead and say that the ambient noise level cannot be exceeded.

Committee Member Kollar asked if there is a decibel range that is considered an ambient noise level. **Mr. Zambrano** responded that the noise study would determine what the ambient noise level is, which would be conducted by an acoustical engineer. Committee Member Kollar stated that an acceptable decibel range would make more sense.

Committee Member Jason Israel stated that noise levels inside data centers typically range from 80 to 90 dBA (A-weighted decibels) and peak levels can reach up to 96 dBA. Committee Member Israel concurred with clarifying the ambient noise level requirement. **Mr. Zambrano** responded that the ambient noise level would be the baseline noise level before a data center is built in the area. Mr. Zambrano added that the ambient noise level can vary based on the surrounding context of a site and a specific decibel number would not cover the entire city, since noise level can vary from one part of the city to another.

Committee Member Barbara Reynolds stated that smaller data centers can operate in buildings from 5,000 to 10,000 square feet and larger facilities require up to 300 acres. Committee Member Reynolds agreed with not allowing data centers in commercial areas.

Committee Member Richard Carlucci expressed concerns with the noise study requirement, noting that developers could go to the nearest street during the busiest time of the day and measure the noise levels from there to get the highest ambient noise level. Committee Member Carlucci stated that the noise study needs more objective standards. Committee Member Carlucci asked why a Special Permit is needed. **Mr. Zambrano** responded that the Special Permit requirement would allow community input, which would not happen if a data center was allowed by-right in a zoning district. Committee Member Carlucci stated that data center developers that invest a lot of money into a site deserve some certainty. Mr. Zambrano responded that part of the Village Planning Committee (VPC) recommendation is determining whether a

Special Permit is appropriate for all zoning districts or not and if data centers should be permitted in the listed zoning districts or not, or if there are additional zoning districts they should be permitted in.

Chair Bowser stated that a Special Permit is different from a Use Permit. Chair Bowser clarified that a Use Permit is typically for a use such as a drive-through and a Special Permit is similar to a rezoning case. Chair Bowser stated that data centers are used on a daily basis without knowing it. Chair Bowser added that Phoenix is an area that does not have natural disasters like other parts of the country and thus, Phoenix is a prime area to build data centers. Chair Bowser stated that there should be more incentives to encourage data centers in old industrial areas and old retail areas that need to be redeveloped.

Committee Member Carlucci asked if the will-serve letter would require a confirmation of energy from the utility company within two years. **Mr. Zambrano** responded affirmatively. Committee Member Carlucci asked why the will-serve letter would be required. Mr. Zambrano responded that the purpose was to ensure that there is not a significant strain on the power grid due to data centers, which require a significant amount of energy. Committee Member Carlucci asked if the City is concerned that the utility company will mismanage their resources, make commitments they cannot meet, and put the power grid in danger. Mr. Zambrano responded that generally, energy usage is one of the major concerns of data centers, and it is not just a City concern. Mr. Zambrano stated that the City wants to ensure there is sufficient energy supply for data centers. Mr. Zambrano added that if the VPC does not agree with the two-year timeframe, then part of the VPC recommendation could be to modify it.

Committee Member Kollar asked if the proposed definition for a data center was defined by the City or by another source. **Mr. Zambrano** responded that the City looked at other municipalities and how they defined a data center. Mr. Zambrano stated that the definition was intended to be simplified. Committee Member Kollar expressed concerns with the second part of the proposed definition for data centers, noting that some accessory data center uses may exceed 10 percent of the gross floor area. Mr. Zambrano shared and explained the proposed definition again. Mr. Kollar asked if a software company would be considered a data services company if they have servers and racks that exceed 10 percent of their gross floor area. Mr. Zambrano responded that based on the proposed definition, if they exceeded the 10 percent threshold, then they would be considered a primary data center use. Mr. Kollar expressed concerns with software and technology companies, since they have robust servers and racks for the nature of their business, which may exceed 10 percent of their gross floor area. Mr. Zambrano responded that the 10 percent threshold came from another municipality and how they defined a data center as an accessory use. Mr. Zambrano added that this could be another modification that could be a part of the VPC recommendation.

Chair Bowser asked if 50 percent of the gross floor area is more common. **Committee Member Kollar** responded that it is not uncommon. Committee Member Kollar stated that there are a lot of technology companies in the area that would probably need more than 10 percent of their gross floor area in order to not be considered a data center.

Committee Member Kollar added that some may be able to fit in a closet, but companies' floor areas are shrinking as more people are teleworking, which also increases server needs.

Mr. Zambrano stated that there is an established Zoning Ordinance definition for gross floor area and noted that it would cover the floor area of each floor of a multi-story building.

Committee Member Gary Kirkilas asked if the first part of the proposed definition would cover companies with facilities that are not primarily used for data services.

Committee Member Kollar responded that it would depend on how data services is defined. Committee Member Kirkilas asked for clarification on encouraging energy efficiency.

Mr. Zambrano responded that data centers would be encouraged to utilize the Phoenix Green Construction Code in order to maximize their energy efficiency, since data centers have such high energy demand. Mr. Zambrano added that maximizing energy efficiency would reduce their energy demand.

Committee Member Carlucci stated that the architectural requirements would add more areas for energy to leak out rather than a flat façade that could better retain energy. **Mr. Zambrano** responded that the surrounding community to a data center would not want to see a large, monolithic, concrete box right next to their community. Mr. Zambrano stated that the architectural requirements address the negative visual impact that data centers could have on the surrounding community.

Vice Chair Lagrave expressed concerns with the 10 percent threshold in the definition.

Committee Member Younger expressed concerns with energy efficiency not being a requirement. Committee Member Younger asked if energy efficiency could be changed to a standard requirement. **Mr. Zambrano** responded that encouraging energy efficiency is from the General Plan Amendment, which would be the policy guidance. Mr. Zambrano added that if data centers are required to obtain a Special Permit, then City staff would look at the adopted policy guidance during that process and try to ensure the development is being consistent with adopted policy. Mr. Zambrano added that the VPC recommendation could include modifying this to a requirement.

Public Comments:

Benjamin Graff, with Quarles & Brady, LLP, introduced himself as a representative of American Express, opposed to this item. Mr. Graff displayed the existing American Express campus at the southeast corner of Mayo Boulevard and 56th Street, noting that the site is zoned CP/BP (Commerce Park District, Business Park Option). Mr. Graff noted that data centers were previously permitted in the CP/BP zoning district by right. Mr. Graff stated that American Express leased the land from the Arizona State Land Department with the intention of building two companion data centers in the vacant land to the north of the existing campus. Mr. Graff stated that these data centers would not be leased out and would support the American Express operations. Mr. Graff stated that

the 10 percent threshold in the proposed definition would be exceeded by the proposed data centers, and the CP/BP zoning district would not permit data centers in the current draft ordinance. Mr. Graff added that Text Amendments typically take a year to go through the process and stakeholders like American Express are contacted and brought into stakeholder meetings. Mr. Graff stated that there has been no outreach that he is aware of to American Express. Mr. Graff requested that the Text Amendment be slowed down. Mr. Graff recommended that the 10 percent threshold in the proposed definition be removed and that the CP/BP zoning district be added to the zoning districts that permit data centers. Mr. Graff added that American Express has final site plan approval for Phase II of the American Express campus, which includes their first data center. Mr. Graff stated that if it becomes a legal non-conforming use overnight, it would create many issues with lenders and financing that previously had other assurances.

Ty Utton, representative with Rose Law Group, introduced himself as a representative of a broad coalition of data centers, opposed to this item. Mr. Utton echoed Mr. Graff regarding the Text Amendment schedule. Mr. Utton stated that it was not an inclusive process and was not the delivered approach typically seen from the City of Phoenix. Mr. Utton expressed concerns with Proposition 207. Mr. Utton requested that the Text Amendment be delayed.

Cepand Alizadeh, representative with the Arizona Technology Council (AZTC), introduced himself as a stakeholder opposed to this item. Mr. Alizadeh shared a story about a car accident, noting that his medical records were readily available to the hospital because of a data center. Mr. Alizadeh stated that AZTC is a coalition of over 750 tech companies across Arizona, including numerous data center partners. Mr. Alizadeh expressed concerns with the fast schedule for the Text Amendment. Mr. Alizadeh stated that the City of Chandler took 20 months, and the City of Surprise took 24 months, to come up with a data center ordinance. Mr. Alizadeh stated that the will-serve letter would not be possible, noting that data centers take years to develop. Mr. Alizadeh expressed concerns with the noise study, noting that there is no mention of measuring the noise in decibels. Mr. Alizadeh stated that the Text Amendment is missing key language and stakeholders have not had any time to provide input. Mr. Alizadeh requested that the Text Amendment be slowed down and noted that other VPCs at the meetings he has attended have all denied it.

Staff Response:

Mr. Zambrano responded that projects with preliminary site plan approval before the Text Amendment is adopted and goes into effect would still be able to develop and would be considered a legal non-conforming use. Mr. Zambrano added that if they wanted to expand in the future, then that is when the new zoning regulations would apply. Mr. Zambrano stated that Proposition 207 concerns are a concern of the City Council and should not be a concern at the VPC level. Mr. Zambrano stated that the VPC recommendation could modify the 10 percent threshold of the proposed definition as well as the noise study requirement. Mr. Zambrano added that the Mayor and City Council requested that these items be before them to vote on before their summer recess, which is why the schedule is rushed.

Discussion:

Committee Member Joseph Barto asked if the schedule is a normal timeframe or if it is a faster schedule. **Mr. Zambrano** responded that the public hearing schedule is a bit more rushed, noting that the VPC, Planning Commission, and City Council meetings are usually a month apart, resulting in at least a three-month public hearing schedule. Mr. Zambrano stated that the public hearing schedule for these items is scheduled at about a month and a half, so it is a faster timeline in that sense. Mr. Zambrano added that it has been in the works since the beginning of the year and there have been three stakeholder meetings. Mr. Zambrano stated that City staff is actively working with stakeholders to get their input.

Committee Member Carlucci stated that although data centers are not a large source of traditional jobs, they are a large source of construction jobs. Committee Member Carlucci expressed concerns with major employers not coming to Phoenix if data centers do not get built because of this Text Amendment. Committee Member Carlucci added that data centers are critical national security infrastructure and are critical to helping win the race for Artificial Intelligence (AI). Committee Member Carlucci stated that the Text Amendment seems more like a ban on data centers. Committee Member Carlucci stated that data centers need to be built faster and bigger. Committee Member Carlucci stated that energy concerns should be addressed by the power companies on how they can scale up energy production. Committee Member Carlucci expressed opposition for these items.

Chair Bowser stated that he believes there are appropriate areas for data centers, such as a large commerce park area, and a Special Permit requirement seems like an overreach for those areas. Chair Bowser added that old retail areas may be more appropriate for a Special Permit requirement due to proximity to residential.

Committee Member Kirkilas asked what the stakeholder input has been so far. **Mr. Zambrano** responded that he has not been involved in the stakeholder meetings, so he cannot say what has been discussed in those meetings. Mr. Zambrano reiterated that the Mayor and City Council requested these items to be before them to vote on before their summer recess, which is why City staff is moving forward with the current schedule.

Committee Member Kollar asked if stakeholder comments were considered and incorporated into the Text Amendment. **Mr. Zambrano** responded that there was one stakeholder meeting at the time the staff report was written. Mr. Zambrano added that City staff may make some modifications to the draft ordinance language for the Planning Commission and the City Council meetings, based on feedback heard from the stakeholder meetings and the VPC meetings. Committee Member Kollar stated that it seems pre-mature to vote on the Text Amendment if it is going to be amended. Committee Member Kollar expressed concerns with stakeholder input not being incorporated into the Text Amendment. Committee Member Kollar stated that the current draft ordinance seems over-prohibitive. Mr. Zambrano responded that these are all factors that the VPC can consider, and this is part of the discussion. Mr. Zambrano stated that the main question is whether the VPC agrees with the current draft

ordinance or not, and if not, which parts does the VPC not agree with and how can those parts be modified. Mr. Zambrano added that this information will be used for further discussions with the Planning Commission and the City Council.

Vice Chair Lagrave stated that the Text Amendment seems incomplete. Vice Chair Lagrave stated that the issues he sees are the 10 percent threshold of the proposed definition, the exclusion of the CP/BP zoning district, the noise study requirements, and proximity to residential. Vice Chair Lagrave stated that these issues need to be addressed. Vice Chair Lagrave asked which type of motion would be more likely to be heard. **Mr. Zambrano** responded that there are a few different options, including recommending denial with direction, with the direction to take another look at the items of concern. Mr. Zambrano added that the VPC could recommend approval, per the staff recommendation, with modifications, and recommend certain modifications to the text amendment.

Committee Member Reynolds recommended adding the will-serve letter requirement to the list of concerns.

Committee Member Israel asked for clarification if the calculation for the 10 percent threshold of the accessory data centers for the American Express site would include the gross floor area of all on-site buildings of Phase I, Phase II, and Phase III, based on the proposed definition. **Mr. Zambrano** responded that if the data centers are solely serving the enterprise functions of American Express, then the gross floor area would include all buildings on the campus, including the existing American Express buildings. Committee Member Israel asked for clarification if the proposed definition would not allow data services to be leased to third parties. Mr. Zambrano clarified that this part of the definition intends to clarify that a data center would be considered an accessory use only if it is used for the on-site enterprise and is not leased to other entities.

Committee Member Carlucci asked if there are other zoning districts that could be added in addition to the CP/BP zoning district, such as industrial districts. **Chair Bowser** responded that the A-1 and A-2 industrial zoning districts are already listed. Committee Member Carlucci stated that part of the recommendation should include removing the Special Permit requirement.

Mr. Zambrano asked for clarification if the recommendation would include removing the Special Permit requirement for only the industrial zoning districts or for all the zoning districts. **Committee Member Carlucci** suggested that the Special Permit requirement be removed from all the zoning districts.

Vice Chair Lagrave stated that the Special Permit requirement should be retained for the commercial zoning districts.

Mr. Zambrano repeated that the VPC wanted to add data centers as a permitted use in the CP/BP zoning district and that the VPC wanted to allow more time for stakeholder input. Mr. Zambrano asked for clarification if the VPC wanted to increase the 10 percent threshold in the proposed definition. **Vice Chair Lagrave** responded that it should be

removed. Mr. Zambrano asked for clarification if the VPC wants to increase the number of years for the will-serve letter requirement or remove it altogether. Vice Chair Lagrave responded that it should be removed. Vice Chair Lagrave added that the Special Permit should remain required for the C-2 and C-3 zoning districts but should not be required for the CP/BP, CP/GCP, A-1 or A-2 zoning districts.

Committee Member Nowell stated that the ambient noise level should not be exceeded. **Vice Chair Lagrave** responded that the noise level must be measured in decibels. Vice Chair Lagrave stated that he was okay with leaving the five percent allowance to exceed the ambient noise level.

Committee Member Kirkilas asked for clarification that the Special Permit requirement would be recommended to be kept near residential areas. **Vice Chair Lagrave** responded affirmatively, noting that it would be kept for the commercial zoning districts.

Committee Member Nowell asked why the ambient noise level should be increased by five percent for data centers in commercial zoning districts near residential areas. **Vice Chair Lagrave** responded that the noise level could be addressed at the time that the data center developer goes through the Special Permit process.

MOTION – Z-TA-2-25-Y:

Vice Chair Lagrave made a motion to recommend denial, with direction to allow more time for stakeholder input, to remove the threshold for 10 percent of the gross floor area of all on-site buildings in the proposed definition, to clarify the noise study requirements and ensure that noise is measured in decibels, to remove the will-serve letter requirement, to add data centers as a permitted use in the CP/BP zoning district, and to only require a Special Permit for the C-2 and C-3 commercial zoning districts.

Committee Member Carlucci seconded the motion.

VOTE – Z-TA-2-25-Y:

11-0; the motion to recommend denial of Z-TA-2-25-Y with direction passes with Committee Members Barto, Birchby, Carlucci, Israel, Kirkilas, Kollar, Nowell, Reynolds, Younger, Lagrave and Bowser in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.

Village Planning Committee Meeting Summary Z-TA-2-25-Y

Date of VPC Meeting	May 20, 2025
Request	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to add a definition for data centers; amend Chapter 5, Section 507 Tab A.II.D (Guidelines for Design Review, City-Wide Design Review Guidelines, Specialized Uses) to modify the section title and add design standards for data centers and amend Chapter 6, Section 647 (Special Permit Uses), Section 647.A.2 to add data centers within the C-2 (Intermediate Commercial), C-3 (General Commercial), CP/GCP (Commerce Park/General Commerce Park), A-1 (Light Industrial) and A-2 (Industrial) zoning districts, with performance standards.
VPC Recommendation	No quorum
VPC Vote	No quorum

VPC DISCUSSION:

No quorum.

Village Planning Committee Meeting Summary

Z-TA-2-25-Y

Date of VPC Meeting	June 2, 2025
Request	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to add a definition for data centers; amend Chapter 5, Section 507 Tab A.II.D (Guidelines for Design Review, City-Wide Design Review Guidelines, Specialized Uses) to modify the section title and add design standards for data centers and amend Chapter 6, Section 647 (Special Permit Uses), Section 647.A.2 to add data centers within the C-2 (Intermediate Commercial), C-3 (General Commercial), CP/GCP (Commerce Park/General Commerce Park), A-1 (Light Industrial) and A-2 (Industrial) zoning districts, with performance standards.
VPC Recommendation	Denial
VPC Vote	13-0-1

VPC DISCUSSION:

Item Nos. 5 (Z-TA-25-Y) and 6 (Z-TA-2-25-Y) are companion cases and were heard concurrently.

Two members of the public registered to speak on these items in opposition.

STAFF PRESENTATION:

John Roanhorse, staff, provided a presentation on the Data Center General Plan Amendment noting the development background, review process, and the rationale behind the proposed amendment. Mr. Roanhorse stated that the proposed text amendment is a companion to the General Plan Amendment and is intended to support the regulatory framework for data centers. Mr. Roanhorse stated that the City Council had initiated creation of new policy guidance in response to the growing number of requests for data center facilities, which possess unique characteristics not currently addressed. Mr. Roanhorse expressed the importance of the General Plan Amendment due to land use considerations, the need for adaptation to existing developments, and the importance of connecting these facilities to infrastructure. Mr. Roanhorse noted that one of the primary reasons for the amendment is that data centers are not directly addressed in either the General Plan or the Zoning Ordinance and previous developments have been permitted through informal interpretations. Mr. Roanhorse discussed the key elements of the amendment, including location criteria, design policies, and sustainability measures. Mr. Roanhorse reviewed site placement criteria,

highlighting core areas and centers as not preferred locations, and noted various suitability factors. Mr. Roanhorse discussed required setbacks, the integration of art features, dark sky compliance, noise mitigation, and architectural design standards. Mr. Roanhorse noted the energy demands associated with data centers and the importance of incorporating energy efficiency measures. Mr. Roanhorse stated that the amendment would offer additional detail regarding definitions, guidelines, and performance standards.

QUESTIONS FROM THE COMMITTEE:

Committee Member Opal Wagner asked if an assessment was done regarding data centers and if there were potential sites within the Encanto Village and how large of a footprint data centers would require. **John Roanhorse**, staff, responded that there were not many suitable sites available for a large data center and made an initial review and noted that most of the areas within Encanto Village are already developed. Mr. Roanhorse stated that the scale and magnitude of many proposed data centers would likely not be feasible due to structural limitations but also because of existing development and the Encanto Village probably would not be an ideal location for such facilities.

Committee Member Robert Warnicke stated there were two main concerns with the presented text amendment. Committee Member Warnicke stated first, is a perceived contradiction in the criteria for data center locations and noted that while the guidelines discourage placement within or adjacent to identified cores centers and corridors, they simultaneously encourage data centers in redevelopment areas where infrastructure investment is needed. Committee Member Warnicke stated that, in his experience, developers often promote zoning changes by emphasizing the infrastructure improvements their projects will bring and there is concern that this approach has been made in other villages and might create confusion or loopholes in applying the criteria consistently. Committee Member Warnicke said his second concern was more technical and related to the definition of a data center and noted a portion of the definition states a data center as a facility primarily used for data services but includes a carve-out stating the facility is not used to lease data services to third parties. Committee Member Warnicke stated there is confusion over the purpose of that clause and asked why it was included. Committee Member Warnicke stated that such a carve-out might allow companies to build facilities for their own use while leasing excess capacity to others, potentially bypassing the intended regulatory framework. Committee Member Warnicke said the carve-out as is much like the tail wagging the dog and warned that it could be exploited, allowing data centers to be built anywhere as a private use. **Mr. Roanhorse** responded that the city is currently focused on regulating developments that are already in progress and while also considering future plans. Mr. Roanhorse stated the city has met with stakeholders and has presented the text amendment information at the Village Planning Committees to get feedback and promote consistency.

Committee Member Robert Warnicke echoed his concern and stated that the business model whether the data services are leased out or used internally should not affect how a facility is regulated. Committee Member Warnicke stated that the impact on

the city and surrounding areas would be the same regardless of the business structure and stated there should be more analysis of this issue.

Committee Member Rick Mahrle commented on a point of clarification regarding the carve-out and stated that the text language is not used to lease data services to third parties and should be read as excluding facilities that are solely serving their own enterprises. Committee Member Mahrle stated an example of a law firm that operates a large computer storage system occupying less than 10 percent of its gross floor area. Committee Member Mahrle noted that as long as that system is not used to lease services externally and solely supports the business itself it should not be classified as a data center. Committee Member Mahrle stated that this was his interpretation noting Committee **Member Warnicke's** concern and clarified that the purpose of the clause is to distinguish private enterprise systems from commercial data centers.

Committee Member Mark Cardenas stated that he agreed with the concerns previously stated and noted that major corporations such as Amazon, Google, and Microsoft already operate data centers and infrastructure within the Phoenix area. Committee Member Cardenas said that when individuals use services like Microsoft Outlook, Cortana, or cloud storage, they are essentially leasing storage space from these companies and that he personally purchases additional storage to save family vacation photos and said that this kind of licensing arrangement is common. Committee Member Cardenas said there is a concern that under the current definition, if companies like Amazon or Google choose to build new data centers in Phoenix, they could avoid regulation simply by stating that they are not leasing the space but in reality, they are selling licenses to the public. Committee Member Cardenas emphasized that Phoenix's 1.6 million residents purchase data licenses from these companies every day, and that the language in the proposed text amendment excluding facilities that do not lease data services is problematic. Committee Member Cardenas stated that this exception creates a loophole that undermines the intent of the regulation. **Mr. Roanhorse** noted that from the city's perspective, the distinction lies in how data is managed and licensed and noted that individual consumers are not directly investing in or operating data infrastructure but are instead purchasing licenses or subscriptions. Mr. Roanhorse stated that data is often transferred between entities, and that the bulk of such information is typically owned and managed by larger corporations, not individual users. Committee Member Cardenas replied that this understanding was not entirely accurate and as a business owner operating an LLC, that purchases increased email storage or data capacity, he is not buying hardware or servers directly he is licensing space in a data center. Committee Member Cardenas stated the definition excludes leased services and his business would technically be unable to continue purchasing additional data storage from companies like Microsoft and this interpretation could restrict the ability of local businesses to operate effectively, and questioned whether the current language adequately reflects the real-world use of data center services. **Mr. Joshua Bednarek**, Planning and Development Department Director, responded by stating that Committee Member Cardenas's explanation was essentially correct and aligned with the intent behind the current definition and that the language was designed to prevent large organizations that operate internal data systems from being classified as commercial data centers. Mr. Bednarek stated that as long as an entity demonstrates that its data center is used exclusively for internal operations, it would not be considered

a regulated data center under the proposed definition and further explained, the definition was to provide flexibility for larger employers with legitimate internal data needs, without unintentionally subjecting them to data center regulations.

Committee Member Sabrina Perez asked about the location criteria policy and stated that her organization works extensively with data centers and expressed concern with the language that states data centers are discouraged within and adjacent to identified cores centers and corridors. Committee Member Perez stated that, in her experience data centers are often located adjacent to housing and financial centers and, over time, they begin to create their own core areas and economic corridors. Committee Member Perez stated that the intent seems counterintuitive that the policy would discourage data centers from being near such areas given that the growth and presence of data centers can actively contribute to the formation of vibrant economic hubs. Committee Member Perez stated that rather than being out of place, data centers often become integral to the development of their surroundings, supporting an ecosystem of businesses and services. Committee Member Perez stated the policy language that encourages data centers in identified redevelopment areas and noted that many of these locations already contain existing space and are positioned to support ancillary services and suggested the language may be misaligned with how these areas are practically developing. Committee Member Perez stated there is a technical concern about utility infrastructure and data centers often build their own substations on site for power generation and that the Department of Energy (DOE) has invested in small modular reactors (SMRs) that can be integrated into such developments. Committee Member Perez stated that utility will-serve letters are increasingly irrelevant in these cases because data centers are largely self-sustaining in terms of power needs. **Mr.**

Bednarek responded stating that the proposal involves two components: a general plan amendment and a text amendment where the general plan amendment includes location criteria that are meant to guide decision-making, while the text amendment introduces specific zoning tools to regulate data centers such as the requirement of a special permit, similar to what is currently required for self-storage facilities. Mr. Bednarek stated the general plan language is not absolute and is intended to serve as a policy foundation and framework to help committees and staff evaluate whether a proposed data center aligns with the city's long-term goals. Mr. Bednarek stated that a location example of Thomas Road and Central Avenue, a designated core area where residents and city leaders have expressed a desire for amenities like restaurants and gathering places and if there were to propose a data center in that area, the location criteria would serve as a signal to pause and consider whether the proposed use is appropriate.

Mr. Bednarek stated that while the criteria provide guidance, a special permit process allows for case-by-case evaluation, which includes input from staff, the committee, and ultimately the City Council and reiterated that the intent of the proposed changes is to ensure that data centers are subject to thoughtful planning and design standards, and that such policies are reflected both in the general plan and the zoning ordinance.

Committee Member Tom Doescher stated a concern about the low energy rates being promoted by the Arizona Corporation Commission and noted that the Commission has

opened public comment on this issue, and emphasized that the more data centers are developed, the more electricity and energy they will consume. Committee Member Doescher said that the Commission does not want consumers to bear the financial burden of these increased energy demands and asked how the city plans to address potential issues related to the size and location of smaller modular reactors (SMRs), especially when these reactors are situated adjacent to existing buildings. **Mr. Bednarek** responded, stating that the purpose of the general plan amendment and the accompanying text amendment is to better the position the city in response to the growing needs of the data center industry and emphasized that the city wants to ensure that the location of new data centers is subject to discussion and evaluation, much like other land uses. Mr. Bednarek stated that presently no such discussion takes place before a data center is developed, not with this committee, not with neighboring residents, and not with the City Council. Mr. Bednarek said the proposed amendments would establish a regulatory framework that enables those conversations to occur. Mr. Bednarek further explained that, under this proposed process, both large and small data center proposals would be evaluated to determine whether they are appropriate for a given location and that evaluation would include considerations such as energy demand, infrastructure capacity, and community impacts that are not currently part of the review process.

Committee Member Mahrle commented that the committee's concerns should not be interpreted as opposition to data centers and stated the need for careful and thoughtful regulation, especially in response to concerns raised about the clarity of the definition language in the proposed text amendment. Committee Member Mahrle suggested that the Planning Commission should revisit the definition to ensure it accurately captures the intended meaning and scope. Committee Member Mahrle commented that the issue of infrastructure improvements, referencing the general plan's encouragement of data centers in redevelopment areas and stated he is supportive of the idea of placing data centers in locations where infrastructure upgrades are needed, with the understanding that developers would contribute financially by constructing required improvements such as half-streets, traffic signals, and road upgrades. Committee Mahrle stated that this is a sound concept, and he wants to ensure it is clearly reflected in the final policy language.

Committee Member Cardenas commented on an earlier point made by Mr. Bednarek and expressed his support for the creation of general policies governing the location and design of data centers. Committee Member Cardenas stated a concern about the accelerated timeline of the current process. Committee Member Cardenas said that with the Preserve Historic Plan and this data center amendment it is moving faster than any other text amendment he has seen. Committee Member Cardenas asked why the process is being rushed, pointing out that the amendment is scheduled to go through all Village Planning Committees in June 2025, Historic Preservation Commission in July, Planning Commission in August, Subcommittee review in September, and City Council vote in October. Committee Member Cardenas stated that if the city intends for the policy to have a long-term impact, the current speed of adoption does not appear appropriate. **Mr. Bednarek** responded that he understood the concerns expressed by the committee regarding the sense of urgency behind the amendment. Mr. Bednarek stated that currently, the City does not have any policy framework in place to guide or

regulate data centers. Mr. Bednarek said this absence of a well-developed framework like the city already has for historic preservation, noting that the lack of a similar structure for data centers is problematic given the sheer volume of space and capital investment involved.

Mr. Bednarek stated that the proposed text amendment is not a prohibition on data centers, just as current zoning policies do not prohibit self-storage facilities instead, it is about establishing a process for reviewing such developments that allows community members to participate meaningfully. Mr. Bednarek stated that the goal is to determine whether a framework is needed, and if so, to ensure that future data center proposals are subject to public input and formal review. Mr. Bednarek stated that there are two key questions: Do we need a policy framework, and should the community have a role in evaluating future proposals?

Committee Member Cardenas commented that when the issue of regulating data centers had surfaced months ago, he shared that he had texted city staff about the matter as early as February and was told they would be notified when the draft was ready. Committee Member Cardenas stated that now the draft is available, he expressed concern that the process appears rushed, particularly in comparison to previous planning efforts and cited a prior presentation in which a four-month review period was provided, allowing for feedback and adjustments before finalizing this proposal in contrast appears to be on an accelerated timeline, raising concerns about potential unintended consequences and insufficient public engagement. Mr. Cardenas stated there were issues when pushing the amendment through quickly could lead to blowback from companies like TSMC, which are closely tied to the semiconductor and data storage sectors. Committee Member Cardenas stated that as a resident in the fifth-largest city in the country, he emphasized that his concerns were not trivial and requested that the City pump the brakes and slow the timeline, expressing doubt that a Planning Commission hearing scheduled just two days away would allow for proper consideration of the issues raised. Committee Member Cardenas stated concern regarding the reliability of will-serve letters, which utilities are expected to provide as evidence that they can meet future energy needs. Committee Member Cardenas stated that the time frames for service projections may exceed four years, and such letters could be invalid if no action occurs for several years. **Mr. Bednarek** responded by acknowledging the concerns related to the current wording of the will-serve letter requirement, stating that staff was prepared to propose modifications to that section and noted that all other Village Planning Committees had already offered recommendations on the draft amendment, and that there was a strong sense of urgency from the City Council to adopt a framework sooner rather than later. Mr. Bednarek encouraged committee members to submit specific suggestions regarding any language they felt needed revision, particularly if they had concerns beyond the will-serve language. Mr. Bednarek emphasized that all feedback would be considered during Planning Commission and City Council deliberations.

Committee Member Procaccini asked about energy usage and asked whether there had been any analysis related to promoting energy infrastructure improvements and green building standards. Committee Member Procaccini inquired if the city was considering standards such as requiring lighter colored roofs or limiting the amount of

power used. **Mr. Bednarek** responded that those types of considerations could certainly be addressed as part of a Special Permit request, should the proposed text amendment be adopted. Mr. Bednarek stated that, currently, the city does not have the opportunity to evaluate such design and infrastructure elements. Mr. Bednarek stated that if the proposed framework is approved, special permit applications could include requirements related to energy efficiency and sustainability, such as solar installations and design standards. Mr. Bednarek noted that some provisions in the draft already address issues like shading within project streets but emphasized that the special permit process would allow for case-by-case refinement of requirements through conversations between applicants, planning staff, and the community.

Committee Member Perez asked about the intention of the will-serve letter and if there could be language requiring it to be reviewed annually based on available utility resources and acknowledged that this might result in additional paperwork, but stated that given the long development timelines for data centers, there should be an annual reassessment to ensure that commitments made in the letter remain valid. Committee Member Perez asked how the city would hold developers accountable if they were leasing their space to third parties. **Mr. Bednarek** responded that the concern about third-party leasing was valid and said that the intent of the will-serve letter requirement is to ensure the city has a clear understanding of future energy demand and is not allowing data centers to consume limited energy capacity, thereby displacing other community-serving uses like housing, restaurants, or recreational facilities. Mr. Bednarek stated that the proposed language is being refined, and the goal is to prevent large parcels of land from sitting idle for years while awaiting energy infrastructure buildout. Mr. Bednarek stated that third-party leasing is not explicitly addressed in the current draft but is being discussed and that enforcement would occur through NSD (Neighborhood Services Department) if a facility violated its zoning approval. Mr. Bednarek said if a campus-based user such as a hospital or major employer proposed a data facility for internal operations, the city would verify the use during the permitting process and if the purpose changed later, it could trigger a zoning ordinance violation.

Committee Member Perez commented that, with over 20 years of experience as an engineer and significant involvement in data center projects, she believes the general public lacks the technical understanding to adequately evaluate the implications of such a text amendment. Committee Member Perez stated that many residents and committee members may not have the necessary background to assess these facilities, and that relying on a few informed stakeholders places an unfair burden on the public. Committee Member Perez stated the process as overly aggressive, noting that not everyone has recently gained familiarity with the industry the way some committee members or their clients have.

Committee Member Cardenas expressed appreciation for Mr. Bednarek's repeated acknowledgment that the language is still being refined and that he understands staff have constraints and must sell proposals up the chain of command but emphasized that the lack of clarity on certain provisions particularly around third-party leasing remains troubling. Committee Member Cardenas stated that there is no current process outlined for situations where a company like Amazon builds a data center and later leases space to small businesses or third-party operators. Committee Member Cardenas stated that

the definition section of the draft text amendment does not sufficiently address or distinguish these scenarios and said this as a critical oversight, noting that the ambiguity could lead to unintended consequences if the city fails to differentiate between internal-use data centers and commercial or leased data facilities. **Mr. Bednarek** responded by stating that the intention of the language is to address owner-operated facilities, such as Amazon using a data center solely for its own internal operations the facility is still considered a data center under the proposed language. Mr. Bednarek commented that leasing scenarios where a facility is marketed to third-party users are not clearly addressed in the draft and stated that refining the language to provide clarity on these distinctions is under active consideration, and that additional comments and suggestions from the committee would be welcomed during the Planning Commission and City Council review phases.

Committee Member Cardenas stated that the current definitions and structure of the proposed amendment do not capture the complexity of how data centers may be used and noted that projects such as Microsoft's facility or others where land was donated or where terms were negotiated could fall into gray areas not currently addressed. Committee Member Cardenas stated he disagreed with Mr. Bednarek's interpretation and urged further revisions to ensure transparent and enforceable definitions.

Committee Member Warnicke commented that there was uncertainty in a comment made earlier and that may have been a misunderstanding and with the previous discussion the issue has more clarity but there should be some adjustments to the definition.

Committee Member Mahrle asked for clarification on the data center definition and asked for help understanding a hypothetical scenario where a company such as Infinix were to build a facility and use the entire building to house servers, would that qualify as a data center even if the space was dedicated to internal use only. Committee Member Mahrle asked if a hospital could have extensive computer systems in place to support its medical operations and if the data and server space remained under 10 percent of the gross floor area of the hospital's onsite buildings, would this be classified as a data center under the proposed definition. Committee Member Mahrle expressed that this exemption appeared to be based on usage and proportion of floor area, unless the hospital began leasing the data capacity to third-party entities, which would then reclassify it as a data center.

Committee Member Cardenas asked how many hospitals currently exceed that 10 percent threshold and whether some of them might already be marketing or using their facilities in ways that could bring them under this definition. Committee Member Cardenas stated that this gray area could lead to confusion about when an otherwise exempt facility becomes subject to the proposed regulations. **Mr. Bednarek** responded that the intent of the definition is to allow institutions like hospitals or universities to manage their own internal data operations without triggering the full regulatory framework. Mr. Bednarek stated that as long as the use remains internal and under the 10 percent gross floor area threshold, such facilities would not be considered data centers under the ordinance, however, if they began leasing server space to third parties, they would then fall within the scope of the data center designation. Mr.

Bednarek said that this flexibility was intended to accommodate facilities that have legitimate internal data needs, such as hospitals, while ensuring that purpose-built commercial data centers are subject to community oversight through the proposed special permit process.

Committee Member Cardenas asked for confirmation that any facility with server or data operations occupying more than 10 percent of the gross floor area regardless of intended use would be defined as a data center under the text amendment. **Mr. Bednarek** responded that this was correct.

Committee Member Perez commented that Google has started doing tenant improvements and this may suggest they may not own their buildings on their own land and may be leasing space for a data center. Committee Member Perez asked if this situation has been considered and what would the response be. **Mr. Bednarek** responded this would be treated just like the adoption any new ordinance if you were in the middle of a building permit and, those are the things that we're going to have to sort out on a case-by-case basis with every property owner depending on where they are at in the process. Mr. Bednarek stated in the new framework for data centers is appropriate and it is the simplest process, but some adjustments will be made, and staff will work through it properly.

PUBLIC COMMENT

Cepand Alizadeh, representing the Arizona Technology Council, introduced himself and shared a personal experience to illustrate the importance of access to electronic medical information and the critical role of Data Centers. Mr. Alizadeh explained that he works with an organization that provides information and supports a variety of technology industries, emphasizing its alignment with economic development efforts. Mr. Alizadeh stated that correspondence outlining the Arizona Technology Council's position on the proposed text amendment had been submitted to the Mayor's Office and members of the City Council. Mr. Alizadeh stated that data centers are an essential component of the modern economy, noting that several facilities are either under consideration or already under construction in different areas of the city, with more expected in the near future. Mr. Alizadeh also pointed out that data centers vary in size and capacity, both in terms of the volume of information housed and the operations conducted within the facilities. Mr. Alizadeh stated that he works with a range of businesses and organizations that develop services, maintain technology systems, and ensure that critical information remains readily available. Mr. Alizadeh said on behalf of the Arizona Technology Council, he expressed concerns about the proposed text amendment, specifically regarding the process timeline and the requirements for sound abatement. Mr. Alizadeh stated that additional time is needed to allow for a comprehensive review and to provide informed feedback on the proposed amendment. Mr. Alizadeh further noted that the draft text amendment does not sufficiently address appropriate sound control measures that would be consistent with the functional and operational needs of data centers.

Samantha DeMoss, representing Rose Law Group, introduced herself and stated that Data Centers are an expanding use and reflect an important economic sector for the Phoenix area. Ms. DeMoss stated that addressing Data Centers is very important and will have long-term implications for growth and development. Ms. DeMoss stated there are concerns with the current General Plan Amendment specifically that with process review and timing and the design criteria. Ms. DeMoss stated that additional review time would be necessary to review and address many of the incomplete details in the General Plan Amendment as presented. Ms. DeMoss said that additional review time would allow more stakeholder review and input. Ms. DeMoss stated that the committee consider a 90-day period be granted to allow for more time for a thorough review and comment.

STAFF RESPONSE

Mr. Bednarek responded that industry participation in the stakeholder discussion has been included in the current language regarding sound levels and is within 5 percent so that could be adjusted to the ambient levels in the area if it were next to a neighborhood that they can extend to another location Mr. Bednarek stated that if there's a desire by the committee to insert a specific decibel level right now the idea was that for sound they are required to hire an engineer to do a study that shows the level next to the adjacent property and what will be done to maintain appropriate sound levels.

Mr. Bednarek responded that the review process has moved quickly and noted there is a sense of urgency from the Mayor and Council and many of the policy issues have been discussed. Mr. Bednarek stated that currently data centers are not addressed in the zoning ordinance, and this is a great concern.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE.

Committee Member Kleinman asked what the results were from other Village Planning Committees regarding data centers. **Mr. Bednarek** responded that there has been a split with up to five committees in opposition and some approvals with direction.

Committee Member Perez asked if there was information on the committees that voted for denial, did any have any active plans for data centers. **Mr. Bednarek** responded a few are in progress but any new policy and framework will not prohibit data centers from moving forward.

Committee Member Cardenas commented that there is a stakeholder process and other actions such as the adoption of marijuana facilities had an extensive public engagement and with data centers there are many issues and more discussion is needed.

Committee Member Warnicke commented that he was concerned with data centers being allowed in C-2 and C-3 zoning areas and this may have an impact in the Encanto Village. Committee Member Warnicke stated he was less concerned with the sound mitigation which would be addressed in a special permit or variance action. **Mr.**

Bednarek responded that the General Plan Amendment, which is land use criteria, and a special permit will still be required.

Committee Member George asked if motion were to be approved would there be guidance attached to clarify the committee's position. **Mr. Roanhorse** responded that the committee may add comments or provide direction for the vote.

Committee Member Wagner commented that with the information presented and the discussion more work needs to be done on data centers. Committee Wagner stated that with audible level they are logarithmic not linear and a small increment can mean massive change so specific units should be addressed.

VOTE

13-0-1, motion to deny Z-TA-2-25-Y passes with Committee Members Cardenas, Doescher, Garcia, Kleinman, Mahrle, Perez, Picos, Procaccini, Schiller, Tedhams, Wagner, Warnicke and Matthews with George abstaining.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

Village Planning Committee Meeting Summary Z-TA-2-25-Y

Date of VPC Meeting	May 20, 2025
Request	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to add a definition for data centers; amend Chapter 5, Section 507 Tab A.II.D (Guidelines for Design Review, City-Wide Design Review Guidelines, Specialized Uses) to modify the section title and add design standards for data centers and amend Chapter 6, Section 647 (Special Permit Uses), Section 647.A.2 to add data center within the C-2 (Intermediate Commercial), C-3 (General Commercial), CP/GCP (Commerce Park/General Commerce Park), A-1 (Light Industrial) and A-2 (Industrial) zoning districts, with performance standards.
VPC Recommendation	Approval, with a modification and direction
VPC Vote	4-0

VPC DISCUSSION:

Item Nos. 5 (GPA-2-25-Y) and 6 (Z-TA-2-25-Y) are companion cases and were heard concurrently.

One member of the public registered to speak on this item.

Staff Presentation:

Nayeli Sanchez Luna, staff, stated that the proposed general plan amendment and text amendment were to add a definition for data centers in the Zoning Ordinance and implement performance standards and location criteria. Ms. Sanchez Luna noted that the general plan amendment would discourage data centers from being located in centers, cores, and corridors. Ms. Sanchez Luna provided the proposed data center definition and noted that the text amendment would require a Special Permit for data centers. Ms. Sanchez Luna concluded the presentation by summarizing the proposed design improvements and noting that staff recommends approval of both the general plan amendment and text amendment.

Questions from the Committee:

Chair Parris Wallace noted that the majority of her questions were answered. Chair Wallace asked if anyone has discussed the increase in internet infrastructure because communities could benefit from the added infrastructure. **Ms. Sanchez Luna** stated that

that was not something that has been discussed in detail with internal staff. **Chair Wallace** asked for more information regarding traffic. **Ms. Sanches Luna** added that this would not produce the same levels of traffic as a multifamily project but that commercial and semi-trailer traffic would be present.

Romona Burris asked if there were any data centers in the area. **Ms. Sanchez Luna** stated that she will have to follow up with that information.

Chair Wallace asked if the text amendment would apply to new and stand-alone data centers. **Ms. Sanchez Luna** confirmed that the text amendment would apply to new data centers and reiterated that this would not apply to collage campuses like Grand Canyon University.

Ms. Burris asked if they there were data centers for general operations such as artificial intelligence. **Ms. Sanchez Luna** confirmed. **Ms. Burris** asked for more information regarding sustainability measures. **Ms. Sanchez Luna** stated that they will be required to obtain a letter from the utility company and that the general plan amendment would help implement sustainability measures. Ms. Sanchez Luna added that other Village Planning Committees have made motions with direction if they wished to approve the text amendment and general plan amendment and still provide more direction. **Ms. Burris** stated that she would like to ensure that water conservation is added.

Public Comment:

Jon Gillespie stated that he was a land use attorney that represented numerous data center companies and emphasized that this industry is important for the City. Mr. Gillespie noted that the City is an attractive place for data centers because of the lack of natural disasters, available land, and low cost. Mr. Gillespie added that electric companies are aware of the higher demand for power but have ensured that the cost would not increase for residents. Mr. Gillespie noted that data centers are an important economic driver and that they should be involved in the text amendment process. Mr. Gillespie added that data centers have been decreasing the amount of water needed to keep an adequate climate. Mr. Gillespie supported the idea of researching ways to implement more water conservation. Mr. Gillespie stated that the required “will serve letter” would rush development and possibly discouraging other companies from building in Phoenix. Mr. Gillespie requested the text amendment and general plan be denied with a recommendation of a 90 day extension to evaluate all the concerns from the committee and industry owners. Mr. Gillespie added that there are concerns with Proposition 207 since the text amendment would require additional zoning requirements that have not been previously established.

Committee Discussion/Motion/Vote:

Ms. Burris stated that the west side of the City is approximately 5 degrees hotter and asked how the data centers would be mitigating heat. **Mr. Gillespie** stated that he was unaware of any data centers in the Estrella Village. Mr. Gillespie stated that there has not been significant research that demonstrates that data centers contribute to the heat island effect. **Ms. Burris** asked for clarification on the motion that Mr. Gillespie would like to see. **Mr. Gillespie** stated that he would like the text amendment and general plan amendment to be denied with a 90 day extension so that they can have time to involve industry stakeholders, gather data and address concerns regarding heat. **Ms. Burris** asked for

more information on why the data center industry was opposed to the text amendment. **Mr. Gillespie** stated that one major concern was the “will serve” letter because it would require site plan approval and certificate of occupancy to be completed within two years which is an unreasonable condition. Mr. Gillespie added that he did not want the text amendment to discourage data center companies from building in Phoenix and investing in the community. **Ms. Burris** asked why the City wanted to implement restrictions on data centers. **Ms. Sanchez Luna** stated that a lot of available land for job opportunities and housing has been lost to data center development, and that the development does not create a walkable pedestrian environment.

Chase Hales, with the Planning and Development Department, stated that by allowing a Special Permit, then only a data center would be allowed on site unless otherwise stated. Mr. Hales noted that the “will serve” letter would ensure development rather than allowing companies to sit on vacant properties and not built.

Mr. Thrower asked for more information regarding the lack of jobs associated with data centers. **Mr. Gillespie** stated that larger data centers only employ approximately 80 to 100 on site technicians of high paying jobs. Mr. Gillespie noted that someone from Mesa could come to the Phoenix data center and work on site. Mr. Gillespie encouraged the free market of being able to develop data centers where they were permitted. Mr. Gillespie cited the importance of technology and artificial intelligence. Mr. Gillespie clarified that his intent is for the text amendment to be denied allowing for a 90 day extension.

Renee Dominguez asked for the average square footage of a data center that employs 80 to 100 people. **Mr. Gillespie** state that it ranged from 5 acres to 60 acres and from 500 square feet to 500,000 square feet. Mr. Gillespie provided an example along the Loop 202 Freeway. Mr. Gillespie emphasized that his intent was to extend the text amendment to allow for more stakeholder involvement and for staff to study the economic and job impact. Mr. Gillespie stated that the zoning districts where data centers are located do not allow for residential use.

Chair Wallace stated that C-2 and C-3 do allow for multifamily housing. **Ms. Sanchez Luna** confirmed. **Chair Wallace** noted that housing was a key priority. **Mr. Gillespie** stated that C-2 and C-3 are not the target sites for data centers. Mr. Gillespie realized that housing conservation is important.

Mr. Gillespie noted that his request was a denial to allow more stakeholder engagement and to address issues with water resources and housing and the economic and job industry. Mr. Gillespie added that the extension would also allow for clarification regarding Proposition 207.

Chair Wallace clarified that her biggest issue is housing and that she did not want to lose available C-2 and C-3 land to data centers. **Ms. Burris** asked what incentives the data center industry provides since they would be taking land that was intended for housing. Ms. Burris asked if the data center industry had some sort of program to help first-time home buyers. **Mr. Gillespie** stated that he was aware of the concern regarding losing available land but that data centers provide high paying wages and produce millions of dollars that are invested in the community. Mr. Gillespie agreed that C-2 and C-3 should be preserved for housing but that this would affect areas that already have CP/GCP, A-1 and A-2 zoning which are areas that are primarily industrial.

Ms. Burris asked for more information on what a yes vote would mean and what a no vote would mean. **Ms. Sanchez Luna** clarified the intent and proposed changes in the general plan amendment and text amendment. **Ms. Burris** asked for clarification and asked if approving it would limit data centers. **Ms. Sanchez Luna** stated that the text amendment would limit where they could be placed and allow for a special permit. **Ms. Burris** suggested an extension of 90 days so that the necessary data could be gathered and presented to the committee. **Ms. Sanchez Luan** clarified that a yes vote would mean that she supported the initiatives to limit data center development.

Chair Wallace stated that she would like to explain her vote. Chair Wallace stated that C-2 and C-3 properties would be able to service the community and that she would prefer businesses that generated jobs in the community rather than outside resources. Chair Wallace noted that these decisions will affect all children in the future and stated that the text amendment was forward thinking.

Ms. Burris noted that individuals with high paying jobs could find houses they could afford in the City. Ms. Burris stated that she supported incentives to help first-time homeowners purchase a house and keep individuals in their community. **Ms. Sanchez Luna** clarified that any sort of incentive to assist first-time home buyers would not be enforceable by the Planning and Development Department. Ms. Sanchez Luna stated that the intent of these amendments was in relation to land use policy and development standards.

Mr. Thrower stated that the text amendment was too broad. Mr. Thrower noted that a special permit made sense in C-2, C-3, and CP/GCP, but that he did not want to limit any potential business investments in A-1 and A-2. **Ms. Sanchez Luna** noted that an alternative motion could be to recommend approval with the modification that a special permit be required in C-2, C-3, and CP/GCP.

Motion:

Chair Parris Wallace recommended to approve Z-TA-2-25-Y per the staff recommendation with a modification that would require a Special Permit for C-2, C-3, and CP/GCP but not A-1 and A-2 and with direction to include a water conservation plan and heat mitigation implementation. **Dustin Thrower** seconded.

Vote:

4-0, Motion to recommend approval of Z-TA-2-25-Y, per the staff recommendation with a modification and direction passed with Committee Members Burris, Dominguez, Thrower, and Wallace in favor.

Staff Comments Regarding VPC Recommendation:

None.

Village Planning Committee Meeting Summary Z-TA-2-25-Y

Date of VPC Meeting	May 12, 2025
Request	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to add a definition for data centers; amend Chapter 5, Section 507 Tab A.II.D (Guidelines for Design Review, City-Wide Design Review Guidelines, Specialized Uses) to modify the section title and add design standards for data centers and amend Chapter 6, Section 647 (Special Permit Uses), Section 647.A.2 to add data centers within the C-2 (Intermediate Commercial), C-3 (General Commercial), CP/GCP (Commerce Park/General Commerce Park), A-1 (Light Industrial) and A-2 (Industrial) zoning districts, with performance standards.
VPC Recommendation	Approval, per staff recommendation, with direction
VPC Vote	13-0

VPC DISCUSSION:

Item No. 5 (GPA-2-25-Y) and Item No. 6 (Z-TA-2-25-Y) were heard together.

Two members of the public registered to speak on this item.

Staff Presentation:

Nayeli Sanchez Luna, staff, stated that the proposed general plan amendment and text amendment were to add a definition for data centers in the Zoning Ordinance and implement performance standards and location criteria. Ms. Sanchez Luna noted that the general plan amendment would discourage data centers from being located in centers, cores, and corridors. Ms. Sanchez Luna provided the proposed data center definition and noted that the text amendment would require a special permit for data centers. Ms. Sanchez Luna concluded the presentation by summarizing the proposed design improvements and noting that staff recommends approval of both the general plan amendment and text amendment.

Questions from the Committee:

Chair Stephanie Hurd stated that Amazon had recently purchased a large piece of land within the South Mountain Tech Corridor, severely limiting employment opportunities. Chair Hurd noted that property owners were encouraged to not sell their

land to data centers but after SRP's announcement regarding the South Mountain Transmission Project, data center companies are pushing to purchase land. Chair Hurd voiced her disappointment in losing land that was meant for employment opportunities. Chair Hurd added that this request would protect Laveen and the City of Phoenix. Chair Hurd asked staff to explain what would happen with properties that have been recently rezoned to allow C-2, C-3, and CP/GCP uses. **Ms. Sanchez Luna** stated that that question has been presented to staff and that there has been discussion internally, but that the determination would be made by the Law Department and Mayor and Council. **Chair Hurd** noted that several data center representatives have been present at VPC meetings.

Rebecca Perrera asked if the performance standards regarding sustainability would also address water. **Ms. Sanchez Luna** confirmed. Ms. Sanchez Luna added that data centers utilize a lot of water. **Ms. Perrera** noted that these data centers should be finding solutions to recycle water and utilize their water to maintain landscaping areas. Ms. Perrera suggested adding more provisions on water conservation.

Juanita Darby stated that her husband works in the data center industry. Ms. Darby noted that her husband and her were opposed to the proposed Amazon data center. Ms. Darby added that data centers use a lot of energy and that in other cities they are unable to generate any additional power. Ms. Darby stated that they should voice their concerns to protect Laveen and the City of Phoenix. Ms. Darby was opposed to data centers in the area.

Kristi McCann asked if the Gila Foothills PUD was identified as a Center or a Corridor, would it discourage data centers from being developed in the area. **Chair Hurd** noted that the text amendment would help prevent data centers in the Gila Foothills PUD area. **Ms. Sanchez Luna** added that from a policy standpoint, if the General Plan does not support data centers in a Center, then staff would not be supportive of a proposed data center.

Patrick Nasser-Taylor noted that he did not like the word "discourage" presented in the presentation. Mr. Nasser-Taylor stated that since the employment corridor was along the Loop 202, would this prevent any future data centers. **Ms. Sanchez Luna** noted that it would be discouraged and that a Special Permit would be required. **Mr. Nasser-Taylor** asked if the amendments could have changes in the language. **Ms. Sanchez Luna** stated that similar to previous text amendments, the committee could vote to approve the amendment but add to the recommendation in the form of direction.

Mixen Rubio-Raffin was aware of the high-water usage and noted that new technology like artificial intelligence have increased the demand for data centers. Ms. Rubio-Raffin added that in terms of technology and policy, policy seems to be a few steps behind technology. Ms. Rubio-Raffin advocated for a water efficiency plan to be added to the text amendment.

Michael Doromal noted that data centers utilize a lot of power. Mr. Doromal suggested data centers be required to self-generate a portion of their required power so they don't put a strain on the community.

Chair Hurd asked Committee Member Darby if she had any information on energy conservation. **Ms. Darby** asked her husband, Brian Darby, for clarification. **Brian Darby** stated that so much energy is required that the development can't generate all of it's power through solar panels. **Mr. Doromal** noted that he was requesting a portion of it to be generated. **Mr. Darby** added that other projects have implemented alternative forms but that the data center requires constant power. **Mr. Doromal** added that the data center will be part of the community and should contribute. Mr. Doromal wanted a percentage of self-generating power.

Carlos Ortega wanted to vote on the item. Mr. Ortega stated that data centers also benefit schools via impact fees.

Linda Abegg voiced her appreciation for the Mayor and Council regarding getting the text amendment approved quickly. Ms. Abegg stated that she will support the case moving forward. Ms. Abegg noted that she was aware of a subcommittee being implemented for this text amendment. Ms. Abegg added that she expected the language to be reviewed by the Law Department to ensure enforceability.

Ms. Perrera stated that Committee Member Ortega's comment was incorrect. Ms. Perrera stated that data centers receive a lot of tax breaks.

Mr. Nasser-Taylor stated that he was concerned on how this would affect Laveen. Mr. Nasser-Taylor noted that the Gila Foothills PUD allows C-2 uses and asked how this would affect the allowed uses. **Ms. Sanchez Luna** stated that that was being discussed with the Law Department but that any future properties would need to be rezoned to obtain a Special Permit. **Mr. Nasser-Taylor** asked if this would mean that the case would be presented to the Village for recommendation. **Ms. Sanchez Luna** confirmed. Ms. Sanchez Luna added that the text amendment would prevent data centers to be allowed by right in C-2, C-3, CP/GCP, A-1 and A-2.

Ms. Abegg stated that the Council Members were the ones that initiated the request which she would assume meant that they are opposed to data centers being built anywhere.

JoAnne Jensen agreed with Committee Member Abegg and Rubio-Raffin. Ms. Jensen noted that the Gila Foothills PUD area was designated as a Major Urban Center. Ms. Jensen suggested implanting language regarding water. Ms. Jensen also had concerns with the noise requirements and added that there should be no noise permitted on weekends, holidays, and at night. Ms. Jensen voiced her appreciation for Mayor and Council.

Ms. Rubio-Raffin suggested limiting the data center height to two stories and ensuring

that some sort of art feature is implemented. **Chair Hurd** noted that the art and architectural embellishments were already part of the text amendment.

Public Comment:

Tom Galvin noted that there were numerous concerns regarding the text amendment. Mr. Galvin stated that data centers have contributed millions of dollars to the City of Phoenix. Mr. Galvin added that data centers require million of dollars of investments. Mr. Galvin stated that the cases were being rushed and that he was requesting a minimum 60-day continuance. Mr. Galvin stated that there could be issues with Proposition 207 and that no text amendment has been going through the process so quickly. **Ms. Abegg** stated that when the data center company bought land, they did not present nor contact members of the committee. Ms. Abegg said it was unusual for representatives to request a continuation when they never bothered to speak to the community or the committee. **Mr. Galvin** asked if the committee supported the lack of interaction from stakeholders. **Chair Hurd** noted that this was the public comment portion of the hearing.

Anirudh Krishna voiced his concerns regarding water usage and that he agreed with all the comments provided by the committee.

Committee Discussion/Motion/Vote:

Ms. Abegg suggested adding language regarding energy and water conservation.

Vice Chair Jensen suggested more noise standards.

Mr. Ortega suggested larger impact fees.

Ms. Rubio-Raffin suggested limiting the square footage of land. Ms. Rubio-Raffin added that there needed to be more than two stories. **Ms. Abegg** voiced her concerns regarding enforceability. Ms. Abegg recommended special attention and minimizing square footage.

Motion:

Linda Abegg motioned to recommend Z-TA-2-25-Y per the staff recommendation with direction to incorporate more water and power conservation, limit square footage, implement noise mitigation, and increase impact fees. **Jeniffer Rouse** seconded the motion.

Vote:

13-0, motion to recommend approval of Z-TA-2-25-Y, per staff recommendation with direction passed with Committee Members Abegg, Darby, Doromal, McCann, Nasser-Taylor, Ortega, Perrera, Rouse, Rubio-Raffin, Serrette, Barraza, Jensen, and Hurd in favor.

Staff Comments Regarding VPC Recommendation:

None.

Village Planning Committee Meeting Summary

Z-TA-2-25-Y

Date of VPC Meeting	May 14, 2025
Request	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to add a definition for data centers; amend Chapter 5, Section 507 Tab A.II.D (Guidelines for Design Review, City-Wide Design Review Guidelines, Specialized Uses) to modify the section title and add design standards for data centers and amend Chapter 6, Section 647 (Special Permit Uses), Section 647.A.2 to add data centers within the C-2 (Intermediate Commercial), C-3 (General Commercial), CP/GCP (Commerce Park/General Commerce Park), A-1 (Light Industrial) and A-2 (Industrial) zoning districts, with performance standards.
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	13-0

VPC DISCUSSION:

Item Nos. 4 (GPA-2-25-Y) and 5 (Z-TA-2-25-Y) are companion cases and were heard concurrently.

One member of the public registered to speak on this item.

Committee Member Chris Demarest left during this item bringing quorum to 13.

Staff Presentation

Matteo Moric, staff, shared information on how the Village Planning Committee can stay involved with the General Plan Amendment and Text Amendment throughout the entire process. Mr. Moric explained how comments will be forwarded onto Planning Commission on June 5th and City Council on June 18th prior to the City Council break.

Mr. Moric stated the Mayor and City Council in December of 2024 requested staff to create policy guidance and zoning regulations for data centers. Mr. Moric explained how the City was working under previous informal interpretations completed about 20 years ago. Mr. Moric stated the location criteria is to be for the General Plan item and the areas in which they would be encouraged and discouraged. Mr. Moric reminded

the Committee that usually when development comes in it is already required to provide infrastructure such as sidewalks, shading, bus stops, etc.

Mr. Moric identified design guidelines being proposed for these facilities. Mr. Moric added the design guidelines of the architecture which are typically required in the Zoning Ordinance. Mr. Moric stated the zoning districts by which these facilities were proposed to require a Special Permit.

Questions from the Committee/Public Comments

Chris Demarest said he was familiar with the data center on 40th Street and McDowell Road.

Ken DuBose thought these data centers were needed because of all the new Artificial Intelligence (AI) technology.

AI DePascal said they need lots of water.

Saundra Cole asked if they could request solar on the buildings. **Mr. Moric** said yes and that the end decision will be made by City Council, but at the same time it could inform City Council of what the VPC would like to see at these new facilities.

Meli Acevedo emphasized the importance of water. **Mr. Moric** said he was not sure how these facilities actually operate and if they need to be close to the end user or if they could be far away from the community of users.

Chair Barba said that after the presentation perhaps the guest speaker could provide additional information.

Ms. Cole asked how many jobs would be provided. **Mr. Moric** said that the data center facilities he knew of were not big employment generators, but said the guest speaker could probably clarify this.

Public Comment

John Gillespie, a land use attorney from the Rose Law Group, said they represent a large stakeholder group of the data center industry. Mr. Gillespie said there is a great economic impact to the community and it provides many high paying jobs with 80 to 150 onsite jobs with an average pay of \$97,000 per year. Mr. Gillespie said they need a good regulatory process in place. Mr. Gillespie said they were concerned with the timeline for the text amendment changes and it was a little fast with limited stakeholder engagement. Mr. Gillespie asked for 60 more days to allow the industry to interact with city staff and leaders to iron out the kinks. Mr. Gillespie said many sites had a vested right to build data centers. Mr. Gillespie added that projects in the pipeline should not be stopped and should be able to continue. Mr. Gillespie also identified a concern with the “will serve” letter which is a commitment from a public utility company that power will be for a minimum timeframe. Mr. Gillespie noted the desire for the timeline to be extended or taken away so they can work with utilities.

Mr. Gillespie said without provisions the City could expose themselves to Proposition 207 waiver of claims. Mr. Gillespie felt more direction should be given to staff and respectfully urged more time to work out the kinks.

Chair Barba asked on average how much space is needed for a data center. **Mr. Gillespie** responded that some projects are on 10-acre sites and others on 50 to 60 acres. Chair Barba asked what size site Mr. Gillespie based the average 80 to 100 jobs on. Mr. Gillespie responded on the 50-to-60-acre site. Chair Barba asked about job training for the data center jobs. Mr. Gillespie said that here in Phoenix it currently has people with the right schooling and education to support the technology.

Chair Barba felt the VPC responsibility was to be good stewards not only to provide a good place to live and work. Chair Barba asked if there was a commitment from Mr. Gillespie's clients to support educational assistance for these sorts of jobs. **Mr. Gillespie** was not sure about the commitment of his clients to these types of jobs, but he recognized it as a good question and noted he would investigate it more with his clients and would like to follow-up on it.

Mr. DuBose said we were always lagging behind and with the growth of AI and emphasized the need for data centers and that AI was the next largest growth in any community. Mr. DuBose shared frustration of how the rail system is 25 years behind when it was voted 30 to 40 years ago. Mr. DuBose expressed the importance of knowing the issues of how much water would be used and how much energy is needed. Mr. DuBose recognized the need to come together with a smart plan but also expressed fear of falling behind.

Mr. Gillespie said that the data center industry wants to be on the front edge of AI and it sees Phoenix as an attractive area since it does not have natural disasters, it has a low regulatory environment and a good climate. Mr. Gillespie added it has the right people to support the industry. Mr. Gillespie expressed concern about creating a roadblock to this industry. Mr. Gillespie noted the technology has advanced to not be a high water user but rather a high energy power electricity user.

Mr. DuBose noted he would like to see Maryvale have an IT program for their high school kids.

Mr. Gillespie mentioned companies like Google and Apple want to invest in Arizona, but data centers is a nationwide industry. Mr. Gillespie was not certain of who the top Arizona companies are with interest here but knew there was a nationwide interest.

Ms. Acevedo reminded the VPC of the many deaths in Maricopa County due to extreme heat. Ms. Acevedo has concerns with energy and housing shortages. Ms. Acevedo said too often we put profit over people. Ms. Acevedo asked about water.

Mr. Gillespie said the amount of water needed has gone down and they could potentially use grey water. Mr. Gillespie noted heat as a real issue facing Arizona. Mr.

Gillespie said he was not aware of heat increasing due to the data center. Mr. Gillespie admitted heat was an issue, but did not believe the off-put of a data center was any different than heavy industrial type of uses. Mr. Gillespie did not know if more heat would be generated from A-1 and A-2 type of uses. Mr. Gillespie added they were not asking for data centers to be built in any other area than currently allowed and added that it was a commercial and industrial use and that's where it should be.

Ms. Acevedo expressed concern about providing energy for computers versus people.

Mr. Gillespie said the number one priority of SRP and APS power companies is they need solar and their number one priority is to protect consistent customers.

Chair Barba asked about increases of prices to the surrounding communities on utilities. **Mr. Gillespie** said that there are no reports of that.

Chair Barba expressed concerns that consumers have to offset the costs. **Mr. Gillespie** said that the text amendment would require proof they could get electricity.

Mr. Gillespie said data centers want to locate near good infrastructure.

Chair Barba asked about noise associated with these facilities. **Mr. Gillespie** felt the noise study of no more than 5 percent increase should resolve this issue.

Vice Chair Derie brought to the Committee's attention the topic of Motorola coming to Arizona in 1950's and 60's and now data centers are the next leap in technology and reminded the VPC of the large nuclear power plant nearby. Vice Chair Derie wanted all forms of energy sources to be considered and utilized.

Mr. Gillespie said the Arizona State Government has a pro-technology stance and favorable regulatory environment for data centers. Mr. Gillespie said at the municipality level is where control is desired.

Vice Chair Derie said communities jumped on the idea of light rail and all of a sudden the State says we don't like light rail and had hoped light rail would be in Maryvale already.

Mr. Gillespie said the industry itself is driving the demand and said it's a different animal than the light rail.

Ms. Cole asked what the backers were if they were mainly American and she asked if there are international ones.

Warren Norgaard stated the main question is not if they want data centers but if they are proposed what the specific language is for their guidance. Mr. Norgaard

expressed concerns with data centers running on methane gas generators which are causing people to get ill.

Mr. Gillespie said they should let the developers show they have an alternative source of energy or for there to be a creative solution.

Victoria Stahl asked about projects to be grandfathered in, without following the guidelines. **Mr. Gillespie** said there are more than 5 to 10 projects that are currently in the process. Mr. Gillespie said there could be more but needless to say these are millions of dollars to purchase land, design buildings and sites. Mr. Gillespie said grandfathering language allows projects to continue and felt there was a need for 60 more days of stakeholder engagement.

Al DePascal asked why Mr. Gillespie wants a 60-day delay. **Mr. Gillespie** said this text amendment is going faster than other text amendments.

Mr. Gillespie explained the second phase of existing sites and facilities may have to come through a special permit. Mr. Gillespie expressed concern over a 207 waiver of claims since sites for data centers may have been purchased and invested in. Mr. Gillespie said many data centers are in the queue to complete these facilities and hundreds of millions of dollars have been spent on the land to develop these sites and this could lead to a battle with the City with a 207 waiver issue. Mr. Gillespie said these facilities would still have to go through the permitting process. To modify a building limits the number of changes permitted or otherwise it would have to follow today's codes.

Mr. Moric asked if Mr. Gillespie knew why the stakeholder group did not include Planned Unit Developments (PUD's) requiring the special permits. **Mr. Gillespie** wanted some districts not to go through special permit processes such as A-1 or A-2. Mr. Gillespie said that it might make sense to include the PUD's in the text amendment.

Floor/Public Discussion Closed: Motion, Discussion, and Vote.

MOTION

Ken DuBose motioned to recommend approval of Z-TA-2-25-Y per the staff recommendation. **Warren Norgaard** seconded the motion.

VOTE

13-0, Motion to recommend approval of Z-TA-2-25-Y per the staff recommendation passed, with Committee Members Acevedo, Alonzo, Cole, DePascal, DuBose, Galaviz, Jimenez, Norgaard, Ramirez, Stahl, Weber, Derie and Barba in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

Village Planning Committee Meeting Summary Z-TA-2-25-Y

Date of VPC Meeting	May 8, 2025
Request	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to add a definition for data centers; amend Chapter 5, Section 507 Tab A.II.D (Guidelines for Design Review, City-Wide Design Review Guidelines, Specialized Uses) to modify the section title and add design standards for data centers and amend Chapter 6, Section 647 (Special Permit Uses), Section 647.A.2 to add data centers within the C-2 (Intermediate Commercial), C-3 (General Commercial), CP/GCP (Commerce Park/General Commerce Park), A-1 (Light Industrial) and A-2 (Industrial) zoning districts, with performance standards.
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	8-0

VPC DISCUSSION:

Agenda Item 3 (GPA-2-25-Y) and Agenda Item 4 (Z-TA-2-25-Y) are companion cases and were heard concurrently.

One member of the public registered to speak on this item, in opposition.

Staff Presentation:

Adrian Zambrano, staff, provided an overview of GPA-2-25-Y and Z-TA-2-25-Y. Mr. Zambrano discussed concerns with data centers that the General Plan Amendment and Text Amendment are trying to address. Mr. Zambrano explained the policy guidance for data centers that the General Plan Amendment includes. Mr. Zambrano then discussed the three main components of the Text Amendment. Mr. Zambrano shared the proposed Zoning Ordinance definition for a data center. Mr. Zambrano then discussed the proposed design guidelines and their purpose. Mr. Zambrano shared the zoning districts that data centers would be permitted in, subject to a Special Permit and other performance standards, and noted that Special Permits go through the same public hearing process as rezoning cases. Mr. Zambrano stated that a noise study would be

required if the data center is within a certain distance from residential. Mr. Zambrano shared the upcoming public hearing schedule and stated that staff recommends approval per the language in Exhibit A of the staff report.

Questions from Committee:

Committee Member Kylie Kennelly asked if there are any successful cases where data centers have been integrated into communities. **Mr. Zambrano** responded that some of the design guidelines were inspired by the Evans Churchill APS substation in Downtown Phoenix, which is hidden behind an enhanced design interface with murals and art installations.

Vice Chair Michelle Ricart stated that data centers should be separated from each other. Vice Chair Ricart asked for clarification that data centers usually do not employ many people and do not bring many jobs to an area. **Mr. Zambrano** responded affirmatively.

Public Comments:

Henry Hardy, with Rose Law Group, introduced himself as a stakeholder opposed to this item. Mr. Hardy stated that stakeholders were only made aware of this about a week and a half ago. Mr. Hardy stated that the public hearing process would be about a month and a half, which they believe is extremely abbreviated. Mr. Hardy requested a continuance or delay in the process for more stakeholder input. Mr. Hardy stated that their primary concern is with existing data centers and data centers that are currently being developed. Mr. Hardy asked that those data centers be grandfathered-in under the existing code. Mr. Hardy expressed concerns with Proposition 207 for diminution in property value. Mr. Hardy noted that each data center is billions of dollars of development being brought into the City of Phoenix and tens of millions of dollars coming back to the City in the form of tax revenue. Mr. Hardy added that data centers are an essential element of tech infrastructure and are essential for Phoenix to remain a competitive employment hub and tech hub. Mr. Hardy reiterated that they just want more time to talk about the proposal with staff and with stakeholders.

Staff Response:

Mr. Zambrano responded that Proposition 207 concerns are a City Council concern and should not be a concern at the Village Planning Committee level. Mr. Zambrano added that existing data centers would be considered legal non-conforming and would be “grandfathered-in”, but if they want to expand in the future, then that is when the new regulations would apply.

Discussion:

Committee Member Scott McGill asked if there are any data centers that are coming into North Phoenix or the North Gateway Village at this time. **Mr. Hardy** responded that he is not aware of any. Mr. Hardy stated that there has been an increased demand for them, and the industry is getting ready to build more to meet that demand. Committee Member McGill asked for clarification that data centers are not generators of job growth. Mr. Hardy responded that data centers are typically not major employers and could have between five to 20 employees within the data center. Mr. Hardy expressed

concerns with the will-serve letter from the power company, noting that it is not consistent with industry standards and would make development not feasible. Mr. Hardy stated that a 10-year timeframe for the will-serve letter would be better since data centers are typically phased and their energy demand would be related to when each phase is built. Mr. Hardy asked for more time to work through these details with staff and stakeholders. Committee Member McGill asked how long of a continuance Mr. Hardy is asking for. Mr. Hardy responded that there is no specific timeline, but staff and stakeholders could discuss it over the summer.

Vice Chair Ricart stated that fire departments are concerned with data centers as well due to their massive size, complex floor plans, and the type of equipment and batteries within them. Vice Chair Ricart stated that she agrees with the Special Permit requirement because the community needs to be able to have an input on data centers before they are approved. Vice Chair Ricart stated that self-service storage facilities also require a Special Permit and noted that it is good for the surrounding community to know that a data center is being proposed nearby their community. Vice Chair Ricart stated that she likes the location criteria and design policy proposed.

Committee Member Thomas Salow asked for clarification if the turnaround time for the public hearing process is typical or expedited. **Mr. Zambrano** responded that it is expedited by about a month, noting that the Mayor and City Council has directed staff to get these two items to the City Council before their summer recess, which is why staff is moving forward with the proposed schedule. Mr. Zambrano stated that rezoning cases typically have at least a three-month public hearing process with the Village Planning Committee, Planning Commission, and City Council hearings a month apart. Mr. Zambrano added that he was not involved in the stakeholder meetings but believes there have been one or two meetings so far.

Vice Chair Ricart added that there are 14 other Village Planning Committee hearings that are coming up.

Committee Member Kennelly asked what the difference is between the General Plan Amendment and the Text Amendment. **Mr. Zambrano** responded that the General Plan Amendment would amend the 2025 General Plan, which is the policy guidance, and the Text Amendment would amend the Zoning Ordinance to create zoning regulations for data centers.

Committee Member Andrea Crouch asked if the design guidelines for data centers are intended to blend the data center into the surrounding area, similar to how some cellphone towers look like trees. **Mr. Zambrano** responded affirmatively, noting that the design guidelines are trying to discourage massive, monolithic buildings and are trying to soften the design.

Vice Chair Ricart asked if tattoo parlors also require a Special Permit. **Mr. Zambrano** responded that they require a Use Permit, which goes through a different process. Mr. Zambrano stated that Special Permits are heard by the Village Planning Committee

and go through the rezoning process. Vice Chair Ricart reminded Committee members that they could abstain from the vote.

MOTION – Z-TA-2-25-Y:

Committee Member Andrea Crouch motioned to recommend approval of Z-TA-2-25-Y, per the staff recommendation. **Committee Member Kylie Kennelly** seconded the motion.

VOTE – Z-TA-2-25-Y:

8-0; the motion to recommend approval of Z-TA-2-25-Y per the staff recommendation passes with Committee members Crouch, Kennelly, Li, Manion, McGill, Salow, Stein, and Ricart in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

Village Planning Committee Meeting Summary

Z-TA-2-25-Y

Date of VPC Meeting	May 21, 2025
Request	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to add a definition for data centers; amend Chapter 5, Section 507 Tab A.II.D (Guidelines for Design Review, City-Wide Design Review Guidelines, Specialized Uses) to modify the section title and add design standards for data centers and amend Chapter 6, Section 647 (Special Permit Uses), Section 647.A.2 to add data centers within the C-2 (Intermediate Commercial), C-3 (General Commercial), CP/GCP (Commerce Park/General Commerce Park), A-1 (Light Industrial) and A-2 (Industrial) zoning districts, with performance standards.
VPC Recommendation	Denial, with direction
VPC Vote	12-0-1

VPC DISCUSSION:

Item No. 6 (GPA-2-25-Y) and Item No. 7 (Z-TA-2-25-Y) are companion cases and were heard together.

Two members of the public registered to speak on this item.

STAFF PRESENTATION

Robert Kuhfuss, staff, provided a presentation regarding both proposals, reviewing the background, concerns, proposed policy changes, proposed regulatory changes, and the staff recommendations. Mr. Kuhfuss stated that both items were scheduled for Planning Commission on June 5, 2025 and City Council on June 18, 2025.

QUESTIONS FROM THE COMMITTEE

Committee Member Jason Barraza asked if staff had consulted with the industry regarding the proposed changes. **Mr. Kuhfuss** stated that it was his understanding that staff consulted with the industry, but did not know the number of groups that were contacted. Committee Member Barraza asked if will-serve letters were commonly

used in the City of Phoenix or if it was novel to data centers. Mr. Kuhfuss stated that he did not specifically know the extent to which the City of Phoenix requires will-serve letters but was aware of other jurisdictions that routinely require will-serve letters.

Committee Member Fred Hepperle stated that data centers are generally quiet and that servers do not care about looking out a window. Committee Member Hepperle stated that employees working in a data center would not necessarily care about the distance to a transit center. Committee Member Hepperle stated that the ability to serve could be compared to a water service provider. Committee Member Hepperle stated that he did not see a reason to pause the General Plan Amendment.

Vice Chair Joshua Matthews asked if there were any Proposition 207 concerns and if there were any zoning districts today that allow data centers that would not be allowed if the Zoning Text Amendment were to be approved. **Mr. Kuhfuss** stated that the City's Legal Department has evaluated the risk associated with Proposition 207 and has determined there is minimal risk. Mr. Kuhfuss stated that the zoning ordinance was silent on data centers and that data centers were currently being allowed as a result of an informal interpretation of the zoning ordinance.

Committee Member Steve Pamperin asked what the results were from the other villages. **Mr. Kuhfuss** stated that one village did not have quorum and that some villages were supportive while others were apprehensive.

Committee Massimo Sommacampagna asked about the 5% over ambient noise provision. **Mr. Kuhfuss** stated that a noise study would be required prior to preliminary site plan approval and that the noise study would require that ambient noise levels would be taken at the site, presumably over a period of time, to obtain an average. Mr. Kuhfuss stated the data center would then be allowed to operate at a level that is 5% above the measured ambient level.

Committee Member Steve Pamperin stated that Arizona Public Service was in the process of seeking approval from the Arizona Corporation Commission to allow a rate increase to offset the cost of the energy and infrastructure needed to support data centers, and that the General Plan Amendment should include language that places more cost burden on the data centers as opposed to the costs being absorbed by the homeowners. **Mr. Kuhfuss** stated that the issue ties back to the reason for the will-serve letter and that if the electrical provider does not have the capacity or infrastructure available to serve the facility, the provider would not issue a will-serve letter. Committee Member Pamperin expressed concerns that residents would be required to pay for the infrastructure needed to support data centers when the data center operators should be responsible for any infrastructure improvements needed to support the facility. Committee Member Pamperin reiterated that residents should not have to pay for the infrastructure needed to support data centers. Mr. Kuhfuss stated that it appeared there were two issues being discussed: one being a rate increase being considered by the Arizona Corporation Commission versus a city requirement that the developer make those investments. Mr. Kuhfuss stated that the discussion should not necessarily mix the city's proposed General Plan Amendment with Arizona

Corporation Commission's policy. Mr. Kuhfuss stated that if there was some additional policy that could be included in the General Plan Amendment, the Committee could consider those changes.

Committee Massimo Sommacampagna asked if there was language that would encourage adaptive reuse. **Mr. Kuhfuss** stated that he did not recall specific language in the proposed Zoning Text Amendment regarding adaptive reuse but there was existing language in the zoning code that might apply.

Chair Stephanie Fogelson stated that she has been part of the Village Planning Committee for approximately four to five years and has never received a phone call from the Mayor's Office expressing an opinion regarding the Mayor's position on a proposed case and asked if that was common practice. **Mr. Kuhfuss** stated that he did not know the Council's common practice, but understands there is some urgency regarding the matter, which has led to the June 18th City Council date. Chair Fogelson asked what the urgency was. Mr. Kuhfuss referenced a slide containing six bullet points that expressed the rationale for the proposed General Plan Amendment and Zoning Text Amendment. Chair Fogelson stated that many of those issues seemed to be based on opinion rather than data and wanted to know where the urgency is coming from. Mr. Kuhfuss stated that he did not know specifically.

Committee Member Fred Hepperle asked if the art installations would be internal to the building or visible to the public. **Mr. Kuhfuss** stated they would be visible to the public.

Committee Member Jason Barraza stated that his understanding is that nothing like this currently exists in the city and that data centers pretty much have free reign currently. **Mr. Kuhfuss** stated that he would not classify it as "free reign" and reiterated the existence of the informal interpretation of the code. Committee Member Barraza asked if there were any existing data centers in the city that would not be in compliance if the proposed Zoning Text Amendment were to be approved. Mr. Kuhfuss stated that he did not have the answer to that question.

Committee Member Massimo Sommacampagna asked about the timing of the hearing schedule. **Mr. Kuhfuss** stated that the timing of the matter was handed to us.

PUBLIC COMMENT

Cepand Alizadah stated that he is the Government Relations Specialist with the Arizona Technology Council. Mr. Alizadah stated that he was present during the Alhambra Village Planning Committee meeting the previous night and had also attended the Ahwatukee Village Planning Committee meeting. Mr. Alizadah stated anecdotally that he had emergency surgery a month prior as a result of a car accident in a remote area and that all of his medical data was readily available to the medical staff as it had been saved to a data center, which gave the healthcare team access to his allergies and other health conditions. Mr. Alizadah stated that the Arizona Technology Council is a trade association that represents 750 technology companies

of all sizes. Mr. Alizadah stated that the future of technology is Artificial Intelligence and that AI's backbone is data centers. Mr. Alizadah stated that data centers are job creators, not only in manufacturing, but during operation, ranging from 10 to 15 employees for a small facility to as many as 50 employees for a large facility and generate hundreds of thousands of dollars in wages. Mr. Alizadah stated that data centers generate tax revenue and pay permit fees. Mr. Alizadah stated that the City of Chandler passed a data center ordinance in February of 2022, which has been well received by the data center community, and that he wished to speak on two specific aspects of the proposed Zoning Text Amendment. Mr. Alizadah stated that audio engineers do not measure sound levels as percentages but use an A-Weighted decibel threshold and asked the Committee to replace the language relating to percentages with language referencing an A-Weighted decibel threshold, and to include period measurement specifications. Mr. Alizadah also expressed concerns over the requirement for a utility will-serve letter stating that a will-serve letter is common, but the two-year item frame is too short as data centers require several years of planning. Mr. Alizadah stated that a ten-year time frame is more appropriate. Mr. Alizadah stated that the Ahwatukee Village Planning Committee did not vote in favor of the General Plan Amendment or Zoning Text Amendment citing concerns over the noise measurement standards and a desire for more stakeholder engagement.

Samantha DeMoss, with Rose Law Group, asked for either a denial of the proposed General Plan Amendment and Zoning Text Amendment or a 90-day continuance. Ms. DeMoss stated that the current General Plan Amendment and Zoning Text Amendment is moving through the process too quickly for such a complex use with no stakeholder input, or Village input prior to the public hearing process. Ms. DeMoss stated that the proposed language of the Zoning Text Amendment would effectively constitute a ban on data centers. Ms. DeMoss also expressed concerns over the requirement for a will-serve letter stating that Arizona Public Service currently has an eight- to twelve-year back up on major projects and that a two-year window would make data centers impossible to achieve. Ms. DeMoss expressed concerns over Proposition 207 with respect to data centers that are already being sought out. Ms. DeMoss stated there is a lot of conversation around job creation and that data centers create jobs both directly and indirectly. Ms. DeMoss stated that for every direct job there are six related but indirect jobs and that there are currently 200,000 jobs within the City of Phoenix that are affiliated with data centers. Ms. DeMoss also stated that data centers create tens of millions of dollars in tax revenue. Ms. DeMoss reiterated that the currently proposed language would make data centers infeasible and requested the Committee deny the request with a 90-day continuance to allow a redraft following appropriate stakeholder input. **Committee Member**

Sommacampagna asked for additional clarification regarding will-serve letters. Ms. DeMoss stated that the utility company issues a letter stating that they will provide services in a specified amount of time based on capacity. Ms. DeMoss stated that utility companies are ramping up production and data centers will need to wait their turn but that will not happen within two years, which makes financial feasibility improbable. Ms. DeMoss stated that co-location also becomes difficult as only 10% may be shared. **Committee Member Pérez-Pawloski** asked who is responsible for

obtaining a will-serve letter. Ms. DeMoss stated that it was the developer's responsibility, and that it is probable that a facility may be constructed in more than one phase which may require multiple will-serve letters and should be addressed in the proposed language. Committee Member Pérez-Pawloski stated that it was her recollection that data centers were allowed with a Special Permit. Ms. DeMoss stated that data centers do not currently require a Special Permit but rely on an informal interpretation. Ms. DeMoss stated that the proposed language came out too fast and there would be Proposition 207 implications if approved as proposed. **Committee Member Pamperin** asked about water and whether data centers would be considered high water users. Ms. DeMoss stated that was the case but that water consumption associated with data centers has decreased over the years.

COMMITTEE DISCUSSION

Committee Member Heather Garbarino stated that a Proposition 207 Waiver is an option that the city could offer to a developer seeking to build a data center. Committee Member Garbarino stated that she has read Chandler's ordinance regarding data centers and finds the language to be very similar to that being proposed.

Vice Chair Joshua Matthews stated that the issue with Proposition 207 is that a change to the zoning ordinance could render a potential site ineligible for a data center and if that site was already under contract, the property owner could claim diminution of value. Vice Chair Matthews stated that he had been contacted by a zoning attorney who stated that he did not object to the idea of enacting new language but that the currently proposed language was being rushed. Vice Chair Matthews stated that it was his understanding that the stakeholder input process had been run concurrently with the Village Planning Committee hearing process as opposed to it being a linear process. Vice Chair Matthews stated that typically, a proposed Text Amendment would go to the stakeholder and neighborhood meetings, then incorporate changes to the proposed language prior to it coming before the Village Planning Committee. Vice Chair Matthews stated that he supported what the city is trying to accomplish but expressed concerns that it was being rushed through the process. Vice Chair Matthews stated that he did not understand why a three-month delay was not possible. Vice Chair Matthews stated that he was leaning towards denial.

Committee Member Massimo Sommacampagna stated that he agreed with the Vice Chair and that the city can do a better job.

Chair Stephanie Fogelson reiterated that this was the first time that she had been contacted by a city official regarding a proposal and stated that she did not appreciate the unwelcome influence.

Committee Member Heather Garbarino stated that she generally prefers to support staff but, in this instance, waiting another three months to allow additional discussion seems more appropriate.

Vice Chair Joshua Matthews emphasized that he in no way was being critical of staff as they are responding to directions from the Mayor and City Council. Vice Chair Matthews stated that he does question the intent of the elected officials. Vice Chair Matthews stated that in his capacity as a Planning Commissioner, the Planning Commission is often presented with an urgent matter that needs to be addressed, including changes in state law that must be implemented within a certain time frame to avoid consequences. Vice Chair Matthews stated that without a compelling explanation, there is no reason not to delay action for three months to allow time for more discussions with the stakeholders.

Committee Member Fred Hepperle stated that he was supportive of the proposed General Plan Amendment but was not supportive of the proposed Zoning Text Amendment.

Committee Member Elizabeth Pérez-Pawloski stated that if a developer wants to build in the city, they should expect to meet certain requirements, but also stated that the will-serve letter component was too quick.

Committee Member Jason Barraza stated that he was supportive of the language of the Zoning Text Amendment as currently written with respect to noise levels but had concerns with requiring a will-serve letter from the power company in that his understanding is that the state legislature was considering a bill that would allow data centers to internalize their own power production in which case a will-serve letter would be unnecessary. Committee Member Barraza stated there were also discussions regarding nuclear power and its potential effect on data center locations and expressed concerns with rushing forward just to get something on the books when that may not be appropriate at this time given that information is evolving.

Vice Chair Joshua Matthews stated that the noise level methodology implies that if the ambient noise level was 10 decibels, then a specified percent increase would bring the noise level up to a certain higher level; however, that noise level may not be disruptive since we live in an environment that operates about 40 to 70 decibels. Vice Chair Matthews stated that working with industry standards up to a certain level could be an acceptable option. Vice Chair Matthews stated that it could be worked out, but more time was needed.

MOTION:

Vice Chair Joshua Matthews motioned to recommend denial of Z-TA-2-25-Y, with direction for the city to reengage with the stakeholders and return to the Committee with revised language in 90 days. **Committee Member Gabriel Jaramillo** seconded the motion.

VOTE:

12-0-1, motion to recommend denial of Z-TA-2-25-Y, with direction for the city to reengage with the stakeholders and return to the Committee with revised language in 90 days passes with Committee Members Alauria, Barraza, Garbarino, Harris,

Hepperle, Jaramillo, Larson, Pamperin, Pérez-Pawloski, Sommacampagna, Matthews, and Fogelson in favor; and Committee Member Edwards in abstention.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None

Village Planning Committee Meeting Summary **Z-TA-2-25-Y**

Date of VPC Meeting	June 2, 2025
Request	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to add a definition for data centers; amend Chapter 5, Section 507 Tab A.II.D (Guidelines for Design Review, City-Wide Design Review Guidelines, Specialized Uses) to modify the section title and add design standards for data centers and amend Chapter 6, Section 647 (Special Permit Uses), Section 647.A.2 to add data center within the C-2 (Intermediate Commercial), C-3 (General Commercial), CP/GCP (Commerce Park/General Commerce Park), A-1 (Light Industrial) and A-2 (Industrial zoning districts, with performance standards.
VPC Recommendation	Approval, per the staff recommendation with modifications
VPC Vote	8-5-1

VPC DISCUSSION:

Item Nos. 3 (GPA-2-25-Y) and 4 (Z-TA-2-25-Y) are companion cases and were heard concurrently.

One member of the public registered to speak on this item.

Staff Presentation

Matteo Moric, staff, provided an overview related to the data center agenda items. Mr. Moric explained that the general plan amendment and text amendment would be heard together, however, each would require its own vote. Mr. Moric noted the Mayor and Council provided direction to staff in December of 2024 to work on the policies for data centers. Mr. Moric explained “the why” for why the data center policy is necessary. Mr. Moric mentioned the policy for the general plan amendment would focus on three key areas, including: location criteria policy, design policy, and energy and sustainability policy. Mr. Moric stated the location criteria policy was to identify areas to discourage and encourage data centers while the design policy focused on design elements to incorporate within the site and facilities, and the energy and sustainability policy was to ensure capacity and efficiency.

Mr. Moric noted the main components of the proposed text amendment to include a provision for a definition, specific design guidelines and special permit requirements and performance standards.

Mr. Moric concluded by laying out the staff recommendations.

Questions from Committee

Regina Schmidt was concerned there were energy requirements but no water requirements.

Marc Soronson said he was specifically concerned about land use placement when the Arizona Republic building in Downtown Phoenix was converted into a technology center which led to an immense decrease in employment relative to the previous user.

Diane Petersen also expressed concerns with the water supply and asked if staff reviewed the water issue. **Mr. Moric** said that when new facilities come in they would need to go through the Water Services Department and ensure there was an assured water supply.

Ms. Petersen expressed additional concern with the rushing of the policy and text amendment through the process. **Mr. Moric** indicated the Council is seeking direction and if the Committee sees fit to do so they should add a concern regarding the water issue.

Patrice Marcolla wanted to understand the stakeholders involved in establishing these amendments and questioned the “will serve” letter. Ms. Marcolla believed it was an unknown item of understanding with APS and SRP, and thought there was more time needed prior to making a decision.

Anna Sepic was concerned with the high power and water usage of data centers. Ms. Sepic indicated not being in favor of C-1 and C-2 zoning, as that is typically where you would see retail centers and shops and those properties are high community-traffic areas. Ms. Sepic felt these sites should be located in heavy industrial areas such as where A-2 zoning can be found. Ms. Sepic felt locating these sites where there was already existing higher manufacturing and energy support was appropriate.

Public Comments

Ty Utton with Rose Law Group indicated he represented a broad coalition of data center developers and land use attorneys. Mr. Utton noted they were just recently notified about these data center policies and this was an unusually fast for a text amendment especially as it is one of the most capital intense land uses out there. Mr. Utton requests a recommendation of denial so it can be sent back to staff and have more stakeholder engagement. Mr. Utton explained the stakeholder engagement was three meetings with five people at the first meeting and one hundred people at the last meeting. Mr. Utton said there needed to be more engagement and voiced concerns

about the fairness and legal exposure to the City and added concern about the language not including a grandfather clause for landowners and developers as many companies have already invested millions of dollars into the planning of these facilities and the purchasing of land. Mr. Utton felt this could be a regulatory taking of property rights. Mr. Utton also does not like the vague provision of “will serve” letter, and feels the stakeholders investing in this need to be engaged. Mr. Utton emphasized the proposal leaves significant risks for the City and wants the utility language to be clarified. Mr. Utton concluded that he did not want the City to stop the Ordinance change but just to get it right. Mr. Utton wanted the proposal to be denied or delayed so they could work together. Mr. Utton provided a response to the water question, that all the data center projects he had been working on do not use water as data centers used to because of the newer technology and most of the cooling was done by electric power. Mr. Utton noted that some of the data centers still use a lot of water.

Ms. Sepic asked how much energy was being used and thought data centers should have a green energy component.

Ms. Marcolla reminded the Committee of the previous case for an 8-lot subdivision and said it was going through the development process for 2 ½ years and believed the short turnaround time for the data center text amendment is a concern. Ms. Marcolla believed with the limited information that it was not clear where data centers shall be placed within the community.

Ms. Sepic initially felt the item needed to be postponed and there needed to be further clarification and input. Additionally, Ms. Sepic said there should be heat mapping to determine where these data centers should be strategically placed.

Ms. Petersen wanted to better understand what the difference would be between a denial and a postponement and how it would affect the outcome of these policies. Ms. Petersen did not want to see it postponed then come up in another 45 days or deny with a caveat that certain components be done before it gets brought back to the Committee.

Mr. Moric said it would be at the discretion of the Committee, but the recommendation would still get moved forward to the Planning Commission and City Council since there are 15 Villages it goes through.

Robert Goodhue reiterated that it goes to 15 different Village Planning Committees and the Committee could act or deny the proposal, but it would still get forwarded on for action to the Planning Commission and City Council. Mr. Goodhue reminded the Committee of their role as an advisory body and the VPC’s decision would help the future decision makers get a pulse of the community. Mr. Goodhue said there are no adequate requirements for data centers and there are a lot coming in and would hate for there to be black outs because of all the electricity being used up. Mr. Goodhue emphasized his feeling that this was coming in front of the Committee since it is an important issue.

Marc Soronson reminded the VPC that they were an advisory group and he wanted to better understand why it was being fast tracked and said he would be reluctant to deny this proposal and would support the staff recommendation as written.

Roy Wise felt a denial would be better as it would set a stronger message to the Planning Commission and City Council.

Robert Gubser was afraid there was not enough input in the process. **Mr. Moric** reminded the Committee that the City was working under the old interpretation from 20 years ago and said that he heard there were at least 5 to 10 data center cases coming in now and said the City is trying to play catchup.

Chair Mortensen asked if there is a motion to postpone the item. **Anna Sepic** stated it would not make sense to allow data centers on the C-1 and C-2 zoned properties and had concerns of them going too close to residential areas. Ms. Sepic added that she thought it would make the most sense to locate data centers in A-2 and maybe in A-1 zoned areas.

MOTION 1:

Anna Sepic motioned to recommend denial or postponement of Z-TA-2-25-Y. **Roy Wise** seconded the motion.

Committee Discussion:

Ms. Sepic asked to see the list of districts where a special permit would be required and explained that the C-2 and C-3 districts allow any type of retail uses and C-3 zoning allows for heavy material storage but materials are not supposed to be stored outside in these districts. Ms. Sepic reiterated that she does not want data centers near residential areas and felt these data centers would be better suited in heavy industrial areas where there are more intense energy users. Ms. Sepic favored the denial of any C-2 and C-3 areas and wanted to limit them to A-1 and A-2 areas.

Robert Goodhue asked if Ms. Sepic thought it should be eliminated in the C-2, C-3 and CP/GCP zoned areas. Ms. Sepic thought this was the best and believed they should only be allowed in A-1 and A-2 zoned areas. Mr. Goodhue then said the motion would need to be amended.

Ms. Sepic said she wanted to amend her motion to only allow data centers in A-1 and A-2 zoned areas.

Mr. Utton said there were good points but he said that it would not be allowed by right in C-2 and C-3 zoned areas but the proposal required a special permit. Mr. Utton noted a lot of companies such American Express have data centers to support their campus.

Ms. Sepic said it's hard to find A-1 or A-2 sites over ten acres and it should be limited and thought they would be allowed if a PUD was crafted. Ms. Sepic felt if the likes of

Google would develop a campus they would not pick A-1 or A-2 as a mandatory box and most likely go to create a PUD.

Ms. Petersen said it brings up a point for grandfathering such as an American Express. **Mr. Utton** said grandfathering is an issue of concern.

Ms. Marcolla noted this type of data center use does not drive a lot of traffic and usually requires larger lots.

Ms. Sepic said additional use permits are not the same process as rezoning and would not protect the community. Ms. Sepic said lots of communities do not like data centers as they do not generate many jobs and they put a constraint on the grid system. Ms. Sepic added they push land prices up but are not a great benefit. Ms. Sepic voiced her support for approval within the A-1 and A-2 zoned areas only. Ms. Sepic repeated the motion that she requests an amendment only to allow them within A-1 and A-2 and wanted to remove them from the C-2, C-3 and CP districts.

Mr. Moric indicated the general plan item is usually heard first.

Ms. Sepic asked where data centers were allowed on the General Plan.

Ms. Sepic withdrew her earlier motion, and Roy Wise withdrew the second.

MOTION 2:

Diane Petersen motioned to deny Z-TA-2-25-Y. **Anna Sepic** seconded the motion.

Ms. Sepic said she was concerned by the performance standards.

Mr. Goodhue expressed confusion about making a full denial when the Committee already approved the General Plan Amendment. Mr. Goodhue thought Ana's earlier recommendation was good as the Planning Commission and City Council could look at what was approved and potentially modify it.

Ms. Sepic felt it may be approved in A-1 and A-2 with a caveat of performance standards.

Rob Gubser said it would not make sense in the C-2 and C-3 zoning districts. Mr. Gubser said this is where he thought there should be a modification to the text amendment recommendation.

Ms. Sepic said she only wanted to see data centers in the A-1 and A-2 zoned areas.

Ms. Petersen said to keep the motion as a denial and there was a new second by **Ms. Marcolla**.

Ms. Balarama asked if she could abstain since she felt there was not enough information. **Mr. Moric** said yes, if that is what you feel comfortable with.

MOTION 3:

Diane Petersen motioned to deny Z-TA-2-25-Y. **Ms. Marcolla** seconded the motion.

Vote

5-8-1; Motion to recommend denial per staff recommendation fails with Committee Members Franks, Marcolla, Petersen, Wise and Sommer in favor. Goodhue, Gubser, Hamra, Mazza, Schmidt, Sepic, Soronson, and Mortensen in opposition. Balderrama abstained.

Ms. Marcolla asked if the Committee was comfortable with all the other performance standards within the proposed text amendment. Ms. Marcolla also expressed concerns with the “will serve” letter from the utility companies.

Mr. Mazza offered a friendly amendment to modify the “will serve” letter.

Mr. Goodhue said data centers use a lot of energy.

Mr. Mazza said it was Mr. Goodhue’s motion and left the friendly amendment up to him.

Mr. Goodhue said data centers use a lot of energy and they will use more and more and by putting it in the text amendment it will allow the discussion between the City and the utility companies. Mr. Goodhue said that it would probably take up to two years to build these data centers.

Ms. Marcolla was concerned that data centers have invested lots of money and that a guarantee for electricity would be difficult.

Mr. Gubser was concerned that this text amendment was being rushed.

Mr. Mazza said that he hoped the Planning Commission and City Council would look more into the “will serve” letter and possibly remove it.

Ms. Schmidt echoed Mr. Gubser concern of needing more time.

Ms. Sepic felt if the rezoning and site plan for an 8-lot subdivision took 2 years that she did not want these data centers being rushed as they would have a massive impact on the grid system. Ms. Sepic explained she does not want Phoenix to turn into California or Texas where there is a possibility of no air conditioning in the summertime. Ms. Sepic said utility companies may need to upgrade their grid system and does not want a rushed process.

MOTION 4:

Robert Goodhue motioned to recommend the approval of the text amendment with the modification to require the Special Permit, but to only allow it within the A-1 and A-2 Zoning Districts. **Danielle Mazza** seconded the motion.

Vote

8-5-1; Motion to recommend the approval of the text amendment with the modification to require the Special Permit, but to only allow it within the A-1 and A-2 Zoning Districts, passes with Committee Members Franks, Goodhue, Hamra, Mazza, Sepic, Soronson, Wise, and Mortensen in favor; Gubser, Marcolla, Petersen, Schmidt, and Sommer opposed; and Balderrama abstained.

Village Planning Committee Meeting Summary

Z-TA-2-25-Y

Date of VPC Meeting	May 13, 2025
Request	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to add a definition for data centers; amend Chapter 5, Section 507 Tab A.II.D (Guidelines for Design Review, City-Wide Design Review Guidelines, Specialized Uses) to modify the section title and add design standards for data centers and amend Chapter 6, Section 647 (Special Permit Uses), Section 647.A.2 to add data centers within the C-2 (Intermediate Commercial), C-3 (General Commercial), CP/GCP (Commerce Park/General Commerce Park), A-1 (Light Industrial) and A-2 (Industrial) zoning districts, with performance standards.
VPC Recommendation	Denial, with direction
VPC Vote	3-2

VPC DISCUSSION:

Agenda Item 4 (GPA-2-25-Y) and Agenda Item 5 (Z-TA-2-25-Y) are companion cases and were heard concurrently.

One member of the public registered to speak on this item, in opposition.

Staff Presentation:

John Roanhorse, staff, provided an overview of GPA-2-25-Y and Z-TA-25-Y. Mr. Roanhorse discussed why the General Plan Amendment and Text Amendment are needed. Mr. Roanhorse summarized and explained the policy guidance for data centers that the General Plan Amendment includes. Mr. Roanhorse then discussed the three main components of the Text Amendment. Mr. Roanhorse shared the proposed Zoning Ordinance definition for a data center and proposed design guidelines. Mr. Roanhorse shared the zoning districts that data centers would be permitted in, subject to a Special Permit and other performance standards. Mr. Roanhorse shared the upcoming public hearing schedule and stated that staff recommends approval per the language in Exhibit A of the Staff Report.

Questions from Committee:

Committee Member Ozzie Virgil stated that these cases are going through the process very quickly and asked what they are needed for. **Mr. Roanhorse** responded that data centers are used for storage and processing of digital data, such as photos saved in the digital cloud.

Vice Chair Scott Lawrence stated that municipalities did not have to worry about data centers because they did not exist 20 to 30 years ago, so they are trying to find a way to make them more aesthetically pleasing and to fit into the community.

Chair Dino Cotton stated that there are some existing data centers around and more are being built.

Vice Chair Lawrence asked why it would matter if data services are leased to third parties or not. **Mr. Roanhorse** responded that existing data centers would likely be retrofitted.

Committee Member Virgil asked how many data centers will be built. **Mr. Roanhorse** responded that it is unknown, and the market is open for data centers to be built at a number of different locations.

Chair Cotton stated that Tricia Gomes, Deputy Director with the Planning and Development Department, reached out to him to discuss the proposed General Plan Amendment and Text Amendment.

Committee Member Virgil expressed concerns with the rushed public hearing schedule.

Chair Cotton asked Mr. Roanhorse to clarify the water usage of data centers. **Mr. Roanhorse** stated that he is not too familiar with how a data center functions, but they likely use a large amount of water for cooling.

Committee Member Eileen Baden stated that this topic came up during the Maricopa County Comprehensive Plan Framework 2040 conference and members of the public were concerned with increased water usage. Committee Member Baden added that the Maricopa County Planning and Development Director said that they could add into the Comprehensive Plan that they will work more closely with cities and towns when these big projects come in. Committee Member Baden asked if there would need to be some coordination with Maricopa County if the project is over a certain size. **Mr. Roanhorse** responded that there would not be. Mr. Roanhorse stated that for all rezoning cases, utilities are looked at to ensure there is access and capacity for water, wastewater, and electricity. Committee Member Baden expressed concerns with affecting the power grid due to the increased energy demand created from data centers. Committee Member Baden recommended increasing the sidewalk width to eight feet so emergency response vehicles could use the sidewalk path in the event of an emergency. Committee Member Baden added that language could be added that improvements for data centers may be needed off-site due to the larger impact they could have on the surrounding community. Mr. Roanhorse responded that those comments can be

included in the recommendation and added that capacity is always looked at for any development before it is approved.

Committee Member Virgil expressed concerns with what was being stored in data centers.

Chair Cotton clarified that the Village Planning Committee is reviewing the land use and design, not what is inside of the data center.

Mr. Roanhorse clarified the elements that the design guidelines would affect.

Committee Member Will Holton asked if there is a maximum square footage requirement for data centers. **Mr. Roanhorse** responded that there is not. Mr. Roanhorse clarified that the main concern is how data centers can best fit into a location. Committee Member Holton expressed concerns with building height. Committee Member Holton asked if data centers have backup generators. Mr. Roanhorse responded that the three data centers he is aware of do.

Committee Member Baden recommended increasing the sidewalk width required around data center sites to eight or 10 feet.

Chair Cotton expressed concerns with widening the sidewalks due to the urban heat island effect.

Vice Chair Lawrence agreed with the design guidelines, noting that they make an unattractive building that a developer could get away with more community-friendly. Vice Chair Lawrence stated that it would be more important where the data center building is placed on a site rather than how tall it is.

Committee Member Holton stated that it would be seen regardless due to the height.

Chair Cotton stated that a comment could be added that the Committee does not want data centers to be tall.

Committee Member Baden stated that a difference of two feet in the sidewalk width would likely not make a difference in the urban heat island effect. Committee Member Baden expressed concerns with accessibility and connectivity.

Public Comments:

Henry Hardy, with Rose Law Group, introduced himself as a representative of stakeholders in the industry, opposed to the proposal. Mr. Hardy stated that they were made aware of this proposal about two weeks ago. Mr. Hardy stated that the public hearing process is a very quick turnaround time. Mr. Hardy added that the Accessory Dwelling Unit (ADU) Text Amendment public hearing process was about a seven-month process. Mr. Hardy stated that they would like more time to go through the details of this proposal. Mr. Hardy stated that the data center stakeholders are fine with the architectural and landscape standards and understand that data centers should fit

properly into a community. Mr. Hardy explained that there are elements of the proposal that do not align with investment and do not address how existing investments for data centers would be affected. Mr. Hardy expressed concerns with Proposition 207 for diminution of property values. Mr. Hardy asked for a continuance to allow more time over the summer for everyone to understand the impacts. Mr. Hardy stated that although data centers do not employ as many employees as other major employers, each data center could employ between 80 to 150 people and are high-paying jobs with median incomes of \$95,000 annually. Mr. Hardy added that recent studies said indirect employment in this industry in Phoenix is around 80,000 employees and direct employment is about 20,000 employees. Mr. Hardy stated that the will-serve letter requirement is not consistent with how data centers are developed. Mr. Hardy stated that other business leaders and investors are watching this amendment and see it as anti-enterprise legislation. Mr. Hardy stated that they understand that data centers should better the community and should not be forced upon a community. Mr. Hardy clarified that they need more engagement.

Staff Response:

None.

Discussion:

Committee Member Holton asked how data centers specifically benefit the community. Committee Member Holton asked how long the amendment has been in the works. **Mr. Hardy** responded that they were notified of the amendment about two weeks ago. Committee Member Holton asked how many major cities are doing a similar amendment. Mr. Hardy responded that he was not sure. Mr. Hardy stated that nationally there is a lot of discussion around data centers and some cities are trying to attract them. Committee Member Holton asked how data centers are benefiting the community. Mr. Hardy responded that data centers are multi-billion-dollar investments that each return tens of millions of dollars to the City in tax revenue. Committee Member Holton asked what data centers do. Mr. Hardy responded that data centers handle everything from the GPS system in a car to the data storage where people work. Mr. Hardy stated that every time a file is saved to the computer or to the phone, it is saved somewhere in the cloud, which is stored and processed by data centers. Mr. Hardy stated that the future is data centers.

Vice Chair Lawrence stated that the City seems to be contradicting of wanting to be a tech center by wanting investment from the Taiwan Semiconductor Manufacturing Company (TSMC) but not wanting investment from data centers.

Committee Member Holton stated that he could understand how TSMC could make something that he would actually use versus a data center.

Mr. Hardy stated that TSMC is making chips that go into data centers. Mr. Hardy stated that it is the future of the economy nationally and globally. Mr. Hardy asked the Committee to express concerns that the timeline is too fast and to come back with a better proposal.

Chair Cotton asked for clarification if the data center industry is wanting more time to go through the design guidelines and make them less restrictive. **Mr. Hardy** responded that the design guidelines are not an issue. Mr. Hardy stated that their issues are Proposition 207, that the text does not say anything about existing data centers and how the text amendment would affect them, and the text does not say anything about proposed data centers currently in the development review process and how the text amendment could affect their existing investments. Mr. Hardy added that the will-serve letter from the power company to be able to serve the power of the data center in two years is another major concern. Mr. Hardy stated that a data center cannot get a commitment for power within two years, and it is probably more around 10 years. Mr. Hardy added that the power company would ask if the data center has a permit from the local municipality before providing a will-serve letter. Chair Cotton stated that it seems the City is trying to rush the text amendment to avoid legal input.

Committee Member Virgil stated that he feels like he does not have enough information to vote on this item, such as what the height is.

Vice Chair Lawrence concurred.

Mr. Hardy stated that this is the fastest they have seen a text amendment go through the public hearing process.

Committee Member Holton asked where data centers are being proposed within the Rio Vista Village.

Committee Member Baden stated that they would be allowed anywhere where that is zoned for them.

Chair Cotton stated that he does not believe the Village Planning Committee asking for a continuance would have any impact, since it is still scheduled to be heard by the Planning Commission and the City Council on their scheduled dates.

Mr. Hardy stated that they want that concern to be passed along to the Planning Commission and City Council.

Mr. Roanhorse stated that the City has a narrow timeframe to approve or deny a request due to the State Legislature, and a continuance is typically reserved for the City Council.

Committee Member Holton stated that he does not understand how the proposal would impact pending permits.

Vice Chair Lawrence stated that if all the Village Planning Committees vote against it, then the City Council may negotiate a longer term for this proposal.

Committee Member Baden stated that she believes the City is trying to minimize the impacts that data centers have. Committee Member Baden stated that she is generally

supportive of a majority of the proposal. Committee Member Baden stated that she understands there are a few elements that may need some more discussion and more review.

Committee Member Cotton concurred and stated that he is supportive of the design guidelines and would vote to approve the design guidelines.

Committee Member Baden added that the Fire Department should have sufficient time to review this proposal because they are supportive of perimeter paths around new developments, which help with accessibility and connectivity. Committee Member Baden requested that the sidewalk requirement be widened so emergency vehicles could use them in the event of an emergency. Committee Member Baden added that language should be added to state that data centers may require off-site improvements for fire safety of very large data centers.

MOTION – Z-TA-2-25-Y:

Vice Chair Lawrence motioned to recommend denial of Z-TA-2-25-Y, with direction to allow more time for stakeholder input. **Committee Member Holton** seconded the motion.

VOTE – Z-TA-2-25-Y:

3-2; the motion to recommend denial of Z-TA-2-25-Y with direction passed with Committee members Holton, Virgil and Lawrence in favor and Committee members Baden and Cotton opposed.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

Village Planning Committee Meeting Summary

Z-TA-2-25-Y

Date of VPC Meeting	May 13, 2025
Request	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to add a definition for data centers; amend Chapter 5, Section 507 Tab A.II.D (Guidelines for Design Review, City-Wide Design Review Guidelines, Specialized Uses) to modify the section title and add design standards for data centers and amend Chapter 6, Section 647 (Special Permit Uses), Section 647.A.2 to add data centers within the C-2 (Intermediate Commercial), C-3 (General Commercial), CP/GCP (Commerce Park/General Commerce Park), A-1 (Light Industrial) and A-2 (Industrial) zoning districts, with performance standards.
VPC Recommendation	Approval, per the staff recommendation, with direction
VPC Vote	14-1-1

Item Nos. 5 (GPA-2-25-Y) and 6 (Z-TA-2-25-Y) are companion cases and were heard concurrently.

Two members of the public registered to speak on this item, one in support, and one that did not indicate support or opposition.

STAFF PRESENTATION

Samuel Rogers, staff, provided a presentation regarding the proposed General Plan Amendment, including background and details of the location criteria, design, and energy and sustainability policies proposed to be added for data centers. Mr. Rogers provided information about further about the proposed Text Amendment, including a definition for data centers, design guidelines, and a requirement for a Special Permit and performance standards, finally noting the timeline for the proposals.

QUESTIONS FROM THE COMMITTEE

Committee Member Greg Brownell asked if they could add a requirement to not allow Data Centers within one mile of the Rio Salado Restoration Area. **Mr. Rogers** stated that the requirement could be recommended as a part of the motion.

Committee Member Gene Holmerud explained that Iceland is a popular location for data centers, stated that places like Iceland make more sense because data centers produce so much heat, and stated he was surprised there is a demand for data centers in Phoenix.

Committee Member Trent Marchuk explained that the lack of natural disasters in the Phoenix area make it an attractive place to locate data centers and asked about the definition of high-capacity transit. **Mr. Rogers** explained that high-capacity transit options are the light rail and bus rapid transit. Committee Member Marchuk asked about existing data centers. Mr. Rogers stated that existing data centers would be grandfathered and explained staff is still looking into other items such as phased developments.

Committee Member Petra Falcon asked for staff to display the slide showing the public hearing dates. **Mr. Rogers** displayed the slide.

Committee Member Tamala Daniels asked how health hazards are being addressed and explained that data centers contribute to noise pollution, air pollution, respiratory illnesses, heat emissions, traffic congestion, and security risks. **Mr. Rogers** explained that data centers will be required to go through the Special Permit process and the Village Planning Committees will have the opportunity to analyze if a site is appropriate. Mr. Rogers explained a Will Serve letter will be required to ensure data centers are not over burdening the electric grid, stated that a noise study will be required, stated that data centers will not be allowed to exceed five percent of the area's ambient noise, explained that some data centers have been in the news because of pollution generated from natural gas fueled fans, and stated that he expects the data centers in Phoenix to get their power from the electric grid.

Committee Member Mark Beehler echoed Committee Member T. Daniels' concerns, stated the cases that the Village Planning Committee (VPC) recommends for denial are not always ultimately denied by the City Council, stated that he foresees data centers as something that will be dumped on South Phoenix, and echoed Committee Member Brownell's concerns about data centers near the Rio Salado Habitat Restoration area. **Mr. Rogers** explained that General Plan Amendment includes guidance to not allow data centers near corridors and explained that the Rio Salado area is one of the potential corridors that will be designated as a part of the General Plan implementation.

Committee Member Kay Shepard asked about rezoning requirements. **Mr. Rogers** explained that a Special Permit would be needed to allow a data center.

Committee Member Ralph Thompson II asked about the number of data centers in South Phoenix and asked how many jobs data centers generate. **Mr. Rogers** stated that he does not have data on the number of data centers in South Phoenix and explained that at the Central City Village Planning Committee an attorney had stated that data

centers create 80 to 150 jobs. **Chair Arthur Greathouse III** stated that a further breakdown of the jobs would be needed to understand the job creation.

Committee Member George Brooks stated that the issues of data centers will continue to increase, asked if this is something we can spend more time on, described environmental concerns, and stated that data centers have loud air conditioning units and heat pumps that will make areas hotter. Committee Member Brooks stated he does not want data centers to be dumped on South Phoenix, stated that savvy attorneys will argue for permitting data centers, and stated that more time should be spent on the topic.

Committee Member Lee Coleman asked for confirmation that data centers can currently go into any office location. **Mr. Rogers** explained that data centers are currently allowed anywhere an office use is allowed.

Committee Member Fred Daniels asked if there are any data centers that are currently in the pipeline. **Mr. Rogers** explained he is not aware of any data centers currently in the pipeline in South Mountain, but he is aware of others around the City.

Chair Greathouse asked about a buffer between data centers and residential and stated that there is a data center on 40th Street and McDowell Road that is right next to residential. **Committee Member Marcia Busching** stated that there is a 150-foot buffer required from residential. Chair Greathouse stated that 150 feet is not very far.

Committee Member Busching stated that landscape setbacks are required, but walls are not addressed, stated that there is not a definition of live coverage, stated that water consumption is not addressed, explained that the buildings have architecture requirements indicating that the building will likely be able to be seen from the street, and stated that she likes the idea of a distance requirement from the Rio Salado Habitat Restoration area.

Mr. Rogers stated that live coverage is often a stipulation on rezoning cases, explained that live coverage means the area that is covered in trees and shrubs, stated that walls greater than three feet are not allowed in landscape setbacks, and explained that additional architecture concerns can be addressed through stipulations during the Special Permit process.

Committee Member Edward Aldama asked for confirmation that data centers are currently allowed anywhere an office is and asked if the text amendment will create a formalized process for the data centers. **Mr. Rogers** confirmed the General Plan Amendment and Text Amendment requests will create a formalized process to permit data centers and mitigate their impacts.

Committee Member Marchuk explained that he had visited a data center for work, explained that the site he visited had a water treatment facility on site that processed grey

water, and stated that using grey water would be something that would be interesting to investigate. **Mr. Rogers** explained that the city has high water user requirements that require a certain percent of water be recycled.

Committee Member Marchuk asked about the location policy that encourages data centers in identified redevelopment areas where infrastructure investments are needed and asked about identified redevelopment areas within South Mountain. **Mr. Rogers** explained there is the Target Area B Redevelopment Area in South Mountain, stated much of it is along proposed and existing corridors, and explained that areas with needed infrastructure investments are generally areas on the periphery of the city that need roads and utilities.

Committee Member Brownell described some of the challenges of South Mountain and explained attorneys will argue for data centers. **Mr. Rogers** explained that this is putting in a process to regulate data centers rather than the status quo that lets data centers come in wherever an office use is allowed.

Committee Member Brownell asked about live coverage and asked about the height limitations. **Mr. Rogers** explained live coverage is provided through shrubs and tree coverage and stated that building heights will be regulated through the underlying zoning district. Committee Member Brownell stated that he would rather have a human scale wall closer to the sidewalk than a large wall further from the sidewalk.

Committee Member T. Daniels asked if data centers can be restricted to only be allowed on industrially and commercially zoned parcels. **Mr. Rogers** explained that the proposal only allows for data centers to be allowed on industrially and commercially zoned properties.

PUBLIC COMMENT

Jon Gillespie introduced himself, explained that he is from Rose Law Group, described tax revenue generated from data centers, stated he is concerned about the timeline of the process, stated he would like at least 60 more days for public comment, stated that there has been a lot of investment by data center users, discussed grandfathering of developments, expressed concerns about phased developments, explained potential Proposition 207 litigation, and explained the Will Serve Letter requirement is unfeasible.

Ron Norse explained that he is a building inspector, stated that he is a former City of Phoenix inspector, offered a tour of a data center, and stated that he has been inspecting microchip factories for the last 5 years.

Kay Shepard asked if data centers are the same thing as chip makers. **Mr. Rogers** stated that it is his understanding that they are different.

Gene Holmerud described different sound decibel levels and stated he wants to know more about the sound regulations.

STAFF RESPONSE

Mr. Rogers explained that the City's Law Department has determined there will not be any Proposition 207 issues, stated that the City is still working on what projects will be grandfathered in, and explained that the Central City Village Planning Committee had asked for more time.

Committee Member Marchuk asked about phased data center developments. **Mr. Rogers** explained that his team is still working through questions about what projects will be grandfathered in.

Committee Member Kay Shepard asked about how the other villages have voted. **Mr. Rogers** summarized the results of the other villages that have heard the items.

Vice Chair Emma Viera stated that she appreciates that we are putting regulations on data centers and stated that she would like to see distance requirements for schools and residential. **Mr. Rogers** stated that there is a distance requirement from residential areas but not from schools. Vice Chair Viera stated that 150 feet is not enough and stated that a distance requirement from schools should be added.

Committee Member Brownell stated support for a distance requirement from schools, stated that there are high asthma rates in Arizona schools, and explained data centers will make it worse.

Mark Beehler stated that determining specific distance requirements is out of the Village Planning Committee's scope and stated that he agrees that distance from schools should be added.

Committee Member Busching stated that she would like any motion on the General Plan amendment to include direction to encourage recycling of water.

Committee Member Marchuk asked about the motion and providing direction versus requiring modifications. **Mr. Rogers** explained that other committees have made motions with direction.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

Motion:

Committee Member Marcia Busching made a motion to recommend approval of Z-TA-2-25-Y with direction that no data centers be allowed within 1.5 miles of the Rio Salado Habitat Restoration Area, that II.D.5.1 be modified to require a 150-foot setback from

schools, and that a provision be included that encourages the recycling of water and usage of recycled water on site. **Committee Member Greg Brownell** seconded the motion.

Committee Member Beehler introduced a friendly amendment to modify II.D.5.1 to require that the setback requirement be from a building. **Committee Member Busching** stated that she accepts the friendly amendment.

Committee Member Shepard introduced a friendly amendment to only allow data centers on properties that have A-1 or A-2 zoning. **Committee Member Marchuk** stated that C-2 had been removed in the General Plan Amendment motion. **Committee Member Busching** did not accept the friendly amendment.

Committee Member Marchuk stated something should be added regarding grandfathering in projects that are already in the process or that have phased plans. **Chair Greathouse** stated that his company has land that has grandfathered rights, stated that governance will understand grandfathered rights, and stated that he expects that projects will have to abide by the rules and regulations at the time they applied. **Committee Member Marchuk** stated that there is still ambiguity and stated that providing some direction on the matter will be beneficial. **Committee Member Brownell** suggested having a five-year timeframe for projects to be constructed under the current code. **Chair Greathouse** stated he does not like the idea of a five-year timeframe and stated that there could be an event like a pandemic that causes delays. **Committee Member Beehler** stated that he does not think that there should be grandfathering rights.

Committee Member Busching called the question.

Vice Chair Viera asked if **Committee Member Busching** would be open to adding a requirement regarding the usage of renewable energy. **Committee Member Busching** stated that the question has been called so she is not open to an amendment.

Vote:

14-1-1, motion to recommend approval of Z-TA-2-25-Y with direction that no data centers be allowed within 1.5 miles of the Rio Salado Habitat Restoration Area, that a provision be included that encourages the recycling of water and usage of recycled water on site, and that II.D.5.1 be modified to require a 150-foot setback from schools and that that the setback be measured from a building, passed with **Committee Members Aldama, Beehler, Brooks, Brownell, Busching, Coleman, F. Daniels, T. Daniels, Falcon, Jackson, Marchuk, Thompson, Viera, and Greathouse** in favor, **Committee Member Shepard** opposed, and **Committee Member Holmerud** abstained.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

ATTACHMENT D



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission

Date: June 4, 2025

From: Tricia Gomes
Planning and Development Deputy Director

Subject: BACK UP TO ITEM NO. 3 – Z-TA-2-25-Y – DATA CENTERS TEXT
AMENDMENT

Text Amendment No. Z-TA-2-25-Y is a request to amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to add a definition for data centers; amend Chapter 5, Section 507 Tab A.II.D (Guidelines for Design Review, City-Wide Design Review Guidelines, Specialized Uses) to modify the section title and add design standards for data centers; and amend Chapter 6, Section 647 (Special Permit Uses), Section 647.A.2 to add data centers within the C-2 (Intermediate Commercial), C-3 (General Commercial), CP/GCP (Commerce Park/General Commerce Park), A-1 (Light Industrial), and A-2 (Industrial) zoning districts, with a Special Permit and performance standards.

The Village Planning Committees considered the request throughout May and beginning of June. Two VPCs recommended approval, per the staff recommendation; three VPCs recommended approval, per the staff recommendation, with direction; one VPC recommended approval, per the staff recommendation, with a modification; one VPC recommended approval, per the staff recommendation, with a modification and direction; three VPCs recommended denial; four VPCs recommended denial, with direction; and one VPC did not have quorum.

Three stakeholder meetings were held with individuals representing a wide range of interests in data center development such as land use attorneys, real estate and construction professionals, data center operators, and utility companies.

The language in this proposed text amendment has been modified to address some of the primary concerns as recommended by the Village Planning Committees and shared at the stakeholder meetings including the following concerns: undergrounding of large utility lines, obtaining a will serve letter within two years, noise standards and applicability of the new development standards and requirement to secure a Special Permit.

Staff recommends approval, per the modified language in **bold** font below:

Amend Chapter 2, Section 202 (Definitions) to add a definition for data centers.

Section 202. Definitions.

DATA CENTER: A FACILITY USED PRIMARILY FOR DATA SERVICES, INCLUDING THE STORAGE, PROCESSING, MANAGEMENT, AND TRANSMISSION OF DIGITAL DATA. A FACILITY SHALL NOT BE CONSIDERED A DATA CENTER WHEN IT DOES NOT EXCEED 10% OF THE GROSS FLOOR AREA OF ALL ON-SITE BUILDINGS; IS USED TO SERVE THE ENTERPRISE FUNCTIONS OF THE ON-SITE PROPERTY OWNER; AND IS NOT USED TO LEASE DATA SERVICES TO THIRD PARTIES.

Amend Chapter 5, Section 507 Tab A.II.D (Guidelines for Design Review, City-Wide Design Review Guidelines, Specialized Uses) to modify the section title and add design standards for data centers, and to read as follows:

Section 507 Tab A. Guidelines for design review.

- II. CITY-WIDE DESIGN REVIEW GUIDELINES. The design review guidelines ~~indicate specific standards of implementation and are categorized as Requirements (R), Presumptions (P), or Considerations (C).~~ INDICATED WITH THE MARKERS (R), (R*), (P), (T), AND (C) SHALL BE APPLIED AND ENFORCED IN THE SAME MANNER AS INDICATED IN SECTION 507. ITEMS NOT INDICATED WITH AN (R), (R*), (P), (T), AND (C) SHALL BE TREATED AS (R).

D. Specialized Uses.

5. DATA CENTERS.

5.1. **SETBACKS.** ALL MECHANICAL EQUIPMENT, INCLUDING BUT NOT LIMITED TO ELECTRICAL TRANSFORMERS AND GENERATORS, SHALL BE SET BACK A MINIMUM OF 150 FEET FROM ABUTTING RIGHT-OF-WAY OR RESIDENTIALLY ZONED PROPERTY; IN ADDITION TO THE FOLLOWING: (R*)

5.1.1. THE EQUIPMENT MUST BE FULLY SCREENED BY A BUILDING THAT IS VISUALLY INTEGRATED WITH THE DESIGN OF THE OVERALL DEVELOPMENT; OR

5.1.2 THE EQUIPMENT MUST BE FULLY SCREENED BY A DECORATIVE SCREEN WALL HAVING VARIATIONS IN COLORS, MATERIALS, PATTERNS, TEXTURES, AND/OR AN ART INSTALLATION SUCH AS A MURAL.

RATIONALE: GROUND EQUIPMENT SHOULD BE ENCLOSED AND SET BACK TO PROVIDE VISUAL SCREENING AND REDUCE NOISE LEVELS.

5.2. **LANDSCAPE SETBACK.** A MINIMUM 30-FOOT WIDE PERIMETER LANDSCAPE SETBACK SHALL BE PROVIDED, SUBJECT TO THE FOLLOWING:

5.4.1. TWO STAGGERED ROWS OF LARGE CANOPY SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPING SHALL BE PROVIDED, AS APPROVED BY THE PDD LANDSCAPE ARCHITECT. (T)

5.4.2 FIVE 5-GALLON SHRUBS PER TREE SHALL BE PROVIDED, AT A MINIMUM. (T)

5.4.3 GROUNDCOVERS SHALL BE PROVIDED TO SUPPLEMENT THE TREES AND SHRUBS SO THAT A MINIMUM 75% LIVE COVERAGE IS ATTAINED. (T)

RATIONALE: AN ENHANCED LANDSCAPE SETBACK WITH A DENSE NUMBER OF TREES AND SHRUBS HELPS TO MITIGATE NEGATIVE VISUAL IMPACTS.

5.3. **ARCHITECTURE.**

- 5.3.1. BUILDING FACADES THAT EXCEED 100 FEET SHOULD CONTAIN ARCHITECTURAL EMBELLISHMENTS AND DETAILING SUCH AS TEXTURAL CHANGES, PILASTERS, OFFSETS, RECESSES, WINDOW FENESTRATION (INCLUDING FAUX WINDOWS), SHADOW BOXES, AND OVERHEAD/CANOPIES. (P)
- 5.3.2. ALL SIDES OF A BUILDING/STRUCTURE SHOULD PROVIDE AN ENHANCED DESIGN INCLUDING A VARIATION IN COLORS, MATERIALS, PATTERNS, TEXTURES, HEIGHT, WINDOWS (INCLUDING FAUX WINDOWS), ARTICULATION, AND/OR ART INSTALLATIONS. (P)
- 5.3.3. EACH MAIN ENTRANCE SHOULD INCLUDE A FEATURE THAT DIFFERENTIATES IT FROM THE REMAINDER OF THE BUILDING FACADE BY A CHANGE IN BUILDING MATERIAL, PATTERN, TEXTURE, COLOR, AND/OR ACCENT MATERIAL, AND THAT PROJECTS OR IS RECESSED FROM THE ADJOINING BUILDING PLANE. (P)
- 5.3.4. ARCHITECTURAL DESIGN SHOULD TAKE INTO ACCOUNT THE SOLAR CONSEQUENCES OF BUILDING HEIGHT, BULK, AND AREA. (C)

RATIONALE: DATA CENTER BUILDINGS SHOULD INCLUDE ENHANCED ARCHITECTURAL DESIGN FEATURES IN ORDER TO PROVIDE VISUAL INTEREST, TO BREAK UP THE MASS OF THE BUILDING/STRUCTURE AND TO PROVIDE AN ENHANCED DESIGN INTERFACE WHERE VISIBLE FROM A RIGHT-OF-WAY AND/OR RESIDENTIALLY ZONED PROPERTY.

- 5.4. **STREETSCAPE.** FOR EACH STREET FRONTAGE, A MINIMUM 6-FOOT-WIDE DETACHED SIDEWALK SEPARATED FROM THE CURB BY A MINIMUM 8-FOOT-WIDE LANDSCAPE STRIP, SUBJECT TO THE FOLLOWING:
 - 5.4.1. SINGLE-TRUNK, LARGE CANOPY SHADE TREES, PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS, SHALL BE PROVIDED ON BOTH SIDES OF THE SIDEWALK AND PROVIDE A MINIMUM OF 75% SHADE. (T)

5.4.2 A MIXTURE OF SHRUBS, ACCENTS, AND VEGETATIVE GROUNDCOVERS WITH A MAXIMUM MATURE HEIGHT OF TWO FEET SHALL BE DISTRIBUTED THROUGHOUT THE LANDSCAPE AREAS TO ACHIEVE A MINIMUM OF 75% LIVE COVERAGE. (T)

5.4.3 **ALL NEW OR RELOCATED ELECTRIC LINES 12 KV AND SMALLER, COMMUNICATIONS AND CABLE TELEVISION AND ALL ON PREMISE WIRING SHALL BE PLACED UNDERGROUND IN ALL DEVELOPMENTS WHERE VISIBLE FROM STREETS OR ADJOINING PROPERTIES** ~~EXISTING OVERHEAD UTILITIES WITHIN THE RIGHTS-OF-WAY ABUTTING THE DEVELOPMENT SHALL BE PLACED UNDERGROUND, UNLESS OTHERWISE APPROVED THROUGH A TECHNICAL APPEAL.~~ (T)

RATIONALE: AN ENHANCED STREETSCAPE HELPS TO SOFTEN THE EDGE OF THE DEVELOPMENT OF A LARGER NON-RESIDENTIAL USE.

5.5. **SHADE.**

5.5.1. ALL ON-SITE PEDESTRIAN PATHWAYS SHOULD BE SHADED A MINIMUM OF 75% BY A STRUCTURE, LANDSCAPING, OR A COMBINATION OF THE TWO. (P)

5.5.2 DEDICATED MULTI-USE TRAILS ADJACENT TO THE SITE SHOULD BE SHADED A MINIMUM OF 50% AT TREE MATURITY. (P)

RATIONALE: ENHANCED PEDESTRIAN COMFORT SHOULD BE PRIORITIZED ADJACENT TO AND WITHIN DATA CENTER DEVELOPMENTS ACROSS THE CITY.

Amend Chapter 6, Section 647 (Special Permit Uses), Section 647.A.2 to add data centers within the C-2 (Intermediate Commercial), C-3 (General Commercial), CP/GCP (Commerce Park/General Commerce Park), A-1 (Light Industrial) and A-2 (Industrial) zoning districts, with performance standards to read as follows:

Section 647. Special Permit Uses.

2. A special permit may be granted by the Council upon recommendation of the Commission to establish the following uses in the use districts named:

KK. DATA CENTERS IN THE C-2, C-3, CP/GCP, A-1 AND A-2 ZONING DISTRICTS, SUBJECT TO THE FOLLOWING:

- (1) THE DEVELOPMENT SHALL BE NO CLOSER THAN 2,640 FEET FROM AN APPROVED HIGH-CAPACITY TRANSIT STATION.
- (2) PRELIMINARY SITE PLAN APPROVAL WILL NOT BE GRANTED FOR A DATA CENTER UNTIL SUCH TIME THAT A LOCAL UTILITY COMPANY ~~CONFIRMS IN WRITING WITH A "WILL SERVE" LETTER~~ **PROVIDES A CONTRACTUAL AGREEMENT THAT IT CAN AFFIRMS ITS CAPACITY AND COMMITMENT TO** SERVE THE ENERGY DEMAND ~~WITHIN TWO YEARS~~ FOR THE PROPOSED DATA CENTER. THE ~~LETTER AGREEMENT~~ FROM THE UTILITY COMPANY SHALL BE SUBMITTED TO PDD CONCURRENT WITH THE PRELIMINARY SITE PLAN.
- (3) THE FOLLOWING SHALL APPLY WHEN THE SITE IS LOCATED WITHIN 300 FEET OF A RESIDENTIAL ZONING DISTRICT:
 - (a) PRELIMINARY SITE PLAN APPROVAL FOR A DATA CENTER SHALL NOT BE GRANTED UNLESS IT HAS BEEN DEMONSTRATED THAT THE DATA CENTER, INCLUDING ALL ON-SITE MECHANICAL EQUIPMENT AND FACILITIES, WILL NOT EXCEED THE EXISTING AMBIENT NOISE LEVEL FOR THE SITE BY MORE THAN 5% **OR A SPECIFIC NOISE STANDARD MAY BE STIPULATED AS A CONDITION OF AN APPROVED SPECIAL PERMIT.**

- (b) TO DETERMINE COMPLIANCE WITH THE PRIOR SUBSECTION, THE DEVELOPER SHALL SUBMIT A NOISE STUDY TO PDD PRIOR TO OR CONCURRENT WITH THE PRELIMINARY SITE PLAN. THE NOISE STUDY SHALL BE PERFORMED BY A THIRD-PARTY ACOUSTICAL ENGINEER TO DOCUMENT BASELINE NOISE LEVELS IN THE AREA OF THE PROPOSED DATA CENTER, INCLUDING NOISE LEVELS MEASURED AT THE PROPERTY LINE OF THE NEAREST RESIDENTIAL ZONING DISTRICT TO THE PROPOSED DATA CENTER PROPERTY.
- (c) UPON APPROVAL OF THE NOISE STUDY, THE METHODS PROPOSED TO MITIGATE NOISE SHALL BE STIPULATED AS A CONDITION OF FINAL SITE PLAN APPROVAL. A FINAL CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED IF THE AMBIENT NOISE EXCEEDS THE PRIOR EXISTING NOISE LEVEL BY MORE THAN 5%.
- (4) THESE REGULATIONS AND THE DESIGN GUIDELINES SET FORTH IN SECTION 507 TAB A.II.D.5., DATA CENTERS ARE NOT APPLICABLE TO DATA CENTERS WHICH HAVE RECEIVED FINAL SITE PLAN APPROVAL; OR A DATA CENTER USE THAT IS SPECIFICALLY LISTED AS A PERMITTED USE OR SPECIFICALLY DISCUSSED IN A COUNCIL ADOPTED PLANNED UNIT DEVELOPMENT NARRATIVE PRIOR TO [THE EFFECTIVE DATE OF THIS ORDINANCE]. OTHERWISE, THE DEVELOPMENT IS SUBJECT TO THESE REGULATIONS AND ALL APPLICABLE DESIGN GUIDELINES SET FORTH IN SECTION 507 TAB A, INCLUDING THOSE FOR SECTION II.D.5, DATA CENTERS.**

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION June 5, 2025

ITEM NO: 3	
	DISTRICT NO.: Citywide
SUBJECT:	
Application #:	Z-TA-2-25-Y (Companion Case GPA-2-25-Y)
Location:	Citywide
Proposal:	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to add a definition for data centers; amend Chapter 5, Section 507 Tab A.II.D (Guidelines for Design Review, City-Wide Design Review Guidelines, Specialized Uses) to modify the section title and add design standards for data centers; and amend Chapter 6, Section 647 (Special Permit Uses), Section 647.A.2 to add data centers within the C-2 (Intermediate Commercial), C-3 (General Commercial), CP/GCP (Commerce Park/General Commerce Park), A-1 (Light Industrial), and A-2 (Industrial) zoning districts, with a Special Permit and performance standards.
Applicant:	City of Phoenix Planning Commission
Representative:	City of Phoenix, Planning and Development Department

ACTIONS:

Staff Recommendation: Approval, per the staff memo dated June 4, 2025.

Village Planning Committee (VPC) Recommendation:

Ahwatukee Foothills 5/19/2025 Denial. Vote: 10-0.

Alhambra 5/20/2025 Denial. Vote: 11-0.

Camelback East 6/3/2025 Denial, with direction. Vote: 17-0.

Central City 5/12/2025 Approval, with direction. 8-1-1.

Deer Valley 5/20/2025 No quorum.

Desert View 6/3/2025 Denial, with direction. Vote 11-0.

Encanto 6/2/2025 Denial. Vote 13-0-1.

Estrella 5/20/2025 Approval, with direction and a modification. Vote: 4-0.

Laveen 5/12/2025 Approval, with direction. Vote: 13-0.

Maryvale 5/14/2025 Approval. Vote: 13-0.

North Gateway 5/8/2025 Approval. Vote: 8-0.

North Mountain 5/21/2025 Denial, with direction. Vote: 12-0-1.

Paradise Valley 6/2/2025 Approval, with a modification. Vote: 8-5-1.

Rio Vista 5/13/2025 Denial, with direction. Vote: 3-2.

South Mountain 5/13/2025 Approval, with direction. Vote: 14-1-1.

Planning Commission Recommendation: Approval, per the staff memo dated June 4, 2025, with direction.

Motion Discussion:

Commissioner Matthews made a MOTION to approve Z-TA-2-25-Y, per the staff memo dated June 4, 2025. Commissioner James seconded that motion.

Vice-Chairman Boyd proposed an AMENDED MOTION to include direction to evaluate issues with decibel level restrictions, allowance in Commerce Park zoning, co-location of data centers

and the 10% size reduction, and grandfathered use and 207 waivers. Commissioner Gorraiz seconded the motion to amend.

Chairperson Busching asked if they would be amenable to adding direction to also evaluate heat mitigation and a de-minimus exception.

Vice-Chairperson Boyd and Commissioner Gorraiz agreed.

Motion details: Vice-Chairperson Boyd made a MOTION to approve Z-TA-2-25-Y per the staff memo dated June 4, 2025, with direction to evaluate issues with decibel level restrictions, allowance in Commerce Park zoning, co-location of data centers and the 10% size reduction, grandfathered use and 207 waivers, heat mitigation, and a de-minimus exception.

Maker: Vice-Chairperson Boyd

Second: Gorraiz

Vote: 9-0

Absent: None.

Opposition Present: Yes.

Findings: This text amendment will create a process for data centers to be proposed and evaluated through a public hearing process. The text amendment will provide standards to address major concerns that data centers cause.

Proposed Language:

Amend Chapter 2, Section 202 (Definitions) to add a definition for data centers.

Section 202. Definitions.

DATA CENTER: A FACILITY USED PRIMARILY FOR DATA SERVICES, INCLUDING THE STORAGE, PROCESSING, MANAGEMENT, AND TRANSMISSION OF DIGITAL DATA. A FACILITY SHALL NOT BE CONSIDERED A DATA CENTER WHEN IT DOES NOT EXCEED 10% OF THE GROSS FLOOR AREA OF ALL ON-SITE BUILDINGS; IS USED TO SERVE THE ENTERPRISE FUNCTIONS OF THE ON-SITE PROPERTY OWNER; AND IS NOT USED TO LEASE DATA SERVICES TO THIRD PARTIES.

Amend Chapter 5, Section 507 Tab A.II.D (Guidelines for Design Review, City-Wide Design Review Guidelines, Specialized Uses) to modify the section title and add design standards for data centers, and to read as follows:

Section 507 Tab A. Guidelines for design review.

- II. CITY-WIDE DESIGN REVIEW GUIDELINES. The design review guidelines indicate ~~specific standards of implementation and are categorized as Requirements (R), Presumptions (P), or Considerations (C).~~ INDICATED WITH THE MARKERS (R), (R*), (P), (T), AND (C) SHALL BE APPLIED AND ENFORCED IN THE SAME MANNER AS INDICATED IN SECTION 507. ITEMS NOT INDICATED WITH AN (R), (R*), (P), (T), AND (C) SHALL BE TREATED AS (R).

D. **Specialized Uses.**

5. **DATA CENTERS.**

- 5.1. **SETBACKS.** ALL MECHANICAL EQUIPMENT, INCLUDING BUT NOT LIMITED TO ELECTRICAL TRANSFORMERS AND GENERATORS, SHALL BE SET BACK A MINIMUM OF 150 FEET FROM ABUTTING RIGHT-OF-WAY OR RESIDENTIALLY ZONED PROPERTY; IN ADDITION TO THE FOLLOWING: (R*)

5.1.1. THE EQUIPMENT MUST BE FULLY SCREENED BY A BUILDING THAT IS VISUALLY INTEGRATED WITH THE DESIGN OF THE OVERALL DEVELOPMENT; OR

5.1.2 THE EQUIPMENT MUST BE FULLY SCREENED BY A DECORATIVE SCREEN WALL HAVING VARIATIONS IN COLORS, MATERIALS, PATTERNS, TEXTURES, AND/OR AN ART INSTALLATION SUCH AS A MURAL.

RATIONALE: GROUND EQUIPMENT SHOULD BE ENCLOSED AND SET BACK TO PROVIDE VISUAL SCREENING AND REDUCE NOISE LEVELS.

- 5.2. **LANDSCAPE SETBACK.** A MINIMUM 30-FOOT WIDE PERIMETER LANDSCAPE SETBACK SHALL BE PROVIDED, SUBJECT TO THE FOLLOWING:

5.4.1. TWO STAGGERED ROWS OF LARGE CANOPY SHADE TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPING SHALL BE PROVIDED, AS APPROVED BY THE PDD LANDSCAPE ARCHITECT. (T)

5.4.2 FIVE 5-GALLON SHRUBS PER TREE SHALL BE PROVIDED, AT A MINIMUM. (T)

5.4.3 GROUNDCOVERS SHALL BE PROVIDED TO SUPPLEMENT THE TREES AND SHRUBS SO THAT A MINIMUM 75% LIVE COVERAGE IS ATTAINED. (T)

RATIONALE: AN ENHANCED LANDSCAPE SETBACK WITH A DENSE NUMBER OF TREES AND SHRUBS HELPS TO MITIGATE NEGATIVE VISUAL IMPACTS.

5.3. ARCHITECTURE.

- 5.3.1. BUILDING FACADES THAT EXCEED 100 FEET SHOULD CONTAIN ARCHITECTURAL EMBELLISHMENTS AND DETAILING SUCH AS TEXTURAL CHANGES, PILASTERS, OFFSETS, RECESSES, WINDOW FENESTRATION (INCLUDING FAUX WINDOWS), SHADOW BOXES, AND OVERHEAD/CANOPIES. (P)
- 5.3.2. ALL SIDES OF A BUILDING/STRUCTURE SHOULD PROVIDE AN ENHANCED DESIGN INCLUDING A VARIATION IN COLORS, MATERIALS, PATTERNS, TEXTURES, HEIGHT, WINDOWS (INCLUDING FAUX WINDOWS), ARTICULATION, AND/OR ART INSTALLATIONS. (P)
- 5.3.3. EACH MAIN ENTRANCE SHOULD INCLUDE A FEATURE THAT DIFFERENTIATES IT FROM THE REMAINDER OF THE BUILDING FACADE BY A CHANGE IN BUILDING MATERIAL, PATTERN, TEXTURE, COLOR, AND/OR ACCENT MATERIAL, AND THAT PROJECTS OR IS RECESSED FROM THE ADJOINING BUILDING PLANE. (P)
- 5.3.4. ARCHITECTURAL DESIGN SHOULD TAKE INTO ACCOUNT THE SOLAR CONSEQUENCES OF BUILDING HEIGHT, BULK, AND AREA. (C)

RATIONALE: DATA CENTER BUILDINGS SHOULD INCLUDE ENHANCED ARCHITECTURAL DESIGN FEATURES IN ORDER TO PROVIDE VISUAL INTEREST, TO BREAK UP THE MASS OF THE BUILDING/STRUCTURE AND TO PROVIDE AN ENHANCED DESIGN INTERFACE WHERE VISIBLE FROM A RIGHT-OF-WAY AND/OR RESIDENTIALLY ZONED PROPERTY.

5.4. STREETScape. FOR EACH STREET FRONTAGE, A MINIMUM 6-FOOT-WIDE DETACHED SIDEWALK SEPARATED FROM THE CURB BY A MINIMUM 8-FOOT-WIDE LANDSCAPE STRIP, SUBJECT TO THE FOLLOWING:

- 5.4.1. SINGLE-TRUNK, LARGE CANOPY SHADE TREES, PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS, SHALL BE PROVIDED ON BOTH SIDES OF THE SIDEWALK AND PROVIDE A MINIMUM OF 75% SHADE. (T)

5.4.2 A MIXTURE OF SHRUBS, ACCENTS, AND VEGETATIVE GROUNDCOVERS WITH A MAXIMUM MATURE HEIGHT OF TWO FEET SHALL BE DISTRIBUTED THROUGHOUT THE LANDSCAPE AREAS TO ACHIEVE A MINIMUM OF 75% LIVE COVERAGE. (T)

5.4.3 ALL NEW OR RELOCATED ELECTRIC LINES 12 KV AND SMALLER, COMMUNICATIONS AND CABLE TELEVISION AND ALL ON PREMISE WIRING SHALL BE PLACED UNDERGROUND IN ALL DEVELOPMENTS WHERE VISIBLE FROM STREETS OR ADJOINING PROPERTIES ~~EXISTING OVERHEAD UTILITIES WITHIN THE RIGHTS OF WAY ABUTTING THE DEVELOPMENT~~ SHALL BE PLACED UNDERGROUND, UNLESS OTHERWISE APPROVED THROUGH A TECHNICAL APPEAL. (T)

RATIONALE: AN ENHANCED STREETSCAPE HELPS TO SOFTEN THE EDGE OF THE DEVELOPMENT OF A LARGER NON-RESIDENTIAL USE.

5.5. **SHADE.**

5.5.1. ALL ON-SITE PEDESTRIAN PATHWAYS SHOULD BE SHADED A MINIMUM OF 75% BY A STRUCTURE, LANDSCAPING, OR A COMBINATION OF THE TWO. (P)

5.5.2 DEDICATED MULTI-USE TRAILS ADJACENT TO THE SITE SHOULD BE SHADED A MINIMUM OF 50% AT TREE MATURITY. (P)

RATIONALE: ENHANCED PEDESTRIAN COMFORT SHOULD BE PRIORITIZED ADJACENT TO AND WITHIN DATA CENTER DEVELOPMENTS ACROSS THE CITY.

Amend Chapter 6, Section 647 (Special Permit Uses), Section 647.A.2 to add data centers within the C-2 (Intermediate Commercial), C-3 (General Commercial), CP/GCP (Commerce Park/General Commerce Park), A-1 (Light Industrial) and A-2 (Industrial) zoning districts, with performance standards to read as follows:

Section 647. Special Permit Uses.

2. A special permit may be granted by the Council upon recommendation of the Commission to establish the following uses in the use districts named:

KK. DATA CENTERS IN THE C-2, C-3, CP/GCP, A-1 AND A-2 ZONING DISTRICTS, SUBJECT TO THE FOLLOWING:

- (1) THE DEVELOPMENT SHALL BE NO CLOSER THAN 2,640 FEET FROM AN APPROVED HIGH-CAPACITY TRANSIT STATION.
- (2) PRELIMINARY SITE PLAN APPROVAL WILL NOT BE GRANTED FOR A DATA CENTER UNTIL SUCH TIME THAT A LOCAL UTILITY COMPANY ~~CONFIRMS IN WRITING WITH A "WILL-SERVE" LETTER~~ PROVIDES A CONTRACTUAL AGREEMENT THAT ~~IT CAN~~ AFFIRMS ITS CAPACITY AND COMMITMENT TO SERVE THE ENERGY DEMAND ~~WITHIN TWO YEARS~~ FOR THE PROPOSED DATA CENTER. THE ~~LETTER~~ AGREEMENT FROM THE UTILITY COMPANY SHALL BE SUBMITTED TO PDD CONCURRENT WITH THE PRELIMINARY SITE PLAN.
- (3) THE FOLLOWING SHALL APPLY WHEN THE SITE IS LOCATED WITHIN 300 FEET OF A RESIDENTIAL ZONING DISTRICT:
 - (a) PRELIMINARY SITE PLAN APPROVAL FOR A DATA CENTER SHALL NOT BE GRANTED UNLESS IT HAS BEEN DEMONSTRATED THAT THE DATA CENTER, INCLUDING ALL ON-SITE MECHANICAL EQUIPMENT AND FACILITIES, WILL NOT EXCEED THE EXISTING AMBIENT NOISE LEVEL FOR THE SITE BY MORE THAN 5% OR A SPECIFIC NOISE STANDARD MAY BE STIPULATED AS A CONDITION OF AN APPROVED SPECIAL PERMIT.
 - (b) TO DETERMINE COMPLIANCE WITH THE PRIOR SUBSECTION, THE DEVELOPER SHALL SUBMIT A NOISE STUDY TO PDD PRIOR TO OR CONCURRENT WITH THE PRELIMINARY SITE PLAN. THE NOISE STUDY SHALL BE PERFORMED BY A THIRD-PARTY ACOUSTICAL ENGINEER TO DOCUMENT BASELINE NOISE LEVELS IN THE AREA OF THE PROPOSED DATA CENTER, INCLUDING NOISE LEVELS MEASURED AT THE PROPERTY LINE OF THE NEAREST RESIDENTIAL ZONING DISTRICT TO THE PROPOSED DATA CENTER PROPERTY.
 - (c) UPON APPROVAL OF THE NOISE STUDY, THE METHODS PROPOSED TO MITIGATE NOISE SHALL BE STIPULATED AS A CONDITION OF FINAL SITE PLAN APPROVAL. A FINAL CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED IF THE AMBIENT NOISE EXCEEDS THE PRIOR EXISTING NOISE LEVEL BY MORE THAN 5%.

- (4) THESE REGULATIONS AND THE DESIGN GUIDELINES SET FORTH IN SECTION 507 TAB A.II.D.5., DATA CENTERS ARE NOT APPLICABLE TO DATA CENTERS WHICH HAVE RECEIVED FINAL SITE PLAN APPROVAL; OR A DATA CENTER USE THAT IS SPECIFICALLY LISTED AS A PERMITTED USE OR SPECIFICALLY DISCUSSED IN A COUNCIL ADOPTED PLANNED UNIT DEVELOPMENT NARRATIVE PRIOR TO [THE EFFECTIVE DATE OF THIS ORDINANCE]. OTHERWISE, THE DEVELOPMENT IS SUBJECT TO THESE REGULATIONS AND ALL APPLICABLE DESIGN GUIDELINES SET FORTH IN SECTION 507 TAB A, INCLUDING THOSE FOR SECTION II.D.5, DATA CENTERS.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.

ATTACHMENT F

Correspondence for GPA-2-25-Y and Z-TA-2-25-Y are available on the staff report website under Z-TA-2-25-Y:

<https://www.phoenix.gov/administration/departments/pdd/about-us/reports-data/staff-reports.html>



Consideration of Citizen Petition by Estela Varela Related to Community Safety - Citywide

This report provides the City Council with information in response to a citizen petition submitted by Estela Varela at the June 4, 2025, Formal City Council meeting, requesting the Mayor and Council's adoption of a resolution that encompasses 10 policy and administrative items related to community safety. The petitioner's request was extensive and mentions multiple City departments and functions including the Phoenix Police Department, the Parks and Recreation Department, the Law Department, and the Office of Accountability and Transparency. The items are detailed in the citizen petition on **Attachment A**.

Summary

The petitioner requests the City Council adopt the resolution that directs or establishes the following:

1. The Police Department implement cite and release practices for all non-violent offenses, to the fullest extent allowed by law.
2. The Police Department end traffic stops that have historically been used as a pretext for searches and seizures, including, but not limited to, stops based solely on equipment violations or other non-moving-related violations, unless such violations pose an immediate and demonstrable threat to public safety.
3. The Police and Parks and Recreation departments end stops for quality of life offenses, including, but not limited to, sleeping at a bus stop, public urination, and manifestation. If a response is requested, the City will dispatch service providers that will not result in criminalization.
4. The Police Department end the use of sanctioned and unsanctioned arrest, citation, and stops quotas, including the use of discipline if an officer has a reduced number of stops, citations, or arrests.
5. To not use General Fund dollars to carry out immigration enforcement.
6. To collect and publicly report comprehensive data from the Police Department on all traffic stops, pedestrian stops, arrests, and citations, disaggregated by race, ethnicity, age, gender, reason for the stop, and outcome of the stop.
7. To have the City Manager, with the Office of Accountability and Transparency, develop and implement a community feedback system, so the community can provide feedback on these policies and police interactions.

8. The City Attorney to review existing City ordinances and policies to ensure consistency with this resolution and to recommend any necessary revisions to ensure alignment with the resolution.
9. The City Attorney to identify all municipal codes, criminal and civil, that punish residents beyond the extent required by Arizona Revised Statutes, and present those codes within 90 days of this resolution taking effect so City Council can vote to remove them.
10. The resolution to take effect immediately upon adoption.

The City of Phoenix is committed to providing public safety that is equitable, transparent and responsive to the diverse needs of the community. With direction from the Phoenix City Council and community input, the City of Phoenix has implemented a comprehensive effort to improve public safety. In September 2024, the Mayor and City Council took action to approve a series of staff recommendations and formal action items as well as Council-directed enhancements within the Police Department, the Fire Department's Community Assistance Program, the Office of Homelessness Solutions and the Office of Accountability and Transparency. These public safety improvement efforts, along with existing department policies and operations, already address many of the items within the petitioner's resolution.

Examples of these public safety improvement efforts include:

- Continued the expansion of the Community Assistance Program (CAP), which was a \$15 million investment made by the Mayor and City Council. As of March 30, 2025, CAP has established dispatch coverage 24/7 as directed by the Council.
- After receiving public feedback, in February 2025, the Police Department implemented a new use of force policy, which states officers "shall use only the force that is objectively reasonable, necessary, and proportional to effectively and safely resolve an incident." The new policy requires all use of force encounters to be reported, which increases the standards for reporting to provide a better understanding in making future policy and training decisions.
- Implemented a continuous improvement framework with ongoing data collection and policy improvements based on national best practices. This framework includes a process of public engagement and feedback on major policy revisions, such as the Youth Interactions policy currently in development. As of June 3, 2025, over 2,000 responses have been received to the youth interaction survey, which will be incorporated into the policy draft that will be released for further public comment.
- Office of Accountability and Transparency and Phoenix Police Department have implemented an updated Memorandum of Understanding (MOU) to ensure a seamless working relationship in facilitating accountability.
- Approved the conversion of 14 temporary positions within the Office of Homeless

Solutions (OHS) to permanent positions to continue OHS's work in the community in connecting individuals experiencing homelessness with resources and services.

- With leadership from Mayor and City Council, the Phoenix Community Court launched in 2024 to provide an alternative to the traditional criminal justice system to empower, assist, and provide unsheltered individuals with the tools and resources necessary to establish stable housing, receive services to assist with any addiction issues, connect with mental health professionals, and reduce repetitive criminal behavior.
- Implementation of a new Records Management System (RMS) in progress and expected to be completed later this year. This system will allow for improved data collection and reporting, both internally and to the public.

Staff provides a comprehensive update on all public safety improvement efforts each quarter. The most recent presentations to the Mayor and City Council occurred on December 10, 2024, and April 15, 2025. Information about these updates is also provided to the Civilian Review Board.

With consideration of the comprehensive ongoing public safety improvement efforts already approved by Mayor and City Council and being implemented by City staff, staff recommends the City Council deny the citizen petition. The citizen petition, as presented, is complex and extensive in scope, contains items already in place or in progress as noted above which do not require additional Council action, recommends sweeping policy changes that differ from recent City Council direction, creates potential conflicts with state law, and requires extensive research and vetting regarding the potential implications of such changes. Additionally, the petition was presented in the form of a formal resolution, which does not adhere to the intended purpose and process for citizen petitions. Petitions submitted in this manner are improper. Formal resolutions for consideration by the Mayor and City Council should be written by City staff and appropriately vetted by the City's Law Department after appropriate policy discussion and direction.

Responsible Department

This item is submitted by the City Manager's Office.

Attachment A

CITIZEN'S PETITION

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PHOENIX, ARIZONA, FOR THRIVING COMMUNITIES: COMMUNITY SAFETY FOR ALL

CITY CLERK DEPT.
2025 JUN -1, PM 5: 53

WHEREAS, the City of Phoenix is committed to ensuring the safety and well-being of all its residents, regardless of race, ethnicity, immigration status, gender identity, mental health or housing status; and

WHEREAS, the United States Department of Justice, following a comprehensive investigation, announced findings that the Phoenix Police Department and the City of Phoenix engage in a pattern or practice of conduct that violates the U.S. Constitution and federal law, including but not limited to, excessive force, unlawful treatment of people experiencing homelessness, discriminatory enforcement against Black, Hispanic, and Native American individuals, violations of protected speech, and discrimination against people with mental health conditions.

WHEREAS, racial profiling by law enforcement has devastating consequences for individuals, families, and communities, including but not limited to, wrongful arrests, incarceration, deportation, job loss, housing instability, and separation from loved ones; and

WHEREAS, Mayor Kate Gallego's Review and Implementation Ad Hoc Committee recommended on September 1, 2020:

- 1) Implement the aspect of CPTI (Community Police Trust Initiative) recommendation 2 to seek "least harm" for minor infractions and recommendation 4 for building community trust through Mayor and Council actions in:
 - a) A review of all policies regarding Phoenix PD updating those policies that prioritize least harm options of enforcement in all situations, including but not limited to:
 - i) Prioritizing "cite and release" options over "arrest and send to the Maricopa County Sheriff's Office,"
 - ii) interactions with federal immigration authorities,
 - iii) adding a requirement to report the time in which a stop begins and ends where there is an attempt to contact Immigration & Customs Enforcement (ICE).
- 2) Publishing on the Phoenix PD website such policies regarding interactions with federal immigration authorities as well as contracts the City enters where officers may interact with federal immigration authorities.
- 3) A review of City ordinances that result in minor infractions, imply criminal penalty, and are enforced with penalties (i.e. accessing light rail platforms, manifestation laws).

WHEREAS, the City of Phoenix recognizes the importance of fostering public safety for all and the protection of civil rights; and

WHEREAS, the City of Phoenix desires to create a more just, equitable, and transparent city; and

WHEREAS, there is a need to address concerns regarding disproportionate enforcement of certain laws and ordinances, which can lead to discriminatory outcomes and perpetuate cycles of poverty and instability; and

WHEREAS, the City of Phoenix desires to end racial disparities in interactions between law enforcement and the public; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PHOENIX, ARIZONA, as follows:

SECTION 1: The Phoenix Police Department is hereby directed to implement cite and release practices for all non-violent offenses, to the fullest extent allowed by law.

SECTION 2: The Phoenix Police Department is hereby directed to end traffic stops that have historically been used as a pretext for searches and seizures, including, but not limited to, stops based solely on equipment violations or other non-moving-related violations, unless such violations pose an immediate and demonstrable threat to public safety.

SECTION 3: The Phoenix Police Department and Parks and Recreation Department are hereby directed to end stops for quality of life offenses, including, but not limited to, sleeping at a bus stop, public urination, and manifestation. If a response is requested, the City will dispatch service providers that will not result in criminalization.

SECTION 4: The Phoenix Police Department is hereby directed to end the use of sanctioned and unsanctioned arrest, citation, and stops quotas, including the use of discipline if an officer has a reduced number of stops, citations, or arrests.

SECTION 5: The Phoenix Police Department shall not use General Fund dollars to carry out immigration enforcement.

SECTION 6: The Phoenix Police Department shall collect and publicly report comprehensive data on all traffic stops, pedestrian stops, arrests, and citations, disaggregated by race, ethnicity, age, gender, reason for the stop, and outcome of the stop. This data shall be made readily accessible to the public, including by posting it online and updated monthly, and shall be used to assess the effectiveness of these policies and identify any disparities in enforcement. The data collected shall include, at a minimum, the following:

1. The race and ethnicity of the individual stopped;
2. The age and gender of the individual stopped;
3. The stated reason for the stop;
4. The outcome of the stop (e.g., warning, citation, arrest);
5. The location, time, and length of the stop,

6. If a search was conducted:
 - a. The justification and results of the search, including whether the search turned up contraband.
 - b. If consent was given for the search, whether such consent was given voluntarily.
7. If the stop was extended beyond the initial reason for the stop, the specific reason for the extension (e.g., DUI investigation, language barrier, training stop, etc.)

SECTION 7: The City Manager, in conjunction with the Office of Accountability and Transparency, shall develop and implement a community feedback system, so the community can provide feedback on these policies and police interactions.

SECTION 8: The City Attorney is directed to review existing city ordinances and policies to ensure consistency with this resolution and to recommend any necessary revisions to ensure alignment with the resolution.

SECTION 9: The City Attorney is directed to identify all municipal codes, criminal and civil, that punish residents beyond the extent required by Arizona Revised Statutes, and present those codes within 90 days of this resolution taking effect so City Council can vote to remove them.

SECTION 10: This resolution shall take effect immediately upon its adoption.

PETICIÓN DE LOS CIUDADANOS

RESOLUCIÓN DEL ALCALDE Y DEL AYUNTAMIENTO DE LA CIUDAD DE PHOENIX, ARIZONA, PARA COMUNIDADES PRÓSPERAS: SEGURIDAD COMUNITARIA PARA TODOS

CONSIDERANDO QUE la ciudad de Phoenix se compromete a garantizar la seguridad y el bienestar de todos sus residentes, independientemente de su raza, origen étnico, estatus migratorio, identidad de género, salud mental o situación de vivienda; y

CONSIDERANDO QUE, tras una investigación exhaustiva, el Departamento de Justicia de los Estados Unidos anunció sus conclusiones de que el Departamento de Policía de Phoenix y la ciudad de Phoenix incurrir en un patrón o práctica de conducta que viola la Constitución de los Estados Unidos y la legislación federal, incluyendo, entre otros, el uso excesivo de la fuerza, el trato ilegal a las personas sin hogar, la aplicación discriminatoria de la ley contra personas negras, hispanas y nativas americanas, las violaciones de la libertad de expresión protegida y la discriminación contra personas con trastornos mentales.

CONSIDERANDO que la discriminación racial por parte de las fuerzas del orden tiene consecuencias devastadoras para las personas, las familias y las comunidades, incluyendo, entre otras, detenciones injustificadas, encarcelamiento, deportación, pérdida del empleo, inestabilidad en la vivienda y separación de los seres queridos; y

*CONSIDERANDO QUE, el Comité ^{Ad Hoc} de Revisión e Implementación de la alcaldesa Kate Gallego recomendó el 1 de septiembre de 2020:

- 1) Implementar el aspecto de la recomendación 2 de la CPTI (Iniciativa de Confianza en la Policía Comunitaria) para buscar el «menor daño» en infracciones menores y la recomendación 4 para fomentar la confianza de la comunidad a través de las acciones del alcalde y el consejo en:
 - a) Una revisión de todas las políticas relativas al Departamento de Policía de Phoenix, actualizando aquellas políticas que priorizan las opciones de aplicación de la ley que causen el menor daño posible en todas las situaciones, incluyendo, entre otras:
 - i) Dar prioridad a las opciones de «citar y liberar» frente a «detener y enviar a la Oficina del Sheriff del Condado de Maricopa»,
 - ii) interacciones con las autoridades federales de inmigración,
 - iii) Añadir el requisito de informar de la hora en que comienza y termina una detención cuando se intenta contactar con el Servicio de Inmigración y Control de Aduanas (ICE).

- 2) Publicar en el sitio web del Departamento de Policía de Phoenix las políticas relativas a las interacciones con las autoridades federales de inmigración, así como los contratos que celebra la ciudad en los que los agentes pueden interactuar con las autoridades federales de inmigración.
- 3) Una revisión de las ordenanzas municipales que dan lugar a infracciones leves, implican sanciones penales y se aplican con sanciones (por ejemplo, el acceso a las plataformas del tren ligero, las leyes sobre manifestaciones).

CONSIDERANDO QUE la ciudad de Phoenix reconoce la importancia de fomentar la seguridad pública para todos y la protección de los derechos civiles; y

CONSIDERANDO QUE la ciudad de Phoenix desea crear una ciudad más justa, equitativa y transparente; y

CONSIDERANDO que es necesario abordar las preocupaciones relativas a la aplicación desproporcionada de determinadas leyes y ordenanzas, que pueden dar lugar a resultados discriminatorios y perpetuar los ciclos de pobreza e inestabilidad; y

CONSIDERANDO QUE la ciudad de Phoenix desea poner fin a las disparidades raciales en las interacciones entre las fuerzas del orden y el público; y

POR LO TANTO, EL ALCALDE Y EL CONSEJO MUNICIPAL DE LA CIUDAD DE PHOENIX, ARIZONA, RESUELVEN LO SIGUIENTE:

SECCIÓN 1: Por la presente se ordena al Departamento de Policía de Phoenix que aplique prácticas de citación y liberación para todos los delitos no violentos, en la medida en que lo permita la ley.

SECCIÓN 2: Por la presente se ordena al Departamento de Policía de Phoenix que ponga fin a las paradas de tráfico que históricamente se han utilizado como pretexto para registros y confiscaciones, incluyendo, entre otras, las paradas basadas únicamente en infracciones relacionadas con el equipamiento u otras infracciones no relacionadas con la circulación, a menos que dichas infracciones supongan una amenaza inmediata y demostrable para la seguridad pública.

SECCIÓN 3: Se ordena al Departamento de Policía de Phoenix y al Departamento de Parques y Recreación que pongan fin a las detenciones por delitos contra la calidad de vida, incluyendo, entre otros, dormir en una parada de autobús, orinar en público y manifestarse. Si se solicita una respuesta, la ciudad enviará proveedores de servicios que no darán lugar a la criminalización.

SECCIÓN 4: Por la presente se ordena al Departamento de Policía de Phoenix que ponga fin al uso de cuotas de arrestos, citaciones y detenciones sancionadas y no sancionadas, incluyedo

el uso de medidas disciplinarias si un agente reduce el número de detenciones, citaciones o arrestos.

SECCIÓN 5: El Departamento de Policía de Phoenix no utilizará fondos del Fondo General para llevar a cabo medidas de control migratorio.

SECCIÓN 6: El Departamento de Policía de Phoenix recopilará y publicará datos exhaustivos sobre todas las detenciones de tráfico, detenciones de peatones, arrestos y citaciones, desglosados por raza, etnia, edad, género, motivo de la detención y resultado de la misma. Estos datos se pondrán a disposición del público, entre otras cosas, publicándolos en línea y actualizándolos mensualmente, y se utilizarán para evaluar la eficacia de estas políticas e identificar cualquier disparidad en su aplicación. Los datos recopilados incluirán, como mínimo, lo siguiente:

1. La raza y el origen étnico de la persona detenida;
2. La edad y el sexo de la persona detenida;
3. El motivo declarado para la detención;
4. El resultado de la detención (por ejemplo, advertencia, citación, arresto);
5. El lugar, la hora y la duración de la detención;
6. Si se realizó un registro:
7. La justificación y los resultados del registro, incluyendo si se encontró contrabando.
8. Si se dio consentimiento para el registro, si dicho consentimiento se dio de forma voluntaria.
9. Si la detención se prolongó más allá del motivo inicial de la misma, el motivo específico de la prolongación (por ejemplo, investigación por conducir bajo los efectos del alcohol, barrera lingüística, detención para formación, etc.).

SECCIÓN 7: El Administrador Municipal, en colaboración con la Oficina de Rendición de Cuentas y Transparencia, desarrollará e implementará un sistema de retroalimentación comunitaria, para que la comunidad pueda proporcionar comentarios sobre estas políticas y las interacciones policiales.

SECCIÓN 8: Se ordena al Fiscal Municipal que revise las ordenanzas y políticas municipales vigentes para garantizar su coherencia con la presente resolución y que recomiende las revisiones necesarias para garantizar su alineación con la resolución.

SECCIÓN 9: Se ordena al Fiscal Municipal que identifique todos los códigos municipales, penales y civiles, que castigan a los residentes más allá de lo exigido por los Estatutos Revisados de Arizona, y que presente dichos códigos en un plazo de 90 días a partir de la entrada en vigor de la presente resolución, para que el Ayuntamiento pueda votar su eliminación.

SECCIÓN 10: La presente resolución entrará en vigor inmediatamente después de su adopción.