City of Mesa

Consolidated Annual Performance Evaluation Report (CAPER)

FY 2025/2026

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)
This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)
Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

This CAPER report covers the program year from July 1, 2025, through June 30, 2026. During FY 2025/2026, the City of Mesa received Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Human Services/A Better Community (ABC) funding to address community development, affordable housing, homelessness, and public service needs throughout the city.

Community Development Block Grant (CDBG)

The City of Mesa received FY 2025/2026 CDBG entitlement allocation of $3,675,410. In addition, approximately $24,956 in program income was available, resulting in total available CDBG resources of approximately $3,700,366. Funding recommendations were reviewed by the Housing and Community Development Advisory Board and subsequently approved by the Mesa City Council. Approximately $735,082 was allocated for program administration, $576,268 was available for public service activities, and $2,389,017 was allocated for housing rehabilitation activities.

CDBG Public Service Activities

A total of $576,268 was allocated to public service activities benefiting low- and moderate-income Mesa residents. Funding supported programs addressing homelessness, emergency shelter, youth education, family shelter, housing stability, and supportive services. Agencies receiving CDBG Public Service funding included Family Promise–Greater Phoenix for the Mesa Family Shelter

Program, Child Crisis Arizona for Early Education Services for Low-Income Mesa Families, and A New Leaf for Housing Support Services. In addition, the City of Mesa Homeless Solutions Office received a set-aside allocation of $295,925 for Navigation Services to support street outreach, engagement, and connection to housing and supportive services for individuals experiencing homelessness.

Housing Rehabilitation

A total of $2,389,017 was allocated to the City of Mesa Housing and Community Development Division for the Emergency Rehabilitation Program. Due to the cancellation of A New Leaf's CDBG Public Services Contract in the amount of $60,894, these funds were re-allocated to the City of Mesa's Housing Rehabilitation program. The revised allocation amount is $2,449,911. The program provides critical repairs and improvements to owner-occupied housing units occupied by low- and moderate-income households. Eligible activities include health and safety repairs, accessibility improvements, emergency system replacements, and preservation of the City's existing affordable housing stock. The program helps maintain safe and decent housing conditions while preserving affordable housing opportunities for Mesa residents.

HOME Investment Partnerships Program (HOME)

The City of Mesa received an estimated FY 2025/2026 HOME allocation of $1,293,064.91, in addition to available HOME resources from prior-year allocations and program income. HOME funds were used to support tenant-based rental assistance activities and affordable housing development.

Tenant-Based Rental Assistance (TBRA)

A total of $400,000 was allocated to the City of Mesa Housing and Community Development Division for its Rental and Utility Deposit Assistance Program. An additional $200,000 was awarded to Community Bridges, Inc. to provide HOME-funded Tenant-Based Rental Assistance services to eligible households. These activities assist low-income households in securing and maintaining housing by providing assistance with rental and utility deposits.

Affordable Housing Development

HOME funding was also conditionally awarded to support the development and preservation of affordable housing opportunities within Mesa. A New Leaf received a conditional commitment of $3,000,000 for the La Mesita Phase IV Construction Project, and Copa Health received a conditional commitment of $1,000,000 for the Beverly Family Housing development.

Both funding commitments were expressly contingent upon the projects receiving Low-Income Housing Tax Credit (LIHTC) allocations from the Arizona Department of Housing (ADOH). In addition, the projects were required to satisfy all HOME program requirements, including environmental review, underwriting, subsidy layering review, project eligibility determinations, and execution of funding agreements prior to commitment of funds.

Emergency Solutions Grant (ESG)

The City of Mesa received an estimated FY 2025/2026 ESG allocation of $340,016. After administrative costs, approximately $314,515 was available for ESG program activities. ESG funding supported both emergency shelter operations and rapid rehousing activities for individuals and families experiencing homelessness.

Rapid Rehousing

Save the Family Foundation of Arizona received $110,506 in ESG funding to provide Rapid Rehousing services. The program assists eligible households experiencing homelessness with obtaining and maintaining permanent housing through housing search assistance, case management, and housing stabilization services.

Emergency Shelter Operations

ESG shelter funding supported emergency shelter operations through several nonprofit providers. Awards included funding to A New Leaf for the East Valley Men’s Center, Child Crisis Arizona for the Group Home for Homeless Male Youth, and Tempe Community Action Agency for the I-HELP Emergency Shelter Program. Collectively, these shelter activities received approximately

$204,009 in ESG funding and provided emergency shelter and supportive services to individuals and families experiencing homelessness.

The City of Mesa continued to collaborate with the Maricopa Regional Continuum of Care (CoC) to coordinate homelessness response efforts, strengthen regional partnerships, and align local ESG-funded activities with regional homelessness strategies. City staff participated in Coordinated Entry, Planning, and ESG committees to improve service delivery and housing outcomes throughout the region.

Human Services Funding and A Better Community (ABC)

In addition to federal entitlement programs, the City of Mesa awarded Human Services funding to a variety of nonprofit organizations serving Mesa residents. Funded activities addressed food insecurity, services for older adults, health services, homelessness prevention, domestic violence services, youth development, workforce development, legal assistance, and other supportive services for vulnerable populations.

The City received $582,000 in general funds and $108,000 from the city's utility donation program, for a total of $690,000 in Human Service funding for FY 2025/2026. Organizations receiving Human Services funding included United Food Bank, Aster Aging, Community Legal Services, Oakwood Creative Care, Matthew's Crossing, Arizona Brainfood, Catholic Charities Community Services, East Valley Institute of Technology, Maggie's Place, Big Brothers Big Sisters of Central Arizona, House of Refuge, A New Leaf, Mesa United Way, Homeless Youth Connection.

Through these combined investments, the City of Mesa continued its commitment to expanding housing opportunities, preserving affordable housing, preventing and addressing homelessness, supporting vulnerable populations, and improving the quality of life for low- and moderate-income residents throughout the community.

OMB Control No: 2506-0117 (exp. 09/30/2021)

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
1A Improve Public Facilities & Infrastructure	Non-Housing Community Development	CDBG: $1,287,974.95	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	130100	43,940	33.77%	43,940	43,940	100%
2A Public Services for LMI & Special Need	Non-Housing Community Development	CDBG: $515,375	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3500	1450	41.43%	520	1450	278.85%
2A Public Services for LMI & Special Need	Non-Housing Community Development	CDBG: $0.00	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
2A Public Services for LMI & Special Need	Non-Housing Community Development	CDBG: $	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
3A Housing Rehabilitation	Affordable Housing	CDBG: $2,449,911	Homeowner Housing Rehabilitated	Household Housing Unit	500	94	18.8%	118	94	80%
3B New Housing Development	Affordable Housing	HOME: $	Rental units constructed	Household Housing Unit	350	0	0.00%	154	0	0.00%

3B New Housing Development	Affordable Housing	HOME: $	Homeowner Housing Added	Household Housing Unit	10	0	0.00%	2	0	0.00%
3C Tenant-Based Rental Assistance	Affordable Housing	HOME: $372,644.09	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1000	206	21.00%	158	206	130.38%
4A Emergency Shelter Services	Homeless	ESG: $182,614.13	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	1500	876	58.40%	99	371	374.74%
4B Rapid Rehousing Homeless Prevention	Homeless	ESG: $226,199.20	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	75	21	28.00%	14	21	150.00%
5A Effective Admin & Planning	Non-Housing Community Development	CDBG: $ / HOME: $ / ESG: $	Other	Other	5	0	0.00%	1	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of Mesa's FY 2025/2026 Annual Action Plan identified goals in the following areas, each of which falls within the five-year priorities identified in the strategic plan portion of the city's 2025-2029 Consolidated Plan: Provision of non-homeless public services; Emergency shelter operations; Increase affordable housing stock; and public facility improvements.

During FY 2025/2026, the city used CDBG and ESG funds to support emergency shelter operations, including A New Leaf's Housing Support Services, Child Crisis Arizona's Early Education Services, Family Promise's Mesa Family Shelter Program, and Phoenix Rescue Mission's Navigation Program. CDBG Public services activities included case management, outreach and navigation services for homeless and formerly homeless people, homeless supportive services, and shelter services.

- A New Leaf was awarded $69,805 in CDBG Public Services and served 137 homeless people through Housing Support Services.
- Child Crisis Arizona was awarded $74,805 and served 55 people through Early Education Services for Low-Income Mesa Families.
- Family Promise was awarded $74,840 and served 141 homeless people through the Mesa Family Shelter Program.
- Phoenix Rescue Mission was awarded $295,925 and assisted 1,117 homeless people through the Navigation Program.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME
White	934	280
Black or African American	353	231
Asian	4	10
American Indian or American Native	92	33
Native Hawaiian or Other Pacific Islander	13	0
American Indian or Alaskan Native & White	3	0
Black/African American & White	1	0
American Indian/Alaskan Native & Black /African American	1	0
Other/Multi	143	2
Total	**1544**	**556**
Hispanic	319	135
Not Hispanic	1225	421

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	28
Asian or Asian American	9
Black, African American, or African	139
Hispanic/Latina/e/o	94
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	6
White	144
Multiracial	15
Client doesn't know	0
Client prefers not to answer	0
Data not collected	0
Total	**435**

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

In FY 2025/2026, the City of Mesa assisted 1544 persons/households through CDBG funding, 60% were white, 23% were Black or African American, 17% were American Indian or American

Native, or Native Hawaiian or other Pacific Islander or Multi-Racial. Of the total persons/households served, 21% were Hispanic and 79% were non-Hispanic. With HOME funds, for the City of Mesa program, 556 persons/households were served, 50% were white, 42% were Black or African American, and 8% were Asian, American Indian, or American Native. Of the total persons/households served, 24% were Hispanic and 76% were non-Hispanic. ESG figures for race and ethnicity are for individuals assisted rather than households. A total of 435 persons were assisted through ESG of which 33% where White, 32% were Black or African American, 35% of individuals were Asian, American Indian or American Native, Native Hawaiian or other Pacific Islander, Hispanic or Multi-Racial. Of the total individuals served, 28% were Hispanic and 72% were non-Hispanic.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	3,675,410	3,888,801
HOME	public - federal	6,428,011	916,075
ESG	public - federal	340,016	441,461

Table 3 - Resources Made Available

Narrative

A total of $3,675,410 in CDBG funds were available during the Program Year. Fifteen percent of funds received as program income were allocated to FY 2025/2026 Public Services and the remaining funded FY 2024/2025 Emergency Rehabilitation Program. In FY 2025/2026, $3,888,801 in CDBG funds were expended. For the HOME Investment Partnership Program, $6,428,011 were available during the program year. In FY 2025/2026, $916,075 in HOME funds were expended and $69,030 was received in program income. A total of $340,016 was available for ESG and a total of $441,461 was expended, the additional expenditures were carried over from FY2024/2025. A total of $138,577 was expended in CDBG-CV funds in FY2025/2026.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide Low/Mod Eligible	100	100	Other

Table 4 – Identify the geographic distribution and location of investments

Narrative

For FY 2025/2026, 100% of CDBG funding was allocated to activities that benefit low-and-moderate Mesa residents. 100% of the CDBG funding allocated assisted Mesa residents city-wide.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Mesa utilizes General Funds as match for the city-administered Tenant-Based Rental Assistance Program (TBRA) and the Emergency Solutions Grant (ESG). For FY 2025/2026 the General Fund contributed $58,5876.25 as match for the City of Mesa's TBRA Program.

The City of Mesa funded Community Bridges, Inc $200,000 in HOME TBRA funds and Community Bridges contributed $50,000 as match funding.

City of Mesa funded Save the Family $724,286.40 in HOME TBRA funds and Save the Family contributed $181,71.60 as match funding.

ESG Match and Leverage:

The City of Mesa funded A New Leaf $146,806 in ESG for shelter operation and A New Leaf leveraged additional resources in the amount of $2,516,586. The city provided 50% ($73,403) of the match from General Funds and the remaining 50% $73,403) was matched by private funding, through Valley of the Sun United Way, the cities of Scottsdale, Tempe, and Maricopa County private grants via A New Leaf.

Child Crisis Arizona was funded $26,806 in ESG for their group home shelter, and they leveraged additional resources in the amount of $1,387,050. The city provided 50% ($13,403) of the match from General Funds and the remaining 50% ($13,403) was matched by Arizona Department of Child Safety, Gila River Indian Community Tribal Social Services, and unrestricted agency contributions.

Save the Family was funded $226,199.20 in ESG for rapid rehousing and Save the Family leveraged additional resources in the amount of $1,899,156. The city provided 50% ($113,099.60) of the match from General Funds and the remaining 50% ($113,099.60) was matched by contributions, donations, and grants.

Tempe Community Action Agency was funded $30,397 for their I-HELP shelter and they leveraged additional resources in the amount of $839,203. The city provided 50% ($15,198.50) of the match from General Funds and the remaining 50% ($15,198.50) was matched by Maricopa County, City of Tempe, City of Scottsdale, contributions, donations, and grants.

Additionally, the city provided funding to non-profit agencies for human service activities through "A Better Community (ABC)," the city's utility donation program, in the amount of $108,000.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	2,002,412
2. Match contributed during current Federal fiscal year	100,000
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	2,102,412
4. Match liability for current Federal fiscal year	202,848
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,899,564

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	**Date of Contribution**	**Cash (non-Federal sources)**	**Foregone Taxes, Fees, Charges**	**Appraised Land/Real Property**	**Required Infrastructure**	**Site Preparation, Construction Materials, Donated labor**	**Bond Financing**	**Total Match**
A New Leaf ESG	07/01/2025	146,806	0	0	0	0	0	146,806
Child Crisis ESG	07/01/2025	15,687	0	0	0	0	0	15,867
Tempe Community Action Agency ESG	07/01/2025	20,121	0	0	0	0	0	20,121
Save the Family ESG	07/01/2025	219,275	0	0	0	0	0	219,275
City of Mesa HOME TBRA	07/01/2025	58,876	0	0	0	0	0	58,876
Community Bridges HOME TBRA	07/01/2025	33,906	0	0	0	0	0	33,906
Save the Family HOME TBRA	07/01/2025	82,553	0	0	0	0	0	82,553

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period $	**Amount received during reporting period $**	**Total amount expended during reporting period $**	**Amount expended for TBRA $**	**Balance on hand at end of reporting period $**
$0	**$108,048.76**	**$108,048.76**	**$108,048.76**	**$0**

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	**Minority Business Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

	Total	**Women Business Enterprises**	**Male**
Contracts			
Number	**0**	**0**	**0**
Dollar Amount	**0**	**0**	**0**
Sub-Contracts			
Number	**0**	**0**	**0**
Dollar Amount	**0**	**0**	**0**

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	**Minority Property Owners**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	**0**	**0**	**0**	**0**	**0**	**0**
Dollar Amount	**0**	**0**	**0**	**0**	**0**	**0**

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired	**0**	**0**
Businesses Displaced	**0**	
Nonprofit Organizations Displaced		
Households Temporarily Relocated, not Displaced		

Households Displaced	**Total**	**Minority Property Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	**0**	**0**	**0**	**0**	**0**	**0**
Cost	**0**	**0**	**0**	**0**	**0**	**0**

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	372	300
Number of Special-Needs households to be provided affordable housing units	0	0
Total	**372**	**300**

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	200	206
Number of households supported through The Production of New Units	72	0
Number of households supported through Rehab of Existing Units	100	94
Number of households supported through Acquisition of Existing Units	0	0
Total	**372**	**300**

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City of Mesa established a one-year goal of assisting 372 households through HOME-funded activities during FY 2025/2026. Planned activities included providing rental assistance to 200 households, supporting the production of 72 new affordable housing units, and rehabilitating 100 existing housing units. At the time of this reporting period, no households were reported as assisted through HOME-funded activities.

The difference between the goals established in the Annual Action Plan and the outcomes reported in the CAPER reflects the timing and complexity of HOME-funded activities. Affordable housing development projects require environmental review, underwriting, subsidy layering review, funding agreements, financing commitments, permitting, and construction before households can be counted as served. Additionally, HOME funds recommended for affordable housing development were contingent upon the successful award of Low-Income Housing Tax Credits (LIHTC) through the Arizona Department of Housing (ADOH), which affected project timelines and implementation. As a result, planned accomplishments were not realized during the reporting period despite continued progress toward project development and program implementation.

Discuss how these outcomes will impact future annual action plans.

The city will continue to monitor project implementation schedules and evaluate the feasibility of future HOME program goals to ensure they more accurately reflect project readiness and anticipated timelines. Future Annual Action Plans may incorporate more realistic production and expenditure timelines for HOME-funded activities, particularly for affordable housing development projects that require multiple funding sources and extended development periods. The city expects that the planning, underwriting, and project development activities that began during FY 2025/2026 will contribute to measurable housing outcomes in future program years as projects continue to advance.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	26	136
Low-income	39	53
Moderate-income	29	17
Total	**94**	**206**

Table 13 – Number of Households Served

Narrative Information

The Emergency Rehabilitation Program provides critical assistance to Mesa homeowners by funding emergency repairs to address substandard housing conditions. These conditions are defined as those that pose a serious threat to the health, safety, or welfare of the household, or that impact the immediate livability of the home.

In FY 2025/2026, a total of 94 households were assisted through the CDBG Emergency Rehabilitation Program. Of those served:

- 26 households were extremely low-income (at or below 30% AMI),
- 39 households were low-income (at or below 50% AMI), and
- The remaining 29 households were moderate-income (at or below 80% AMI).

Through its own program and programs through sub-recipients, the City of Mesa uses HOME funds to fund multiple TBRA programs which pay for rent, security deposits, and utility deposits.

In FY 2025/2026, a total of 206 households were served through HOME TBRA:

- 136 households were extremely low-income (at or below 30% AMI),
- 53 households were low-income (at or below 50% AMI), and
- The remaining 17 households were moderate-income (at or below 80% AMI).

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

A New Leaf provides emergency shelter, basic needs, and supportive services for single men experiencing homelessness at the East Valley Men's Center (EVMC). The primary goal of EVMC, supported is to reduce the number of men experiencing homelessness who are living on the streets or in other unsafe conditions and support them in their goal to gain housing stability. EVMC provides clients with shelter, basic needs, supportive services for up to 120 days with a capacity of 105 beds, supportive services, and referral resources to enable clients to reach their long-term economic and housing stability goals, while also focusing on improving social determinants of health.

A New Leaf requests funding to provide Housing Support Services to residents at La Mesita and Desert Leaf Apartments, located in Mesa. The agency is also under contract to provide Housing Support Services to residents of Artspace Lofts, located in Mesa. Services serve low-income individuals and families, as well as those who are chronically homeless or homeless with special needs, who are transitioning into permanent housing. Services include tools to break the cycle of poverty and homelessness in their lives, secure employment and/or education, gain self-sufficiency, realize a sense of belonging within their communities, case management, basic need assistance, educational and financial coaching, community events, transportation, workforce development, and educational, socialization, and recreational activities for children and youth.

Child Crisis Arizona Group Home provides around-the-clock emergency shelter for boys, ages 11 – 18, providing basic needs (food, clothing, shelter, education, and comprehensive healthcare). The home can provide care for 10 boys concurrently. Programming includes group counseling, socialization activities, development of life skills, and transportation to/from school and appointments. The program provides long-term care for homeless youth in the child welfare system, offering stability and consistency with a goal of guiding youth to independent adulthood.

Our Mesa Family Shelter Program provides suitable, home-like living environments for homeless families with youth under age 18, focusing on shelter, food, and social services that move them toward independent housing and self-sufficiency. We serve homeless and low-income families by meeting basic needs for a bed, hygiene items, and comfort items for kids then connecting families with childcare/school, supporting employment opportunities, and finally providing financial literacy skills and housing guidance.

Phoenix Rescue Mission provides housing navigation and case management services for homeless individuals. All individuals are assessed for services needed and offered resources based on their needs; all are reported in Case Worthy and HMIS to document the services provided. Chronically homeless individuals who are not a match for PRM program services are assessed and placed on the Maricopa County Coordinated Entry system for adults and families.

Save the Family will provide Rapid Rehousing Services to Mesa households experiencing homelessness in order to stabilize the household, end their homelessness, and help them secure permanent housing. Households will receive housing location services and payment of stepped-down rental subsidies to secure their own leased rental housing in the community. Households will receive Case Management and access to wrap-around Supportive Services (Family, Adult's and Children's Empowerment Services - FACES) designed to empower them to maintain on- going permanent housing without financial subsidies.

Tempe Community Action Agency's I-HELP Emergency Shelter services benefit unsheltered seniors, adults and couples. Services include assessment and housing plan development; case management, housing navigation, and community health worker interventions; employment assistance; housing location and placement services; financial assistance with move-in costs; transportation services; enrollment into public benefits (including an expedited SSI/SSDI enrollment process); mail services; access to basic essentials and hygiene items including shower and laundry services, food bags, evening meals, and hygiene kits; and social activities such as movie nights and book club. Weekly healthcare services are provided onsite by Circle the City including links to mental/behavioral health providers, and Homeless ID Project provides onsite identification document recovery services for shelter participants.

Mesa Housing Authority (MHA) was awarded 108 Emergency Housing Vouchers. These vouchers are specifically designed for households who are homeless, at risk of homelessness, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking, or recently homeless. As Emergency Housing Voucher (EHV) households exit the program, the vouchers are not reissued. These vouchers have now been transferred to the Housing Choice Voucher Program, due to EHV funding not being renewed.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Mesa provided funding for several homeless shelters over FY 2025/2026 using CDBG, ESG, and HOME funds. These organizations include A New Leaf, Child Crisis, Family Promise, Phoenix Rescue Mission, Save the Family, and Tempe Community Action Agency (TCAA).

A New Leaf operates the following facilities, each of which includes case management, life skills, crisis intervention, resource identification/referrals, and assistance with basic needs:

• La Mesita Family Shelter, a 16-unit shelter serving families with children;

• Desert Leaf Shelter,

• ArtSpace,

• East Valley Men's Center, which includes 105 emergency beds serving single men provided shelter for adults and children; and

Child Crisis Arizona Group Home provides around-the-clock emergency shelter for boys, ages 11 – 18, providing basic needs (food, clothing, shelter, education, and comprehensive healthcare).

Family Promise provides shelter bed nights for homeless families, including safe shelter, food, basic needs, clothing, childcare, transportation, case management, employment referrals, and housing assistance.

Phoenix Rescue Mission provides housing navigation and case management services for homeless individuals. All individuals are assessed for services needed and offered resources based on their needs.

Save the Family serves a critical function in our community providing housing and services to help homeless families become permanently housed and financially self-sufficient. Services include case coordination, support services, transitional Housing, rapid re-housing, supportive services for veteran families, shelter + care, and permanent supportive housing.

Tempe Community Action Agency (TCAA) provides assistance using a nontraditional mobile shelter model. Rather than using a dedicated shelter facility, a network of faith organizations provides TCAA with free access to their facilities for 40 safe sleeping spaces for adults every night of the year. In addition to the faith partners, TCAA collaborates with EVIT and volunteer groups for evening meals for shelter guests, HOM for Rapid Rehousing placements, Circle the City for onsite healthcare services, and Homeless ID Project for replacement of lost or stolen ID documents.

The City of Mesa also allocated Human Services funding (A Better Community (ABC) utility donation funds and General Funds) to support the following activities:

• A New Leaf, Autumn House, a domestic violence shelter that serves men, women, or families fleeing abusive relationships.

• House of Refuge, a transitional housing program that serves 100 Mesa persons experiencing homelessness and providing wrap-around services including case management, employment and education services.

• Maggie’s Place, a shelter for 52 unduplicated Mesa persons experiencing homelessness and providing wrap-round services to increase self-sufficiency.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Mesa allocated Community Development Block Grant (CDBG) funds to Child Crisis Arizona’s Early Education Services for Low-Income Mesa Families: The Mesa Early Education Center's Preschool Program aims to prepare children for kindergarten through a focus on literacy and STEAM (Science, Technology, Engineering, Art, Math). Each participating family is assigned a Family Support Specialist to help identify challenges and access resources, extending support to siblings as well.

The City of Mesa also allocated Human Services funding (A Better Community (ABC) utility donation funds and General Funds) to support the following activities:

- Arizona Brainfood is a non-profit organization whose sole program is providing weekend backpacks of nutritious, child-friendly, and user-friendly food for children in the East Valley who have been identified by school health offices, teachers, and other personnel as being at risk for having no food or insufficient food on weekends.
- Aster Meals on Wheels assists homebound older and disabled adults in Mesa with hot, nutritious meals that are delivered each weekday, coupled with wellness / safety checks.
- Community Legal Services is a non-profit, civil law firm in Arizona. Their Legal Advocacy and Education for Low-Income Mesa Residents program assists the counties of La Paz, Maricopa, Mohave, Yavapai and Yuma. Provides no-cost legal services to the residents of the City of Mesa. Services that CLS will provide include legal education and advocacy, brief advice, and direct representation.

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 provided funding for several homeless shelters over FY 2025/2026 using CDBG, ESG, and Human Services funds. These organizations include A New Leaf, Catholic Charities, Child Crisis Arizona, Family Promise, House of Refuge, Maggie's Place, Phoenix Rescue Mission, Save the Family, and Tempe Community Action Agency.

A New Leaf operates the following facilities, each of which includes case management, life skills, crisis intervention, resource identification/referrals, and assistance with basic needs:

- La Mesita Family Shelter, a 16-unit shelter serving families with children;
- East Valley Men's Center, which includes 105 emergency beds serving single men provided shelter for adults and children; and
- Autumn House, a domestic violence shelter that serves men, women, or families fleeing abusive relationships.

Child Crisis Arizona provides emergency shelter and counseling for children during a crisis situation, or who are homeless. Licensing or certification process support is provided for families wishing to become foster or adoptive parents, as well as case management and wrap-around coordination, support services, transitional Housing, rapid re-housing, supportive services for veteran families, shelter + care, and permanent supportive housing.

Family Promise provides shelter bed nights for homeless families, including safe shelter, food, basic needs, clothing, childcare, transportation, case management, employment referrals, and housing assistance.

Phoenix Rescue Mission provides housing navigation and case management services for homeless individuals. All individuals are assessed for services needed and offered resources based on their needs.

Save the Family serves a critical function in our community providing housing and services to help homeless families become permanently housed and financially self-sufficient. Services include case coordination, support services, transitional Housing, rapid re-housing, supportive services for veteran families, shelter + care, and permanent supportive housing.

Tempe Community Action Agency (TCAA) provides assistance using a nontraditional mobile shelter model. Rather than using a dedicated shelter facility, a network of faith organizations provides TCAA with free access to their facilities for 40 safe sleeping spaces for adults every night of the year. In addition to the faith partners, TCAA collaborates with EVIT and volunteer groups for evening meals for shelter guests, HOM for Rapid Rehousing placements, Circle the

City for onsite healthcare services, and Homeless ID Project for replacement of lost or stolen ID documents.

The City of Mesa also allocated Human Services funding A Better Community (ABC) utility donation funds and General Funds to support the following activities:

- Catholic Charities provides comprehensive services for victims of sexual assault and domestic violence through our Pathways and My Sisters' Place (MSP) programs by offering shelter and wrap-around services.
- House of Refuge operates 88 homes, providing safe and stable housing for families experiencing homelessness, through transitional housing and wrap-around support programs. Services include finding case management, employment assistance, and obtaining permanent housing.
- Maggie's Place provides shelter and wrap-around services for homeless pregnant women and their children in Mesa at the Hannah House.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of Mesa does not own or operate any public housing units or development. The city administers voucher programs which are tenant-based with units that are scattered throughout the city. Programs include the Housing Choice Voucher (HCV), Veterans Affairs Supportive Housing (VASH), Family Unification Program (FUP), and Mainstream Vouchers. The City of Mesa receives a total of 1,861 vouchers: 1,490 HCV; 206 VASH; 28 FUP (part of HCV); and 137 Mainstream vouchers. In the tenant-based system, tenants identify and select their own units with the requirement that the landlord agrees to participate in the HCV program. Accessible units for residents with disabilities are available throughout the city. Tenants with disabilities also have the right to ask for reasonable accommodation according to federal regulations. The city dedicated vouchers for the disabled. The City of Mesa is available to help locate accessible units if requested. The City of Mesa was awarded 108 Emergency Housing Vouchers (EHV) for individuals or families that are homeless, at risk of homelessness, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking, or previously homeless. The EHV's have now been transferred to Housing Choice Vouchers. Payment Standards established by the Mesa Housing Authority (MHA) are based on HUD's Fair Market Rents (FMR) guidelines. The Public Housing Authority (PHA) provides project-based vouchers to two properties, owned and operated by non-profit organizations which serve the chronically homeless. Escobedo and La Mesita consist of 88 units that are leased to chronically homeless households.

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

The primary program through which the City of Mesa and its Housing Authority encourage public housing residents to participate in homeownership is the Section 8 Housing Choice Voucher Family Self Sufficiency (FSS) program. FSS 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. Mesa operates a voluntary FSS program designed to help interested HCV holders plan to conquer roadblocks on the way to self-sufficiency. The housing authority helps connect low-income residents with supportive services, such as career advisors, employment services, training/educational opportunities, grants, and scholarships. When a resident's earned income increases (and their portion of the rent goes up) FSS puts money aside each month in an escrow account to be returned to the tenant when they graduate from the FSS program. The FSS Success/Homebuyers Club and other partner services help residents understand how to become a homeowner, increase their credit score, and learn about opportunities that will allow them to buy a home. During FY 2025/2026, 58 participants were enrolled in the FSS Program. There were 8 program graduates with a total of $159,085.31 paid out in escrow funds. There are currently 50 participants on the program and 39 of those participants have positive escrow account earning monthly interest. The PHA sends out a quarterly newsletter to participants that includes news and program updates. It also promotes new members to serve on the HCV Resident Advisory Board.

Actions taken to provide assistance to troubled PHAs

N/A - The City of Mesa Housing Authority is a high-performing agency.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j) –

Actions taken 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. 91.220 (j); 91.320 (i)

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City of Mesa did not make any public policy changes during FY 2025/2026. The HUD 5-Year Consolidated Plan for 2025-2029, completed in the previous FY is a strategic planning document required by HUD for states and local jurisdictions to receive federal funding for housing and community development programs, including CDBG, HOME, and ESG. It outlines local needs, sets goals, and guides the use of federal funds, from programs including CDBG, HOME, and ESG. The plan includes a needs assessment, housing market analysis, and a strategy for spending over five years. Public input is a key part of the process. FY2025/2026 Annual Action Plan and CAPER represent the first year of the Consolidated Plan.

The Mesa Housing Authority (MHA) provides project-based vouchers to two properties, owned and operated by non-profit organizations, that have been awarded Project Based Vouchers (PBV) that serve the chronically homeless families and individuals. Escobedo and La Mesita provide a total of 88 units dedicated to the chronically homeless, the city currently has no vacancies for these units; referrals have been sent to the properties. The Public Housing Authority (PHA) has two preferences for the HCV waiting list: 1) chronically homeless persons and 2) people who live or work in Mesa. The city assists families or individuals that are chronically homeless in Mesa first.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City of Mesa continued to take appropriate actions during FY 2025/2026 to evaluate and reduce lead-based paint hazards in accordance with HUD's Lead Safe Housing Rule (24 CFR Part 35) and all applicable federal, state, and local regulations. The city provides education to all recipients of federally funded housing rehabilitation assistance regarding the dangers of lead-based paint and distributes HUD's "Protect Your Family from Lead in Your Home" brochure to participants in the Emergency Rehabilitation Program.

Lead-based paint hazard evaluation and control requirements are incorporated into the City's CDBG-funded Housing Rehabilitation Program Policies and Procedures, rehabilitation specifications, and project management practices. The city requires compliance with lead-safe work practices on all applicable rehabilitation activities and ensures that staff responsible for program administration maintain the appropriate training and certifications necessary to oversee compliance with federal lead-based paint requirements.

All housing units constructed prior to 1978 that receive federal rehabilitation assistance are evaluated in accordance with HUD regulations to determine the appropriate level of lead hazard evaluation and control. The extent of testing and hazard reduction activities is determined based on the year the property was constructed, the scope of rehabilitation work being performed, and applicable de minimis thresholds established under 24 CFR Part 35. Depending on the nature and location of the rehabilitation activities, required evaluations may include paint testing, risk assessments, lead dust sampling, soil sampling, interim controls, or abatement measures.

The city utilizes only certified lead-based paint inspectors and risk assessors to conduct lead hazard evaluations and assessments. When required, qualified and certified firms perform X-Ray Fluorescence (XRF) testing, lead dust wipe sampling, lead soil sampling, and other approved assessment methods to identify and quantify potential lead-based paint hazards. Upon completion of the evaluation, a comprehensive report documenting the findings and recommended hazard reduction measures is provided to the City's Housing Rehabilitation staff, the recipient participating in the Emergency Rehabilitation Program, and any contractors responsible for performing lead hazard reduction, mitigation, or abatement activities. This process ensures all parties are informed of identified hazards and required corrective actions prior to the commencement of rehabilitation work.

When lead-based paint hazards are identified, the City requires appropriate hazard reduction measures in accordance with HUD regulations and project specifications. Abatement is the preferred method when feasible and appropriate for the scope of work. Hazard reduction activities are performed by licensed and certified contractors with the necessary state and federal credentials. Upon completion of the hazard reduction work, clearance testing is conducted by an independent certified testing firm to verify that lead hazards have been successfully addressed before project closeout. Clearance reports and all supporting documentation are maintained in the project file. Through these procedures, the city continues to protect residents from lead-based paint hazards while preserving and improving the quality of Mesa's affordable housing stock.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City of Mesa works with non-profits that are funded with CDBG, CDBG-CV, ESG, Human Services & local General Funds with the purpose of reducing the number of poverty-level families.

In FY 2025/2026: A New Leaf received funding for their Housing Supportive Services Program to provide tenants who struggle with homelessness with steps to be less dependent upon social services & programs.

A New Leaf received funding to provide emergency shelter, basic needs, & supportive services for single men experiencing homelessness at their East Valley Men Center. The primary goal is to reduce the number of men living on the streets or in unsafe conditions & support them in their goal to gain housing stability.

A New Leaf, Autumn House, a domestic violence shelter that serves men, women, or families fleeing abusive relationships.   Provides emergency shelter, basic needs, and supportive services for families experiencing homelessness due to domestic abuse.

Child Crisis Arizona received funding to provide low-income individuals & families the assistance needed to avoid becoming homeless by providing essential support, eliminate barriers to family success & support children's early education better. Participating families are assigned a Family Support Specialist who works with them to identify problems & find resources.

Community Bridges Inc. received funding to provide crisis intervention services to Mesa persons, including access to care, crisis response team, & hotel bed nights.

Family Promise received funding for shelter bed nights for homeless families, including safe shelter, food, basic needs, clothing, childcare, transportation, case management, employment referrals, & housing assistance.

House of Refuge operates 88 homes, providing safe and stable housing for families experiencing homelessness, through transitional housing and wrap-around support programs. Services include finding case management, employment assistance, and obtaining permanent housing.

Phoenix Rescue Mission provides housing navigation and case management services for homeless individuals. All individuals are assessed for services needed and offered resources based on their needs.

Save the Family received funding to provide Rapid Rehousing Services to Mesa households experiencing homelessness to help them secure permanent housing.

Save the Family received funding to provide case management & financial subsidies to prevent homelessness for Mesa persons.

Tempe Community Action Agency (TCAA) provides assistance using a nontraditional mobile shelter model. Rather than using a dedicated shelter facility, a network of faith organizations provides TCAA with free access to their facilities for 40 safe sleeping spaces for adults every night of the year. In addition to the faith partners, TCAA collaborates with EVIT and volunteer groups for evening meals for shelter guests, HOM for Rapid Rehousing placements, Circle the City for onsite healthcare services, and Homeless ID Project for replacement of lost or stolen ID documents.

In addition, Mesa's Human Services staff coordinates the City Council's strategies & vision to fund agencies that provide services to those most in need. For FY 2025/2026, the city provided $690,000 in Human Services ($582,000) & A Better Community ($108,000) to assist agencies delivering anti-poverty programs, including prevention programs, crisis services, & transitional housing services.

The Mesa Housing Authority also offers the Family Self Sufficiency (FSS) program, which aids HCV Program recipients in taking the next steps towards self-sufficiency. FSS offers supportive and wrap around services such as financial/budget counseling, case management, job/skill training, education, and housing counseling. These services will ultimately result in steady employment, homeownership, and self-sufficiency. The City of Mesa partners with other community agencies that specialize in delivery of supportive services for FSS program participants. The City of Mesa will continue coordinating services that cater to residents struggling with homelessness, poverty, hunger, and domestic violence.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Mesa continues 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 subrecipient agreements. The following activities were administered during FY 2025/2026: public services, homelessness, special needs, rental assistance (TBRA), housing improvements through the Homeowner Emergency Rehabilitation Program, and planning and implementation of public improvements, including playground equipment replacement.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

In FY 2025/2026, the City of Mesa took several actions to enhance coordination between public and private housing and social services agencies. These actions included:

Funding activities that serve Mesa's youth, seniors, special needs populations, victims of domestic violence, persons and families in crisis, disabled persons, and persons experiencing homelessness

Improving the quality of life for Mesa residents through connecting people to services

Providing prevention assistance through intake and referrals for rent and utility deposits. Promoting self-sufficiency of mitigating the causes of poverty and supporting independent living through the administration of the Family Self-Sufficiency (FSS) Program

Coordinating efforts of landlord outreach, education, and incentives through the Housing Solutions Program, and

Improving the quality of life through education, recreation and socialization programs/activities.

Engaging with non-profit agencies and housing developers for the preservation and development of affordable housing.

The City of Mesa also coordinates efforts between housing and service agencies through partnerships with community providers such as Mesa's local Community Action Planning Agency, MesaCan. These relationships allow a continual sharing of information and resources to better serve families in need. Mesa's Housing and Community Development Division works closely with other city departments, housing developers, and local non-profit agencies to coordinate efforts to address the housing and community development needs of low-income Mesa residents. These efforts have been a very impactful way to identify gaps and needs within the community

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

In FY 2025-2026 the city provided funding to Community Legal Services, which offers legal assistance, advice, representation, self-help materials, and educational resources. These services help low- and moderate-income individuals understand and protect their housing rights. Community Legal Services assists tenants with critical housing issues as rental application processes and unlawful lease terminations.

In February 2025, the city completed its most recent Analysis of Impediments (AI) to Fair Housing Choice, developed in coordination with the FY 2025-2029 Consolidated Plan. This updated AI identified existing challenges to housing access and outlines goals to address affordable and accessible housing. The analysis offers valuable insights into the factors that may limit access to affordable housing, and it serves as a guide for directing federal funding and other resources where they are most needed. The city will peruse the goals outlined in the AI over the next five years as part of its ongoing fair housing efforts.

In addition, the City of Mesa took the following actions:

- Maintained a Fair Housing page on the city's web page, including a direct link from the city's webpage to the HUD Fair Housing website and other Fair Housing Resources and complaint procedures.
- Maintained a call log for Fair Housing complaints and referrals and made Fair Housing referrals to the Arizona Attorney General's Office, Southwest Fair Housing Council, HUD, and other enforcement entities.
- Displayed Fair Housing posters in public buildings and at city-sponsored functions.
- Purchased and distributed Fair Housing marketing materials at city-sponsored functions.
- Monitored grant funded sub-recipients for compliance with Fair Housing and affirmative marketing requirements.
- Participated in Fair Housing Month, which included social media posts promoting Fair Housing, and Fair Housing "quizzical" for community participation.
- Engaged in landlord outreach, through a dedicated Housing Solutions Specialist position, to local private affordable housing providers to provide education on Fair Housing.
- Included the Fair Housing logo on business cards, local brochures, and marketing information.
- Provided the Housing Authority and Housing and Community Development staff opportunities to receive education and training in Fair Housing, reasonable accommodations and equal opportunity best practices, including attending HUD Fair Housing webinars.

OMB Control No: 2506-0117 (exp. 09/30/2021)

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monitoring is an ongoing process of review to ensure adequate performance and compliance with all applicable federal regulations and policies. Appropriate planning, implementation, communication, and follow-up during each phase of the activities are effective tools for improving performance and avoiding non-compliance. The typical phases of activity include the initial allocation of funding, written agreements (contract), monthly progress/performance reports, monthly demographic reports, requests of expenditure reimbursements, and closing reports.

Forms of Monitoring:

Monitoring may include, but is not limited to the following procedures:

• Review of monitoring reports, audits, and management letters at the time of application

• Review of Federal requirements during contract signing

• Review of periodic reimbursement requests and periodic performance reports

• Technical Assistance (meetings, telephone calls, site visits, written correspondence, etc.)

• Desk reviews (consists of in-house reviews of documentation submitted to the reviewer, program files, and financial records)

• On-site reviews (consists of reviewing program files and financial records).

Risk Assessment:

The level of monitoring to be conducted is determined by a risk analysis assigned to the entity. Entities receiving CDBG/HOME/ESG funds will be evaluated annually to determine the appropriate risk classification. Entities deemed to be "low risk" will be subject to desk review. Entities deemed to be "high risk" will be subject to an on-site monitoring review.

To be classified as "low-risk", an entity must generally meet the following criteria:

• An on-site visit has been conducted within the last two years

• There has been insignificant, or no compliance or performance problems noted.

To be classified as “high-risk”, an entity may meet one or more of the following risk factors:

• An on-site visit has not been conducted within the last two years

• The entity is new to the CDBG or HOME or ESG Program

• There has been a high rate of employee turnover or turnover in key staff positions.

• There has been noncompliance with one or more contract provisions.

• There were significant findings and/or concerns noted in previous desk reviews or on-site monitoring visits.

• There are significant unresolved audit findings.

• There has been a high incidence of citizen or vendor complaints.

• Reimbursement requests or performance reports contain inaccurate information.

• There is a demonstrated need for on-going technical assistance.

Please note the risk designations are not limited to the above-stated conditions and may be assigned due to other circumstances, if required. Public agencies are monitored every other year. Housing-related agencies are monitored annually. The risk assessment tool was utilized to monitor agencies funded with CDBG, HOME, and ESG Funds in the Spring of 2026. The City of Mesa monitored 3 CDBG contracts (Child Crisis, Homeward Bound and City of Mesa Rehabilitation Program), 1 ESG contract (Central Arizona Shelter Services (CASS)), and 3 HOME TBRA contracts for desk review (City of Mesa TBRA, Community Bridges and Save the Family), and 2 HOME Properties for desk review (Escobedo Phase I and La Mesita Phase III) and 3 HOME properties (Escobedo Phase II, Encore on First, and Artspace Mesa Lofts). All the mentioned contracts have been monitored; result letters were issued, and all agency responses have been received.

Citizen Participation Plan 91.105(d); 91.115(d)

The City of Mesa prepares a Consolidated Annual Performance and Evaluation Report (CAPER) each year. The CAPER explains how the City used federal CDBG, HOME, and ESG funds, the activities completed, the people and neighborhoods served, and the progress made toward the goals in the City’s Annual Action Plan. Mesa must provide residents, public agencies, nonprofit organizations, and other interested parties with a reasonable opportunity to review the report.

The City of Mesa Housing and Community Development staff solicit feedback and advisement from the Housing and Community Development Advisory Board (HCDAB), Community and Cultural Development (CCD) Committee, and the City Council. The HCDAB, CCD, and City Council help to increase communication between the city and the residents being served. The HCDAB makes recommendations on annual funding awards, priorities, and activities, and improves the funding process. CCD makes recommendations for funding to the City Council for final consideration and approval.

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The city must allow the public a minimum of 15 calendar days to review and comment on the draft CAPER before it is submitted to HUD. Comments on this CAPER will be solicited from residents through a Public Notice advertised in the Arizona Republic and on the Housing and Community Development website at https://www.mesaaz.gov/residents/community-development/plans-amendments-reports. The 15-day public comment period will begin on August 31, 2026, through September 15, 2026. All public comments received will be added in this section of the CAPER. A copy of the Affidavit and Public Notice will also be included as attachments to this CAPER when submitted to HUD.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

During FY 2025/2026, one CDBG Public Service contract was canceled at the agency’s request as part of its efforts to streamline programs and services. The canceled contract was with A New Leaf for the La Mesita Family Shelter in the amount of $60,894, which was expected to serve 40 Mesa families. The $60,894 in CDBG funds was subsequently reprogrammed to the City’s Homeowner Emergency Repair Program.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

N/A

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The City of Mesa was required to monitor three programs on-site this past year: Escobedo Apartments Phase II, Encore on First West Phase II, and Artspace Mesa Loft Apartments. We conducted an on-site inspection of each program. There were no findings for any of the programs and all units were up to housing codes.

When monitoring Encore on West First Phase II, we had three concerns. These concerns were addressed in our follow-up and resolved.

When monitoring Artspace Mesa Loft Apartments, we had four concerns. These concerns were addressed in our follow-up and resolved.

There were no concerns with Escobedo Apartments Phase II.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

The City uses affirmative marketing practices to ensure that eligible individuals are informed of available housing opportunities without discrimination based on race, color, national origin, sex, religion, familial status, or disability. These practices include placing the Equal Housing Opportunity logo on relevant press releases, solicitations, and communications with property owners and tenants, and displaying fair housing posters in prominent locations within City buildings, including the Mesa Housing Authority.

Developers of affordable rental and homeownership projects are required to submit the applicable HUD Affirmative Fair Housing Marketing Plan, Form HUD-935.2A or Form HUD-935.2B, along with the developer’s project marketing plan. The city also encourages developers to seek participation from minority-owned and women-owned businesses, although such participation is not required.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics characteristics

The city receives CDBG and HOME program income from previously assisted activities. City of Mesa's program income is receipted in IDIS and reprogrammed to other eligible activities to assist income-qualified households or eligible projects. Funds received as program income were allocated as follow:

- FY 2025/2026 CDBG Public Services in the amount of $24,956 and;
- FY 2025/2026 CDBG Emergency Rehabilitation Program in the amount of $316,194.

See Section CR-15 within this CAPER which provides additional details on the receipt and expenditure of program income in FY2025/26

Program income received for HOME in FY2025/26 was $108,048.76 and was applied to Tenant Based Rental Activities # 962 FY 2024/25 City of Mesa Security and Utility Deposit Program, #969 Save the Family Tenant Based Rental Assistance, and # 980 FY 2025/26 City of Mesa Security and Utility Deposit Program

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

To promote and preserve affordable housing options, Mesa Housing Authority (MHA) utilizes Small Area Fair Market Rents (SAFMRs) (which became effective January 1, 2025). SAFMRs are calculated by ZIP code rather than across the broader Phoenix Metropolitan area, allowing voucher amounts to better reflect neighborhood-specific rental markets. This approach provides a more accurate and equitable distribution of housing assistance.

During FY 2025/2026, the City of Mesa continued to foster and maintain affordable housing through the strategic use of HOME Investment Partnerships Program funding, housing rehabilitation activities, and partnerships with affordable housing developers. The city coordinated its affordable housing efforts with the Low-Income Housing Tax Credit (LIHTC) program administered by the Arizona Department of Housing (ADOH) to leverage federal, state, and local resources and maximize the production of affordable housing units.

As part of these efforts, the City conditionally committed HOME funds to support affordable housing developments seeking LIHTC financing. These commitments were contingent upon the projects receiving LIHTC awards from ADOH and meeting all applicable HOME program requirements, including underwriting, subsidy layering review, environmental review, and affordability standards. By aligning HOME resources with LIHTC financing, the city supports the development of long-term affordable housing opportunities for low- and moderate-income households while leveraging significant private and public investment.

In addition, the city continued to preserve existing affordable housing through its Housing Rehabilitation Program, which provides assistance to income-qualified homeowners to address health and safety deficiencies, improve accessibility, and extend the useful life of the community's affordable housing stock. Together, these efforts help expand and preserve affordable housing opportunities and support the goals identified in the City's Consolidated Plan.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	0	0	0	0
Total Labor Hours	3,277				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.	1				
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

During the reporting period, the City of Mesa completed one public facility project located in a low-income neighborhood, Reed Park, and provided outreach efforts in the procurement. However, there were no Section 3 contractors that participated; the awarded contractor was fully staffed with positions. In addition, the City did not undertake any HUD-assisted housing construction projects or rehabilitation projects exceeding $200,000 in contract value that triggered Section 3 requirements. As a result, no Section 3 labor hours, employment, or contracting opportunities were generated. The city remains committed to ensuring compliance with Section 3 requirements should future applicable projects be undertaken

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	MESA
Organizational DUNS Number	020141404
UEI	
EIN/TIN Number	866000252
Identify the Field Office	SAN FRANCISCO
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix	Ms
First Name	MICHELLE
Middle Name	
Last Name	ALBANESE
Suffix	
Title	Housing and Community Development Director

ESG Contact Address

Street Address 1	PO Box 1466
Street Address 2	MS-9870
City	Mesa
State	AZ
ZIP Code	85211-1466
Phone Number	4806444546
Extension	
Fax Number	
Email Address	michelle.albanese@mesaaz.gov

ESG Secondary Contact

Prefix	Ms
First Name	MISCHELLE
Last Name	DURKOVIC
Suffix	
Title	SENIOR FISCAL ANALYST
Phone Number	4806443983
Extension	
Email Address	Mischelle.Durkovic@MesaAZ.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2025
Program Year End Date	06/30/2026

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name
City
State
Zip Code
DUNS Number
UEI
Is subrecipient a victim services provider
Subrecipient Organization Type
ESG Subgrant or Contract Award Amount