2015-2019 Consolidated Plan and 2015-2016 Annual Action Plan

Mesa, Arizona

April, 2015

Prepared for
The City of Mesa

By

WFN CONSULTING

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Mesa's 2015–2019 Consolidated Plan is a comprehensive document promoting a coordinated approach to housing and community needs, and fostering the coordination of all programs funded by the U.S. Department of Housing and Urban Development (HUD). It provides guidance on the investment of HUD dollars, as well as other federal, State and local funding dollars. This Plan outlines the priorities by which the City's Community Development Block Grant (CDBG) Program, HOME Investment Partnership (HOME) Program, and Emergency Solutions Grant (ESG) Program funds will be invested over the next five years. Every year the City will produce an Annual Action Plan to detail specific activities to carry out the Plan's priorities and goals.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Strategic Plan outlines the following priority needs based on the Needs Assessment and Market Analysis which includes:

- **Invest in Economic Growth and Workforce Development**
    - Provide financial support, training, and technical assistance to owners and/or developers of microenterprises.
    - Create and secure financial resources to seed a revolving small business loan fund, targeted to business owners along the light rail corridor.
    - Undertake commercial revitalization in target areas through the construction and/or rehabilitation of commercial structures and through façade improvement programs.
    - Provide job skills training opportunities to better prepare the City's workforce for employment.
    - Prioritize funding for economic development projects based on proximity to transit access points.

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- **Increase and Maintain Affordable Housing Stock**
    - Provide funding for the development of new and/or rehabilitated rental units affordable to households at or below 60% AMI, with specific targets for the 0-30%, 31-50%, 51-60%, and 61-80% AMI categories.
    - Fund construction of new affordable ownership units for sale to low- and moderate-income buyers.
    - Develop and implement a rating tool to be used when evaluating proposed affordable housing developments that scores and weights criteria such as proximity to public transportation access points, proximity to job centers, and other opportunity factors.
    - Consider other opportunities (such as HCVs and TBRA) that provide rental subsidies to low income households to make existing units affordable.
    - Develop an incentive program that encourages private-sector developers to include affordable units in their projects and advocate for the adoption of the program by City government.
    - Extend the useful life of existing affordable housing through weatherization, emergency repair, and rehabilitation.
    - Provide downpayment assistance to eligible low- and moderate-income homebuyers.
- **Decrease Homelessness**
    - Provide funds to support homeless shelter facilities (emergency and transitional) that encourage development of more beds for single females and single males, as well as serving both homeless individuals and homeless families.
    - Support homelessness prevention activities, street outreach efforts, and rapid re-housing programs.
    - Maintain data on utilization of homelessness resources and services using HMIS.
    - Support efforts to integrate the management of ESG funds with the Continuum of Care
    - Strengthen the capacity of homelessness service providers and advocacy organizations.

- Provide funds to support permanent housing for homeless individuals and families exiting transitional facilities.

- **Provide Other Non-Homeless Public Services**
  - Undertake public services projects and programs to meet the needs of low- and moderate-income residents.
  - Provide support for special needs facilities, permanent housing, and support services for non-homeless individuals and families with special needs.
  - Supplement code enforcement services in low- and moderate-income neighborhoods to curtail substandard housing and other instances of blight.
- **Implement Transit-Oriented Strategies for Community Development**
  - Undertake public infrastructure projects that complement the existing and planned public transportation network, to include sidewalk construction, improvement, and maintenance.
  - Undertake public facilities projects that complement the existing and planned public transportation network, to include improvements to bus stops and light rail access points.
  - Provide funding for transit corridor enhancements such as façade improvements and public art installations.
  - Prioritize funding for other infrastructure and facility projects based on proximity to transit access points.
  - Execute slum and blight removal projects along the light rail corridor.
- **Increase Collaboration Between Service Providers**
  - Facilitate the development of a regional social service collaborative to coordinate the work of social service organizations, disseminate news and information, eliminate duplication of effort, and spearhead community-wide solutions to local needs.
  - Review the work of various departments and divisions within the City and seek opportunities for collaborations between similar programs that could leverage greater services.

- **Affirmatively Further Fair Housing**
    - Increase the supply of affordable units
    - Increase the supply of housing units for people with disabilities
    - Increase fair housing education and build capacity for testing and enforcement of fair housing law
    - Support improved access to community resources

3. Evaluation of past performance

Each year, the City of Mesa reports its progress in meeting the five-year and annual goals in the Consolidated Annual Performance Evaluation Report (CAPER). The CAPER is submitted to HUD within 90 days after the start of the new program year. Copies of the CAPER are available for review at the City of Mesa Housing and Community Development Department.

4. Summary of citizen participation process and consultation process

The City conducted significant consultation with citizens, municipal officials, non-profit agencies, public housing agencies, governmental agencies and the Continuum of Care in preparing this Plan. The City held various public meetings prior the development of the Plan, and additional public meetings to review the draft findings and priorities. These meetings are summarized in the Citizen Participation Section. The results of a public survey of fair housing and community development needs conducted in conjunction with the development of this Consolidated Plan were also used to determine needs and priorities.

Public comments on the draft Consolidated Plan and Annual Action Plan were received over a 32-day Public Comment Period which commenced on March 16, 2015 and ended on April 16, 2015.

5. Summary of public comments

Comments received during the public meetings prior and during the preparation of the Plan and related priorities are summarized within the Citizen Participation Section of this Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments are taken into consideration in preparing the Consolidated Plan. The City has reviewed all comments for common and recurring themes to help establish priorities and goals.

7. Summary

This five-year plan identifies the community's affordable housing, community development and economic development needs as well as outlines a comprehensive and coordinated strategy for implementation of programs. The City will utilize CDBG, HOME and ESG Program funds to leverage other public and private investment to address the City's priority goals.

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 City of Mesa's Housing and Community Development Division is the lead agency for the development, administration, and review of the Consolidated Plan.

Agency Role	Name	Department/Agency
Lead Entity	City of Mesa, AZ	Housing and Community Development Division

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information:

City of Mesa Housing and Community Development Department
PO Box 1466
Mesa, AZ 85211-1466
Telephone: 480.644.3536
Fax 480.644.2923
Email: housing.info@mesaaz.gov

OMB Control No: 2506-0117 (exp. 07/31/2015)

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Mesa conducted significant consultation with citizens, municipal officials, non-profit agencies, public housing agencies, private developers, governmental agencies, and the Continuum of Care in preparing this plan. The City held a kickoff meeting and four public input meetings through a charrette process to facilitate development of the plan. These meetings are summarized in the Citizen Participation Section of this plan.

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(l)).

The City of Mesa is committed to addressing the needs of homeless residents in relation to both physical and mental/behavioral health needs. To this end, the City's staff and elected officials participate in a regional Continuum of Care plan in collaboration with the City of Phoenix, Maricopa County, and all jurisdictions (incorporated and unincorporated) within the county. Maricopa Association of Governments (MAG) facilitates the process for the Continuum of Care with recognition that the provision of human services has an impact across counties. The participating counties work together to develop the Continuum of Care plan, provide human services to the homeless, and identify and address gaps in service. MAG has an appointed committee, the MAG Continuum of Care Regional Committee on Homelessness, which gives direction on planning and policy issues that impact the homeless population by making updates to the Regional Plan to End Homelessness and a consolidated application to the U.S. Department of Housing and Urban Development in support of programming that assists the City's homeless population. The City also assists local applicants in the development of applications for Super NOFA funding for programming designed to serve the homeless and special needs populations within the region. The special committee meets at least once in every two month period. Current and recent initiatives have included:

1. An ongoing assessment of the Homeless Management Information Systems (HMIS) to assess the system's effectiveness and ensure HMIS is the best system to help meet the City's Continuum of Care objectives,

2. Coordination with behavioral health service providers to complete a report on utilization of newly obtained funding to benefit residents with serious mental illness,

3. Implementation of the Regional Coordinated Assessment System which sets regional guiding principles related to client focused assessment.

4. Implementation of a street outreach collaborative

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5. Completion of a "point-in-time" count of both sheltered and unsheltered homeless residents with a special detailing of those with serious mental illness and substance abuse disorders.

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 has significantly increased its efforts towards coordination and collaboration across systems of care in an effort to serve the most "at-risk" residents including the homeless, those at-risk of becoming homeless, veterans, and unaccompanied youth. Mesa is working to facilitate the development of a regional social service collaborative to coordinate the work of both local and regional social and human services agencies. The City recognizes that improved service coordination will help eliminate the duplication of efforts, improve communication regarding the most current news and information, and spearhead community-wide solutions to basic needs. Currently, there are continued efforts to identity the type of services provided by social and human service agencies, and locate and implement opportunities for collaborations between similar programs, institutions, and services in order to provide increased benefits to the most at-risk and vulnerable populations.

As a part of 2015-2019's consolidated planning cycle, the City of Mesa will utilize the Analysis of Impediments to Fair Housing to identify where underserved populations are located and concentrated. In an effort to reduce barriers to reaching the underserved, Mesa's Housing and Community Development Coalition will assist the facilitation of city-wide collaborations focused on coordinating the work of social service agencies. The City is taking efforts to identify the number of homeless residents, their specific needs, and a listing of the social and human services designed to meet these needs. Earlier this year, a "point-in-time" count was conducted to identify both sheltered and unsheltered homeless. The survey provided insight into the demographics of subpopulations within the overall homeless populations including homeless veterans, the chronically homeless, victims of domestic violence, and a counting of homeless with HIV/AIDS, serious mental illness and substance abuse disorders. This data will allow the City to more effectively determine the types and quantities of needed services based on an actual population count. The City also conducted a human services per capita survey to help better define human services and identify specifics regarding spending on human service programming in localities and municipalities.

The City has made progress in implementing the HUD mandate and national best practice of establishing a Regional Coordinated Assessment System. To date, over 80 community stakeholders are working together toward system implementation. The stakeholders have

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adopted guiding principles and a common assessment tool that will allow a shared understanding of needs by service providers. Under the plan, individuals and families will be referred to services based on the outcomes of a common assessment of needs, a mutual and comprehensive understanding of each program's requirements, the target population served by each program, and the number of available beds and services. The City of Phoenix's Human Services Campus is the access point for homeless residents without families and UMOM is the access point for homeless families.

Once a homeless individual or family has accessed the system, they receive a variety of services designed to help find permanent housing, education, employment, and/or additional public assistance as needed. A variety of housing options are provided including transitional living, emergency shelter for single women and families, rapid re-housing, and affordable housing (based on unit availability). Individuals and families also receive employment training, job search assistance, and assistance preparing for and taking the GED. Homeless children and youth (under 24 years of age) are provided with free medical care through a clinic operated by Phoenix Children's Hospital and free child care is provided by UMOM for children ages six weeks to five-years old. Residents of UMOM are provided with free wellness education. Supportive Services for Veteran's Families (SSVF) is offered to low income veteran families with a focus on intensive case management. Case managers work with low income veterans and their families to identify VA benefits and additional public benefits such as housing counseling services, health care services, child care services, educational assistance, legal services, transportation services, financial planning services, daily living services, and temporary financial assistance.

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 Mesa has an annual application process for ESG funding that is open to all non-profit, social services, and human services agencies. Agencies applying for funding must participate in a mandatory program specific training session in order to gain familiarity with standards regarding performance, evaluation, policies, and procedures. Fundable projects include: 1) street area outreach designed to provide case management and emergency health and mental health services to unsheltered persons and special populations; 2) renovations or operations for emergency shelters or services for shelter residents (i.e. employment and job training, education, child care, and transportation); 3) relocation and stabilization services related to homeless prevention and rapid rehousing; and 4) contributing data to the Continuum of Care through HMIS. HMIS-related fundable projects may be related to the purchase of hardware, software, or other equipment or personnel related expenditures, such as salary or training expenses.

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Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.

Agency/Group/ Organization Name	Agency/Group/Organization Type	Consolidated Plan Section Consulted	How Consulted?
City of Mesa Diversity and Neighborhood Outreach Office	Other Government – Local	All	Interview
Habitat for Humanity	Housing	Housing Needs Assessment	Interview
Oakwood Creative Care	Services	Special Needs	Interview
East Valley Adult Resources	Services	Special Needs	Interview
MARC Center	Services	Special Needs	Interview
NEDCO	Economic Development Agency	Housing Needs Assessment Education	Interview
Community Bridges	Housing Services	Homeless Needs Public Housing Needs	Interview
Legal Aid	Services	All	Interview
Community Legal Services	Services	All	Interview
Project Veteran's Pride	Other Government – Local	Homeless Needs Special Needs	Interview
R.A.I.L.	Services	Special Needs	Interview
Washington-Escobedo Neighborhood	Neighborhood Agency	Housing Needs Assessment Education Transportation	Interview
A New Leaf	Services	Housing Needs Assessment Special Needs	Interview

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Agency/Group/ Organization Name	Agency/Group/Organization Type	Consolidated Plan Section Consulted	How Consulted?
House of Refuge	Services	Homeless Needs; Anti-Poverty Strategy; Special Needs	Interview
Paz de Cristo	Services	Homeless Needs Housing Needs Assessment Special Population	Interview
West Mesa CDC	Economic Development Agency	Housing Needs Assessment Education	Interview
Hacienda Healthcare	Health Care Agency	Special Needs Non- homeless Needs	Interview
Child Crisis Center	Services	Special Needs	Interview
LISC Phoenix	Economic Development Agency	Housing Needs Assessment	Interview
Enterprise Fund	Economic Development Agency	Housing Needs Assessment	Interview
East Valley Adult Resources	Services	Special Needs	Interview
Save the Family	Services	Special Needs	Interview
Mesa Gateway Area	Other Government-Local	All	Interview

Table 2 – Agencies, groups, organizations who participated

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Identify any Agency Types not consulted and provide rationale for not consulting

Efforts were made to consult as broadly as possible with community stakeholders. No particular agency types were excluded from participation.

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	Coordinating homelessness services with Continuum of Care priorities

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(l))

The City of Mesa will continue its collaborative efforts and partnerships, as detailed throughout this report, with state and local government entities, such as the City of Phoenix, Maricopa County, and the Maricopa County Association of Governments, to ensure the complete implementation of the Consolidated Plan.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Citizen Participation Outreach

The City employed a strategic approach to citizen participation for the development of this plan. Stakeholders with unique points of view were identified up front and sought for participation. Methods of engaging with the public were varied and included a survey, interviews, public meetings, remote focus groups, and informal one-on-one discussions.

Needs Assessment & Fair Housing Survey – This survey was designed to collect input from a broad spectrum of the community and received responses from residents across the study area. The survey consisted of 36 distinct questions, allowing a mixture of both multiple choice and open-ended responses. In all, there were 80 responses to this survey, though not every question was answered by every respondent. Surveys were received over a 98-day period, from March 5, 2014 to June 10, 2014. Paper surveys received were manually entered by the Survey Administrator into SurveyMonkey for tabulation and analysis. To prevent "ballot stuffing," the SurveyMonkey software bars the submission of multiple surveys from a single IP address. The link to the online survey was distributed through various email distribution lists. A Spanish translation of the same survey was also made available in hard copy and online. The Spanish version of the survey received four responses.

Stakeholder Interviews – Key community stakeholders were identified, contacted, and interviewed either individually or in small groups as part of this plan. These stakeholders included elected officials, representatives of nonprofit organizations, municipal and county staff, fair housing advocates, lenders, and real estate agents. Other stakeholders not belonging to any of these groups were occasionally interviewed as dictated by the course of research carried out for this planning effort. More than 25 stakeholder interviews were conducted.

Public Meetings – Five public meetings were held in order to provide forums for residents of the study area and other interested parties to contribute to this plan. Meeting dates, times, and locations are listed below. Meetings were held both during the day and in the evenings in various locations across the city, providing a variety of options for residents to attend. These meetings were advertised via flyers and emails distributed by the City using its various email distribution lists. The format of these meetings ranged from small-group roundtable discussions to moderated forums. In several cases, education and input opportunities were

added to the agendas of existing community meetings and workshops. Notes were taken of the public comments at all meetings.

Public Kickoff Meeting #1
Mesa Main Library
Saguaro Room
64 E. 1st Street
Wednesday, March 12, 2014
2:00 p.m.

Public Kickoff Meeting #2
Mesa Main Library
Board Room
64 E. 1st Street
Wednesday, March 12, 2014
5:00 p.m.

NEDCO/R.A.I.L. Meeting
Inside the Bungalow
49 North Robson
Thursday, March 13, 2014
6:30 p.m.

NEDCO/R.A.I.L. Meeting
Adelante Healthcare
1705 W. Main Street
Monday, June 9, 2014
6:00 p.m.

NEDCO/R.A.I.L. Meeting
Pioneer Park
526 E. Main Street
Thursday, June 12, 2014
6:30 p.m.

Remote Focus Groups – To provide further opportunities for engagement by members of the public and interested stakeholders, two remote focus groups were conducted via conference call. Attendees were able to call in and participate remotely in a discussion with the facilitator and with one another. The two remote focus groups were held at the following dates and times:

- Tuesday, April 22, 2014 at 10:00 AM
- Thursday, May 1, 2014 at 1:00 PM

Informal One-On-Ones – Researchers conducted brief, informal interviews with members of the public in various locations including Main Street near City Hall, at the Mesa Main Library, Fiesta Mall, and Riverview Park. In all, 16 interviews were conducted using a simplified question set.

Public Comment Period and Public Hearing – A 32-day public comment period on the draft Consolidated Plan and Action Plan was held from March 16, 2015 to April 16, 2015. Comments were received from RAIL, the City of Mesa Transportation Department, and twelve individuals.

A public hearing on the draft was held before the Mesa Housing and Community Development Advisory Board on Thursday, April 2, 2015 at 6:00 pm in the Lower Level Council Chambers, 57 East First Street, Mesa, Arizona. No members of the public attended that hearing or provided comments at that time.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
	City of Mesa Fair Housing Survey	Mesa residents	80 residents responded	High number of respondents reported unattractive area to live in, poor public transportation, and housing in poor condition as reasons for being dissatisfied with their living situation. Safety, condition of housing, and area attractiveness are the top three considerations for selecting housing. Concentration of group homes, concentration of low income housing, and the income level of minority and female-headed households were the top three identified barriers to fair housing.		

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
	Public Meetings	Mesa Residents		More facilities are needed for the homeless, elderly, and those with physical, mental and behavioral health needs. Many neighborhoods need, especially in West Mesa and parts of East Mesa need rehabilitation of older buildings and code enforcements, especially on vacant residential and commercial properties. Need for more affordable transportation options.		

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
	Community Stakeholder Interviews		25 stakeholders interviewed	More services are needed for the homeless, elderly, disabled, and those with mental and behavioral health needs (i.e. substance abuse) Need for increased affordable transportation, more bus connections. An increased need for focus on transportation options other than the light rail expansion Need for education on resources for job training and education Need for resident education on resources to fix and maintain older residential properties.		

OMB Control No: 2506-0117 (exp. 07/31/2015)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
	Public Comment Period	Mesa residents	Comments from RAIL, City of Mesa Transportation Department, and 12 residents	Affordable housing should be distributed throughout Mesa and not concentrated in West Mesa Priority should be given to projects in close proximity to light rail access points Identify types and sources of incentives to encourage affordable housing development Add a discussion of transit barriers for low/ moderate income households, paratransit services, the importance of locally-owned businesses, public libraries, and art as an economic development tool		

Table 4 – Citizen Participation Outreach

OMB Control No: 2506-0117 (exp. 07/31/2015)

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Based on HUD-provided figures, the following data indicates the number and percentage of renters and homeowners who may be subject to housing problems, based on income level. The recent economic recession has substantially increased the number of households experiencing housing problems and cost burdens.

HUD receives a "special tabulation" of data from the U.S. Census Bureau's American Community Survey (ACS) that is largely not available through standard Census products. This special tabulation data provides counts of the numbers of households that fit certain combinations of HUD-specified criteria such as housing needs, HUD-defined income limits (primarily 30, 50, and 80 percent of area median income) and household types of particular interest to planners and policy-makers. This data, known as the Comprehensive Housing Affordability Strategy (CHAS) data, is used by local governments for housing planning and as part of the Consolidated Planning process.

Assessing the specific housing needs of the City of Mesa is critical to creating a realistic and responsive affordable housing strategy. As such, an assessment of the City's affordable rental and single family homes was conducted based on available demographic, economic and housing data for the City of Mesa. The assessment utilized HUD's new eCon Planning Suite within the Integrated Disbursement and Information System (IDIS). The eCon Planning Suite pre-populates the most up-to-date housing and economic data available to assist jurisdictions in identifying funding priorities in the Consolidated Plan and Annual Action Plan. Highlights of this assessment are provided in this section.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Population estimates in the following table reflect the population, household and median income for residents of Mesa. According to the 2005-2009 American Community Survey (ACS) estimates, the City of Mesa included 459,741 residents and 163,740 households. The data reflects that the city had an increase in population from the 2000 Census but a decrease in the number of households. According to the 2005-2009 estimates, the median income was $50,268.00. Although the 2005-2009 estimates were the most recent provided by HUD, a review of more recent data reveals a decline in population and an increase in the number of households, narrowing the disparity between these figures present in the earlier estimates. As noted in the 2012 ACS estimates, the City's population included 452,068 residents and 167,435 households. The median income in 2012 for households in Mesa was $47,256. The following tables provide an overview and breakdown of the City's population by size, income, age and housing needs.

Demographics	Base Year: 2000	Most Recent Year: 2009	% Change
Population	396,375	459,742	16%
Households	175,701	163,740	-7%
Median Income	$42,817.00	$50,268.00	17%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2005-2009 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	16,820	20,015	33,070	19,625	-
Small Family Households *	5,085	5,945	10,605	44,560	-
Large Family Households *	1,390	1,955	3,160	10,510	-
Household contains at least one person 62-74 years of age	2,430	3,640	5,365	3,230	12,185
Household contains at least one person age 75 or older	3,215	4,890	5,595	2,660	6,385
Households with one or more children 6 years old or younger *	3,715	3,965	5,925	15,430	-
* Note: the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2005-2009 CHAS

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	155	95	50	4	304	10	60	125	0	195

	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										
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	335	320	220	105	980	60	50	135	180	425
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	545	740	745	225	2,255	195	270	560	275	1,300
Housing cost burden greater than 50% of income (and none of the above problems)	6,180	3,370	845	50	10,445	4,115	2,715	2,580	580	9,990
Housing cost burden greater than 30% of income (and none of the above problems)	565	4,460	6,165	685	11,875	850	2,195	4,750	3,750	11,545
Zero/negative Income (and none of the above problems)	940	0	0	0	940	865	0	0	0	865

Table 7 – Housing Problems Table

Data Source: 2005-2009 CHAS

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	7,215	4,525	1,855	390	13,985	4,380	3,090	3,400	1,030	11,900
Having none of four housing problems	1,550	5,760	12,950	6,275	26,535	1,870	6,635	14,865	11,930	35,300
Household has negative income, but none of the other housing problems	940	0	0	0	940	865	0	0	0	865

Table 8 – Housing Problems 2

Data Source: 2005-2009 CHAS

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	3,195	3,630	2,485	9,310	950	1,400	2,960	5,310
Large Related	730	555	340	1,625	550	780	1,400	2,730
Elderly	1,290	1,730	920	3,940	2,375	2,255	1,785	6,415
Other	2,535	2,575	3,389	8,499	1,275	745	1,595	3,615
Total need by income	7,750	8,490	7,134	23,374	5,150	5,180	7,740	18,070

Table 9 – Cost Burden > 30%

Data Source: 2005-2009 CHAS

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	2,835	1,055	125	4,015	855	1,050	1,085	2,990
Large Related	525	190	35	750	420	510	400	1,330
Elderly	1,200	1,075	475	2,750	1,765	805	565	3,135
Other	2,395	1,240	235	3,870	1,215	480	660	2,355
Total need by income	6,955	3,560	870	11,385	4,255	2,845	2,710	9,810

Table 10 – Cost Burden > 50%

Data Source: 2005-2009 CHAS

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	770	930	815	210	2,725	255	275	625	405	1,560
Multiple, unrelated family households	105	70	80	70	325	0	45	70	45	160
Other, non-family households	55	60	70	49	234	0	0	0	0	0
Total need by income	930	1,060	965	329	3,284	255	320	695	450	1,720

Table 11 – Crowding Information – 1/2

Data Source: 2005-2009 CHAS

	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								

Table 12 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

While the CHAS data does not estimate the need for housing assistance among single-person households, data from the 2013 ACS indicates that over 27% of Mesa's occupied housing units were single-person households. Of these, 54% were homeowners while the balance were renters. Remarkably, more than one in seven Mesa housing units was occupied by a senior single-person householder aged 55 or greater and nearly 6% of the City's occupied units contained a single-person householder aged 75 or greater. It is unclear from the data

whether these senior households have a particular need for housing assistance due to incomplete facilities or cost burden, but seniors do tend to be more affected by cost burden due to many having fixed incomes. Additionally, the eventual need for accessibility and other accommodations for disabilities increase as residents age.

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.

According to the 2012 ACS estimates, 54,478 Mesa residents (or 8.7 percent of the total population) were of a disabled status. The data also reflected that 7.9% of the City's population had self-care limitations. The City does not have data available to estimate the number persons or households of victims of domestic violence, dating violence, sexual assault and stalking who may be in need of housing assistance.

What are the most common housing problems?

The most common housing problem in the City is cost burden, where residents paid more than 30 percent of their gross income on housing costs. This problem is most acute for renters and households with incomes under 30 percent of HAMFI. Households paying more than 50 percent of their income for housing is also an issue, again particularly for those with incomes under 30 percent of HAMFI.

According to 2005-2009 CHAS data, 10,295 households under 30 percent of HAMFI were paying at least 50 percent of their monthly income on housing costs. A total of 3,370 renters between 30 and 50 percent of HAMFI were paying more than half of their monthly income on housing; and very few renters in higher income categories paid this high a percentage for housing.

Far fewer owner-occupied households were paying over 50 percent of their monthly income on housing costs. The data shows that while 10,445 renters under 80 percent of HAMFI paid over 50 percent of their monthly income on housing costs; only 9,990 homeowners at this income level did so.

The second most common housing problem was substandard housing. This problem also disproportionately affected renters (51 percent of all cases) and owner households under 30 percent of HAMFI (5 percent of all cases).

Fortunately, substandard housing in the City was extremely limited, affecting less than 1 percent of all households. It should be noted that substandard housing in this instance is defined under a HUD interpretation and includes housing units lacking complete kitchen and/or bathroom facilities. The share of housing units not fully compliant with local code is greater.

Though not indicated by the CHAS data analyzed in this section, a particular need for affordable units for larger families (3 or more bedrooms) was commonly cited by stakeholders and other members of the public providing input into this Plan.

Are any populations/household types more affected than others by these problems?

The housing trend is that renters and extremely low-income households are much more likely to have housing problems than homeowners and higher income groups. CHAS data on severe housing problems indicated that 13,985 renter households and 11,900 owner households had one or more housing problems. This trend holds true with overcrowding, as 2,725 or 28.2 percent of renter households were overcrowded households. The elderly, particularly homeowners, were also affected by cost burdens, comprising of 56.2 percent of households with incomes below 30 percent AMI.

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

Individuals with an imminent risk of residing in shelters or becoming unsheltered typically have a combination of financial factors present in their lives: lack of living wage job, rent consuming more than 30 percent of their income, and high child care, medical, or transportation costs. In addition to these factors, individuals at risk of homelessness will often have additional issues present: family conflicts, domestic violence, doubling up with family members, recent crisis, housing with code or safety violations, family members with disabilities, criminal histories, history of mental health or chemical dependency, difficulty navigating systems to access public benefits or community based services, and prior experience with homelessness. The City will continue to utilize Emergency Solutions Grant program funds to address the need of residents who are currently housed but are at imminent risk of becoming unsheltered.

The City of Mesa will also continue to collaborate with the Maricopa County Continuum of Care to address the needs of formerly homeless families receiving rapid-re-housing assistance. The Maricopa County Continuum of Care oversees the implementation of a regional Coordinated Assessment System. This system is instrumental in addressing the needs of formerly homeless families and individuals by providing housing interventions that are most appropriate and effective for each client. In 2013, the CoC transitioned from a first-come-first-served system to one that will assess for the level of need and make program referrals based on the specific needs of the individual or family. Once placed in the most

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appropriate housing possible, the individual or family is less likely to become homeless again.

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 itself does not have a methodology to create estimates of at-risk populations, however the City will collaborate with the Maricopa Continuum of Care to address the needs of at-risk populations.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

The characteristic that has been linked most clearly with instability and an increased risk of homelessness is a lack of affordable housing for lower-income households. The typical measure of housing affordability is whether tenants are paying more than 30 percent of their gross income on rent. According to 2012 data from the American Community Survey, 44.7 percent of City renters paid more than 30 percent of their income on housing. The affordability issue is also illustrated by the fact that just 31.5 percent of the City's apartments rent for less than $749 a month, yet 52 percent of residents can afford no more than $880 in rent.

Another characteristic linked to instability and an increased risk of homelessness is the difficulty eligible individuals have in obtaining Permanent Supportive Housing. PSH is almost always fully utilized, but a number of issues occur when eligible recipients are placed on a waiting list. They will often remain homeless, move to rooming houses, or relapse into drugs or other harmful activities. As a result, many eligible recipients lose their eligibility for PSH during the waiting period.

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

HUD defines a disproportionately greater number of housing problems by a racial or ethnic group as when a group experiences housing problems at a rate more than 10% greater than the income group as a whole. The data summarizes the percentage of each minority group experiencing any of four housing problems: cost burden (paying more than 30% of income for housing); overcrowding (more than one person per room); and lacking complete kitchen facilities or complete plumbing facilities (substandard housing). Income classifications are defined as: extremely low-income (under 30% of HAMFI); low-income (between 30 and 50%); moderate-income (between 50 and 80%); and middle-income (between 80 and 100%).

In the first two sections (NA-15 and NA-20) housing problems are defined as:

- Lacking complete kitchen facilities
- Lacking complete plumbing facilities
- More than one person per room
- Housing costs more than 30% of household income

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	13,010	2,010	1,805
White	7,770	1,730	1,405
Black / African American	590	20	80
Asian	175	15	25
American Indian, Alaska Native	295	35	40
Pacific Islander	0	35	0
Hispanic	3,865	170	195

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2005-2009 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	14,270	5,740	0
White	8,925	4,870	0
Black / African American	380	35	0
Asian	210	45	0
American Indian, Alaska Native	250	60	0
Pacific Islander	25	4	0
Hispanic	4,375	700	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2005-2009 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	16,170	16,900	0
White	10,340	12,595	0
Black / African American	630	370	0
Asian	160	155	0
American Indian, Alaska Native	360	545	0
Pacific Islander	10	0	0
Hispanic	4,485	2,965	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2005-2009 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	5,855	13,765	0
White	4,325	10,420	0
Black / African American	135	315	0
Asian	110	265	0

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
American Indian, Alaska Native	60	210	0
Pacific Islander	15	25	0
Hispanic	1,125	2,310	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2005-2009 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

The disparate impact analysis for housing problems determined that White and Hispanic populations had percentages at least 10% higher than the jurisdiction as a whole. Extremely low-income households had the highest frequency of housing problems across all racial and ethnic groups. Low-income Hispanics and Whites in every income category experienced disproportionately greater need in terms of housing problems.

The housing assessment determined that cost burdens at 30 and 50 percent (of housing costs) were the overwhelming problem among the four housing problems. At 0-30 percent AMI, 50 percent cost burdens were the most significant problem but among renters. Cost burdens are the most pressing housing problems especially at the lower income levels for renters and owners.

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

Severe housing problems for occupied units indicate the physical condition or lack of necessary living standards per household. The Comprehensive Housing Affordability Strategy (CHAS) data summarizes the percentage of each minority group experiencing any of four severe housing problems: cost burden (paying more than 50% of income for housing); overcrowding (more than 1.5 persons per room); and lacking complete kitchen facilities or complete plumbing facilities (substandard housing).

There were only two instances of disproportionately greater need with severe housing problems: low-income American Indians, where 94% experienced one or more housing problems; and middle income Asians, where 58.3% experienced one or more housing problems. Considering the overall population within these two minority groups, the age of the data, and the limited sample size, the results of this analysis should be used with caution.

	0-30%	30-50%	50-80%	80-100%
Racial/Ethnic Group	**% with any housing problems**	**%**	**%**	**%**
Universe	78.0%	71.7%	49.6%	12.9%
White	73.6%	66.7%	46.3%	10.8%
Black/African American	78.7%	85.6%	64.2%	19.2%
Asian	65.2%	70.6%	58.3%	20.8%
American Indian, Alaskan Native	94.1%	91.5%	56.5%	25.7%
Pacific Islander	N/A	100.0%	63.2%	24.1%
Hispanic	89.4%	88.2%	62.6%	26.4%

Data Source: CHAS 2005-2009

30%-50% of Area Median Income (Very Low 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	7,620	12,390	0
White	4,805	8,985	0
Black / African American	80	335	0
Asian	195	65	0
American Indian, Alaska Native	85	230	0
Pacific Islander	25	4	0
Hispanic	2,415	2,660	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Data Source: 2005-2009 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 (Low 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	5,255	27,810	0
White	3,175	19,755	0
Black / African American	125	875	0
Asian	75	235	0
American Indian, Alaska Native	60	850	0
Pacific Islander	10	0	0
Hispanic	1,780	5,670	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Data Source: 2005-2009 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 (Moderate 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	1,420	18,200	0
White	740	14,005	0
Black / African American	50	395	0
Asian	35	345	0
American Indian, Alaska Native	55	210	0
Pacific Islander	0	40	0
Hispanic	525	2,910	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Data Source: 2005-2009 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

Although severe housing problems were less prevalent than non-severe housing problems, their distribution continued to correlate strongly with income levels. Extremely low-income households had the highest frequency of severe housing problems across all racial and ethnic groups. Only low income American Indians and middle-income Asians experienced disproportionately greater need in terms of housing problems, but these findings should again be treated carefully considering the small populations and the limited sample size of the data.

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:

The disproportionately greater need of racial or ethnic groups is based on the level of cost burden defined as monthly housing costs (including utilities) exceeding 30% of monthly income. The data is broken down into groups paying under 30% of income for housing, between 30 and 50%, and over 50%. The column labeled "no/negative income" represents households with no income or those paying 100% of their gross income for housing costs.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	107,595	31,900	22,400	1,855
White	84,370	21,755	15,040	1,405
Black / African American	2,065	1,165	700	115
Asian	1,775	270	420	25
American Indian, Alaska Native	1,565	565	355	40
Pacific Islander	105	30	25	0
Hispanic	16,550	7,710	5,500	215

Table 20 – Greater Need: Housing Cost Burdens AMI

Data Source: 2005-2009 CHAS

Discussion:

African Americans have a greater likelihood of experiencing housing cost burden than white residents and other minority residents. The 2005-2009 CHAS data tables reflect that 29.6% of all residents paid more than 30% of their monthly income on housing costs. However, Whites and Hispanics were disproportionately represented in this group with 68.1% and 24.1%, respectively, paying more than 30% of their monthly income on housing costs. According to 2012 data from the American Community Survey, 44.7 percent of City renters paid more than 30 percent of their income on housing. The affordability issue is illustrated

by the fact that just 31.5 percent of the City's apartments rent for less than $749 a month, yet 52 percent of residents can afford no more than $880 in rent.

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?

The disproportionately greater need analysis is not necessarily reflective of the number of households in need. Rather, the analysis determined whether any particular racial or ethnic group has a need which is disproportionately greater than all the households in that particular income group. A disproportionately greater need exists when the percentage of households in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of households in the category as a whole.

The lowest income category, 0-30% of median, showed the least disproportionate need. In addition, American Indian/Alaskan Native households only showed a 1.4% impact at the 30% income level. The largest group showing disparate impact was Hispanic households at the 50-80% income level. For Black/African Americans the only disparate need was cost burden for households with incomes over 30% of the median.

If they have needs not identified above, what are those needs?

Households that experience a disproportionately greater need may be faced with other needs such as affordable rentals that are safe and in areas of opportunity (e.g. in proximity to public transit), additional supportive services, and housing for the mentally ill.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

To determine the location of minority concentrations with disproportionately greater needs, low and moderate-income areas (block groups where more than 51% of the households are low and moderate-income) were compared with areas of minority concentration. Areas of minority concentration are block groups where populations of minority racial or ethnic groups are at least 10% greater than for the city as a whole. LMI areas with minority concentrations indicate where these disproportionately greater needs are located. The highest concentrations and number of Hispanics households are in the following census tracts: 4213, 4216, 4218, 4219, 4220, and 4223.

Hispanic Concentrations in Mesa		
Census Tract	**Hispanic Population**	**%**
4213.02	3635	60.81%
4216.02	2867	68.69%
4218.02	2961	62.55%
4219.01	2726	68.13%
4219.02	4554	77.16%
4220.01	3355	81.31%
4220.02	2636	67.85%
4221.06	3169	56.35%
4223.01	3391	60.37%

Data Source: FFIEC Census Reports, http://www.ffiec.gov/census/report.aspx?year=2013&state=04&msa=&county=013&tract=&report=population&page=8

NA-35 Public Housing – 91.205(b)

Introduction

Low-income residents largely depend on local housing authorities for access to affordable housing and related services. The purpose of a public housing authority (PHA) is to ensure safe, decent, affordable housing and to create opportunities for residents' self-sufficiency and economic independence.

The Mesa Housing Authority is the lead entity overseeing public housing vouchers in the City of Mesa. The housing authority is part of the City's Housing and Community Development Division, which administers a variety of programs designed to assist Mesa's low and/or moderate income individuals and families. The City of Mesa does not directly own or operate any public housing units within its corporate limits but provides housing vouchers to help address affordable housing needs.

The City has a number of housing programs available including rental assistance, homeownership programs, and a homeowner emergency repair assistance program. Its rental assistance programs include: the Housing Choice Voucher program (Section 8); security deposit assistance under the Tenant Based Rental Assistance (TBRA) program; Project Based Vouchers; the HUD Veterans Affairs Supportive Housing (VASH) program; and the Shelter Plus Care program. Homeowner programs include the Neighborhood Stabilization Program (NSP) and Home Investment Partnerships Act Program (HOME).

Rental Assistance Programs

Housing Choice Voucher (HCV)

The HUD-funded HCV program provides rental assistance to low-income families for decent, safe, and sanitary housing by contracting with private owners and subsidizing a portion of the program participant's monthly rent. Mesa provides 1,424 Housing Choice Vouchers, of which 150 vouchers are dedicated to non-elderly disabled, 100 are dedicated for mainstream (disabled), 191 are dedicated to the VASH program, and 90 HCVare anticipated to be project-based vouchers. Each year the Housing Authority experiences a turnover of families receiving assistance, however the lease-up rate continues to be at 98% or higher. The current wait list is approximately 1,000 applicants and is closed.

Eligibility policies for the City of Mesa Housing Authority can be found in the City of Mesa's HCV Administrative Plan. Policies include the definition of a family, income limit requirements, citizenship qualifications and the eligible immigrant status of family members, social security number requirements, and the PHA's collection and use of family information as provided in the consent forms. Eligibility policies also discuss the factors relating to an applicant's past or current conduct including criminal activity that could cause

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the PHA to deny assistance to the applicant. Tenant selection and admission to the program policies can also be found in the Administrative Plan. These policies include the application process, management of the waiting list, and how applicants are selected for the voucher program.

Current HCV preferences include:

1) A chronically homeless person as defined by the U.S. Department of Housing and Urban Development (HUD) as "either (A) an unaccompanied homeless individual with a disabling condition who has been continuously homeless for a year or more, OR (B) an unaccompanied individual with a disabling condition who has had at least four episodes of homelessness in the past three years." HUD defines the term "homeless" as a person sleeping in a place not meant for human habitation (e.g. living on the streets, for example) OR living in a homeless emergency shelter.

2) Current resident of Mesa or a person who is currently working or hired to work in the City of Mesa; and

3) Date and time order.

The City of Mesa Housing Authority operates a single HCV waiting list that contains the following information for each applicant: applicant name; family unit size; date and time of application; qualification for any local preferences; and racial or ethnic designation of the head of household. Each year the City of Mesa looks at the demographics of the schools in the high poverty, low income areas of the City to determine the de-concentration factor for the City. The PHA does outreach to owners/landlords to encourage HCV Program participation within all areas of the jurisdiction.

Tenant-Based Rental Assistance (TBRA)

Mesa provides assistance with security deposits under the TBRA program. To qualify, the prospective beneficiary must be requesting security deposit assistance for the first time and have an income at or below 50% of the median income limits as determined by HUD.

Project-Based Vouchers (PBV)

The City anticipates providing project based voucher assistance at two properties. Upon HUD approval, the City expects to convert up to 90 HCV vouchers to project-based vouchers. The housing authority will establish and maintain a separate wait list for individual projects or buildings that are receiving project based voucher assistance. Project based properties include:

- La Mesita Phases I & III

2254 W. Main Street

- Escobedo at Verde Vista Phase II

  125 East University Drive

Before selecting a PBV proposal, the Department will determine that the PBV proposal complies with HUD program regulations and requirements, including a determination that the property is eligible housing under PBV regulations, that it complies with the cap on the number of PBV units per building, and meets PBV site selection standards. The PHA will comply with regulations when occupancy exceeds 25 percent cap on the number of PBV units.

As allowed by PBV regulations, the Department may select PBV proposals from time to time by either of the following two methods.

1) *Request for PBV Proposals.* The Department may from time to time issue a request for PBV proposals. The Department will not limit proposals to a single site or impose restrictions that explicitly or practically preclude owner submission of proposals for PBV housing on different sites. When The Department selects proposals for PBV assistance under this method, The Department will employ procedures that provide broad public notice of the opportunity to offer PBV proposals for consideration. The public notice procedures are described further below.

2) *Selection of a proposal for housing assisted under a federal, state, or local government housing assistance, community development, or supportive services program that requires competitive selection of proposals* (e.g., HOME, and units for which competitively awarded Low-Income Housing Tax Credits [LIHTCs] or funds such as Capital Fund Recovery Competition (CFRC) have been allocated). The Department may provide PBV assistance to owners whose housing has been selected in accordance with such programs' competitive selection requirements within three years of the PBV proposal selection date, provided that the earlier competitive selection proposal did not involve any consideration that the project would receive PBV assistance.

Veterans Affairs Supportive Housing (VASH)

The City of Mesa Housing Authority operates the HUD-VASH program, which provides rental assistance for chronically homeless veterans and their families, while the Veterans Administration in Phoenix provides case management and clinic services at its medical centers and community clinics. Mesa currently provides 191 VASH vouchers. The VASH voucher program mirrors Section 8 guidelines. Veterans are referred to the City of Mesa Housing Authority by the Veterans Administration (VA) in Phoenix.

Shelter Plus Care

The City of Mesa Housing Authority was awarded a 5-year grant for the Shelter Plus Care program along with Save the Family as a subrecipient. The Shelter Plus Care program provides rental assistance that local grantees must match with an equal value of supportive services appropriate to the target population. The purpose of the program is to provide permanent housing in connection with supportive services to homeless people with disabilities and their families. The goals of the Shelter Plus Care program are to increase participants' housing stability, skills and/or income, and level of self-sufficiency. Applicants are referred to the City of Mesa Housing Authority by Save the Family.

Homeownership Programs

Neighborhood Stabilization Program (NSP)

The City of Mesa is currently using funds from the U.S. Department of Housing and Urban Development (HUD) to revitalize housing in specific areas of the City to sell to qualified residents. The City of Mesa is purchasing and rehabilitating homes located in Mesa west of Gilbert Road. These properties will be rehabilitated to HUD and City of Mesa housing standards and specifications for habitability. The rehabilitation may include: roof replacement, new HVAC unit(s), new water heater, new windows (dual pane) with sun screens, insulated exterior doors, new appliances, new flooring, interior and exterior paint, new front yard landscaping, baseboards, additional attic and wall insulation, smoke detectors, and new plumbing, new electrical, and fire sprinklers. All units will undergo an inspection for termites and lead based paint. Once rehabilitated, these properties will be sold to eligible homebuyers for the appraised market value of the property after rehabilitation.

HOME Program

The primary purpose of the HOME Program is to help communities expand the supply of decent, safe, sanitary and affordable housing, with primary attention to housing for low income families. The City became a Participating Jurisdiction (PJ) in July 2009. Fifteen percent of the allocated funds are set aside as required for specific types of nonprofit organizations known as Community Housing Development Organizations (CHDOs).

Emergency Repair Program / Housing Rehabilitation

This loan/grant program from HUD is administered through the City of Mesa Housing Services Division. The funds are used in various projects for the development and revitalization of targeted areas of the city. This program is funded through the Community Development Block Grant (CDBG) and HOME programs. The purpose of the Housing Rehabilitation Program is to improve the livability of a home, to extend its life for a minimum of 10 years, and to meet the current minimum building codes, whenever possible. Major

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emphasis is given to housing problems affecting safety and health (such as gas leaks, outdated and hazardous electrical wiring, and plumbing). The actual amount of repairs needed will be determined from an inspection and evaluation of the home. This type of assistance can vary depending on the needs in a home; however, not all homes can be repaired. If a home has too many major problems, it may not qualify for the City's regular housing rehab/repair program, but the City may be able to help with emergency repair(s) for safety reasons.

Housing Services

Mesa offers several housing services to help low income individuals and families meet their housing needs, including the Family Self-Sufficiency Program (FSS). The Self-Sufficiency Program is a HUD program that encourages communities to develop local strategies to help families obtain employment that will lead to economic independence and self-sufficiency. The housing authority helps low income residents make a plan and connect with supportive services, such as career advisors, employment services, and training/educational opportunities, grants and scholarships. When a resident's earned income increases (and his or her portion of the rent increases accordingly) FSS puts this money aside each month in an FSS escrow account. When the resident completes the goals of his or her plan, the escrowed funds are returned to the resident. The FSS Success/Homebuyers Club and other partner services help residents understand how to become a homeowner, increase credit scores, and learn about opportunities that will allow them to buy. The Family Self Sufficiency program is available to Housing Choice Voucher participants. Currently there are 68 FSS participants enrolled.

The City also participates in 2-1-1, which serves as a source of integrated information that brings people and services together to meet vital needs and easily connects people to available health and human services in their communities.

The City also provides information on its website for optional listings for available rental units, new landlord information and inspections, and moving with continued voucher assistance (Section 8).

Affordable Housing

There are several properties within the City of Mesa that offer affordable housing units, of which, three provide occupancy for the elderly/disabled and nine have affordable units available for families. Additionally, there are scattered housing sites that also accept vouchers. Some affordable housing properties include:

Property	Occupancy
Greenfield Retirement	Elderly/Disabled
Orchard Apartments	Elderly/Disabled
Ventana Estates	Elderly/Disabled
ARM of Save the Family	Family
Desert Palms	Family
Mesa Park Apartments	Family
Palm Cove Apartments	Family
San Angelin	Family
San Fernando Apartment Homes	Family
Sam Miguel	Family
Village at Sun Valley	Family
Villas De Merced	Family

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	NA	NA	NA	1634	0	1634	110	NA	250

Table 21 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project -based	Tenant -based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	11,266	0	11,160	10,603	0
Average length of stay	0	0	0	6	0	6	0	0
Average Household size	0	0	0	2	0	2	1	0

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Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project -based	Tenant -based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission							110	
# of Elderly Program Participants (>62)						57% receive SSI and /or SS		
# of Disabled Families								
# of Families requesting accessibility features						**		
# of HIV/AIDS program participants								
# of DV victims								

Table 22 – Characteristics of Public Housing Residents by Program Type

**Since it is tenant based, residents are able to find their own unit making accessibility/race/ethnicity data unavailable

Data Source: PIC (PIH Information Center)

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Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	1,075	0	976	17	0	74
Black/African American	0	0	0	360	0	326	16	0	17
Asian	0	0	0	14	0	12	0	0	1
American Indian/Alaska Native	0	0	0	49	0	47	2	0	0
Pacific Islander	0	0	0	2	0	2	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 23 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	372	0	345	1	0	21
Not Hispanic	0	0	0	1,128	0	1,018	34	0	71
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The City of Mesa currently has a waiting list of 1,000 applicants for the housing choice voucher program. Waiting lists are available to the elderly, disabled, and families. Mesa has closed its waiting list due to the excess of applicants and lack of available housing vouchers.

The City of Mesa does not directly own or operate any public housing developments or units. The program is tenant-based and units are scattered throughout the City. Tenants identify and choose their own units, provided the landlord agrees to participate in the Housing Choice Voucher program. Accessible units are available throughout the City. Tenants also have the right to ask for reasonable accommodation according to federal law. The City currently dedicates 250 vouchers for the disabled and has not received any direct request from waiting list applicants for accessible units. The City of Mesa is available to help locate accessible units if requested.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The ability to provide a suitable living environment to residents is directly linked to the ability to provide access to essential services. The larger PHAs are able to provide services focused on assisting residents to achieve economic independence and self-sufficiency. The City of Mesa's program is designed only to provide vouchers and therefore limits services that may otherwise be available to residents in a project-based development. Because tenants choose their own units scattered throughout the City, it is difficult to determine resident needs such as mental health services, social services, or employment services. The City does provide housing services to help low income individuals and families meet their housing needs, including the Family Self-Sufficiency Program (FSS), however access to mental health services is lacking due primarily to limited funds available for provision of these services.

Affordability is also a need for Housing Choice Voucher residents. In many cases, especially for the very-low and extremely-low income, elderly, and disabled, even the HCV assistance is not enough. Elderly residents are typically on a fixed income and many disabled residents are unable to work or receive minimal income. Housing and utility costs are again on the rise and often require substantial deposits. Receiving assistance through public housing or Housing Choice Voucher programs makes the cost of living more affordable, but many families still struggle to make ends meet.

How do these needs compare to the housing needs of the population at large

Connecting residents of subsidized housing with supportive services is a challenge for all public housing authorities. Many housing authorities or housing agencies lack the capacity to deliver services and/or provide access to services. Shared challenges also include limited and unreliable funding for resident services, and constraints on the use of common space to deliver services to residents and surrounding members of the community that affect public housing developments.

The need for affordable housing is a nationwide problem that also relates to the City of Mesa. Lack of affordable housing has resulted in a considerable amount of Housing Choice Voucher applicants who cannot be served. Waiting periods are 24 months or more and many lists have been closed due to the number of applicants. Vouchers are limited, however, Mesa continues the effort to obtain more vouchers when possible.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The following section provides a general assessment of the City's homeless population and its needs. This data is derived from the 2014 Annual Homeless Assessment Report (AHAR) of the Maricopa County Continuum of Care (CoC) 2014 Point-in-Time Count (PIT), in which the City of Mesa participates. AHAR data is generated by the Maricopa Homeless Management Information System (HMIS).

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):

Data provided by the Maricopa County CoC shows that 3,830 households experienced homelessness during 2014. Of those, 3,491 were individuals in adult-only households; 1,819 were in households with children; 601 were persons between 18 and 24; and 3,491 were persons over the age of 24. The point-in-time inventory indicated that 5,918 persons were homeless on any given night.

Point-in-Time Summary Homeless Populations Summary for AZ-502 - Phoenix/Mesa/Maricopa County Regional CoC

Date of PIT Count: 1/27/2014

Population: Sheltered and Unsheltered Count

Total Households and Persons

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Households	1,728	1,079	25	998	**3,830**
Total Number of Persons	2,558	2,282	25	1,053	**5,918**
Number of Children (under age 18)	717	1096		6	**1,819**
Number of Persons (18 to 24)	209	272	2	118	**601**
Number of Persons (over age 24)	1630	909	23	929	**3,491**

Gender

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Female	1010	1132	7	203	**2,352**
Male	1545	1147	17	849	**3,558**
Transgender	3	3	1	1	**8**

Ethnicity

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Non-Hispanic/Non-Latino	1932	1646	21	828	**4,427**
Hispanic/Latino	626	636	4	225	**1,491**

Race

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
White	1471	1331	19	701	**3,522**
Black or African-American	632	613	4	197	**1,446**
Asian	7	8	0	10	**25**
American Indian or Alaska Native	135	111	1	116	**363**
Native Hawaiian or Other Pacific Islander	16	23	0	10	**49**
Multiple Races	297	196	1	19	**513**

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

As reflected in the Maricopa County COC 2014 PIT count, the estimated number of veterans in need of housing assistance was 310 households and 353 individuals. The following PIT summary displays the gender and ethnicity of sheltered and unsheltered homeless veteran households throughout the County.

Point-in-Time Summary Veterans for AZ-502 - Phoenix/Mesa/Maricopa County Regional CoC

Date of PIT Count: 1/27/2014
Population: Sheltered and Unsheltered Count

Total Households and Persons

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Households	100	161	1	48	**310**
Total Number of Persons	110	194	1	48	**353**
Total Number of Veterans	100	161	1	48	**310**

Gender

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Female	11	10	0	1	**22**
Male	89	151	1	46	**287**
Transgender	0	0	0	1	**1**

Ethnicity

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Non-Hispanic/Non-Latino	88	143	1	24	**256**
Hispanic/Latino	12	18	0	24	**54**

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Homelessness is disproportionally experienced by minorities. African-Americans comprise 4% of the City's population, but represent 24% of its homeless population, as noted by the Maricopa County COC; while Hispanics are 27%of the population and 25% of the homeless population.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

In 2014, there was a 33% decrease 1,581 in 2013 to 1,053 in 2014 of unsheltered homeless persons in Maricopa. The CoC has continually increased the number of permanent supportive housing for chronically homeless and is actively engaged in identifying and quickly moving people from streets and shelters. Additionally, the COC has made strides in toward ending homelessness by reducing the number of people who are homeless in the community and quickly finding housing solutions for those who become homeless.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b, d)

Introduction:

This section will discuss the characteristics and needs of persons in various subpopulations who are not homeless but may require supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental) persons with HIV/AIDS and their families, persons with alcohol or drug addiction, victims of domestic violence, and persons with a criminal record and their families.

Describe the characteristics of special needs populations in your community:

Mesa's elderly population, 65 years of age or more, is currently 14.1%. According to the 2012 American Community Survey, 12.1% of Mesa's total population are individuals with an identified disability and 32.4% of all elderly residents have an identified disability. A large segment of the elderly population (21.5%) primarily speak a language other than English and 9.8% do not speak English "very well". More than one in six elderly residents are renters (17.2%), and 58.9% of elderly renters pay over 30% of their monthly income on housing related expenses, an amount that exceeds HUD's cost burden threshold. Of elderly homeowners, 24.3% pay over 30% of their monthly income towards housing related expenses.[1]

Areas of Mesa are designated as federally medically underserved areas (FUMA), areas with not enough medical professionals compared to the overall population. Areas of Mesa also have medically underserved populations (MUP), groups not accessing needed medical care. Higher rates of unemployment, being uninsured, or having frequent gaps in medical coverage are presenting residents with socio-economic and geographic barriers to health care. Residents who are impacted are likely to skip medical appointments and not fill prescriptions leading to increased need for emergency care and higher costs for medical services throughout the region.[2]

What are the housing and supportive service needs of these populations and how are these needs determined?

Many elderly residents have impairments and are on fixed incomes leaving them unable to provide upkeep on homes, thus causing depreciating home values, property decline, and code violations. Interviews with stakeholders indicated a significant number of elderly residents residing in mobile homes who are fiscally and physically unable to make repairs.

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[1] http://www.census.gov/acs/www/about_the_survey/american_community_survey/

[2] http://www.dignityhealth.org/stellent/groups/public/@xinternet_con_sys/documents/webcontent/235060.pdf

Elderly residents frequently cannot afford even those housing options designated as affordable, and the local wait lists for Section 202 units average 2-4 years. As previously noted, a large percentage of elderly residents, both renters and homeowners, exceed the recommended HUD threshold of 30% of income being spent on housing expenses. Due to the high ratio of monthly income spent on housing needs, elderly residents may encounter difficulty meeting additional basic needs such as food, clothing, transportation, and health care. Therefore, they may require the help of social and human services and public assistance to afford other basic needs.

Elderly residents and residents with impairments experience significant difficulty accessing transportation, and often have limited transportation options. The City should conduct an evaluation of all paratransit services in order to expand light rail access for individuals with physical or other access challenges, low-income individuals and families living less than a half-mile from a light-rail station, and other individuals and families without access to a car.

Additionally, interviews with community stakeholders and residents indicated that affordable housing for residents with mental and behavioral issues is limited.

Several community stakeholder and resident interviews identified a concentration of social services agencies and low income housing in West Mesa with limited public transportation to these areas for residents with needs who reside outside of this region. The City is making efforts to expand transportation options and provide incentives for social service agencies to locate in other areas, as discussed earlier in this report. Residents reported that child care costs are unaffordable, particularly for minimum wage workers. Residents and community stakeholders also described gaps for higher paying jobs and jobs involving technology, indicating a need for job training programs. These interviews further indicated that emergency shelter for women, children and families are needed as well as shelter and transitional housing options for women and children impacted by domestic violence.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The Housing Plan for the Phoenix Eligible Metropolitan Statistical Area (EMSA), last completed in 2011, approximates a total of 10,663 HIV/AIDS (PLWHA) cases in the area, which is representative of almost two-thirds of the total HIV/AIDS cases in the state of Arizona. Poverty and low income are associated with HIV in the statistical area, with those living with HIV being more likely to be low-income. Many PLWHA are unable to work due to associated disabilities and receive Supplemental Security Income (SSI). However, Arizona does not use state funds to supplement SSI benefits, so benefit recipients receive $674 per month, an amount that is significantly below any affordably priced housing within the region. In 2010, a Ryan White needs assessment survey was conducted and 84% of PLWHA respondents indicated living at or below 200% of the Federal Poverty Level.

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In terms of ethnicity, those living with HIV/AIDS are 58% White, 25% Hispanic, 12% African-American, and 3 % American Indian, and 1% Asian/Pacific Islander. In terms of gender, those living with HIV/AIDS are 87% male and 13% female. Ethnic and racial minorities are disproportionally affected with African-Americans being the most disproportionally impacted. Emergent cases of HIV/AIDS among African-Americans is at a rate of 11% which is three times the state rate of emergent cases and the proportion of African-Americans within the general population. While Hispanics are not currently disproportionally impacted, they represent the fastest growing subpopulation that is not seeking medical care for the diagnosis.[3]

Discussion:

Due to the high rate of poverty and low income of most PLWHA, additional resources for affordable housing and the prevention of homeless are needed. Although there is a high percentage of PLWHA residents living below the poverty level, there are only 296 units of affordable housing or vouchers designated specifically for use by PLWHA residents. A 2008, "out of care" survey assessed barriers, unmet needs, and gaps in services for PLWHA within the EMSA. The top five unmet needs were: Ambulatory Outpatient/Medical Care (AOMC), medication assistance, nutrition assistance, housing, and mental health/social support. The top five gaps in services to PLWHA residents were: AOMC and medical transportation, health insurance, nutrition assistance, housing assistance, and mental health/social support. The top five barriers to accessing health service were: AOMC, health insurance, medical transportation, and mental health/social support. Survey respondents identified case management services, navigational support (i.e. help accessing support), and transportation (i.e. distance to medical appointments) as barriers to accessing medical care. The Phoenix EMSA HIV Health Services Council has ongoing plans to collect demographic information in order to locate PLWHA residents who are not receiving services and help them enroll in medical and other supportive care. The Council is also utilizing the needs assessment as a tool to set priorities regarding allocation of resources and the overall system of care.[4]

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[3] https://www.phoenix.gov/housingsite/Documents/068269.pdf

[4]http://www.maricopa.gov/publichealth/Services/RyanWhite/pdf/PlanningCouncil/Reports/OutofCareNeedsAssessment2011.pdf

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

According to resident and stakeholder interviews, Mesa's downtown area, including the original square mile, and areas in both West and East Mesa are in need of increased and enhanced public facilities including expanded transportation connections, parks, sidewalks, and filling vacant commercial and retail space. Mesa's original square mile is the initial town site and is today encompassed by Mesa Drive, Country Club Drive, University Drive, and Broadway Road and generally comprises the central business district.[5] Mesa has six historic neighborhoods (Evergreen, Fraser Fields, Glenwood/Wilbur, Robson, Temple, and West Second Street) four of which (Evergreen, Glenwood/Wilbur, Temple, and West Second Street) are located in the original square mile.

Many of the properties located in the downtown area are representative of some of Mesa's oldest housing inventory. Many housing units were built after World War II, following extensive growth in the City's population. The period between the 1970s and 1980s was also a time of immense population growth leading to the building of larger subdivisions to accommodate the need for increased housing stock. Many of these units need restorations that allow for ADA access and compliance while preserving historic significance. Currently, the Historic Preservation Board, a citizen advisory committee, conducts ongoing studies to identify neighborhoods that may have historic significance to Mesa. The majority of low- to moderate-income tracts are located in downtown Mesa, an area that also has a large concentration of racial and ethnic minorities. The City will continue to prioritize these areas by including them within its CDBG target area and will seek to address, prevent, and eliminate blight in this region, add new mixed use residential and commercial spaces, and provide enhancements to older facilities.

In terms of public facility improvements needed in downtown, the main branch of the Mesa public library, located on East 1st Street, is in need of renovation. The library renovation, however, may need to be funded with sources other than CDBG monies.

Downtown Mesa also has areas ripe for development or redevelopment. These include the South Center Campus which is available for health care and educational facility development, Mesa and University Drive which has property available for mixed used urban development, University and Centennial which can accommodate health care, education, or general office facilities, and Main and Country Club which has additional space available for transit-oriented development. Mesa has renovated the first floor of the property located at 245 West Second Street into the Mesa Center for Higher Education, a shared academic space designed

[5] http://mesaaz.gov/clerk/codebook/CodeinPDF/T11/T11Ch8.pdf

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to attract institutions of higher education and students into the downtown region. The second floor of the building, approximately 11,000 square feet, remains reserved for future expansion needs with future needs anticipated following the expansion of the light rail system.

The West Main Street Area Plan provides for the development of transit oriented development along the Metro light rail. The 3.1 mile expansion of the light rail extends the line running east from Phoenix past Main and Sycamore into downtown Mesa and adds four additional stations (located at Alma School Road, County Club Drive, Center Street, and Mesa Drive) and a park and ride facility. Concurrent improvements are also being conducted along Mesa Drive and LeSueur Street for utility replacements to accommodate the light rail expansion. The City projects weekday ridership of approximately 9,742 residents who will frequent area businesses, retail, and restaurants benefiting the local economy. Mesa will also continue implementation of the Central Main Street Plan and its focus on developing the properties located along the light rail expansion to promote mixed use, high density, transit oriented, energy-efficient, and sustainable space. Residents and stakeholders consulted in the course of development of this Consolidated Plan identified the need for increased transit options such as buses running more frequently and a greater number of bus connections to decrease wait times. The City will also work with developers to expand housing and retail units that are in close proximity to the rail system. Mesa plans to engage other transportation providers (i.e. taxi cab services) regarding strategies to create affordable alternative transportation resources.

Other areas of Mesa, such as the region surrounding the Fiesta Mall, lost major retailers during the 2007-2009 recession. This loss left several important commercial properties vacant. The City is undergoing plans to match current and potential employers with vacated office space. Mesa will continue to strengthen its focus on economic development aimed at creating and enhancing public facilities and attracting new business to fill vacant retail space. Since 2000, Mesa has supported the operations of the Neighborhood Economic Development Corporation (NEDCO), which serves as both a local Community Development Financial Institution (CDFI) and Community Development Corporation (CDC) and works on business technical assistance, lending, and securing capital for small businesses. The City of Mesa has contracted with NEDCO to provide assessment and consultation to businesses located along the new rail corridor (Main Street, from Dobson to Mesa Drive, and First Avenue to First Street).

Mesa continues implementation of the West Main Street Plan which seeks to direct land use, infrastructure planning, and community facilities in the area encompassed by University Drive to the north, Broadway Road to the south, Country Club Drive to the east, and the Mesa and Tempe city limits to the west.

Mesa will continue its strategic commitment of CDBG and other resources to foster economic development in the downtown area and stimulate employment throughout the city's jurisdiction for low- to moderate-income residents. Mesa uses a wide variety of resources to target and support economic development, including, but not limited to: the Arizona Innovation Accelerator Fund, Private Activity Bonds, a foreign trade zone designation, and other state grants and tax credits. The use of Section 108 Loan Fund resources for economic development efforts in Mesa will be heavily coordinated with private industry, business, developers, and social services.

How were these needs determined?

City needs were prioritized based on input secured through two community meetings and community forums conducted by the City of Mesa on March 14, 2014. Additional input was garnered through structured interviews with community stakeholders vested in economic development on March 13, 2014, June 9, 2014, and June 12, 2014. Remote focus groups were held on April 22, 2014 and May 1, 2014 in addition to an online remote survey. Input was also gained through interviews with community stakeholders including representatives from public, private, and non-profit sectors. Informal one-on-one interviews were conducted with residents throughout the city. And, finally, a review of empirical data received from the CIP, the TOD neighborhood study, the Mesa 2025 Plan, etc. as available and in association with prioritized needs.

Describe the jurisdiction's need for Public Improvements:

The five year Capital Improvement Program (CIP), comments received at community meetings, and interviews conducted with community residents and stakeholders indicated that areas occupied by low income and very low income residents are in need of upgraded neighborhood street lighting, water, or sewer line installation/improvements, street improvements, and sidewalks. Areas with low- to moderate- income residents and areas with a high concentration of rental properties are experiencing aging housing stock in need of repairs. The City plans a review and update of the Master Water Plan due to an overall increase in Mesa's population. The CIP addresses handicapped accessibility and needs throughout Mesa with improvements at parks, schools, recreational centers, bus shelters, streets, sidewalks, park improvements, and renovations, including upgrades to meet safety and ADA requirements. The City is undertaking sidewalk ramp replacements in the area located between Dobson Road and University Drive and making renovations to two bus stops and two bus shelters in the vicinity to meet ADA requirements.

In 2000, the Property Maintenance and Neighborhood Preservation Ordinance was approved by Mesa voters. The ordinance requires property owners to keep building exteriors and landscaping clean and repaired in an effort to ensure that Mesa neighborhoods remain safe and attractive, and to prevent decline in property values. Areas that can be seen

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from the public right of way, such as yards, fences, walls, paint, roofing, sheds, windows, and doors are subject to the ordinance. Mesa currently funds eight Code Compliance Officers. The City plans to provide incentives for owners and property management firms that address code compliance issues. Mesa also plans to work with grassroots level neighborhood development organizations and non-profits that focus on neighborhood cleanup and revitalization in distressed areas. Interviews with residents and community stakeholders indicate that many residential and commercial properties in downtown, areas of East Mesa, and specifically, West Mesa are in needs of repairs, enhancements, and remediation due to code violations. Frequently, violations of the code are due to inability to afford repairs, inability to force landlords to make repairs, abandoned residential and commercial properties, and vacant lots left after structures were demolished due to frequent code violations. Interviews with residents, comments from community meetings, and interviews with community stakeholders, indicated that code violations and inability to access resources for home repairs were high among residents of manufactured home communities mainly due to elderly or otherwise impaired residents who are unable both fiscally and physically to make repairs.

The Neighborhood Services Department and Neighborhood Outreach Office focus on the revitalization of city neighborhoods and work with 370 registered neighborhood groups concerning a variety of needs. Mesa will continue, over the next five years, to assist neighborhoods, residents, nonprofit agencies, and other private and public sector partners to create livable and diverse communities. Currently, two programs are used by the City to help with these endeavors: the Opportunity Zone Program and the Neighborhood Registration Program. Through the Opportunity Zone Program, the City will continue its collaborations with residents, businesses, faith communities, and non-profit organizations to assess needs and plan projects, time lines, and budgets related to planning, infrastructure improvements and amenities, housing rehabilitation, crime abatement and prevention, and neighborhood organization, registration, and resident training and education in specified older neighborhoods. The City will continue to provide information on City and community programs/services/resources, strategies on organizing effectively, detailed mapping of neighborhood boundaries, notification from developers interested in obtaining input on projects planned for specific neighborhoods, and enhanced communication through bi-monthly email distribution and meeting facilitation to registered neighborhoods.

Interviews with stakeholders and residents identified increased public outreach and education regarding city resources for neighborhood enhancement and revitalizations, particularly in communities with a high concentration of underrepresented groups. The office of Diversity and Neighborhood Outreach will continue to serve as a liaison between underrepresented neighborhoods and available resources. Mesa will continue its “Building Stronger Neighborhoods” Initiative which includes six annual projects centered on an

exposition on resources, clean-up projects, action planning, and enhancement projects. The City will also continue its "Leadership Academy" which provides networking and mediation for registered neighborhoods twice per year.

How were these needs determined?

City needs were prioritized based on input secured through two community meetings and community forums conducted by the City of Mesa on March 14, 2014. Additional input was garnered through structured interviews with community stakeholders vested in economic development on March 13, 2014, June 9, 2014, and June 12, 2014. Remote focus groups were held on April 22, 2014 and May 1, 2014 in addition to an online remote survey. Input was also gained through interviews with community stakeholders including representatives from public, private, and non-profit sectors. Informal one-on-one interviews were conducted with residents throughout the city. And, finally, a review of empirical data received from the CIP, the TOD neighborhood study, and the Mesa 2025 Plan as available and in association with prioritized needs.

Describe the jurisdiction's need for Public Services:

Mesa's city policy encourages support services and counseling as an integral part of all housing activities whether emergency, transitional, or permanent in nature. Support services that are provided include, but are not limited to: case management, job training, employment training, education, budget and credit counseling, and home ownership training. Comments from community meetings and resident interviews indicated a high concentration of social and human services in West Mesa. Residents of other areas of Mesa and community stakeholders identified lack of public transportation as barriers to accessing public, social and human services. Several stakeholders also identified limited access to public services including counseling and supportive housing services for the homeless. Mesa has many organized neighborhood groups located in older areas of the city which recognize the need for educational and workforce development (job training and employment opportunities) resources as an integral part of economic development. The City plans to continue to provide and improve on housing supportive services, and policies that encourage support services, in its review for applications for CDBG funding from organizations that provide housing and related services. The City plans to increase funding related to permanent supportive housing and to facilitate the creation of a strong network of provider, supportive, and mainstream services for residents.

Mesa plans to continue to provide general funding for human services through its Human Services funding and the ABC utility bill donation program. Mesa will also facilitate the development of a regional social service collaborative tasked with coordinating the efforts of local and regional social/human services organizations and establishing open communication regarding news and information in order to eliminate the duplication of

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efforts and spear-head community-wide solutions. The City will also review the work and services provided by varying divisions and agencies in order to foster collaborations that increase the benefit to underserved populations.

In addition to public services for low and moderate income residents, the City of Mesa should also continue to provide economic development services for local businesses. Support of small, locally-owned businesses will be a key component for continued economic vibrancy and an important aspect for Mesa's long-term economic stability.

How were these needs determined?

City needs were prioritized based on input secured through two community meetings and community forums conducted by the City of Mesa on March 14, 2014. Additional input was garnered through structured interviews with community stakeholders vested in economic development on March 13, 2014, June 9, 2014, and June 12, 2014. Remote focus groups were held on April 22, 2014 and May 1, 2014 in addition to an online remote survey. Input was also gained through interviews with community stakeholders including representatives from public, private, and non-profit sectors. Informal one-on-one interviews were conducted with residents throughout the city. And, finally, a review of empirical data received from the CIP, the TOD neighborhood study, the Mesa 2025 Plan, etc., as available and in association with prioritized needs.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

While housing opportunities can be limited by household income and purchasing power, the lack of affordable housing options can result in a significant hardship for low-income households, preventing them from meeting other basic needs. Low-income residents often have fewer financial resources available for making monthly rent or mortgage payments. Those low-income residents who do choose to purchase a home must keep even more funds available for taxes, insurance, homeowners association fees, and home maintenance and repairs. Because home ownership requires significant investment for most residents, many low- and moderate-income households choose to rent their homes as opposed to purchasing one. Under most residential property leases, this option calls for less responsibility and less investment from the home occupant than if they were to purchase a home. Of the 166,806 occupied housing units located in the City of Mesa, 63.1% are owner-occupied and the other 36.9% of homes are occupied by tenants. According to 2008-2012 American Community Survey (ACS) data, Mesa has 21% more occupied rental units than nearby Scottsdale (30.6%), and 32% more occupied rental units than Gilbert (28%).

According to Trulia, a website that provides real estate listings as well as current housing market data, the City of Mesa saw a significant drop in the number of home sales from its peak in 2005 with one-month sales reaching 5,000 to its lowest point in 2009 one-month sales figures of only 1,400 homes. From 2009 to 2012, Mesa's housing market has consistently seen lower monthly sales in the early and later months of the calendar year with increasing sales numbers in the spring and summer months. While the number of home sales have shown little growth over the past five years, the median price of sales has increased over 45% from $110,000 at the beginning of 2012 to $160,000 at the beginning of 2014. In a Valley Home Values Report conducted by *The Arizona Republic*, home prices increased 22.1% in just 1 year from $149,900 in 2012 to $183,000 in 2013.[6] Increasing sales prices create less affordable housing opportunities for low- and moderate-income homebuyers.

[6] The Arizona Republic. Valley Home Values Report.(2014).http://www.azcentral.com/story/money/real-estate/2014/03/16/phoenix-home-prices-projected-stabilize/6480735/

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MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The following section describes the number, type, tenure and size of housing in the City of Mesa.

The City of Mesa's housing stock was comprised of 190,094 housing units in 2009. Since then, a total of 10,726 housing units were added to the housing inventory between 2009 and 2012. According to the 2012 ACS estimates, the City had a total of 200,820 housing units. Of which 119,351 or 59.4% were single-family detached housing units and 26,446 or 13.2% of housing structures ranged from two to nine units.

Comparatively, a total of 28,187 of the City's housing structures contained 10 to 20 units or 14% of the housing stock. In 2012, the City also had 25,712 (12.8%) mobile home structures in its inventory while boats, RVs, and vans had the lowest number of structures at just 1,124 units or 0.6% of the housing stock.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	98,612	52%
1-unit, attached structure	11,415	6%
2-4 units	12,596	7%
5-19 units	24,585	13%
20 or more units	13,136	7%
Mobile Home, boat, RV, van, etc.	29,750	16%
Total	**190,094**	**100%**

Table 25 – Residential Properties by Unit Number

Data Source: 2005-2009 ACS Data

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	213	0%	1,649	3%
1 bedroom	8,410	8%	16,457	30%
2 bedrooms	26,245	24%	23,664	44%
3 or more bedrooms	74,474	68%	12,628	23%
Total	**109,342**	**100%**	**54,398**	**100%**

Table 26 – Unit Size by Tenure

Data Source: 2005-2009 ACS Data

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

As of 2012, there were 111 families residing in public housing units within the City and 1,608 families enrolled in the housing assistance program funded through Housing Choice Vouchers. According to HUD's 2012 Picture of Subsidized Households, the City of Mesa has a total of 1,719 low-income persons served through public housing units or housing choice voucher programs and 2,884 units of other types of subsidized housing. These include 2,884 units of state subsidized public housing and federally funded housing through programs such as Section 515 and 202. These units tend to be more affordable than the Low-Income Housing Tax Credit development discussed below and often only charge households 30% of their income for rent. These units are targeted to households at or below 50% of the median income but can be made affordable even to renters with very low incomes.

Most new subsidized housing in the City has been created through the Low-Income Housing Tax Credit Program. In tax credit developments, the developer receives a federal tax credit that it can use itself or syndicate in order finance the construction costs. By financing development through the sale of tax credits, the developer is able to charge a rent that is below market rate, but that rent cost is a fixed amount and not a percentage of the household's income. These units are targeted to households at or below 60% of the area median income. Some developments have additional subsidies which allow them to target a portion of the units to lower incomes but they are generally not as affordable as public housing or the subsidized units described in the paragraph above.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The City does not expect to lose any affordable housing units from the inventory during this Consolidated Plan period.

Does the availability of housing units meet the needs of the population?

Assessing the existing and future housing demand are more complicated than outlining the existing supply. Demand is a function of the unmet housing needs of the existing population, the changing needs of the existing population, and the needs of future residents. However, census data was used to assess the ability of the City's current housing stock to meet the needs of its population. As a result it was apparent that the City's existing housing stock does not fully meet the needs of the existing population with 15.1% of homeowners without a mortgage and 53.2% of renters expending more than 30% of their income on monthly housing costs. In addition to affordability and cost burden issues, the deteriorating condition of some existing housing units threatens to remove some standard housing from the stock of available, affordable units. Code enforcement and housing rehabilitation programs can help preserve these existing units of affordable housing in standard condition.

Describe the need for specific types of housing:

Census data and anecdotal evidence from needs assessment data was used to assess the ability of the City's current housing stock to meet the needs of its population. Households in the market for moderate- to high-priced rentals, affordable homeownership opportunities, and owner-occupied homes with three or more bedrooms have plenty of options. Renters with low-incomes or who need three or more bedrooms, and disabled households are likely to find more limited options. While rents are comparatively low in the City, the incomes of renters are often lower. According to the 2012, ACS estimates, 53.2% of the renters in Mesa are expending more than 30% of their household incomes on rental expenses.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The following tables reflect the cost of both owner and renter-occupied housing in Mesa. These tables use 2005-2009 ACS data from HUD's eCon software. There have been significant changes in housing prices in recent years which are not fully captured in this data and will be discussed at the end of this section.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2009	% Change
Median Home Value	112,100	204,000	82%
Median Contract Rent	588	709	21%

Table 27 – Cost of Housing

Data Source: 2000 Census (Base Year), 2005-2009 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	7,114	13.1%
$500-999	38,106	70.1%
$1,000-1,499	8,018	14.7%
$1,500-1,999	806	1.5%
$2,000 or more	354	0.7%
Total	**54,398**	**100.0%**

Table 28 - Rent Paid

Data Source: 2005-2009 ACS Data

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,540	No Data
50% HAMFI	9,880	7,350
80% HAMFI	33,600	15,225
100% HAMFI	No Data	24,260
Total	**45,020**	**46,835**

Table 29 – Housing Affordability

Data Source: 2005-2009 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	593	748	925	1,363	1,592
High HOME Rent	666	776	936	1,092	1,199
Low HOME Rent	583	625	750	866	966

Table 30 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Households with children may have particular trouble finding sufficiently-sized rental units. A rule of thumb for determining whether there are an adequate number of rental units for households with children are the number of units with three or more bedrooms. Owner-occupied homes easily accommodate this need, as 68% of the owner-occupied housing stock in Mesa has three or more bedrooms. But with only 23% of rental units having three or more bedrooms, and rents on the rise, low-income families with children are likely to have a difficult time locating affordable rentals.

How is affordability of housing likely to change considering changes to home values and/or rents?

In 2006, 8,795 homes were sold in Mesa with a median sales price of $221,000. According to RealtyTrac, Mesa home sales for March 2014 were down 3% compared with the previous month, and up 1% compared with the year prior. The median sales price of a non-distressed home was $161,000. The median sales price of a foreclosure home was $147,572, or 8% lower than non-distressed home sales. As the economic recovery continues, it is expected that owner-occupied housing prices will continue to rise during the period covered by this Plan; anticipated increases in interest rates could also negatively affect affordability.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

According to the National Low Income Housing Coalition's "Out of Reach" 2013 Annual Report, the Fair Market Rent (FMR) for a two-bedroom apartment for the Phoenix-Mesa-Scottsdale Metropolitan Statistical Area (MSA) is $850 which 52% of renters are unable to afford without encountering cost burden. Fair Market Rents are generally lower than actual median rents, however, current FMRs appear sufficiently attractive to developers and affordable to tenants with a moderate level of HOME subsidy.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The 2008-2012 ACS estimates that out of 105,308 owner-occupied households and 61,498 tenant-occupied households, at least 27,450 (38%) of owners and 30,819 (53%) of tenants had at least one of the following four selected housing conditions: (1) lacks complete plumbing facilities, (2) lacks complete kitchen facilities, (3) more than one person per room, and (4) cost burden is greater than 30% of household income.

Definitions

The City of Mesa's standard condition must meet Maricopa County's Uniform Building Code (UBC) as well as HUD's minimum Housing Quality Standards (HQS). Maricopa County's definition for substandard conditions are units that lack any of the following: A permanent solid foundation, exemplifies a lack of structural integrity and weather tightness; lacks minimal insulation, has deficiencies in the basic mechanical systems in that they do not meet current UBC, or evidences deferred maintenance to the degree that the structure becomes subject to increased decay.[7] For planning purposes, owner- and renter-occupied units that lack a minimum of one out of four selected housing conditions will establish a base number of units that require financial assistance.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	27,450	38%	30,819	53%
With two selected Conditions	2,001	1.9%	4,489	7.3%
With three selected Conditions	421	0.4%	430	0.7%
With four selected Conditions	316	0.3%	123	0.2%
No selected Conditions	77,858	62%	30,679	47%
Total	105,308	100%	61,498	100%

Table 37 - Condition of Units

Data Source: 2008-2012 ACS Data

[7] Maricopa HOME Consortium. Minimum Basic Rehabilitation Standards (2005).

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	20,745	20%	8,671	14%
1980-1999	50,337	47.5%	29,273	47.5%
1960-1979	29,592	28%	19,310	31.5%
Before 1960	4,634	4.5%	4,243	7%
Total	105,308	100%	61,498	100%

Table 38 – Year Unit Built

Data Source: 2008-2012 ACS

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	34,226	32.5%	23,553	38.5%
Housing Units build before 1980 with children (Age ≤6) present	2,396	7%	1,649	7%

Table 39 – Risk of Lead-Based Paint

Data Source: 2008-2012 ACS

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	31,488	N/A	31,488

Table 40 - Vacant Units

Data Source: 2008-2012 ACS (Total Units)

Need for Owner and Rental Rehabilitation

The age of the housing stock in the City of Mesa will continue to have a significant impact on general housing conditions in the area. While only 34,226 (32.5%) owner-occupied units were built before 1980, a larger number of renter-occupied housing units, 23,553 (38.5%) may be at risk of falling into poor condition due to age (built before 1980). As housing ages, maintenance costs rise, which can present significant costs for low- and moderate- income homeowners. This also poses a threat to low- and moderate- income tenants who are not able to maintain close communications with their landlords or property managers who may be out of state when repairs are needed. Furthermore, greater demand for the CDBG and

HOME funded rehabilitation program may call for larger funding allocations to meet these requests. In addition, multiple stakeholders mentioned as a part of their interview that enhanced code enforcement is a significant need in various parts of the City.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Housing conditions can significantly affect public health. HUD regulations regarding lead-based paint apply to all federally assisted housing. The major source of lead exposure comes from lead-contaminated dust found in deteriorating buildings. Many residential properties built before 1978 contain lead-based paint. Unfortunately, measuring the exact number of housing units with lead-based paint hazards is difficult. Lead is a highly toxic metal that may cause a range of health problems for adults, and especially with children.

Low-income households that earn between 0-50% Median Family Income (MFI) are least able to afford well-maintained housing and, therefore, are often at greater risk of lead poisoning. Using 2008-2012 ACS data for the number of housing units by tenure and year built, for the distribution of housing units by age and tenure, the City of Mesa has 34,226 (32.5%) of owner households and 23,553 (38.5%) of renter households that may be at risk of lead hazard problems.

MA-25 Public and Assisted Housing – 91.210(b)

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available						1634	110		250
# of accessible units									
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 31– Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

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Describe the supply of public housing developments:

The City of Mesa does not own or operate any public housing developments but only provides tenant-based vouchers.

There are several properties within the City of Mesa that offer affordable housing units, of which 3 provide occupancy for the elderly/disabled and 9 have affordable units available for families. The City of Mesa is not involved with the management of these properties.

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 City of Mesa only provides housing vouchers that are used throughout the City in residential homes are apartment complexes. The median age of a house built in Mesa is 28 years, with most homes being built around 1986. This is older than the median year for a house built in the state which is 1988 and is newer than the median year for a house built in the USA which is 1975.The age of the homes causes deterioration with the private owner being charged with maintaining their units and assuring a safe environment for their residents. The City of Mesa is not directly responsible for the condition of the units. Typical revitalization needs include HVAC, roofs, bathrooms, kitchens, flooring, foundations, closet doors, upgraded electrical wiring, exterior paint, and front and back porch covers.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families in public housing.

Based on affordable housing needs in the community, Mesa has developed a public housing strategy to serve the needs of extremely low, low, and moderate income families residing in the jurisdiction and served by the public housing agency. Mesa has determined the following as priorities in executing the public housing strategy:

Expand the supply of assisted housing and decent, safe, and sanitary housing by:

- Procuring more rental vouchers when available;
- Keeping housing vacancies at low levels;
- Leverage private or other public funds to create additional housing opportunities;
- Foster the development of special needs housing.

Enhance assisted housing choice in Mesa by:

- Continuing to render voucher lease-up support;
- Continuing to strengthen outreach efforts to potential voucher landlords;

- Continuing to expand new homeownership programs.

Foster self-sufficiency and asset development of assisted households by:

- Fostering the provision of supportive services to improve client employability;
- Fostering the provision of supportive services to increase independence for the elderly or families with disabilities;
- Continuing to aid resident organizations in strengthening their viability;
- Fostering voluntary moves of families from assisted to unassisted housing;
- Continuing to increase the volume of TANF residents that are working or engaged in job training.

Foster the number of assisted units available for clients in need by:

- Continuing to provide expeditious Housing Choice Voucher Program lease-up rates;
- Continuing to increase Housing Choice Voucher Program lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.

Focus assisted housing support in response to community needs by:

- Continuing to emphasize support for individuals and families earning at or below 30% AMI as well as from 31-50% AMI. Focus available assistance to families at or below 30% AMI;
- Continuing to employ admissions preferences aimed at families who are working;
- Sustaining rent policies to support and encourage work;
- Targeting available assistance to the elderly;
- Applying for special purpose vouchers targeted to the elderly, should they become available.

Continue to render assistance for families with disabilities by:

- Pursuing special purpose vouchers targeted to families with disabilities, as they become available;

Affirmatively marketing ADA compliant housing to local non-profit agencies that assist families with disabilities.

MA-30 Homeless Facilities and Services – 91.210(c)

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	Current & New	Under Development
Households with Adult(s) and Child(ren)	1,170	111	1,944	1,484	0
Households with Only Adults	1,409	111	952	3,233	278
Chronically Homeless Households	0	111	0	882	0
Veterans	25	111	318	1,251	0
Unaccompanied Youth	12	N/A	56	0	0

Table 32- Facilities and Housing Targeted to Homeless Households

Data Source: Maricopa Association of Governments, Continuum of Care

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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.

The City of Mesa has an Office of Human Services, which is a Division of the Housing and Community Development Department. The Office of Human Services is responsible for funding and coordinating a comprehensive social service delivery system in Mesa to address issues related to homelessness, poverty, and other regional human service needs. Mesa has several programs to meet the supportive housing needs of homeless residents. The HUD-VASH program provides rental assistance coupled with case management, clinical services and health and mental health services at VA medical centers for chronically homeless veterans. Shelter Plus Care provides permanent housing plus case management services designed to improve skills and income towards self-sufficiency. La Mesita apartments offers affordable housing with the additions of child care, behavioral health services, workforce development, and educational and financial literacy classes. Organizations, such as Save the Family, work in alignment with the Maricopa Association of Government to provide housing, career development services, parenting, educational, and financial literacy classes. UMOM works with the Phoenix Children's Hospital to provide full medical services to residents under 26 years of age.

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.

The City of Mesa has several facilities to meet the needs of homeless residents including shelters and supportive housing facilities. A listing of facilities is provided below:

- The HUD-VASH program provides rental assistance coupled with case management, clinical services and health and mental health services at VA medical centers for chronically homeless veterans.
- Shelter Plus Care provides permanent housing plus case management services designed to improve skills and income towards self-sufficiency.
- La Mesita apartments offers affordable housing with the additions of child care, behavioral health services, workforce development, and educational and financial literacy classes.

- A New Leaf provides domestic violence outreach services including shelters, court advocacy, and family advocacy programs. A New Leaf provides homeless shelters (La Mesita, EVMC Men's Shelter) and affordable supportive housing (La Mesita, Desert Leaf). Youth services and services for unaccompanied youth are also provided including: two youth shelters, a shelter for transitioning youth, foster care, and therapeutic foster care. A new Leaf also provides outpatient counseling offered by two accredited counseling centers.

- Save the Family provides housing, educational youth programs, and parenting, educational, job training, and financial planning classes for parents. Save the Family also provides supportive housing services to veterans. Other services include, rapid rehousing, eviction prevention, transitional housing, permanent supportive housing, case coordination, and supportive housing for the disabled and those who are homeless as a result of domestic violence.

- UMOM Day Centers provide homeless shelter for families (emergency and extended), emergency shelter for single women, transitional and extended shelter programs for veterans, domestic violence services, workforce development, child development center, teen activity center, and a wellness center that provides full medical care to residents under 26 years of age.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

This section will describe the supportive housing needs of the City of Mesa's special needs populations including the elderly, frail elderly, individuals with disabilities, individuals with substance abuse, persons who have experienced domestic violence, and persons/families with HIV/AIDS. The City's activities and actions towards services provisions for special needs and non-homeless populations will also be discussed.

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.

Due to the high rate of elderly renters and homeowner's who pay more than the HUD recommendation of 30%, as discussed previously in this report, services designed to prevent homelessness and provide affordable housing units or rental assistance are needed. Residents who are chronically homeless and those with substance abuse disorders, estimated at approximately 34% of the homeless population, will benefit from services designed to increase community integration and transition into housing. Additionally, those with substance abuse disorders would benefit from "sober living" facilities or housing designed to prohibit substance use while providing social support for sobriety. Facilities which offer wrap-around and mental/behavioral health counseling will also be of benefit. Many individuals with disabilities and residents living with HIV/AIDS receive Supplemental Security Income (SSI). However, because they receive only the federal portion of funds, as the state does not provide matching funds, their monthly income is not enough to individually afford area rental properties. The 2014 "Point-In-Time" street count of the homeless found 123 out of a total of 581, or 21%, unsheltered residents who had experienced domestic violence indicating a need for increased supportive services to those facing domestic violence. The same count indicated that 101 out of 586, or 17%, of homeless residents with serious mental illness (SMI) and 123 out of 458, or 26.85%, of homeless residents with substance abuse were unsheltered, indicating a need for supportive housing services including mental/behavioral health counseling for both populations.

The City of Mesa will continue to make a diligent effort to provide supportive housing services to the City's special needs populations. The 2013 "Point-in-time" street count of the homeless population indicated a 50.2% decrease in the unsheltered homeless veteran population in the Phoenix/Mesa/Maricopa County/Regional Continuum of Care. The Project H3 Vets Initiative provides housing and supportive housing services to 150 of the area's most medically vulnerable and chronically homeless veterans. Mesa also has affordable housing

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communities, such as Desert Leaf and La Mesita, which offer supportive services such as behavioral health counseling, children's services, educational classes, and classes in financial literacy to help residents achieve permanent housing goals.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Mesa participates in the regional Continuum of Care plan in collaboration with the City of Phoenix, Maricopa County, and all jurisdictions (incorporated and unincorporated) within the county. Maricopa Association of Governments (MAG) facilitates the process for the Continuum of Care. The Continuum of Care utilizes the HMIS system and collects data on homeless individuals and individuals at risk of becoming homeless. Use of the HMIS system will allow for the tracking of individuals in need of supportive housing services as they leave mental or physical health institutions.

Mesa is also working to facilitate the development of a regional social service collaborative. This collaborative will coordinate the efforts of local and regional social/human services organizations and establish open communication between providers. The City will also review the work and services provided by varying divisions and agencies in order to foster collaborations. These efforts will help to effectively locate, track, and provide supportive housing services to residents vacating mental and physical health institutions.

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)

The City of Mesa will continue to work with local non-profit, social service, government entities, and the Continuum of Care to provide services to special needs populations. Mesa will continue to facilitate and encourage the regional social service collaborative. Mesa is also establishing a Family Housing Hub which will have two Service Priority Specialists who help families with special needs or at-risk of becoming homeless obtain housing assistance and supportive services. Mesa will continue its evaluation process of the HMIS system to ensure that individuals at risk of homeless are effectively located and targeted for prevention services. The City will also continue support and encouragement of affordable housing units that provide mental/behavioral health services, children's services, and workforce development.

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))

Throughout the Consolidated Plan period, the City of Mesa will continually assess the housing and supportive housing needs of residents with special needs or who are not currently homeless through communication and collaboration with local non-profit, social service, and government entities. The City will continue to utilize CDBG funding to address the needs of the non-homeless and special needs populations.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

During this planning cycle, the City of Mesa is undertaking an Analysis of Impediments to Fair Housing Choice (AI). This analysis not only examines what discriminatory practices may potentially be occurring in Mesa but also determines if housing costs or availability are barriers that exist to affordable housing for low- to moderate- income households. One impediment listed in the AI is the lack of decent or safe affordable housing units that are available. As discussed in the AI, there are other practices or policies impeding the City of Mesa's ability to meet affordable housing needs. The following highlights some of these issues; however, many other circumstances may exist that prevent the market from providing affordable housing. Therefore, this list cannot be considered exhaustive but does provide an outline for some of the potential barriers to providing affordable housing in the City of Mesa.

- Some property owners are unwilling or unable to maintain and improve housing conditions to levels determined to be safe, decent, or sanitary. A portion of these property owners are located out of state and hard to notify about repairs that need to be made.
- Elderly low-income residents are physically and financially unable to afford making necessary repairs or improvements to their homes and lack financial capacity to pay for a contractor to complete repairs.
- Low-income households that are larger in number have limited access to affordable housing options that have 3 or more bedrooms to accommodate families with 3 or more children.
- Over 14% of housing units in Mesa are categorized as mobile homes according to 2008-2012 ACS data. Mobile home units depreciate in value at a faster rate, removing equity of the home from the homeowner. Manufactured housing units are also increasing in size and are overcrowding lots established for older and smaller manufactured units.
- Limited capacity and resources of nonprofit service providers and housing developers constrains their abilities to meet affordable housing needs.

Strategy to Remove or Reduce the Barriers to Affordable Housing:

Strategies and recommendations for overcoming this impediment and removing these barriers include:

- Extending the useful life of existing affordable housing through rehabilitation, weatherization and repair programs.
- Develop partnerships with private housing developers and nonprofits to increase affordable rental housing for households at or below 60% AMI and units with 4 or more bedrooms.
- Partner with The City's Code Enforcement Department to identify properties with non-present owners to fix necessary repairs, eliminate blight and correct code violations.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

While some residents in the City of Mesa are able to benefit from transportation, retail, and employment opportunities as well as the public services that the City of Mesa has to offer such as its public parks and school system, some low-income neighborhoods do not have equal access to these assets located in different parts of the city. Some stakeholders suggest that service providers are only able to reach a small portion of low-income households due to location and the lack of feasible transit options for low-income residents to get from one part of the city to another.

Economic Development Market Analysis

The City of Mesa puts much of its economic development focus into five key sectors: Healthcare, Education, Aerospace/Aviation, Tourism, and Technology. While expansion in these sectors is a top priority for the city, new employers from other sectors like manufacturing and retail are also being welcomed into the community for their potential investment in the area and the number of new job creations. While the 2008-2012 ACS collected a 9.1% unemployment rate, the City of Mesa has steadily been improving its economy and increasing job numbers. In 2013, the Bureau of Labor Statistics reports that Mesa's unemployment rate was reduced to 5.9%, this was even lower than the 2013 unemployment rate in Phoenix at 6.2%.

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	1,038	--	1%	--	--
Arts, Entertainment, Accommodations	19,704	--	10%	--	--
Construction	17,170	--	9%	--	--
Education and Health Care Services	42,179	--	21%	--	--
Finance, Insurance, and Real Estate	15,964	--	8%	--	--
Information	3,900	--	2%	--	--
Manufacturing	16,030	--	8%	--	--
Other Services	10,073	--	5%	--	--
Professional, Scientific, Management Services	24,131	--	12%	--	--

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Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Public Administration	7,134	--	4%	--	--
Retail Trade	26,460	--	13%	--	--
Transportation and Warehousing	9,402	--	5%	--	--
Wholesale Trade	4,554	--	2%	--	--
Total	197,739	--	100%	--	--

Table 45 - Business Activity

Data Source: 2008-2012 ACS (Workers)

Labor Force	
Total Population in the Civilian Labor Force	217,460
Civilian Employed Population 16 years and over	197,739
Unemployment Rate	9.1%
Unemployment Rate for Ages 16-24	19.25%
Unemployment Rate for Ages 25-65	7.63%

Table 46 - Labor Force

Data Source: 2008-2012 ACS Data

Occupations by Sector	Number of People
Management, business and financial	62,463
Service	40,395
Sales and office	56,378
Construction, extraction, maintenance and repair	20,609
Production, transportation and material moving	17,894

Table 47 – Occupations by Sector

Data Source: 2008-2012 ACS Data

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	113,594	61.4%
30-59 Minutes	62,162	33.6%
60 or More Minutes	9,250	5%
Total	185,006	100%

Table 48 - Travel Time

Data Source: 2008-2012 ACS Data

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	17,721	2,949	9,488
High school graduate (includes equivalency)	35,325	4,936	12,341
Some college or Associate's degree	61,144	6,282	17,589
Bachelor's degree or higher	44,451	2,644	8,373

Table 49 - Educational Attainment by Employment Status

Data Source: 2008-2012 ACS Data

Educational Attainment by Age

	Age				
	18–24 years	25–34 years	35–44 years	45–64 years	65+ years
Less than High School Diploma	8,279	10,548	8,572	10,103	8,216
High school graduate, GED, or alternative	20,789	52,236	45,003	92,992	59,127
Bachelor's degree or higher	2,880	14,126	14,251	26,702	14,209

Table 50 - Educational Attainment by Age

Data Source: 2008-2012 ACS Data

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,408
High school graduate (includes equivalency)	28,104
Some college or Associate's degree	33,197
Bachelor's degree	46,239
Graduate or professional degree	60,034

Table 51 – Median Earnings in the Past 12 Months

Data Source: 2008-2012 ACS Data

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

As depicted in the table below, the City of Mesa's workforce is comprised of 82.5% private wage and salary workers, 11.9% government employees, 5.7% self-employed business owners and, 0.1% unpaid family workers. The largest percentage of Mesa's labor force is employed in the educational services, health care, or social assistance sectors, which consists of 21.3%. The second largest percentage of the labor force is employed in the retail trade sector, which makes up 13.4% of Mesa's labor force, which is followed closely by those employed in the professional, scientific, management, administrative, & waste management sector at 12.2%. A detailed account of Mesa's workforce is included below:

Industry	Labor Force	Percent
Class of Worker		
Private Wage & Salary Workers	163,220	82.5%
Government Workers	23,037	11.7%
Self-Employed in Own Not Incorporated Business Workers	11,290	5.7%
Unpaid Family Workers	192	0.1%
Total Private Industry		
Civilian employed population 16 years and over	197,739	--

Industry	Labor Force	Percent
Agriculture, Forestry, Fishing, Hunting, & Mining	1,038	0.5%
Construction	17,170	8.7%
Manufacturing	16,030	8.1%
Wholesale Trade	4,554	2.3%
Retail Trade	26,460	13.4%
Transportation & Warehousing, & Utilities	9,402	4.8%
Information	3,900	2%
Finance & Insurance, Real Estate, Rental, & Leasing	15,964	8.1%
Professional, Scientific, Management, Administrative, & Waste Management	24,131	12.2%
Educational Services, Healthcare, & Social Assistance	42,179	21.3%
Arts, Entertainment, Recreation, Accommodation, & Food Services	19,704	10%
Other Services, Except Public Administration	10,073	5.1%
Public Administration	7,134	3.6%

Describe the workforce and infrastructure needs of the business community:

The City of Mesa's workforce will continue to depend on a large pool of residents that have attained higher levels of education. Over 30% of Mesa's workforce hold positions in management, administration, education, healthcare or similar fields that typically require a minimum of a bachelor's degree. The City's large number of service industry employees in retail as well as workers in the arts, recreation, accommodation, and food service sectors make up another 20% of Mesa's workforce. The City of Mesa's focus on cultural, creative, and entertainment opportunities is reflected in a downtown entertainment district, the active programming schedule of the Mesa Arts Center, and recruitment of innovative tech industry

leaders to the City. Attracting, training, and housing the professional and creative workforce necessary to support the City's vision will be a key factor in Mesa's success.

Some of Mesa's largest employers are school districts, governments, and healthcare facilities. As housing costs in the city increase, it will be important to maintain housing affordability for employees in these important sectors who traditionally earn less than those in other industry sectors. These professional employees would include teachers, police and code enforcement officers, firefighters, EMTs, and medical technicians.

Several stakeholders who participated in development of this plan commented on the need for repurposing vacant commercial or industrial properties instead of encouraging employers to construct brand new facilities. Some of these stakeholders also commented that they would like to see more employers move into the city that can create sustainable jobs for residents with less education or different sets of skills or a non-traditional education.

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.

The City of Mesa's Office for Economic Development reports a 25% increase in the size of Mesa's workforce since 2000.[8] In preparation for even more growth and expansion of Mesa's workforce into new business sectors, creating more affordable housing and transportation options will be two key priorities over the course of this planning period. The light rail system which connects the City of Mesa to other large cities in the Phoenix metropolitan area is extending an additional 3.1 miles into the city and is expected to be fully operational in 2016.[9] The light rail extension will provide an additional mode of transportation for those that live and/or work in the city and is projected to provide rides to over 9,700 weekday riders. This new mode of transportation will also provide an alternative form of transportation to low-income households that do not have funds available to purchase and maintain the costs of owning their own personal vehicle.

Development Deal Award and will bring a projected investment of $1.33 billion to the city.

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[8] City of Mesa Office of Economic Development: Workforce.
http://www.mesaaz.gov/economic/WorkforceData.aspx
[9]http://www.mesaaz.gov/lightrail/

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How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The Mesa Gateway region is home to a large number of employers in the sectors of healthcare, education, manufacturing, aerospace/aviation, and tourism. Consistent with the business activity data provided in Table 45 as well as the Labor Force Numbers found above, a table of Mesa's top employers is listed below along with their business sector and number of employees. Most positions offered in retail and the food service industry sectors along with some manufacturing companies do not require a higher degree in order to gain part-time or temporary employment.

Employer	# of Employees	Business Sector
Banner Health Systems	9,573	Healthcare
Mesa Public Schools	8,770	Education
The Boeing Company	4,086	Aerospace/Aviation
City of Mesa	3,715	Government
Maricopa County Government	2,644	Government
Wal-Mart	2,533	Retail
Maricopa Community College	1,951	Education
Kroger (Fry's)	1,210	Retail
Gilbert Unified	1,087	Government
Aviall Inc.	842	Aerospace/Aviation
The Home Depot	837	Retail
Bashas'	778	Retail
Walgreens	687	Retail/Pharmacy
Empire Southwest	585	Machinery

Employer	# of Employees	Business Sector
McDonalds	580	Food Services
Target	556	Retail
Mountain Vista Medical Center	530	Healthcare
SRP	505	Power/Utility
Veolia Transportation	494	Transportation
US Postal Service	440	Government
Community Bridges	435	Healthcare/Social Services
TRW Vehicle Safety Systems	411	Manufacturing

Data Sources: USA, MAG Employer Database, City of Mesa, Phoenix Business Journal, updated December 2013

In past years, there were limited options available for traditional higher institution learning other than Arizona State University or Mesa Community College. More recently, the city has welcomed higher education institutions into the area such as Albright College, Wilkes University, and Benedictine University to offer more bachelor's and master's degree program options to resident students and out-of-state students. Opening up these educational opportunities will provide a wider pool of applicants with higher education to local businesses looking to fill vacant positions that require a bachelor's or master's degree. In order to compete with other large cities in the Phoenix metropolitan area, Mesa will need to continue increasing these higher education opportunities for students.

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.

The Mesa Counts on College (MCC) initiative is focused on enabling and encouraging low-income 16 to 26 year olds to continue their education past earning their diploma. The GED to MCC program motivates adult learners that have earned their General Equivalency Diploma (GED) to continue their educational pursuit into earning an associate's or bachelor's degree. The City of Mesa is also taking steps to ensure that it remains successful in its leading business sectors such as healthcare, education, aerospace/aviation, tourism, and technology.

Mesa's HEAT Initiative offered through the Learn to Earn program offers first and second year college students internship and apprenticeship opportunities with organizations in these business sectors.[10] Additional educational and job training opportunities that offer courses on financial literacy, skills training, are offered for young and older adults through the Mesa Community Outreach Center and programs like Latino Portal which provides Spanish speaking educational materials for students that have a lower proficiency with English.

The Workforce Development Division (WDD) of the Maricopa County Human Services Department also offers Mesa residents workforce development opportunities through Maricopa Workforce Connections (MWC). This program offers services to residents in the form of career counseling, aptitude testing, resume development, and hosting job readiness workshops.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

While the City of Mesa has not been directly involved in the preparation of a Comprehensive Economic Development Strategy (CEDS), the city borders communities including other parts of Maricopa County that are participating members in the Central Arizona Governments Economic Development District by whom the last CEDS was prepared in 2012.

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.

Regional goals that are a part of the Central Arizona Governments Economic Development District 2012 CEDS include:

- Improve the Economic Climate & Economic Development Capability of the CAG District
- Enhance Educational & Workforce Training Opportunities and Integrate with Economic Development
- Strengthen, Expand & Diversify the Existing Economic Base within the CAG District
- Leverage Regional Transportation Planning for Economic Base Improvement
- Develop Quality Infrastructure for Greater Economic Development
- Support Disadvantaged Mining-Dependent Communities & Indian Communities
- Work Closely with Development Partners in Federal and State Agencies

[10] Mesa Counts on College. http://mesacountsoncollege.org/programs/initiatives

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MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Much of Mesa's oldest housing stock was built after World War II and is located in the downtown region. Due to age, the downtown housing stock has the highest concentration of multiple housing problems and, specifically, need for code compliance and ADA modifications. Several stakeholders and interviewees reported that the housing stock in West Mesa appears older and that the stock has housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

As indicated in section NA-30 of this plan, the following census tracts have high concentrations of minorities and/or low income families: 4213, 4216, 4218, 4219, 4220, and 4223. Concentrations of low- and moderate-income families are defined here as census block groups where more than 51% of the households are low and moderate-income. Areas of minority concentration are tracts where populations of minority racial or ethnic groups are at least 10% greater than for the city as a whole.

What are the characteristics of the market in these areas/neighborhoods?

The neighborhoods with concentrations of minorities and/or low-income families tend to have older housing stock, higher rates of vacancy, higher crime rates and code violations, and a lower quality of life. Property values are typically lower in these areas than the surrounding region, and foreclosure rates may be high. These neighborhoods have difficulty drawing retail and commercial industry due to the crime rates and the low incomes of families residing there, making them less able to afford products.

Are there any community assets in these areas/neighborhoods?

Areas of West Mesa have several social service, human services, and non-profit agencies with targeted outreach and services for low-income families including supportive housing services, however, the general distribution of resources across the City's communities may not be even.

In public meetings and interviews conducted in development of this Plan, residents frequently stated that bus service in North and East Mesa was inadequate, that bus schedules are not convenient, and that the buses do not run on schedule. The new light rail line connecting Mesa to Phoenix is currently under construction, but is not anticipated to significantly expand access to public transit beyond the current service area.

A set of questions from the community survey conducted in conjunction with this Plan asked respondents about the equitable distribution of community resources. Responses indicated public transportation, parks, code enforcement, and schools as being the least-equally distributed public services in the City. Other data supports these perceptions: stakeholders told researchers in interviews that parks in North and East Mesa tended to be in better condition, and schools data shows lower-performing schools located primarily in lower-income communities.

Are there other strategic opportunities in any of these areas?

The City of Mesa has already targeted the areas with the oldest housing stock and highest concentrations of racial/ethnic minorities and low-income families for CDBG funding. CDBG funding is designated towards code enforcement, demolition of dangerous/hazardous dilapidated buildings, and ADA modifications. These actions to increase and maintain the affordable housing stock are important strategic investments.

Additional opportunities for commercial and residential development may occur as Mesa expands the light rail and other public transportation options. Public infrastructure projects that complement the existing and planned public transportation network, to include sidewalk improvements, bus shelters, light rail station enhancements, façade improvements, public art installations, and slum and blight removal projects would all be well-timed to coincide with the light rail expansion.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan outlined in the following sections provides comprehensive procedures for how the City of Mesa will continue to maintain compliance in managing its federal grant funds received by addressing market conditions, geographic distribution of needs and priorities in the City, the resources expected to be available to meet community needs, the structure in place for delivering services, goals, barriers to meeting the goals, and how those barriers may be overcome. The Strategic Plan also includes a discussion of public housing, homelessness and lead-based paint and describes the City of Mesa's anti-poverty initiatives and plans to monitor performance and compliance.

SP-10 Geographic Priorities – 91.215 (a)(1)

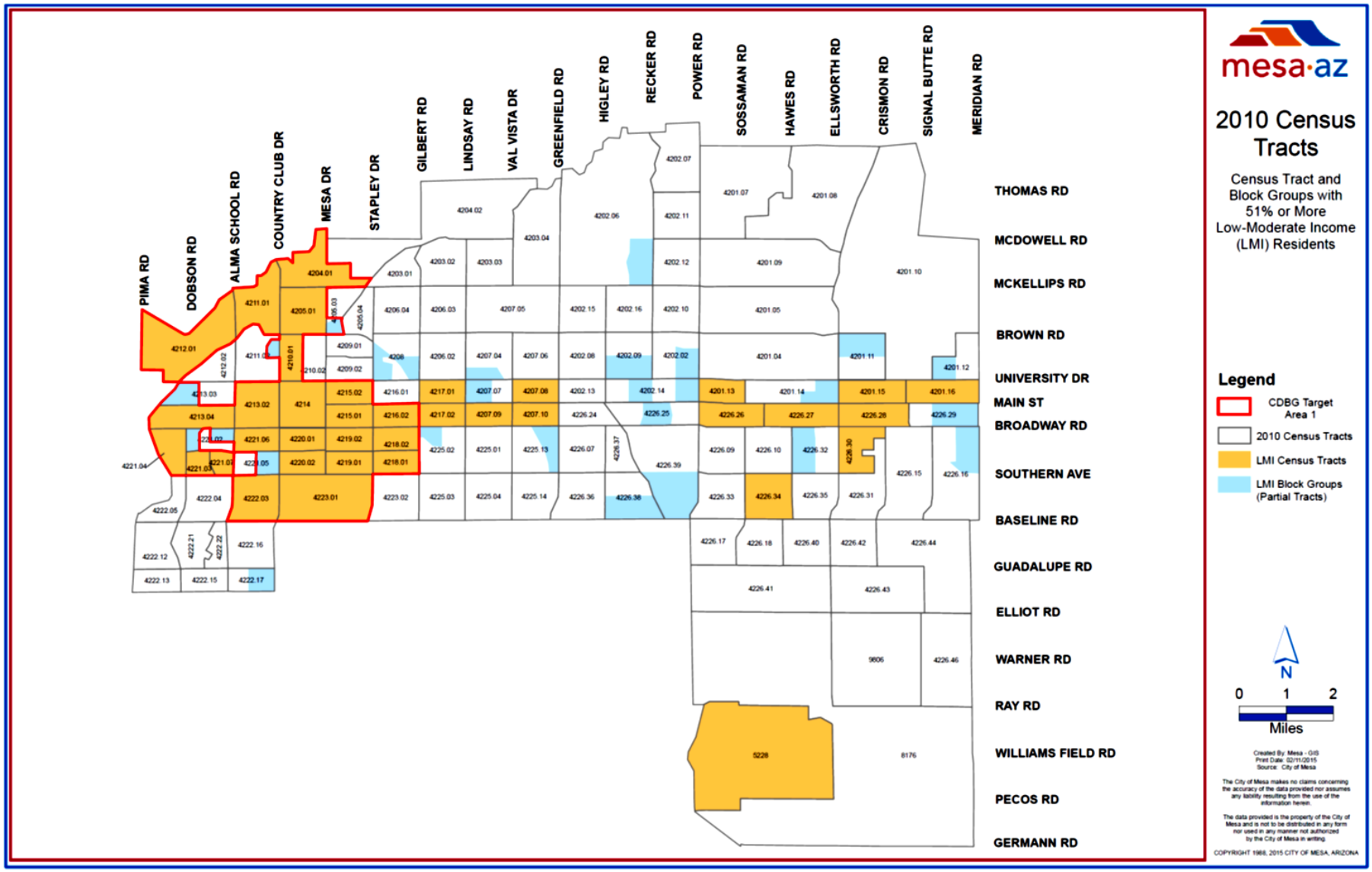
Geographic Area

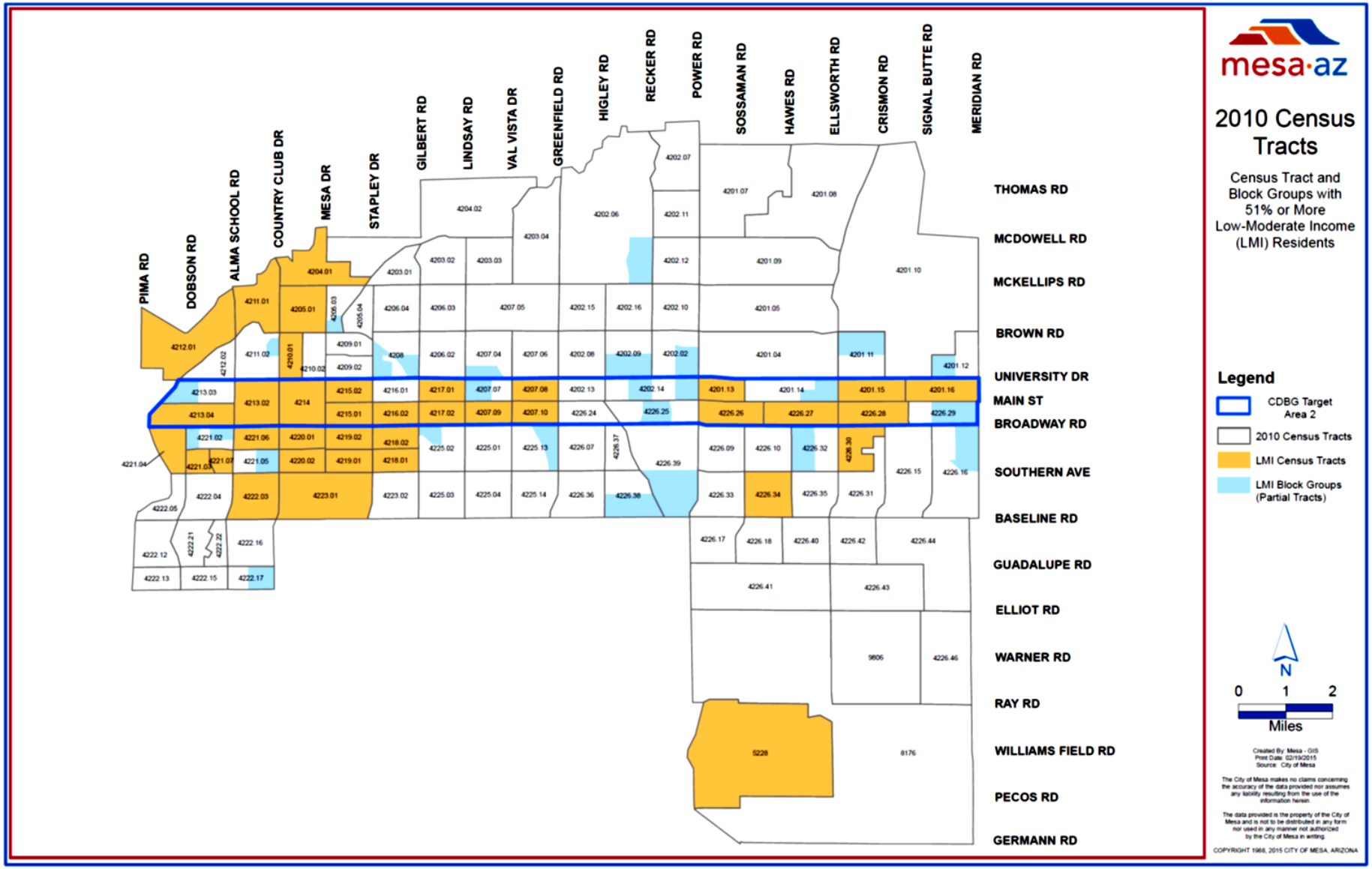
1. Area Name: Mesa, Arizona

   Area Type: Phoenix-Metropolitan Area, Urban City

The target area for the City of Mesa's CDBG investments is outlined in red on the map appearing on the following page. This CDBG target area includes an area generally referred to as West Mesa, which was referenced frequently by stakeholders as having a large share of the city's older and substandard housing stock, residential and commercial code violations, and a concentration of social service agencies, low-income housing, and limited public transportation options.

Additionally, the City is contemplating an alternative target area encompassing the area between University and Broadway, running from Mesa's western to eastern city limits. This potential target area includes the Main Street corridor and the blocks immediately north and south. It is outlined in blue in the second map that follows.


mesa·az
2010 Census Tracts
Census Tract and Block Groups with 51% or More Low-Moderate Income (LMI) Residents
Legend
CDBG Target Area 1
2010 Census Tracts
LMI Census Tracts
LMI Block Groups (Partial Tracts)
N
0 1 2
Miles
PIMA RD
DOBSON RD
ALMA SCHOOL RD
COUNTRY CLUB DR
MESA DR
STAPLEY DR
GILBERT RD
LINDSAY RD
VAL VISTA DR
GREENFIELD RD
HIGLEY RD
RECKER RD
POWER RD
SOSSAMAN RD
HAWES RD
ELLSWORTH RD
CRISMON RD
SIGNAL BUTTE RD
MERIDIAN RD
THOMAS RD
MCDOWELL RD
MCKELLIPS RD
BROWN RD
UNIVERSITY DR
MAIN ST
BROADWAY RD
SOUTHERN AVE
BASELINE RD
GUADALUPE RD
ELLIOT RD
WARNER RD
RAY RD
WILLIAMS FIELD RD
PECOS RD
GERMANN RD



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Are there barriers to improvement in this target area?

Concerns that were identified during the planning process included the uneven distribution of community resources and concentrated impoverished areas of the city. Many high-poverty census tracts are not able to leverage resources or attract private investment that is necessary to stabilize an area, improve quality of life, offer safe, decent, affordable housing, and create economic opportunities. Additionally, the *Analysis to Impediments to Fair Housing Choice* conducted concurrently with this Consolidated Plan indicated the importance of continuing to develop alternate modes of transportation (transit, bicycle/pedestrian facilities) to serve low-income, elderly, and disabled residents. By connecting housing to transit stops/stations and other community amenities through sidewalks and bike facilities, residents without cars will have improved access to jobs, shopping centers, and other necessary resources. To help address this issue, the City of Mesa will introduce a new transit-oriented approach for targeting its community development as well as housing efforts rather than distributing limited funds throughout the city.

During the five-year Consolidated Plan period, the City of Mesa will develop and implement transit-oriented strategies designed to revitalize areas in proximity to the light rail line and to other public transit services. Areas that will be considered priority neighborhoods must at a minimum be low- and moderate-income neighborhoods where at least 65% of households are at or below 80% AMI. These target areas are identified on the map on the previous page. Most of the census tracts included in the target area are located in Western Mesa though there are additional low- and moderate-income tracts generally along the Main Street corridor as it continues east through the City. One other low- and moderate-income area is census tract 5228 covering the Phoenix-Mesa Gateway Airport area in the Southern part of the city.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Mesa will introduce a new transit-oriented approach for targeting its community development efforts rather than distributing limited funds throughout the City. The City's Housing & Community Development staff will identify specific housing or community needs within priority areas based on reported data from community residents and other non-profit stakeholders. These needs will be prioritized based on their proximity to transit features such as bus routes and the new light rail line. Priority areas and neighborhoods that fall within these areas must be verified for low- to moderate- income eligibility to determine if funding will be allowed.

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SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

During the consolidated planning process, the City of Mesa identified the following as priority needs. Each priority is ranked as High, Medium, or Low level to categorize priority status. Each priority also lists the subpopulation of residents that would be addressed with each priority along with the goals that would be addressed as a part of each priority need. Based on a Needs Assessment and Market Analysis, the Plan identifies the following priority needs in ranked order:

Table 33 – Priority Needs Summary

1	**Priority Need Name**	**Invest in Economic Growth and Workforce Development**
	Priority Level	High
	Population	Extremely Low-Income Low-Income Moderate-Income
	Geographic Areas Affected	City-wide
	Associated Goals	Economic growth and workforce development investment
	Description	Small business assistance programs, micro-loan funds, technical assistance to business owners
	Basis for Relative Priority	Interviews with key community stakeholders, market analysis
2	**Priority Need Name**	**Increase and Maintain Affordable Housing Stock**
	Priority Level	High
	Population	Extremely Low-Income Low-Income Moderate-Income Elderly Disabled (Physical, Mental, Behavioral Health)
	Geographic Areas Affected	West Mesa Target Area
	Associated Goals	Rehabilitation of older and historic units Production of new units, especially along light rail expansion Production of new units, near social and human services
	Description	Rehabilitation and enhancement of neighborhoods Construction of new units
	Basis for Relative Priority	Interviews with residents and community stakeholders, CHAS and other data on cost burden

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3	**Priority Need Name**	**Decrease Homelessness**
	Priority Level	High
	Population	Extremely Low-Income Low-Income
	Geographic Area Affected	All
	Associated Goals	Outreach Emergency Shelter and Transitional Housing Rapid Re-Housing Effective use of social and human services
	Description	Rapid re-housing, homeless prevention, and shelter services
	Basis for Priority	Interviews with residents and stakeholders Comment at public hearings
4	**Priority Need Name**	**Provide Other Non-Homeless Public Services**
	Priority Level	High
	Population	All
	Geographic Area Affected	West Mesa Target Area
	Associated Goals	Production of new units Rehabilitation of existing units Neighborhood revitalization Economic Development
	Description	Programs and services to support at-risk and special needs populations
	Basis for Priority	Interviews with residents and key stakeholders
5	**Priority Need Name**	**Implement Transit-Oriented Strategies for Community Development**
	Priority Level	High
	Population	All
	Geographic Area Affected	West Mesa Target Area
	Associated Goals	Provision of public facilities and services Economic Development Production of new units Rehabilitation of existing units Neighborhood revitalization
	Description	Services and programs supporting development in proximity to public transit access points
	Basis for Priority	Interviews with residents and community stakeholders

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6	**Priority Need Name**	**Increase Collaboration Between Service Providers**
	Priority Level	Medium
	Population	Extremely Low-Income Low-Income Moderate-Income
	Geographic Area Affected	City-wide
	Associated Goals	Strengthening communication Effective utilization of resources Provision of Public Services Provision of social and human services
	Description	Enhanced coordination of the work of social service organizations, dissemination of news and information, reduce duplication of effort
	Basis for Priority	Interviews with residents and community stakeholders
7	**Priority Need Name**	**Affirmatively Further Fair Housing**
	Priority Level	Medium
	Population	Extremely Low-Income Low-Income Moderate-Income Disabled (Physical, Mental, Behavioral Health)
	Geographic Area Affected	City-wide
	Associated Goals	Fair housing education Increased accessibility Homebuyer education
	Description	Housing counseling, accessibility improvements, and fair housing education
	Basis for Priority	Interviews with residents and community stakeholders; impediments identified in AI

Narrative (Optional)

Mesa, and the surrounding metro region, experienced the fourth highest foreclosure rate, 2.1% of all properties, within the past four years. The metro region also had an "upside down" (more is owed on the home than the current assessed value) rate of 55% during the same period. The high and consistent rate of foreclosures and upside down properties has adversely impacted the stability of several neighborhoods with increases in code violations, increased incidences of vacant residential and commercial properties, increased crime rates and the conversion of homeowners into renters. Both community stakeholders and residents contacted during area surveys expressed a lack of upkeep and code violations specific to the West Mesa area. Several initiatives and undertakings focused on

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neighborhood improvements and services have been needed to stabilize neighborhoods. The demand for resources related to neighborhood stabilization, public services, capital improvement, and infrastructure support has increased while tax revenues and user fees and revenue from tourism have decreased due to decreased economic activity. The unemployment rate in Mesa, currently 5.1% as of Aril 2014, remains higher than the seasonal adjusted average of 3.0%. Job growth and creation has been positive, but slow in Mesa with job growth averaging 1.99% as of June 2014. However, projected job growth over the next ten years could rise as high as 38.90% based on migration patterns and sustained economic development. Therefore, the City is in optimal position to strategically invest CDBG funding on prioritized goals and maximize on benefits to low and moderate income residents and benefits to the local economy.

Low income and moderate Income households continue to experience financial difficulties with affording housing and maintaining appropriate upkeep on properties. The City has faced challenges related to supplying quality social and human services and programs for the undeserved due to frequent annual reductions in the amount of federal fund availability and stagnant revenue from general funds. Mesa's elderly population is currently 14.1%. Many of the city's elderly residents have impairments and are on fixed incomes. Circumstances which leave them unable to provide upkeep on homes, thus causing depreciating home values, property decline, and code violations. Elderly residents frequently cannot afford housing slated as affordable, and the City wait list is 2-4 years to receive Section 202 funding. Elderly residents and residents with impairments experience significant difficulty accessing transportation. Affordable housing and transportation options for residents with disabilities are limited. Additionally, affordable housing for residents with mental and behavioral health issues is limited. Areas of Mesa are designated as federally medically underserved areas (FUMA) and have medically underserved populations (MUP). Higher rates of unemployment, being uninsured, or having frequent gaps in medical coverage are presenting residents with socio-economic and geographic barriers to health care. Residents who are impacted are likely to skip medical appointments and prescriptions leading to increased need for emergency care and higher costs for medical services throughout the region. Limitations In affordable housing, barriers to the provision of needed social services, and a strained economic recovery with higher than average unemployment, has also resulted in difficulties meeting the needs of Mesa's homeless and transitional populations.

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SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Mesa, and the surrounding metro region, experienced the fourth highest foreclosure rate, 2.1% of all properties, nationally within the past four years. The metro region also had an "upside down" (more is owed on the home than the current assessed value) rate of 55% during the same period. The high and consistent rate of foreclosures and upside down properties has adversely impacted the stability of several neighborhoods with increases in code violations, increased incidences of vacant properties, increased crime rates and the conversion of homeowners into renters. Several initiatives and undertakings focused on neighborhood improvements and services have been needed to stabilize neighborhoods. The demand for resources related to neighborhood stabilization, public services, capital improvements, and infrastructure support has increased while tax revenues and user fees and revenue from tourism have decreased due to decreased economic activity. The unemployment rate in Mesa, currently 5.1% as of Aril 2014, remains higher than the seasonal adjusted average of 3.0%. Low income and moderate Income households continue to experience financial difficulties with affording housing and maintaining appropriate upkeep on properties. Job growth and creation has been positive, but slow, in Mesa with job growth averaging 1.99% as of June 2014.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The high level of cost burden among many low-income households; waiting lists at existing public and subsidized housing; and the concentrations of public and subsidized housing
TBRA for Non-Homeless Special Needs	The high level of cost burden among many low-income households, including non-homeless special needs populations; waiting lists at existing public and subsidized housing; as well as the concentrations of public and subsidized housing.
New Unit Production	The age of the housing stock, the low vacancy, and the waiting lists at existing public and subsidized housing in the County.
Rehabilitation	Age of housing stock
Acquisition, including preservation	The number of tax delinquent and foreclosed properties.

Table 34 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The following table outlines the anticipated resources to include CDBG, HOME, ESG that the City anticipates having available during the 2015-2019 period covered by this Consolidated Plan. It is followed by narratives about other resources these funds will leverage.

Anticipated Resources

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: $		
CDBG	Public-federal	-Acquisition -Admin and Planning -Economic Development -Housing -Public Improvements -Public Services	$3,199,268	$50,000	$0	$3,249,268	$12,997,072	The City's 2015 CDBG allocation has remained relatively stable. The complexity of the political and economic environment at the federal level makes it difficult to project the amount of CDBG funds for the entire Con Plan period, so the Year 1 total is simply extended over the remaining 4 years of the plan.

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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: $		
HOME	Public-federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for Ownership TBRA	$932,007	$0	$0	$932,007	$3,728,028	The City's 2015 HOME allocation declined from the 2014 amount. Due to uncertainty relative to future federal funding, the Year 1 total is simply extended over the remaining 4 years of the plan.

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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	Emergency Shelter Homeless Prevention Rapid Re-housing	$282,825	$0	$0	$282,825	$1,131,300	The City's 2015 HOME allocation increased from the 2014 amount. Due to uncertainty relative to future federal funding, the Year 1 total is simply extended over the remaining 4 years of the plan.
Competitive McKinney-Vento Homeless Assistance Act	Public-federal	Conversion and rehab for transitional housing Overnight shelter Services Transitional housing		$0	$0	$0	$0	

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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: $		
Continuum of Care	Public-federal	Overnight shelter Transitional housing		$0	$0	$0	$0	Maricopa County Continuum of Care competitive homeless assistance.
General Fund	Public-federal	Admin and Planning Public Services		$0	$0			
HUD-VASH	Public-federal	Housing for Veterans		$0	$0	$0	$0	
LIHTC	Public-federal	Acquisition Multifamily rental new construction		$0	$0	$0	$0	
Section 108	Public-federal	Economic Development	$17,500,000	$0	$0	$17,500,000	$0	
Section 8	Public-federal	Rental Assistance		$0	$0	$0	$0	
Shelter Plus Care	Public-federal	Rental Assistance		$0	$0	$0	$0	

Table 35 - Anticipated Resources

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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 federal funding listed above is funding which is received annually to support activities outlined in this Plan. Although there are no guarantees of this funding, particularly in the current budget environment, the City has historically received these funds and expect to continue to receive CDBG funds for the period covered by this Plan.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The City of Mesa does not intend to address the needs identified in this plan with publically owned land or property located with the Jurisdiction.

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.

As during previous planning periods, the City of Mesa will continue to work with various local agencies to ensure that services offered through entitlement grant programs receive maximum amounts of exposure and benefit. Several of these programs will be conducted through the issuance of sub recipient agreements.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Mesa Department of Housing and Community Development	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental Neighborhood improvements Public facilities Public services	Mesa, AZ

Table 36- Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Mesa has a capable housing and community development delivery system. While the primary responsibility for the administration of CDBG Program lies with the City, the City of Mesa participates in a Continuum of Care with the Maricopa Association of Governments (MAG). MAG has a special committee, the Continuum of Care Regional Committee on Homelessness, which makes updates to the Regional Plan to End Homelessness and makes a consolidated application to the U.S. Department of Housing and Urban Development in support of programming that assists the City's homeless population. Additionally, several

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public agencies, for profit entities, and non-profit organizations all assist with providing housing, community development, homeless, and other public services throughout the City.

Although the City has a supportive network of agencies providing essential services to low and moderate income residents of Mesa, the city has identified gaps in the institutional delivery system attributed to duplication of services and lack of coordination across the Continuum of Care. The City has plans in place to address these gaps through creation of a regional social service collaborative to coordinate the work of both local and regional social and human services agencies, ongoing assessment of the Homeless Management Information Systems (HMIS) to assess the system's effectiveness, coordination with behavioral health service providers to complete a report on utilization of newly obtained funding to benefit residents with serious mental illness, and Implementation of the Regional Coordinated Assessment System which sets regional guiding principles related to client focused assessment.

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	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X

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Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills		X	
Mental Health Counseling	X	X	X
Transportation			
Other			
Other			

Table 37- 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)

Persons with HIV/AIDs

There is currently a wide array of services directed towards the needs of persons living with HIV/AIDS. There is a longstanding approach to serving HIV/AIDS residents from a medical perspective, services for these residents become medically driven: i.e. case management, primary care, pharmacology, and mental/behavioral health services. In addition, residents with HIV/AIDS are offered specialized case management (soon to be managed by Medicaid reimbursed "care coordinators"), and complex supportive homeless services tied to medical services.

The Arizona Behavioral Health Corporation contracts with Southwest Behavioral Health Services to provide permanent housing for HIV/AIDS residents and Phoenix SHANTI to provide shelter and housing for residents diagnosed with HIV/AIDS. Phoenix SHANTI provides transitional and permanent housing assistance for low income persons with

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HIV/AIDS and their families. They also provide vocational skills training, drug and substance abuse counseling, and family-based counseling. Southwest Behavioral Health Services utilizes the HOPWA program to provide housing services in addition to health care, behavioral health counseling, case management, and financial counseling.

The City of Mesa HOPWA program provides tenant-based rental assistance, short-term rent, mortgage, utilities assistance, supportive services and permanent housing placement services.

Homeless Population

The City of Mesa is a Continuum of Care participant in conjunction with the Maricopa Association of Governments (MAG). Collaborations across the Continuum of Care with non-profit, social service agencies, and other government entities help meet the needs of the homeless. In addition to shelter and housing services, homeless residents are offered job/vocational training, mental/behavioral health counseling, full medical care (under age 26), health and wellness classes, child care services, and educational and financial planning courses throughout the Continuum of Care. The City is implementing ongoing plans to effectively manage tracking and service provision to homeless residents. Many shelters serve families and also single women or women seeking to leave relationships with domestic violence. As reported earlier, veterans and their families receive housing and supportive housing services.

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.

The City of Mesa is currently a participant in the Mainstream Housing Opportunities for Persons with Disabilities Program. Under this program, the City has 125 Section 8 vouchers for very low-income disabled residents. All vouchers are currently in use and leased through HOM, Inc. which provides special needs housing in the region. HOM, Inc. is maintaining a wait list for the vouchers. As described in NA 45, housing is limited for residents with HIV/AIDS despite the fact that poverty rates are high in this community. Additional unmet needs for HIV/AIDS residents beyond housing include assistance with transportation, medication, and nutrition. The City of Mesa has identified and is addressing barriers related to duplication of services and lack of communication and collaboration amongst key providers and stakeholders.

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 of Mesa will utilize its network of public sector, private sector, and non-profit organizations to implement the strategic plan. Over the next five years, Mesa expects to overcome gaps in the institutional structure and delivery system by:

- Monitoring to identify program inefficiencies, improve program performance, and ensure compliance with applicable regulations.
- Encouraging collaboration among agencies to eliminate duplicative services and better serve residents, especially low- and moderate-income households and special needs populations.
- Utilization of a regional intake and assessment tool that will streamline the identification of needs and navigation through the social services process.

Consolidated Plan Public Contact Information:

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PO Box 1466
Mesa, AZ 85211-1466
Telephone: 480.644.3536
Fax 480.644.2923
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SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Economic Growth and Workforce Development Investment	2015	2016	Non-Housing Community Development	West Mesa Downtown Mesa	Job Creation Small Business Development Economic Development	CDBG: $406,500	Support 3 businesses through Business Development Programs including the staffing and administration of the NEDCO Micro-Loan program and the supporting business technical assistance with the goal of creating at least 4 jobs for LMI persons. Installation of fire sprinklers in 5 buildings within the Pedestrian Overlay Area in Downtown Mesa. Funding will be used to fund staff and administer a Code Analysis Fire/Life Safety Survey of the Commercial Corridor between Country Club and Mesa Drive, 1st Street and 1st Avenue, in order to identify and assist owners and potential customers with any issues.

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Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Public Facility Improvements	2015	2016	Non-Housing Community Development	City of Mesa	Public Facility and Infrastructure Improvements	CDBG: $250,000	Public Facility or Infrastructure Activities other than Low/Moderate Senior Center renovation
Increase Affordable Housing Stock	2015	2016	Non-Housing Community Development	City of Mesa	Affordable Housing Housing Rehabilitation Slum/Blight New Construction of Affordable Housing	CDBG: $2,262,817 HOME: $550,000	Housing Rehabilitation or Home Repairs consisting of 30 Emergency Projects, 5 Home Accessibility Projects, 7 Lead Based Paint Projects, and 3 major home rehabilitations. Rehabilitation of existing 122 low-income housing units. New construction of 46 new multifamily rental units at El Rancho II and 30 new units at La Mesita III.

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Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Emergency Shelter Operation	2015	2016	Non-Housing Community Development	City of Mesa	Decrease Homelessness	ESG: $257,074	Support the La Mesita Family Homeless Shelter, a new 16 unit facility. Anticipate serving 330 individuals Shelter supportive services: 76 emergency beds; 18 transitional beds. Assistance for homeless households in regaining permanent housing. Rental financial assistance for up to 12 months for residents who are homeless and demonstrate the ability to maintain housing after Rapid Re-Housing assistance has ended. Case coordination services, including housing location services and advocacy to a minimum of 12 homeless households. One FTE Peer Support Specialist (Homeless Navigator) to locate and assist Mesa homeless individuals who are living on Mesa's streets.

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Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Home-ownership Assistance	2015	2016	Affordable Housing	City of Mesa	Increase Access to Affordable Housing	HOME: $450,00	Acquisition/Rehabilitation of up to 5 single family detached homes. Provide one-time security and utility deposit assistance to low-income families and individuals moving to housing units in Mesa, AZ.
Provide Non-homeless Public Services	2015	2016	Non-Housing Community Development	City of Mesa	Public Services	CDBG: $291,189	Provide mobile community outreach and substance use/behavioral health-related crisis stabilization services to an estimated 3,800 homeless, indigent, and working poor adults from Mesa.

Table 38 – Goals Summary

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Goal Descriptions

The Strategic Plan outlined seven (7) priorities identified during the extensive planning process and the strategies for addressing these priorities. The following is a summary of the priorities identified in the Strategic Plan:

- **Invest in Economic Growth and Workforce Development**
    - Provide financial support, training, and technical assistance to owners and/or developers of microenterprises.
    - Create and secure financial resources to seed a revolving small business loan fund, targeted to business owners along the light rail corridor.
    - Undertake commercial revitalization in target areas through the construction and/or rehabilitation of commercial structures and through façade improvement programs.
    - Provide job skills training opportunities to better prepare the City's workforce for employment.
    - Prioritize funding for economic development projects based on proximity to transit access points.
- **Increase and Maintain Affordable Housing Stock**
    - Provide funding for the development of new and/or rehabilitated rental units affordable to households at or below 60% AMI, with specific targets for the 0-30%, 31-50%, 51-60%, and 61-80% AMI categories.
    - Fund construction of new affordable ownership units for sale to low- and moderate-income buyers.
    - Develop and implement a rating tool to be used when evaluating proposed affordable housing developments that scores and weights criteria such as proximity to public transportation access points, proximity to job centers, and other opportunity factors.
    - Consider other opportunities (such as HCVs and TBRA) that provide rental subsidies to low income households to make existing units affordable.
    - Develop an incentive program that encourages private-sector developers to include affordable units in their projects and advocate for the adoption of the program by City government.

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- Extend the useful life of existing affordable housing through weatherization, emergency repair, and rehabilitation.
- Provide downpayment assistance to eligible low- and moderate-income homebuyers.

- **Decrease Homelessness**
  - Provide funds to support homeless shelter facilities (emergency and transitional) that encourage development of more beds for single females and single males, as well as serving both homeless individuals and homeless families.
  - Support homelessness prevention activities, street outreach efforts, and rapid re-housing programs.
  - Maintain data on utilization of homelessness resources and services using HMIS.
  - Support efforts to integrate the management of ESG funds with the Continuum of Care
  - Strengthen the capacity of homelessness service providers and advocacy organizations.
  - Provide funds to support permanent housing for homeless individuals and families exiting transitional facilities.
- **Provide Other Non-Homeless Public Services**
  - Undertake public services projects and programs to meet the needs of low- and moderate-income residents.
  - Provide support for special needs facilities, permanent housing, and support services for non-homeless individuals and families with special needs.
  - Supplement code enforcement services in low- and moderate-income neighborhoods to curtail substandard housing and other instances of blight.
- **Implement Transit-Oriented Strategies for Community Development**
  - Undertake public infrastructure projects that complement the existing and planned public transportation network, to include sidewalk construction, improvement, and maintenance.

- Undertake public facilities projects that complement the existing and planned public transportation network, to include improvements to bus stops and light rail access points.
- Provide funding for transit corridor enhancements such as façade improvements and public art installations.
- Prioritize funding for other infrastructure and facility projects based on proximity to transit access points.
- Execute slum and blight removal projects along the light rail corridor.

- **Increase Collaboration Between Service Providers**
  - Facilitate the development of a regional social service collaborative to coordinate the work of social service organizations, disseminate news and information, eliminate duplication of effort, and spearhead community-wide solutions to local needs.
  - Review the work of various departments and divisions within the City and seek opportunities for collaborations between similar programs that could leverage greater services.

- **Affirmatively Further Fair Housing**
  - Increase the supply of affordable units
  - Increase the supply of housing units for people with disabilities
  - Increase fair housing education and build capacity for testing and enforcement of fair housing law
  - Support improved access to community resources

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)

See discussion on 504 needs above under NA-35.

Activities to Increase Resident Involvements

Please see description of public housing agency and activities under NA-35.

Is the public housing agency designated as troubled under 24 CFR part 902?

The City of Mesa's Housing Authority is in good standing and not designated as a troubled agency.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

During this planning cycle, the City of Mesa is undertaking an Analysis of Impediments to Fair Housing Choice (AI). This analysis not only examines what discriminatory practices may potentially be occurring in Mesa but also determines if housing costs or availability are barriers that exist to affordable housing for low- to moderate- income households. One impediment listed in the AI is the lack of decent or safe affordable housing units that are available. As discussed in the AI, there are other practices or policies impeding the City of Mesa's ability to meet affordable housing needs. The following highlights touch on some of these issues; however, many other circumstances may exist that prevent the market from providing affordable housing. Therefore, this list cannot be considered exhaustive but does provide an outline for some of the potential barriers to providing affordable housing in the City of Mesa.

- Some property owners are unwilling or unable to maintain and improve housing conditions to levels determined to be safe, decent, or sanitary. A portion of these property owners are located out of state and hard to notify about repairs that need to be made.
- Elderly low-income residents are physically and financially unable to afford making necessary repairs or improvements to their homes and lack financial capacity to pay for a contractor to complete repairs.
- Low-income households that are larger in number have limited access to affordable housing options that have 3 or more bedrooms to accommodate families with 3 or more children.
- Over 14% of housing units in Mesa are categorized as mobile homes according to 2008-2012 ACS data. Mobile home units depreciate in value at a faster rate, removing equity of the home from the homeowner. Manufactured housing units are also increasing in size and are overcrowding lots established for older and smaller manufactured units.
- Limited capacity and resources of nonprofit service providers and housing developers constrains their abilities to meet affordable housing needs.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Strategies and recommendations for overcoming this impediment and removing these barriers include:

- Extending the useful life of existing affordable housing through rehabilitation, weatherization and repair programs.

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- Develop partnerships with private housing developers and nonprofits to increase affordable rental housing for households at or below 60% AMI and units with 4 or more bedrooms.
- Partner with The City's Code Enforcement Department to identify properties with non-present owners to fix necessary repairs, eliminate blight and correct code violations.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

The Maricopa County CoC has a long-term goal of increasing the number of homeless moving from transitional housing to permanent housing. In order to achieve this objective, the CoC meets regularly with providers to monitor and review their progress. The CoC also works toward strengthening relationships with affordable housing providers (such as housing authorities) to assist consumer's transitions into permanent housing. Effective services and support while in transitional housing are critical to the effective move into permanent housing.

Addressing the emergency and transitional housing needs of homeless persons

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 Mesa will continue to support MAG's Regional Plan to End Homelessness by:

1. Collaborating with other municipalities through the Maricopa Association of Governments and League of Arizona Cities and Towns to maintain current funding for the Continuum of Care and to support efforts to develop new funding potential.

2. Continued participation in the Homeless Street Count.

3. Supporting non-profit organizations that provide affordable housing opportunities for low- and moderate-income individuals and families.

4. Providing CDBG funds for programs that help maintain Mesa's housing stock, and enable low-income individuals to stay in their homes through the Home-Owner Rehabilitation program.

5. Contributing/cooperating with the City of Chandler, the Town of Gilbert, City of Scottsdale, and the City of Tempe to assist in the operational cost of a New Leaf's East Valley Men's Center, La Mesita Family Shelter and Autumn House Domestic Violence Shelter and the Child Crisis Center of the East Valley's Emergency Children Shelter located in Mesa. The City of Mesa also provides funds for emergency shelter for women in Phoenix at Central Arizona

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Shelter Services (CASS) and rent and utility assistance for homeless prevention through A New Leaf's Community Action Program.

6. Examining alternative housing projects which could include a more viable use of group homes for housing of previously homeless, supportive housing projects termed "Housing First" rather than shelter services as the first option, and shelter alternatives that allow mental health or substance abuse issues to be addressed while in supportive housing.

7. Advocating to secure funding for homeless programs and participates in policy development through the Arizona Coalition to End Homelessness.

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 Continuum of Care has outlined its discharge policy for assisting persons aging out of foster care, and being release from health care facilities, mental health facilities, and correction facilities.

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 in the city's housing stock is an annual objective in Mesa. As a part of its CDBG and HOME funded Housing Rehabilitation Program, The City of Mesa offers assistance to homeowners to make repairs and address code violations and safety issues. One of the first procedures of this rehabilitation program is to have certified Lead Based Paint (LBP) inspectors and risk assessors perform inspections and assessments on all properties built prior to January 1st, 1978 to test for lead. When any units test positive for lead, certified contractors are hired for remediation and abatement of the lead. Occupants are not allowed back into the unit until the unit has been completely remediated.

The city also takes steps to educate all recipients of HOME, NSP, and CDBG funds on the hazards and dangers of lead based paint. The City of Mesa distributes the pamphlet *Protect Your Family From Lead Based Paint* to all of its program recipients. This pamphlet informs homeowners how to prevent lead from becoming a health concern in the home.

How are the actions listed above related to the extent of lead poisoning and hazards?

The Arizona Department of Health Services reports that the primary sources of lead poisoning in the state differ from many other regions of the country. The national leading cause of lead-based poisoning is exposure to dust from deteriorating paint in homes constructed before 1978. The top reported sources of lead poisoning in Arizona come from lead glazed ceramics, imported candies and foods, Mexican Folk & Ayurvedic Remedies[11] (i.e. Greta and Azarcon).

Lead poisoning is the leading environmental hazard to children, creating devastating and irreversible health problems. This is due to high lead content used in paint up until 1978 and is highly prevalent in homes built before 1950. Pre-1978 housing occupied by lower income households with children offers particularly high risks of lead exposure due to the generally lower levels of home maintenance among lower income households. This is an important factor since it is not the lead itself that causes health hazards, but instead the deterioration of the paint that releases lead-contaminated dust and allows children to peel and eat lead-contaminated flakes.

<u>The high risk factors for lead poisoning include:</u>

[11] Arizona Department of Health Services. http://www.azdhs.gov/phs/oeh/children/lead/arizona.htm

- Living in a home built before 1950
- Living in a recently remodeled home originally built before 1978

In the City of Mesa, Almost 66% of existing homes have been built since 1980, 33% of the homes were built between 1950 and 1979; and 1% of the housing stock was built before 1950.

City of Mesa Housing Stock

Year House Built	Total Units
Built 2010 or Later	359
Built 2000 to 2009	34,307
Built 1990 to 1999	41,193
Built 1980 to 1989	54,685
Built 1970 to 1979	44,241
Built 1960 to 1969	13,475
Built 1950 to 1959	7,109
Built 1940 to 1949	1,609
Built 1939 or Earlier	1,316
Total Units Built	198,294

City of Mesa, AZ Housing Stock

Source: 2008-2012 ACS Data

The U.S. Environmental Protection Agency's Report on the National Survey of Lead-Based Paint in Housing released in 1995, found that 83% of the nation's privately owned housing units built before 1980 had lead-based paint somewhere in the building.[12] The survey found "no statistically significant differences in the prevalence of lead-based paint by type of housing, market value of the home, amount of rent payment, household income, or geographic region". Applying this research to the housing stock in the City of Mesa, 67,750

[12] Report on the National Survey of Lead -Based Paint in Housing: Base Report. U.S. EPA/HUD, June 1995. http://www.epa.gov/lead/pubs/r95-003.pdf

housing units are likely to contain lead-based paint, which is roughly 34% of homes located in the city. Roughly 1% of homes in Mesa were built prior to 1950.

According to the Arizona Department of Health Services Childhood Lead Poisoning Prevention program, the zip codes located in the City of Mesa that are considered 'high risk' for potential lead poisoning are 85201, 85210, 85204.[13] These 'high risk' categorized zip codes are consistent with 2010 census tracts where >86.85% of rental housing units were built prior to 1980. The following census tracts: 4226.41, 4211.02, 4204.02, 4201.09, 5228 and northern sections of 8176[14] will be monitored for potential projects where opportunities are available to test for and abate lead if necessary. Projects built prior to 1978 that are located in census tract 4215.02, a CDBG target area for the City of Mesa will be tested for lead when necessary and abated accordingly.

Maricopa & Pinal Counties Lead Summary Data- 2005 to 2009

County FIPS	County Name	# of Children Tested	Percent of Children Tested	Total # of Confirmed Cases	Percent of Children With Elevated Blood Lead Levels	Census 2000 Data			Estimated Population of Children < 6, 2009
						Total Housing Units	Pre-1950 Housing Units	% of Children < 6 Under Poverty	
013	Maricopa	43,444	11.0%	94	0.22%	1,250,231	41,878	17.0%	395,912
021	Pinal	2,652	8.2%	2	0.08%	81,154	3,423	27.0%	32,380

Source: Centers for Disease Control (CDC). Lead. Arizona County level data (2005-2009)

In states and communities where 27% or fewer houses were built before 1950 or there are 12% or less confirmed cases of lead poisoning, the CDC recommends the development of targeted screening process. [15]According to the Centers for Disease Control (CDC), both Maricopa and Pinal Counties have below .5% total confirmed cases of lead poisoning compared to the number of children tested for poisoning.

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[13] Arizona Department of Health Services. Childhood Lead Poisoning Prevention Program. http://www.azdhs.gov/phs/oeh/children/lead/arizona.htm

[14] U.S. Census Bureau (2010). Maricopa County, AZ Census Tract Reference Map. MAF/TIGER Database (TAB10ST04)

[15]Arizona Department of Health Services. Childhood Lead Poisoning Prevention Program. http://www.azdhs.gov/phs/oeh/children/lead/arizona.htm

How are the actions listed above integrated into housing policies and procedures?

The City of Mesa's policies and procedures call for full compliance and enforcement of lead-based paint regulations listed in 24 CFR Part 35. Contractors, subrecipients, and other community partners are advised of lead-based paint regulations and the Housing & Community Development Department works with them to ensure before and after inspections, testing, and abatement of lead hazards wherever necessary. Contractors and inspectors participating with the CDBG and HOME funded Housing Rehabilitation Program are required to have lead-certification licensure in cases of testing or abating lead from a property. In addition, the City of Mesa Housing & Community Development Department distributes literature and information on lead hazards to households that may be at risk of exposure.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

From the 2000 Census to the 2008-2012 American Community Survey, the poverty rate in the City of Mesa has increased 85% from 35,031 recorded in the 2000 Census to 65,029, according to the 2012 ACS 5-year estimates. Nationally, the poverty rate only increased 32% and the state of Arizona's poverty rate increased 53.9% between 2000 and 2012.[16] This evidence suggests that the City of Mesa has shown a more significant increase in number of residents living below poverty than on average nationally or in the state of Arizona. This increase is not surprising as most metropolitan cities find themselves in similar situations, trying to recover from the recession that began in 2007 and has left a lasting impact on cities despite its official ending in 2009. Due to its previous role as a part of a consortia, the City of Mesa was obligated to share resources as a part of its agreement; however now has the capability to commit more funding and resources into developing a more enhanced anti-poverty strategy with its assistance programs through private-public partnerships.

As a part of its anti-poverty strategy, the City of Mesa makes efforts to provide job training and support workforce development through community programs like HEAT which focuses on job training in Mesa's larger business sectors like healthcare, education, aerospace/aviation, tourism, and technology. Providing support and resources for employment and contract opportunities for low-income residents is in compliance with the requirements of HUD's Section 3 program. Section 3 aims to help residents obtain the skills and employment needed to become self-sufficient and to provide opportunities for qualified, low-income business owners to receive preference in bidding on HUD-funded contracts available in their neighborhoods. In addition to workforce development, Mesa also provides non-CDBG resources to community action programs, business creation and retention as well as support services to TANF families.

In addition, the City of Mesa will continue its anti-poverty efforts through the Family Self Sufficiency (FSS) Program offered by the Mesa Housing Authority which aids former Housing Choice Voucher (HCV) recipients that have determined they are ready to make their next steps toward homeownership.[17] With wrap-around services like financial/budget counseling, case management, job/skill training, education, and housing counseling, program participants will be required to establish objectives for themselves such as financial or educational goals, that will ultimately result in steady employment, homeownership, and

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[16] American Community Survey (ACS) 2000; 2008-2012 5 year estimates.

[17] Mesa Housing Authority. http://www.mesaaz.gov/housing/FSS.aspx

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self-sustainability. The City of Mesa partners with other community agencies that specialize in delivery of these wrap-around services for program participants.

The City of Mesa will also continue to apply a comprehensive approach to its poverty reduction strategy by coordinating its efforts with other public and private sector organizations that serve impoverished and low-income residents. Mesa's Office of Human Services, a subdivision of the Housing and Community Development Office will continue coordinating services that cater to residents struggling with homelessness, poverty, hunger, and domestic violence (see the appendix for a list of projects funded by Human Services for the 2015-2016 program year). The Office of Human Services engages community members as a part of its 'ABC: A Better Community' Program to contribute donations in added to their monthly utility bills that will make supplemental grant funds available for community agencies that supply food, shelter, and other necessities needed for impoverished or struggling residents.[18]

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

Some of the City of Mesa's poverty reduction programs and the affordable housing programs included in this plan are managed by the Housing & Community Development Department as well as the City of Mesa Housing Authority and other city departments. This allows for strong coordination of program resources, performance objectives and policies. As described earlier, the city's Family Self Sufficiency Program helps low-income households that were previous HCV recipients obtain decent employment and/or gain further education that will lead to economic independence and self-sufficiency. Program participants voluntarily feed into affordable housing programs, such as receiving down-payment assistance when they have determined that they are at a financially stable point in their life where they can maintain homeownership. In addition, all housing program recipients are required to receive housing counseling and training which supplies homebuyers, renters, and homeowners with the skills and knowledge they need to be successful in maintaining their home as well as their finances.

[18] Mesa Office of Human Services. http://www.mesaaz.gov/humansvc/default.aspx

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

The City of Mesa Housing & Community Development staff is responsible for ensuring that the CDBG, HOME, and ESG funds it manages and allocates toward subrecipient projects are in compliance with federal regulations and guidelines. As a part of these compliance measures, City of Mesa staff performs monitoring activities that include: technical assistance, desk reviews, and on-site monitoring for recipient agencies.

An initial step the City of Mesa takes to ensure long-term compliance with program requirements and comprehensive planning requirements is entering into a contractual agreement with each of its subrecipients, contractors, grantees, etc. These agreements include a detailed scope of services with measurable objectives. The federal general provisions, along with reference to the appropriate OMB Circulars, are included in contractual agreements to ensure compliance. The budget line items must be reflective of the goals and objectives. In situations where the terms and conditions of the subrecipient's written agreement require compliance beyond the end term of the agreement, the project must continue to meet CDBG, HOME, or ESG national objectives.

City staff also uses desk reviews to monitor active projects for compliance with federal regulations. In addition to City staff offering technical assistance and guidance with questions, this monitoring procedure takes place on a daily basis as staff check eligibility of reimbursement requests and performance reports to make sure these are consistent with the terms of the subrecipient agreements. The desk monitoring process also helps City staff conduct annual risk assessments, which are used to determine which subrecipients will receive an on-site monitoring visit.

In addition to serving as an indicator for on-site monitoring, the City's annual risk assessment also serves as the primary measuring tool in evaluating a subrecipient's performance. At the end of the second quarter each program year, the Community Revitalization team will meet to evaluate high risk activities based on indicators of need and the capacity of subrecipients with open activities. If a subrecipient falls below a designated point level, an on-site monitoring is triggered.

As a part of an on-site monitoring, City of Mesa staff will evaluate agencies' programmatic and fiscal management policies, open project or activity files, and recent financial audits. City staff will utilize their Combined HOME, CDBG, ARRA, NSP Monitoring Tool from the City's CDBG Procedural Manual, as well as the HUD Monitoring Desk Guide to determine CDBG and

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HOME compliance. In addition to staff monitoring, Community Development programs may also be selected for review by the City's internal and external auditors.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The following table outlines the anticipated resources to include CDBG, HOME, ESG that the City anticipates having available during the 2015 Action Plan year. It is followed by narratives about other resources these funds will leverage.

Anticipated Resources

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: $		
CDBG	Public-federal	-Acquisition -Admin and Planning -Economic Development -Housing -Public Improvements -Public Services	$3,199,268	$50,000	$0	$3,249,268	$12,997,072	The City's 2015 CDBG allocation has remained relatively stable. The complexity of the political and economic environment at the federal level makes it difficult to project the amount of CDBG funds for the entire Con Plan period, so the Year 1 total is simply extended over the remaining 4 years of the plan.

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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: $		
HOME	Public-federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for Ownership TBRA	$932,007	$0	$0	$932,007	$3,728,028	The City's 2015 HOME allocation declined from the 2014 amount. Due to uncertainty relative to future federal funding, the Year 1 total is simply extended over the remaining 4 years of the plan.
ESG	Public-federal	Emergency Shelter Homeless Prevention Rapid Re-housing	$282,825	$0	$0	$282,825	$1,131,300	The City's 2015 HOME allocation increased from the 2014 amount. Due to uncertainty relative to future federal funding, the Year 1 total is simply extended over the remaining 4 years of the plan.

Table 39 - Expected Resources – Priority Table

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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 federal funding listed above is funding which is received annually to support activities outlined in this Plan. Although there are no guarantees of this funding, particularly in the current budget environment, the City has historically received these funds and expect to continue to receive CDBG funds for the period covered by this Plan.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The City of Mesa does not intend to address the needs identified in this plan with publically owned land or property located with the Jurisdiction.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Economic Growth and Workforce Development Investment	2015	2016	Non-Housing Community Development	West Mesa Downtown Mesa	Job Creation Small Business Development Economic Development	CDBG: $406,500	Support 3 businesses through Business Development Programs including the staffing and administration of the NEDCO Micro-Loan program and the supporting business technical assistance with the goal of creating at least 4 jobs for LMI persons. Installation of fire sprinklers in 5 buildings within the Pedestrian Overlay Area in Downtown Mesa. Funding will be used to fund staff and administer a Code Analysis Fire/Life Safety Survey of the Commercial Corridor between Country Club and Mesa Drive, 1st Street and 1st Avenue, in order to identify and assist owners and potential customers with any issues.

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Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Public Facility Improvements	2015	2016	Non-Housing Community Development	City of Mesa	Public Facility and Infrastructure Improvements	CDBG: $250,000	Public Facility or Infrastructure Activities other than Low/Moderate Senior Center renovation
Increase Affordable Housing Stock	2015	2016	Non-Housing Community Development	City of Mesa	Affordable Housing Housing Rehabilitation Slum/Blight New Construction of Affordable Housing	CDBG: $2,262,817 HOME: $550,000	Housing Rehabilitation or Home Repairs consisting of 30 Emergency Projects, 5 Home Accessibility Projects, 7 Lead Based Paint Projects, and 3 major home rehabilitations. Rehabilitation of existing 122 low-income housing units. New construction of 46 new multifamily rental units at El Rancho II and 30 new units at La Mesita III.

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Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Emergency Shelter Operation	2015	2016	Non-Housing Community Development	City of Mesa	Decrease Homelessness	ESG: $257,074	Support the La Mesita Family Homeless Shelter, a new 16 unit facility. Anticipate serving 330 individuals. Shelter supportive services: 76 emergency beds; 18 transitional beds. Assistance for homeless households in regaining permanent housing. Rental financial assistance for up to 12 months for residents who are homeless and demonstrate the ability to maintain housing after Rapid Re-Housing assistance has ended. Case coordination services, including housing location services and advocacy to a minimum of 12 homeless households. One FTE Peer Support Specialist (Homeless Navigator) to locate and assist Mesa homeless individuals who are living on Mesa's streets.

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Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Home-ownership Assistance	2015	2016	Affordable Housing	City of Mesa	Increase Access to Affordable Housing	HOME: $450,00	Acquisition/Rehabilitation of up to 5 single family detached homes. Provide one-time security and utility deposit assistance to low-income families and individuals moving to housing units in Mesa, AZ.
Provide Non-homeless Public Services	2015	2016	Non-Housing Community Development	City of Mesa	Public Services	CDBG: $291,189	Provide mobile community outreach and substance use/behavioral health-related crisis stabilization services to an estimated 3,800 homeless, indigent, and working poor adults from Mesa.

Table 40 – Goals Summary

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Goal Descriptions

The Strategic Plan outlined seven (7) priorities identified during the extensive planning process and the strategies for addressing these priorities. The following is a summary of the priorities identified in the Strategic Plan:

- **Invest in Economic Growth and Workforce Development**
    - Provide financial support, training, and technical assistance to owners and/or developers of microenterprises.
    - Create and secure financial resources to seed a revolving small business loan fund, targeted to business owners along the light rail corridor.
    - Undertake commercial revitalization in target areas through the construction and/or rehabilitation of commercial structures and through façade improvement programs.
    - Provide job skills training opportunities to better prepare the City's workforce for employment.
    - Prioritize funding for economic development projects based on proximity to transit access points.
- **Increase and Maintain Affordable Housing Stock**
    - Provide funding for the development of new and/or rehabilitated rental units affordable to households at or below 60% AMI, with specific targets for the 0-30%, 31-50%, 51-60%, and 61-80% AMI categories.
    - Fund construction of new affordable ownership units for sale to low- and moderate-income buyers.
    - Develop and implement a rating tool to be used when evaluating proposed affordable housing developments that scores and weights criteria such as proximity to public transportation access points, proximity to job centers, and other opportunity factors.
    - Consider other opportunities (such as HCVs and TBRA) that provide rental subsidies to low income households to make existing units affordable.
    - Develop an incentive program that encourages private-sector developers to include affordable units in their projects and advocate for the adoption of the program by City government.

- Extend the useful life of existing affordable housing through weatherization, emergency repair, and rehabilitation.
- Provide downpayment assistance to eligible low- and moderate-income homebuyers.

- **Decrease Homelessness**
  - Provide funds to support homeless shelter facilities (emergency and transitional) that encourage development of more beds for single females and single males, as well as serving both homeless individuals and homeless families.
  - Support homelessness prevention activities, street outreach efforts, and rapid re-housing programs.
  - Maintain data on utilization of homelessness resources and services using HMIS.
  - Support efforts to integrate the management of ESG funds with the Continuum of Care
  - Strengthen the capacity of homelessness service providers and advocacy organizations.
  - Provide funds to support permanent housing for homeless individuals and families exiting transitional facilities.
- **Provide Other Non-Homeless Public Services**
  - Undertake public services projects and programs to meet the needs of low- and moderate-income residents.
  - Provide support for special needs facilities, permanent housing, and support services for non-homeless individuals and families with special needs.
  - Supplement code enforcement services in low- and moderate-income neighborhoods to curtail substandard housing and other instances of blight.
- **Implement Transit-Oriented Strategies for Community Development**
  - Undertake public infrastructure projects that complement the existing and planned public transportation network, to include sidewalk construction, improvement, and maintenance.

- Undertake public facilities projects that complement the existing and planned public transportation network, to include improvements to bus stops and light rail access points.
- Provide funding for transit corridor enhancements such as façade improvements and public art installations.
- Prioritize funding for other infrastructure and facility projects based on proximity to transit access points.
- Execute slum and blight removal projects along the light rail corridor.

- **Increase Collaboration Between Service Providers**
  - Facilitate the development of a regional social service collaborative to coordinate the work of social service organizations, disseminate news and information, eliminate duplication of effort, and spearhead community-wide solutions to local needs.
  - Review the work of various departments and divisions within the City and seek opportunities for collaborations between similar programs that could leverage greater services.

- **Affirmatively Further Fair Housing**
  - Increase the supply of affordable units
  - Increase the supply of housing units for people with disabilities
  - Increase fair housing education and build capacity for testing and enforcement of fair housing law
  - Support improved access to community resources

Projects

AP-35 Projects – 91.220(d)

Projects

Projects to be funded using HUD funds during the 2015-2016 program year are provided below. Additional projects funded through the City of Mesa's Office of Human Services are provide in the appendix.

City of Mesa: Development & Sustainability - Code Enforcement Program

Description:	To continue the comprehensive code enforcement program in Mesa's CDBG target area. The program educates citizens and enforces city codes designed to: improve blighted areas; encourage remediation of health and safety hazards; and, protect against further deterioration.
FY15/16 Funding:	$316,743
Annual Goals:	Code Enforcement/ Blight Removal
Target Areas:	West Mesa Target Area
Priority Needs Addressed:	Provide Other Non-Homeless Public Services
Goal Outcome Indicator:	3,000 housing units

City of Mesa: Economic Development - Sprinkler Cost Assistance Program

Description:	Assistance for eligible businesses for the installation of fire sprinklers in 5 buildings within the Pedestrian Overlay Area in Downtown Mesa.
FY15/16 Funding:	$60,000
Annual Goals:	Safety improvements
Target Areas:	West Mesa Target Area
Priority Needs Addressed:	Invest in Economic Growth and Workforce Development
Goal Outcome Indicator:	3 businesses assisted/3 jobs created

Neighborhood Economic Development Corporation (NEDCO) - Business Development/Micro Loans/Tech. Asst.

Description:	Funding to support Business Development Programs including the staffing and administration of the NEDCO Micro-Loan program and the supporting business technical assistance with the goal of job creation for LMI persons. Assistance provided before, during and after the loan application process.
FY15/16 Funding:	$81,500
Annual Goals:	Provide support and training to small-business and microenterprise owners/Provide financial resources to small-business and microenterprise owners.
Target Areas:	City-wide
Priority Needs Addressed:	Invest in Economic Growth and Workforce Development
Goal Outcome Indicator:	3 businesses assisted and 4 low/moderate income jobs created

Neighborhood Economic Development Corporation (NEDCO) - Code Analysis Fire & Safety

Description:	Funding to fund staff and administer a Code Analysis Fire/Life Safety Survey of the Commercial Corridor between Country Club and Mesa Drive, 1st Street and 1st Avenue, in order to identify and assist owners and potential customers with any issues.
FY15/16 Funding:	$35,000
Annual Goals:	Safety improvements
Target Areas:	City-wide
Priority Needs Addressed:	Invest in Economic Growth
Goal Outcome Indicator:	Job creation

West Mesa Community - Economic Development Project

Description:	Funding to provide technical assistance to Small Businesses in the West Mesa area in support of job creation for Low to Moderate Income (LMI) persons.
FY15/16 Funding:	$90,000
Annual Goals:	Provide financial resources to small-business and micro-enterprise owners.
Target Areas:	West Mesa Target Area
Priority Needs Addressed:	Invest in Economic Growth and Workforce Development
Goal Outcome Indicator:	3 jobs created/retained; 10 businesses and 13 people assisted

Arizona Bridge to Independent Living - Mesa Home Accessibility Program (MHAP)

Description:	Funding to provide private residences with accommodations in order to be accessible, such as ramp installations, bathroom grab bars, etc. The steps followed in order to check applicant eligibility are: Interview and Assessment, Eligibility Certification, and Income Verification.
FY15/16 Funding:	$74,292
Annual Goals:	Increase Accessibility
Target Areas:	City-wide
Priority Needs Addressed:	Affirmatively Further Fair Housing
Goal Outcome Indicator:	18 housing units assisted

City of Mesa: Development & Sustainability - Demolition & Hazardous Abatement

Description:	Funding provides for the removal of hazardous, unhealthy, or slum and blighted conditions from Mesa neighborhoods. Includes demolition of dangerous and/or dilapidated buildings and emergency clean-ups of hazardous or unhealthy debris when a responsible party cannot be located or will not abate a serious hazard, slum or blighted condition.
FY15/16 Funding:	$50,000
Annual Goals:	Demolition of Dilapidated/Vacant Housing & Hazardous Material Abatement
Target Areas:	West Mesa Target Area
Priority Needs Addressed:	Increase and Maintain Affordable Housing Stock
Goal Outcome Indicator:	16 housing units within the applicable census tracts

City of Mesa: Housing & Community Development- Homeowner's Rehabilitation Program

Description:	Rehabilitation and/or home repairs consisting of 30 emergency projects, 5 home accessibility projects, 7 LBP projects, and 3 major home rehabilitations.
FY15/16 Funding:	$650,000
Annual Goals:	Rehabilitation of affordable rental housing units
Target Areas:	West Mesa Target Area
Priority Needs Addressed:	Increase and Maintain Affordable Housing Stock
Goal Outcome Indicator:	30 emergency repair projects, 5 home accessibility projects, 7 lead-based paint hazard remediation projects, 3 major home rehabilitations

City of Mesa: Housing & Community Development- Pepper Place Rehab

Description:	Rehab of rental units.
FY15/16 Funding:	$250,000
Annual Goals:	Rehabilitation of affordable rental housing units
Target Areas:	West Mesa Target Area
Priority Needs Addressed:	Increase and Maintain Affordable Housing Stock
Goal Outcome Indicator:	2 housing units and 8 people assisted

Legacy Partners II- Legacy on Main II Apartment Rehabilitation (Tax Credit Project)

Description:	Rehabilitation of existing 122 low-income housing units.
FY15/16 Funding:	$225,000
Annual Goals:	Rehabilitation of affordable rental housing units
Target Areas:	West Mesa Target Area
Priority Needs Addressed:	Increase and Maintain Affordable Housing Stock
Goal Outcome Indicator:	122 units rehabilitated

East Valley Adult Resources, Inc. - Mesa Active Adult Center Renovation

Description:	Funding to renovate the facility throughout. There have been two previous renovations to the facility using CDBG funding in the past: Expanded area for Meals on Wheels in 1995, and the fitness area in 2005
FY15/16 Funding:	$250,000
Annual Goals:	Provide support for special needs facilities, permanent housing, and support services for non-homeless individuals and families with special needs.
Target Areas:	City-wide
Priority Needs Addressed:	Provide Other Non-Homeless Public Services
Goal Outcome Indicator:	Facility renovated

A New Leaf, Inc. - East Valley Women's Shelter (EVWS)

Description:	Funding will be used to support emergency assistance for homeless women who are residents of Mesa, including shelter, basic needs and case management. The program is able to accommodate up to 8 homeless women at one time, for up to 120 days; the average length of stay is 64 days.
FY15/16 Funding:	$25,000
Annual Goals:	Provide emergency shelter and supportive services
Target Areas:	City-wide
Priority Needs Addressed:	Decrease Homelessness
Goal Outcome Indicator:	48 homeless persons assisted

A New Leaf, Inc. - East Valley Men's Center (EVMC) - Shelter Svcs.

Description:	Funding to provide EVMC supportive services. In FY15-16, EVMC anticipates sheltering approximately 528 men, with nearly 70% of those being from Mesa.
FY15/16 Funding:	$190,000
Annual Goals:	Provide supportive services
Target Areas:	City-wide
Priority Needs Addressed:	Decrease Homelessness
Goal Outcome Indicator:	370 homeless persons assisted

A New Leaf, Inc. - Autumn House Domestic Violence Shelter - Supportive Svcs.

Description:	Funding to support Shelter Services at Autumn House Domestic Violence Shelter. Shelter is available to victims and children for up to 120 days.
FY15/16 Funding:	$42,500
Annual Goals:	Provide supportive services
Target Areas:	City-wide
Priority Needs Addressed:	Decrease Homelessness
Goal Outcome Indicator:	228 female domestic violence victims assisted

Aid to Adoption of Special Kids- Special Friends Mentoring Program

Description:	Funding to provide stable, adult relationships for children in the child welfare system living in group homes and shelters. Life skills workshops for mentors and mentees, publishes a quarterly Teen Newsletter, visits with teens to monitor their progress, and communicates with the mentors.
FY15/16 Funding:	$10,000
Annual Goals:	Provide supportive services
Target Areas:	City-wide
Priority Needs Addressed:	Decrease Homelessness
Goal Outcome Indicator:	34 youth assisted

Chicanos Por La Causa (CPLC) - Housing Counseling - Mesa Office

Description:	Funding to support the East Valley Housing Counseling Office to provide housing counseling & Education services to City-wide low income residents; focus on CDBG target area and areas of Hispanic concentration.
FY15/16 Funding:	$50,000
Annual Goals:	Support housing counseling and education services available to low-income households.
Target Areas:	City-wide
Priority Needs Addressed:	Affirmatively Further Fair Housing
Goal Outcome Indicator:	125 households

Community Bridges, Inc. - Mobile Community Outreach & Crisis Stabilization Svcs.

Description:	Funding will be used to provide mobile community outreach and substance use/behavioral health-related crisis stabilization services to an estimated 3,800 homeless, indigent, and working poor adults from Mesa. Mobile community outreach teams will be available 24/7 to respond to the crisis needs of Mesa residents.
FY15/16 Funding:	$65,000
Annual Goals:	Homelessness outreach and crisis prevention
Target Areas:	City-wide
Priority Needs Addressed:	Decrease Homelessness
Goal Outcome Indicator:	3,800 homeless persons assisted

Community Bridges, Inc. - Center for Hope Housing Supportive Svcs.

Description:	Funding to hire a full-time Peer Support Specialist (PSS) to provide support services to the 25 homeless families residing in CFH's permanent supportive housing program. A PSS is on-call to support the women in our housing program 24/7, 365 days per year.
FY15/16 Funding:	$43,214
Annual Goals:	Supportive services and housing for homeless households
Target Areas:	City-wide
Priority Needs Addressed:	Decrease Homelessness
Goal Outcome Indicator:	_____

Newtown Community Development Corp. - West Mesa Financial Stability Project

Description:	Funding to provide Homeownership Education and Counseling (including credit counseling / financial coaching) and Individual Development Accounts (IDA) for homeownership to Mesa residents with annual household incomes at or below 80% of the Area Median Income.
FY15/16 Funding:	$20,000
Annual Goals:	Homeownership and credit/financial counseling for low-income households
Target Areas:	West Mesa Target Area
Priority Needs Addressed:	Affirmatively Further Fair Housing
Goal Outcome Indicator:	111 low-income families and individuals assisted

Save the Family Foundation of AZ - Homeless Families Intervention Project - Case Management

Description:	Funding to provide intensive case management services and pay for the utilities for our transitional housing units which house Mesa homeless families with children.
FY15/16 Funding:	$30,000
Annual Goals:	Case Management/ Transitional Housing
Target Areas:	City-wide
Priority Needs Addressed:	Decrease Homelessness
Goal Outcome Indicator:	Assist 71 people

A New Leaf, Inc. - East Valley Men's Center (EVMC) Ops.

Description:	Funding for shelter supportive services. The shelter offers 76 emergency beds, allowing men to stay up to 120 days, and 18 transitional beds, allowing men to stay up to 12 months.
FY15/16 Funding:	$25,000
Annual Goals:	Shelter Provision/ Supportive Services
Target Areas:	City-wide
Priority Needs Addressed:	Decrease Homelessness
Goal Outcome Indicator:	94 homeless persons assisted

A New Leaf, Inc. - La Mesita Ops.

Description:	Funding to support the La Mesita Family Homeless Shelter, a new 16 unit facility on Main Street in Mesa. Anticipate serving 330 individuals, with approximately 50% of those being from Mesa.
FY15/16 Funding:	$42,500
Annual Goals:	Homeless Shelter Provision/ Supportive Services
Target Areas:	City-wide
Priority Needs Addressed:	Decrease Homelessness
Goal Outcome Indicator:	165 homeless persons assisted

OMB Control No: 2506-0117 (exp. 07/31/2015)

A New Leaf, Inc. - Rapid-Rehousing Program

Description:	Funding will assist homeless households in Mesa in regaining permanent housing, serving those at all 4 of the agency's east Valley shelter programs. Funding will provide rental financial assistance, for up to 12 months, for Mesa residents who are homeless and demonstrate the ability to maintain housing after Rapid-Rehousing assistance has ended.
FY15/16 Funding:	$39,921
Annual Goals:	Rapid-Rehousing/ Homelessness Prevention
Target Areas:	City-wide
Priority Needs Addressed:	Decrease Homelessness
Goal Outcome Indicator:	Assist 190 homeless individuals

Central Arizona Shelter Services, Inc. - Regional Shelter & Case Mgmt. for Homeless Men & Women

Description:	Support regional shelter and case management services for homeless men and women. The shelter provides 350 beds for men and 120 for women. Supportive services will be provided on-site.
FY15/16 Funding:	$41,000
Annual Goals:	Shelter/ Case Management
Target Areas:	City-wide
Priority Needs Addressed:	Decrease Homelessness
Goal Outcome Indicator:	470 homeless persons assisted

Save the Family Foundation of Arizona - Rapid Rehousing Program

Description:	Provide case coordination services, including housing location services, and advocacy to a minimum of 12 homeless households.
FY15/16 Funding:	$55,500
Annual Goals:	Rapid-Rehousing
Target Areas:	City-wide
Priority Needs Addressed:	Decrease Homelessness
Goal Outcome Indicator:	12 homeless families assisted

Community Bridges, Inc. - Homeless Navigation Services

Description:	Funding for one FTE Peer Support Specialist (PSS) (Homeless Navigator) to locate and assist Mesa homeless individuals who are living on Mesa's streets.
FY15/16 Funding:	$45,693
Annual Goals:	Support Services/ Strengthening Continuum of Care/ Maintain HMIS Data
Target Areas:	City-wide
Priority Needs Addressed:	Decrease Homelessness
Goal Outcome Indicator:	80 homeless and disabled people assisted

Chrysalis Shelter for Victims of Domestic Violence - Shelter Services

Description:	Funding to support the emergency shelter which has 50 available beds, and residents can stay up to 120 days.
FY15/16 Funding:	$12,000
Annual Goals:	Shelter services
Target Areas:	City-wide
Priority Needs Addressed:	Decrease Homelessness
Goal Outcome Indicator:	150 victims of domestic violence

City of Mesa: Housing & Community Development - Security/Utility Deposit Program

Description:	Security/Utility Deposit Program provides one-time security and utility deposit assistance to low-income families and individuals moving to housing units in Mesa, AZ.
FY15/16 Funding:	$70,000
Annual Goals:	Security Deposit & Utility Assistance/ Provision of Rental Subsidies
Target Areas:	City-wide
Priority Needs Addressed:	Increase and Maintain Affordable Housing Stock
Goal Outcome Indicator:	100 housing units of the elderly, homeless, disabled, unemployed and low-income families assisted.

OMB Control No: 2506-0117 (exp. 07/31/2015)

City of Mesa: Housing & Community Development- Home Buyers Assistance (to go with CHDO activity)

Description:	Homebuyers Assistance
FY15/16 Funding:	$160,000
Annual Goals:	Homebuyers assisted
Target Areas:	West Mesa Target Area
Priority Needs Addressed:	Increase and Maintain Affordable Housing Stock
Goal Outcome Indicator:	Assist 8 first-time homebuyers

Chicanos Por La Causa (CPLC) - Single Family Acquisition/Rehab/Resale Community Housing Development Organization (CHDO)

Description:	Acquisition/Rehabilitation
FY15/16 Funding:	$300,000
Annual Goals:	Rehabilitation of existing affordable housing for homebuyers
Target Areas:	West Mesa Target Area
Priority Needs Addressed:	Increase and Maintain Affordable Housing Stock
Goal Outcome Indicator:	Acquire and rehab homes within the following zip codes: 85203, 85204, 85205 and 85207 within the 4226.01 census tract

OMB Control No: 2506-0117 (exp. 07/31/2015)

Newtown Community Development Corp. - West Mesa First Time Homebuyer Program Community Housing Development Organization (CHDO)

Description:	Acquisition/Rehabilitation of up to 5 single family detached homes.
FY15/16 Funding:	$300,000
Annual Goals:	Rehabilitation of existing affordable housing for homebuyers
Target Areas:	West Mesa Target Area
Priority Needs Addressed:	Increase and Maintain Affordable Housing Stock
Goal Outcome Indicator:	5 single family homes acquired

El Rancho Apartments Phase II

Description:	Permanent multi-family rental housing containing 46 units of affordable housing for households at 60% AMI or less
FY15/16 Funding:	$300,000
Annual Goals:	Increase Affordable Housing Stock
Target Areas:	Main Street Corridor
Priority Needs Addressed:	Increase and Maintain Affordable Housing Stock
Goal Outcome Indicator:	46 affordable housing units created

La Mesita Apartments Phase III

Description:	Permanent multi-family rental housing containing 30 units of affordable housing for households at 50% AMI or less
FY15/16 Funding:	$250,000
Annual Goals:	Increase Affordable Housing Stock
Target Areas:	West Mesa Target Area
Priority Needs Addressed:	Increase and Maintain Affordable Housing Stock
Goal Outcome Indicator:	30 affordable housing units created

AP-38 Project Summary

#	Project Name
1	City of Mesa: Development & Sustainability - Code Enforcement Program
2	City of Mesa: Economic Development - Sprinkler Cost Assistance Program
3	Neighborhood Economic Development Corporation (NEDCO) - Business Development/Micro Loans/Tech. Asst.
4	Neighborhood Economic Development Corporation (NEDCO) - Code Analysis Fire & Safety
5	West Mesa Community - Economic Development Project
6	Arizona Bridge to Independent Living - Mesa Home Accessibility Program (MHAP)
7	City of Mesa: Development & Sustainability - Demolition & Hazardous Abatement
8	City of Mesa: Housing & Community Development - Pepper Place Rehab
9	Community Bridges, Inc. - Center for Hope Permanent Supportive Housing Acquisition & Rehab
10	Legacy Partners II - Legacy on Main II Apartment Rehabilitation (Tax Credit Project)
11	East Valley Adult Resources, Inc. - Mesa Active Adult Center Renovation
12	A New Leaf, Inc. - East Valley Women's Shelter (EVWS)
13	A New Leaf, Inc. - East Valley Men's Center (EVMC) - Shelter Svcs.
14	A New Leaf, Inc. - Desert Leaf & La Mesita Apartments - Supportive Svcs.
15	A New Leaf, Inc. - Autumn House Domestic Violence Shelter - Supportive Svcs.
16	Aid to Adoption of Special Kids - Special Friends Mentoring Program
17	Chicanos Por La Causa (CPLC) - Housing Counseling - Mesa Office
18	City of Mesa: Neighborhood Outreach - Alley Fencing for Blight Reduction
19	Community Bridges, Inc. - Mobile Community Outreach & Crisis Stabilization Svcs.
20	Community Bridges, Inc. - Center for Hope Housing Supportive Svcs.
21	Free Arts for Abused Children of Arizona - Free Arts Programs for Children
22	Newtown Community Development Corp. - West Mesa Financial Stability Project
23	Save the Family Foundation of AZ - Homeless Families Intervention Project - Case Management
24	A New Leaf, Inc. - East Valley Men's Center (EVMC) Ops.
25	A New Leaf, Inc. - La Mesita Ops.
26	A New Leaf, Inc. - Rapid-Rehousing Program
27	Central Arizona Shelter Services, Inc. - Regional Shelter & Case Mgmt. for Homeless Men & Women
28	Community Bridges, Inc. - Homeless Navigation Services

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#	Project Name
29	Paz de Cristo Community Ctr. - Homeless Assistance & Prevention
30	Save The Family Foundation of Arizona - Rapid-Rehousing Program
31	Sojourner Center - Domestic Violence, Community Outreach & Education
32	City of Mesa: Housing & Community Development - Security/Utility Deposit Program
33	Chicanos Por La Causa (CPLC) - Single Family Acquisition/Rehab/Resale Community Housing Development Organization (CHDO)
34	Newtown Community Development Corp. - West Mesa First Time Homebuyer Program Community Housing Development Organization (CHDO)
35	El Rancho Apartments Phase II
36	La Mesita Apartments Phase III

Table 41 – Project Information

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 target area for the City of Mesa's CDBG investments is outlined in red on the map appearing on the following page. This CDBG target area includes an area generally referred to as West Mesa, which was referenced frequently by stakeholders as having a large share of the city's older and substandard housing stock, residential and commercial code violations, and a concentration of social service agencies, low-income housing, and limited public transportation options.

(Note that, the City is also contemplating an alternative target area encompassing the area between University and Broadway, running from Mesa's western to eastern city limits. This potential target area includes the Main Street corridor and the blocks immediately north and south. It is outlined in blue in the second map that follows.)

During the five-year Consolidated Plan period, The City of Mesa Housing & Community Development staff will develop and implement transit-oriented strategies designed to better connect "priority areas" with community resources and areas of opportunity. Areas that will be considered a first priority must be low- and moderate-income neighborhoods where at least 65% of households are at or below 80% area median income (AMI).

Community development activities may include infrastructure improvements, new or improved public facilities, economic development, enhanced public services, or construction of new affordable housing. Efforts will be undertaken to ensure that as these activities are undertaken throughout the City, they will result in better integration of transit facilities into the community and increased access to areas of opportunity.

Geographic Distribution

Target Area	Percentage of Funds
West Mesa	55%

Table 62 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Significant issues identified during the planning process were the uneven distribution of community resources (including public transportation) and the opportunity to leverage substantial investment in Mesa's new light rail corridor. By allocating Consolidated Plan resources in connection with transit and particularly the rail corridor, low- and moderate-income neighborhoods (and the city at-large) will be better positioned to attract other

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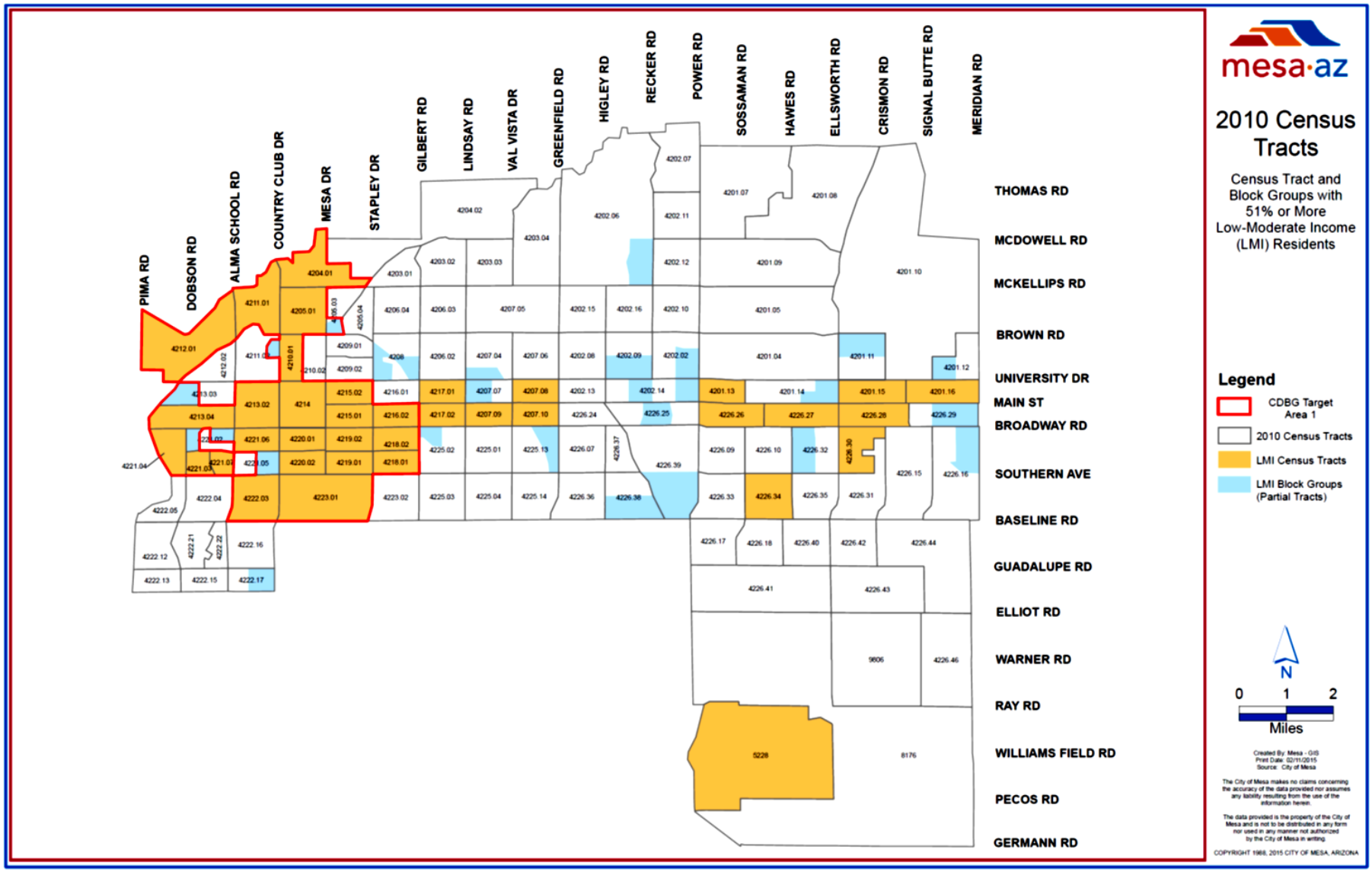
investment that is necessary to stabilize transitional areas, encourage economic growth, improve quality of life, and create opportunities.



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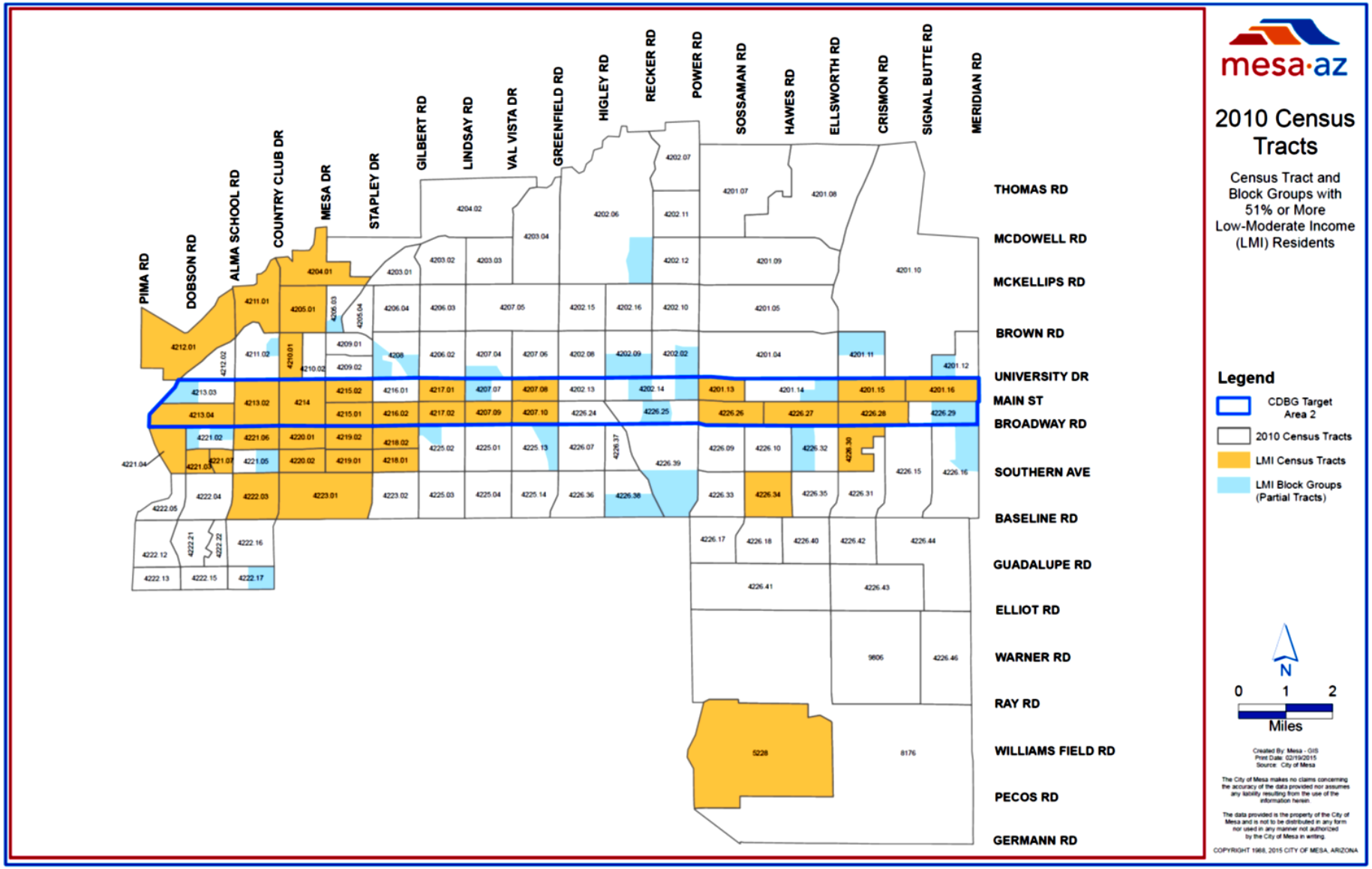

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In addition to the above-referenced geographic targeting of the City's CPD resources, the City has also established criteria under the regulation at 24 CFR 91.220 such that a preference for HOME Program beneficiaries is be extended to:

1. Persons with disabilities as defined by HUD for the Community Planning and Development (CPD) program grants;
2. The Elderly (age 62-74) and the Frail Elderly (age ≥75);
3. Homeless Persons as defined by HUD for the CPD program grants; and
4. Professionals such as police officers, teachers, and artists.

According to the 2012 ACS estimates, 54,478 Mesa residents (or 8.7 percent of the total population) were of a disabled status. The data also reflected that 7.9% of the City's population had self-care limitations. Additionally, more than one in seven Mesa housing units is occupied by a senior single-person householder aged 55 or greater and nearly 6% of the City's occupied units contained a single-person householder aged 75 or greater. It is unclear from the data whether these senior households have a particular need for housing assistance due to incomplete facilities or cost burden, but seniors do tend to be more affected by cost burden due to many having fixed incomes. Additionally, the eventual need for accessibility and other accommodations for disabilities increase as residents age. A preference for people with disabilities and for the elderly and frail elderly will ensure that this vulnerable population is best-positioned to receive the benefits of housing opportunities that may be created through the City's use of federal grant funds.

Data provided by the Maricopa County CoC shows that 3,830 households experienced homelessness during 2014. Of those, 3,491 were individuals in adult-only households; 1,819 were in households with children; 601 were persons between 18 and 24; and 3,491 were persons over the age of 24. The point-in-time inventory indicated that 5,918 persons were homeless on any given night. The need for stable affordable housing, often with supportive services, for people who have become homeless is a high priority for the City. Housing the homeless population is often the first step in beginning to address the underlying causes of homelessness.

Finally, as discussed in the Consolidated Plan (section MA-45), service industry employees in retail as well as workers in the arts, recreation, accommodation, and food service sectors make up 20% of Mesa's workforce. The City of Mesa's focus on cultural, creative, and entertainment opportunities is reflected in a downtown entertainment district, the active programming schedule of the Mesa Arts Center, and recruitment of innovative tech industry leaders to the City. Housing the professional and creative workforce necessary to support the City's vision will be a key factor in Mesa's success.

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Some of Mesa's largest employers are school districts and governments. As housing costs in the city increase, it will be important to maintain housing affordability for employees in these important public service-oriented sectors who traditionally earn less than those in other industry sectors. These professional employees would include teachers and police officers.

By specifying the above set of preferences, the City of Mesa will have enhanced flexibility to meet the housing needs of vulnerable and at-risk groups while ensuring affordable housing options are available to workforce groups key to Mesa's safety and progress.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Mesa will utilize its CDBG, HOME, and ESG funds to rehabilitate and to support the construction of new affordable housing units. The one year goals for affordable housing in the City for FY 2015-2016 are as follows:

One Year Goals for the Number of Households to be Supported	
Homeless	1,044
Non-Homeless	0
Special-Needs	232
Total	1,276

Table 41 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1,794
The Production of New Units	0
Rehab of Existing Units	165
Acquisition of Existing Units	0
Total	1,959

Table 42 - One Year Goals for Affordable Housing by Support Type

The City will undertake the following affordable housing activities:

- Housing Rehabilitation Assistance for low and moderate-income homeowners
- Downpayment Assistance and closing costs for low and moderate-income first time homebuyers
- Acquisition and Rehabilitation Assistance for affordable rental housing
- Sustain implementation of the Housing Choice Voucher Program for low income renters

In 2013, HUD established new homeownership value limits for HOME Participating Jurisdictions. The City of Mesa uses the new *HOME Homeownership Value Limits* published by HUD for both newly constructed and existing HOME units, which are 95% of the median purchase price for the area based on Federal Housing Administration single-family mortgage program data.

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AP-60 Public Housing – 91.220(h)

Introduction

Please see introduction under NA-35

Actions planned during the next year to address the needs to public housing

The City of Mesa's Public Housing Authority will continue to seek additional funding to address public housing needs and will apply for additional housing choice vouchers when available. Lack of funding is a barrier in addressing public housing needs and has created lengthy waiting lists and long waiting periods to be housed. The housing authority will continue to provide housing assistance and social service needs to residents and will maintain efforts to implement more programs if funding allows.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

See description of each public housing authority outlining services provided under NA-35

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The City of Mesa's Housing Authority is in good standing and not designated as a troubled agency.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Mesa is a participant in the Maricopa County Continuum of Care Committee on Homelessness and the Homeless Planning Sub-committee. This is a regional initiative staffed by the Maricopa Association of Governments [MAG]. As part of the Continuum of Care, Maricopa County completes a regular "Point-in-Time Survey" each January to determine the number of homeless individuals and families in the County. Based on the "Point In Time Survey," conducted on January 27, 2014 the following numbers of homeless persons were reported:

- **Unsheltered:** 998 individuals
- **Transitional Housing:** 1,079 individuals
- **Safe Haven:** 25 individuals
- **Emergency Shelter:** 1,728 individuals

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including.

The Continuum of Care (CoC) reached out to homeless persons (especially unsheltered persons) through soup kitchens, day programs, drop-in centers, and hospitals. In addition, information is collected annually using the point-in-time survey form and is then summarized. The point-in-time surveys are one-on-one interviews are also held with the consumers. Additionally, outreach teams regularly go under bridges, visit camps, and go to other known homeless areas to tend to the needs of the homeless.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

The priority homeless needs in the City of Mesa are as follows:

- **Emergency Shelters Family beds –** low priority Individual beds – medium priority
- **Transitional Housing Family beds –** low priority Individual beds – medium priority
- **Permanent Supportive Housing Family beds –** medium priority Individual beds – medium priority
- **Safe Haven Family beds –** low priority Individual beds – medium priority

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The CoC has a long-term goal of increasing the number of homeless moving from transitional housing to permanent housing. In order to achieve this objective, the CoC meets regularly with providers to monitor and review their progress. The CoC also works toward strengthening relationships with affordable housing providers (such as housing authorities) to assist consumer's transitions into permanent housing. Effective services and support while in transitional housing are critical to the effective move into permanent housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

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 Mesa will continue to support MAG's Regional Plan to End Homelessness by:

1. Collaborating with other municipalities through the Maricopa Association of Governments and League of Arizona Cities and Towns to maintain current funding for the Continuum of Care and to support efforts to develop new funding potential.

2. Continued participation in the Homeless Street Count.

3. Supporting non-profit organizations that provide affordable housing opportunities for low- and moderate-income individuals and families.

4. Providing CDBG funds for programs that help maintain Mesa's housing stock, and enable low-income individuals to stay in their homes through the Home-Owner Rehabilitation program.

5. Contributing/cooperating with the City of Chandler, the Town of Gilbert, City of Scottsdale, and the City of Tempe to assist in the operational cost of a New Leaf's East Valley Men's Center, La Mesita Family Shelter and Autumn House Domestic Violence Shelter and the Child Crisis Center of the East Valley's Emergency Children Shelter located in Mesa. The City of Mesa also provides funds for emergency shelter for women in Phoenix at Central Arizona Shelter Services (CASS) and rent and utility assistance for homeless prevention through A New Leaf's Community Action Program.

6. Examining alternative housing projects which could include a more viable use of group homes for housing of previously homeless, supportive housing projects termed "Housing First" rather than shelter services as the first option, and shelter alternatives that allow mental health or substance abuse issues to be addressed while in supportive housing.

7. Advocating to secure funding for homeless programs and participates in policy development through the Arizona Coalition to End Homelessness.

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 Continuum of Care has outlined its discharge policy for assisting persons aging out of foster care, and being release from health care facilities, mental health facilities, and correction facilities.

AP-75 Barriers to Affordable Housing – 91.220(j)

Introduction:

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

During this planning cycle, the City of Mesa is undertaking an Analysis of Impediments to Fair Housing Choice (AI). This analysis not only examines what discriminatory practices may potentially be occurring in Mesa but also determines if housing costs or availability are barriers that exist to affordable housing for low- to moderate- income households. One impediment listed in the AI is the lack of decent or safe affordable housing units that are available. As discussed in the AI, there are other practices or policies impeding the City of Mesa's ability to meet affordable housing needs. The following highlights touch on some of these issues; however, many other circumstances may exist that prevent the market from providing affordable housing. Therefore, this list cannot be considered exhaustive but does provide an outline for some of the potential barriers to providing affordable housing in the City of Mesa.

- Some property owners are unwilling or unable to maintain and improve housing conditions to levels determined to be safe, decent, or sanitary. A portion of these property owners are located out of state and hard to notify about repairs that need to be made.
- Elderly low-income residents are physically and financially unable to afford making necessary repairs or improvements to their homes and lack financial capacity to pay for a contractor to complete repairs.
- Low-income households that are larger in number have limited access to affordable housing options that have 3 or more bedrooms to accommodate families with 3 or more children.
- Over 14% of housing units in Mesa are categorized as mobile homes according to 2008-2012 ACS data. Mobile home units depreciate in value at a faster rate, removing equity of the home from the homeowner. Manufactured housing units are also increasing in size and are overcrowding lots established for older and smaller manufactured units.
- Limited capacity and resources of nonprofit service providers and housing developers constrains their abilities to meet affordable housing needs.

Strategy to Remove or Reduce the Barriers to Affordable Housing:

Strategies and recommendations for overcoming this impediment and removing these barriers include:

- Extending the useful life of existing affordable housing through rehabilitation, weatherization and repair programs.
- Develop partnerships with private housing developers and nonprofits to increase affordable rental housing for households at or below 60% AMI and units with 4 or more bedrooms.
- Partner with The City's Code Enforcement Department to identify properties with non-present owners to fix necessary repairs, eliminate blight and correct code violations.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Mesa will continue to take the following actions throughout the 2015-2019 consolidated planning cycle to address the challenges listed below:

Actions planned to address obstacles to meeting underserved needs

As a part of the consolidated planning cycle for 2015-2019, the City of Mesa will determine where underserved populations are located through results from the Analysis of Impediments to Fair Housing. To reduce the number of obstacles keeping the City of Mesa from meeting the needs of the underserved populations in the community and help improve service delivery, Mesa's Housing & Community Development Division will assist with facilitating more city-wide collaborations in coordinating the work of social service organizations, eliminating duplication of efforts, spearheading community-wide solutions to local needs and disseminating information, news, and data that will assist all participant organizations a part of this collaborative effort.

Actions planned to foster and maintain affordable housing

The City of Mesa will continue to invest grant funds into affordable housing projects that provide rental and homeownership opportunities for low- and moderate- income households. By offering Section 8 rental vouchers to homeless families and Veterans Affairs Supportive Housing (VASH) rental assistance, Mesa will continue investing in the improvement of rental accessibility for very low-income households (Below 50% AMI) and veterans battling potential homelessness.

Homeownership will equally play a vital role in The City of Mesa's future of HUD grant investments. By providing downpayment assistance and rehabilitating properties through the Neighborhood Stabilization Program (NSP), the city is improving access and affordability to homeownership opportunities for low- and moderate income households. The City of Mesa is also increasing the affordability of properties currently occupied by low-income households by making funds available for repair work so low-income homeowners can afford to have rehabilitation done to their home.

The City of Mesa will also continue to seek collaborative partnerships with developers, non-profit, and private institutions to construct new opportunities for affordable housing or

acquire vacant properties to make available as affordable housing.

Actions planned to reduce lead-based paint hazards

The reduction of Lead Based Paint (LBP) hazards in the city's housing stock is an annual objective in Mesa. As a part of its CDBG and HOME funded Housing Rehabilitation Program, The City of Mesa offers assistance to homeowners to make repairs and address code violations and safety issues. One of the first procedures of this rehabilitation program is to have certified Lead Based Paint (LBP) inspectors and risk assessors perform inspections and assessments on all properties built prior to January 1st, 1978 to test for lead. When any units test positive for lead, certified contractors are hired for remediation and abatement of the lead. Occupants are not allowed back into the unit until the property has been completely remediated.

The city will also continue to educate all recipients of HOME, NSP, and CDBG funds on the hazards and dangers of lead based paint. The City of Mesa distributes the pamphlet *Protect Your Family From Lead Based Paint* to all of its program recipients. This pamphlet informs homeowners how to prevent lead from becoming a health concern in the home.

Actions planned to reduce the number of poverty-level families

In addition to offering rental and homeowner assistance to poverty-level households through various housing programs, the City of Mesa also plans to reduce the number of poverty-level residents by actively continuing to participate in a Continuum of Care, in which elected officials and City staff will ensure availability of services and programs offered, such as: transitional housing opportunities, homeless navigation services, and gender-oriented shelters.

The City of Mesa also directs resources from its Office of Human Services in coordination with The Housing and Community Development Division's goals of reducing the number of poverty-level families. The list of 2016-2016 projects to be funded by the Office of Human Services is provided in the appendix. Mesa's City Council in past years has funded anti-poverty programs that target prevention, crisis services, transitional services, and log-term support for homeless individuals. Additional funding was also allocated for programs that provide services for those with special needs.

Actions planned to develop institutional structure

At one time, The City of Mesa's participation as a part of the Maricopa County Consortium accompanied regional priorities that aligned with nearby participating jurisdictions (PJs). The City of Mesa maintains some of those same regional priorities as its own entitlement jurisdiction and takes action to continue strengthening institutional structures established as a part of the Continuum of Care, the Maricopa Association of Governments, Arizona

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Chapter of National Association of Housing and Redevelopment Officials, The Arizona Housing Authority Directors Association, and the International City Managers Association.

Actions planned to enhance coordination between public and private housing and social service agencies

In order to enhance coordination between public and private housing with services and resources facilitated by social service agencies, the City of Mesa will continue to encourage non-profit and private developers as well as capital and financial institutions to increase new residential development located near social service agencies. Because the biggest barrier present in connecting low-income residents to social services is the lack of affordable transportation, the City of Mesa will look into partnering with local non-profits to increase transportation access. While installation of the light rail will provide some low-income residents access to these resources, some stakeholders stated that they would like to see an increase in the amount of social services and non-profit agencies in West and East Mesa for those that do not have access to cheaper modes of transportation.

To further increase the coordination of these plans, the City of Mesa Housing and Community Development Department will collaborate with other city departments and local non-profits that oversee housing, human service, and community development-related programs that benefit low- and moderate-income residents. The Housing and Community Development Advisory Board and Resident Advisory Boards are both staffed and educated by the Housing and Community Development Department which helps the City maintain a broad perspective on how grant funded programs are benefitting the community. These programs utilize federal, state, and local resources and partner with local public and private entities to achieve common goals of providing affordable housing, and social services to low- income residents.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The City of Mesa receives an annual allocation of CDBG, HOME, and ESG funds. Since the City receives these federal allocations the questions below have been completed, as they are applicable.

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. Estimated % of CDBG funds that will be used for activities that benefit low and moderate income persons.	80%

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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:

   The City of Mesa does not use forms of investment not described in §92.205(b).

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 will implement the home resale or recapture options based on each home activity subsidy. The City will require sub-recipients, CHDO's, and other entities to utilize the resale/recapture provisions outlined in the Annual Action Plan. A copy of the City of Mesa's Resale/Recapture provisions are listed below:

   Under the Resale provision, the City will ensure, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability that the housing is made available for a subsequent purchase only to a buyer whose family qualifies as a low-income family and will use the property as its principal residence. The Resale requirement will also ensure that the price at resale provides the original owner a fair return on investment (including the homeowner's investment and any capital improvement) and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers. For the purpose of the Resale provision, "fair return on investment" shall be defined and determined as follows:

   Fair Return on Investment – a monetary gain or loss, dependent on market conditions, as a result of the sale of the property.

   Capital improvements performed on the property will be considered as a basis for calculating fair return on investment. To be considered capital improvements, the upgrades (such as upgrade bathrooms and kitchens with new cabinets, granite or marble countertops, and natural stone flooring such as travertine, granite, and marble, solar panels, swimming pool) or additions (livable square footage or usable square footage such as a covered patio, detached garage, storage building, or guest house) must add value to the property. However, the value of these upgrades and additions are dependent upon what the current sales market will support, so not all upgrades or additions will add value above what the owner's original purchase price was for the property. In addition, any of the upgrades or additions must have been done with the required building permits and in compliance with all local building and zoning codes. The workmanship of the construction shall be equal to or greater than the industry standard

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and as defined by the State of Arizona Registrar of Contractors.

The following formula will be used to determine the owner's fair return on investment:

Sales Price (based on Market value)

- Senior lien balance

- Closing Costs

- Realtor fees

- Owner's Original Contribution

= Proceeds multiplied by the percentage of time the owner occupied the property during the period of affordability equals "Fair return of Investment"

For Example: The market sales price for the house is $100,000. The closing costs are $5,000. The realtor fees are $6,000. The down payment assistance provide to the owner was $15,000. The affordability period is 15 years. The owner lived in the house 6 years and 3 months. The owner purchased the house for $90,000 and provided $5,000 in down payment when it was purchased.

Sale Price - $100,000

Senior Lien Balance - $68,800

Closing Cost - $5,000

Realtor Fees - $6,000

Owner's Original Contribution - $5,000

Proceeds - $15,200

Since the owner occupied the property for 6years and 3 months, the percentage of time that the owner occupied the property would be 75 months (6 years & 3 months) divided by 180 months (15 year affordability period) equals 41.6 percent. So the "Fair Return of Investment" would be 41.6 percent of $15,200 or $6,323.20. All remaining proceeds will be provided to the new HOME low-income eligible homebuyer if needed to make the home affordable. If the new homebuyer does not need the remaining proceeds to make the property affordable, then the owner may keep all the remaining proceeds; however, a minimum of $2,000.00 of the remaining proceeds will go to the new homebuyer for closing costs assistance.

In addition, the resale provision will ensure that the housing will remain affordable to a "reasonable range of low-income homebuyers". The "reasonable range of low-income homebuyers" will be defined as those households at or between 60%-80% of area median income (AMI). To ensure affordability for the next buyer, the City will provide down payment and closing cost assistance so the mortgage payment is within the Front-end and Back-end percentages established under the City of Mesa Down Payment and Closing Costs Assistance Program. Upon the purchase of the property by the next buyer, the affordability period will reset based upon the Affordability Period table for the total amount of the HOME funds that have been invested in the property.

The period of affordability will be based on the total amount of HOME funds invested in the housing.

The City will use a declaration of restrictive covenants placed on the property to ensure that the property is sold to another qualified low-income family who agrees to make it their principal residence for the remainder of the period of affordability. The affordability restrictions may terminate upon occurrence of any of the following events: foreclosure, transfer in lieu of foreclosure or assignment of an FHA insure mortgage to HUD. The City may use purchase options, rights of refusal or other preemptive rights to purchase the housing before foreclosure to preserve affordability. The affordability restrictions shall be revived according to the original terms if, during the original affordability period, the owner of record before the termination event, obtains an ownership interest in the housing.

The Resale provision will be used where the City, sub-recipient, CHDO, or other entity will be financing the loan for the homebuyer and the sub-recipient, CHDO, or other entity have a long term vested interest in the project (such as land trust) or where the sub-recipient, CHDO or other entity has established an agreement with the homebuyer's lender that will ensure compliance with the resale provisions even in the event of a foreclosure or transfer in lieu of.

Under the Recapture provision, if the homebuyer transfers the property, voluntarily or involuntarily, the City will recapture only HOME funds that were used as a direct subsidy to the homebuyer for the purchase of the property. The direct subsidy can only be recaptured from the "net proceeds" of the sale of the property. The "net proceeds" shall be defined as sales price minus superior loan repayment (other than HOME funds) and any closing costs. The City will not recapture more than what is available from the "net proceeds" of the sale of the property.

The following Recapture options will be used for all direct subsidies to a HOME low-income eligible homebuyer:

Reduction during the Period of Affordability. This option will be used if the only HOME funds in the property were in the form of a direct subsidy to the homebuyer to reduce the amount of the mortgage and pay for closing costs; or in addition to a direct subsidy, HOME funds were used to rehabilitate the property and the amount of the rehabilitation was less than the direct HOME subsidy. The City will reduce the amount of the direct HOME subsidy on a pro-rata basis for the time the homebuyer has owned and occupied the property, measured against the required period of affordability. The following ratio will be used to determine the amount of the direct HOME subsidy that will be captured from the available "net proceeds".

- Divide the number of years the homebuyer occupied the home by the period of affordability,
- Multiply the resulting figure by the total amount of direct HOME subsidy originally provided to the homebuyer.

Number of years homebuyer occupied the home X Total direct HOME subsidy = Recapture Amount

Period of affordability.

Shared and Prorated Net Proceeds. This option will be used if the amount of HOME funds used to rehabilitate the property were equal to or greater than the amount of the direct subsidy to the homebuyer. The homebuyer shall receive a pro rata share of the net proceeds based on a percentage of time (on a monthly basis) the homebuyer has occupied the property during the period of affordability and the City shall receive all the remaining net proceeds. The homebuyer's percentage of the net proceeds is calculated by taking the number of months the homebuyer has occupied the property (rounding up) divided by the number of months in the period of affordability.

- Divide the number of months the homebuyer occupied the home by the number of months in the period of affordability,
- Multiply the resulting figure by the total amount of net proceeds

Number of months homebuyer occupied the home X Total Net Proceeds = Recapture Amount

Number of months in Period of Affordability

The period of affordability will be based on the total amount of direct HOME subsidy (down payment assistance, home buyer subsidy, closing costs) provide to the

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homebuyer. The City will use a promissory note, which will be secured with a deed of trust placed on the property, to ensure that the period of affordability is met. In the event the property is sold, the City will recapture from the available "net proceeds" all or a portion of the direct HOME subsidy provided to the homebuyer.

The affordability restrictions may terminate upon occurrence of any of the following events: sale, short sale, foreclosure, and transfer in lieu of foreclosure or assignment of an FHA insure mortgage to HUD. The City may use purchase options, rights of refusal or other preemptive rights to purchase the housing before foreclosure to preserve affordability.

The Recapture provision will be used where the homebuyer uses a financial institution, such as, but not limited to, a bank, mortgage company, or credit union, to finance the principal amount of the purchase of the property and the City, sub-recipient, CHDO, or other entity does not have an agreement with the homebuyer's lender to ensure the period of affordability through the resale provision.

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 City will use the following table in determining the Period of Affordability for the Resale provisions of homebuyer activities:

Total HOME Investment in Unit Period of Affordability

HOME Assistance	Number of Years
Under $15,000	5
Between $15,000 & $40,000	10
Over $40,000	15

Direct HOME Subsidy in Unit Period of Affordability

HOME Assistance	Number of Years
Under $15,000	5
Between $15,000 & $40,000	10
Over $40,000	15

*Note: Repayment of the direct HOME subsidy does not terminate the period of affordability and the homebuyer is still subject to the principal residence requirement unless the repayment is the result of a transfer, either voluntarily or involuntarily. ***

The City will use the following table in determining the Period of Affordability for all rental project activities:

Total HOME Investment in rental Project Period of Affordability

HOME Assistance	Number Of Years
Under $15,000	5
Between $15,000 & $40,000	10
Over $40,000	15
New Construction	20

The City will use either the resale or recapture provisions as outlined in number 2 above to enforce the period of affordability for homebuyers. All written agreements with the homebuyers will outline the period of affordability, principal residence requirement, and the resale or recapture provision that will be used to ensure the period of affordability. The City will secure the all HOME investments for homebuyer and rental activities with proper security instruments, such as promissory notes, deeds of trust, and declarations of restrictive covenants, placed upon the property to ensure the period of affordability.

Upon the satisfaction of the period of affordability by the homebuyer, the homebuyer shall be entitled to all "net proceeds" for the sale of the property and/or will no longer be obligated to use the property as their principal residence.

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 City of Mesa does not intend to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

During this Action Plan period, the City's ESG subrecipients will continue to evaluate client eligibility and household needs in accordance with the centralized assessment requirements of the Maricopa County Continuum of Care, which include the following:

- The program participant must meet the criteria under paragraph (1) the "at risk of homelessness" definition or who meet the criteria in paragraph (2), (3), 0r (40 of the homeless definition in 576.2 for homeless prevention assistance.
- City of Mesa resident for at least 3 months or evicted from Mesa residence within past 1-4 months.
- Household must meet both of the following circumstances: (1) no appropriate subsequent housing options have been identified; and (2) the household lacks the financial recourses.

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 City of Mesa will continue to coordinate with the Maricopa COC to streamline a centralized or coordinated assessment system in accordance with HUD requirements. The implementation of the coordinated system will include emergency and essential services providers, homeless prevention and rapid re-housing assistance providers, other homeless assistance providers, and housing providers who currently utilize the homeless management information system (HMIS).

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).

   The City of Mesa will continue to allocate ESG funds through a competitive grant application process, as directed by the City's Housing and Community Development Advisory Board.

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

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regarding facilities and services funded under ESG.

The City of Mesa meets the homeless participation requirement found in 24 CFR 576.405(a) through the Maricopa County Continuum of Care's. Several organizations representing the homeless were contacted for input during the planning process and the public meeting was advertised and homeless persons were informed of the meeting at the time of their housing and social services were provided. Homeless participation will continue to be secured through consultation with the Maricopa Association of Governments.

5. Describe performance standards for evaluating ESG.

The City of Mesa will utilize the following evaluation standards for ESG activities:

Case Management Services:

- 80% of program participants have a monthly services transaction and housing plan in HMIS
- 30% of program participants will see an increase in self-sufficiency scores by 20 percent

Coordination of Services:

- Improved Care coordination between housing partners and mainstream resources

Tenant Based Rental Support Under Rapid Re-Housing:

- At Least 92 households assisted with rental support

Housing Relocation & Stabilization Services Under Rapid Re-Housing and Homeless Prevention:

- At least 12 households assisted.

The composition and procedures for monitoring ESG activities will be reviewed and modified annually as necessary as new program guidelines are published by HUD.