



a new leaf
housing & shelter
**Pinal Housing
Programs**

Michelle Boyle
Director of Housing

A New Leaf

- Since 1971, A New Leaf has provides assistance to those most in need in our community, helping families, children, and adults overcome the challenges they face.
- In 2023, across 30+ programs served over 23,000 people
- **Programs Include:**
 - Shelters
 - Foster Care
 - Parent Aide
 - Support Services
 - DV Services
 - Mental Health Services
 - Housing
 - And More

Pinal Based Housing Programs



- **ACES DV TBRA**
- **Pinal County HOME TBRA**
- **Pinal Country ESG RRH**
- **ADOH DV RRH**
- **ADOH RRH**

RRH – Rapid Rehousing

- Provides up to 12 months of Assistance
- Initial Assistance: 1-3 months guaranteed at 100% based on participant's need to include all move in costs
- Ongoing Assistance determined based on need
- Tenant paying a portion of the RENT
33%, 67%, or 100%



TBRA– Tenant Based Rental Assistance

- Provides up to 24 months of Assistance
- Assistance is determined at Intake and at Annual Assessment
- Portions can change through out year based on Participant's Income
- Tenant paying 30% of their INCOME towards the rent
- All Move in Costs included



Accessing the Program

- **All Referrals for all the projects come through Pinal County's Coordinated Entry System**
 - Must be currently homelessness by HUD's Definition
- **Once Referred A New Leaf's Intake Specialist makes contact and completes initial eligibility verification**
- **Participant scheduled for briefing with HOM Inc**

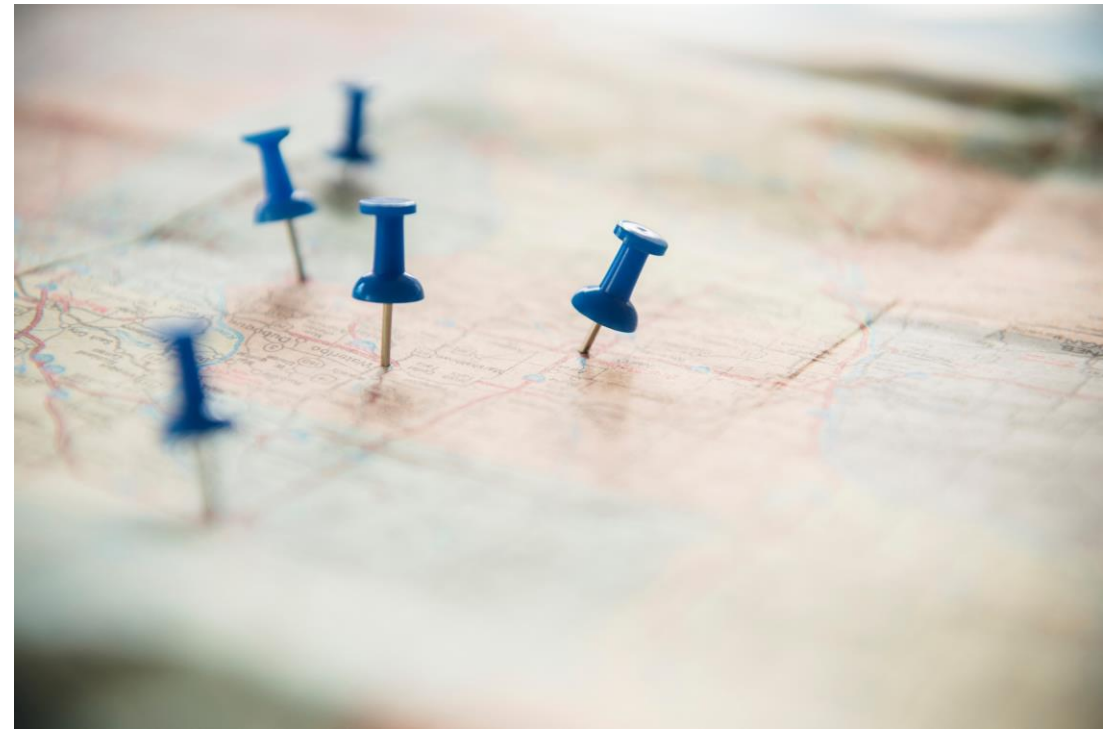


HOM Inc

- Conducts Briefing to cover:
 - Expectations during housing search
 - Brief walkthrough of Rights and Responsibilities as a tenant
- Conducts One on One:
 - Verifies Eligibility
 - Income Calculations
 - Issues Housing Search Ticket

Housing Search

- **A New Leaf Case Managers assist participant to locate an appropriate and affordable housing unit that best meets their needs and does not exceed Fair Market Rent**
- **[FY 2024 Fair Market Rent Documentation System – Calculation for Phoenix-Mesa-Scottsdale, AZ MSA \(huduser.gov\)](#)**



Housing Placement

- **Once a Unit is Located**
- **Landlords Complete Landlord / Tenant Packet and submit to HOM Inc.**
- **HOM Inc.**
 - Verifies the unit information
 - Rent Reasonableness
 - HQS- Housing Quality Standards Inspection
 - Lead Inspection
- **[Form Central • HOM \(hominc.com\)](#)**
- **[HQS Inspections \(hominc.com\)](#)**
- **[HOM_Lead_Warning_Statement.docx \(live.com\)](#)**



MOVE IN



Housing Case Management

- Rights and Responsibilities as a Tenant
- Review the Lease
- Establish Goals
- Provides Resources and Ongoing Supports based on Participants Needs
- Landlord / Tenant Mediation

Contact Information

Michelle Boyle

Director of Housing

mboyle@turnanewleaf.org

480-489-2016

Amanda Flores

Program Manager

aflores@turnanewleaf.org

480-662-0527