

Executive Summary

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

1. Introduction

The City of Mesa's 2026/2027 Annual Action 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 details the activities and projects in which HUD funding, as well as other federal, state, and local dollars, will be allocated. This Plan outlines the priorities by which the City's Community Development Block Grant (CDBG) Program, HOME Investment Partnership (HOME) Program, Emergency Solutions Grant (ESG) Program, and local Human Services funds will be invested over the 2026/2027 Fiscal Year (FY). These programs represent affordable housing and community development investments in decent, safe, and affordable housing, suitable living environment, and expanded economic opportunities.

The Annual Action Plan defines one-year activities for FY 2026/2027 in relationship to the five-year goals and objectives of the City's 2025-2029 Consolidated Plan. To receive these federal funds, the City of Mesa is required to submit a Five-Year Consolidated Plan and Annual Action Plan for HUD approval. The Consolidated Plan contains a strategic plan for addressing affordable housing, community development, supportive housing, and homeless needs within the City over 5-years, and a specific one-year action plan for the use of these HUD Resources. The Consolidated Plan contains priorities, goals, performance objectives, and implementation strategies for each of the Plan's elements.

The FY 2026/2027 Annual Action Plan is the second year of the current Five-Year Consolidated Plan and details specific activities to be carried out to meet the 2025-2029 Five-Year Consolidated Plan's priorities and goals. According to HUD, the Consolidated Plan and Annual Action Plan are designed to be a collaborative process whereby a community establishes a unified vision for housing and community development actions. It offers entitlement communities the opportunity to shape these housing and community development programs into effective, coordinated neighborhood and community development strategies.

As the lead agency for the Annual Action Plan, the City hereby follows HUD's guidelines for citizen and community involvement. Furthermore, it is responsible for overseeing citizen participation requirements that accompany the Annual Action Plan.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The goal of the CDBG program is to develop viable communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for persons with low and moderate income. Funds support a wide range of community development activities directed toward revitalizing neighborhoods and providing improved community facilities and services. These goals are further explained as follows: providing decent housing to assist homeless persons in obtaining appropriate housing and assisting those at risk of homelessness; extending the life of existing affordable housing through emergency repair and, preserving the affordable housing stock; increasing availability of permanent housing that is affordable to low and moderate-income persons without discrimination; increasing the supply of supportive housing; providing a suitable living environment, improving the safety and livability of neighborhoods; increasing access to quality facilities and services; reducing the isolation of income groups within an area through integration of housing opportunities available for low- and moderate-income persons; promoting long term economic and social viability; and empowering low-income persons to achieve self-sufficiency.

The City receives HOME funds to implement local housing strategies designed to increase homeownership and affordable housing opportunities for low and very low-income residents in the community. HOME funds may be used for a variety of housing activities, according to local housing needs. Eligible uses of funds include tenant-based rental assistance, housing rehabilitation, down-payment assistance to homebuyers, and new construction of housing. HOME funding may also be used for site acquisition, site improvements, demolition, relocation, and other necessary and reasonable activities related to the development of affordable housing.

The City strives to accomplish these goals by maximizing and effectively utilizing all available funding resources to conduct housing and community development activities. These goals are to increase and maintain affordable housing stock and promote self-sufficiency. This may include providing funding for the development of new and/or rehabilitated rental units affordable to households at or below 60% AMI; funding construction of new affordable ownership units for sale to low- and moderate-income buyers; considering other opportunities such as Housing Choice Vouchers (HCVs) and Tenant-Based Rental Assistance (TBRA) that provide rental subsidies and security and utility deposits to low-income households to make existing units affordable.

The Emergency Solutions Grant (ESG) Program provides funding to non-profit service providers to: engage individuals and families experiencing homelessness living on the street through navigation services; improve the number and quality of emergency shelters for; support operations and essential services for emergency shelters; rapidly re-house individuals and families experiencing homelessness; and prevent individuals and families from becoming homeless.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Mesa continues to build upon its past success in utilizing HUD funding for housing rehabilitation, public services, and public facility improvements. As part of compliance with HUD regulations, the city develops an Annual Action Plan (AAP) and a Consolidated Annual Performance and Evaluation Report (CAPER) to evaluate progress toward the strategic goals outlined in its Five-Year Consolidated Plan.

Through its Emergency Housing Rehabilitation Program, Mesa has provided essential repairs and safety modifications to support low- and moderate-income homeowners. The city has also worked to expand affordable rental housing opportunities in Mesa, facilitating Tenant-Based Rental Assistance (TBRA) to help residents obtain and maintain stable housing.

Mesa has prioritized the enhancement of public services including outreach programs for individuals experiencing homelessness, youth services, elderly support services, and job training for low-income residents. Additionally, the city has invested in emergency shelter operations and rapid rehousing initiatives to address homelessness and housing instability. These efforts align with Mesa's commitment to fostering a resilient community.

The City of Mesa's evaluation of its past performance has been completed in a thorough Consolidated Annual Performance and Evaluation Report (CAPER). These documents state the objectives and outcomes identified in each year's Annual Action Plan and include an evaluation of past performance through measurable goals and objectives compared to actual performance. These documents can be found on the city's website at Community Development Plans, Amendments & Reports - City of Mesa.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City utilizes an application process to solicit proposals annually from non-profit agencies and city departments for use of its annual allocation of federal and local funds. The application process opened Sept. 10, 2025; Agencies presented during a public hearing to the Housing and Community Development Advisory Board (HCDAB) on Dec. 8 and 9, 2025; An Overview of Funding Sources were presented during a public hearing to the Cultural Development Committee (CCD) meeting March 12, 2026; Funding recommendations were presented during a public hearing to CCD on March 19, 2026; Staff met one-on-one with City Council members. Funding recommendations were presented to City Council at their Study Session on March 26, 2026. Funding recommendations were approved by City Council on May 4, 2026. The 30-day public comment period commenced on Monday, March 30, 2026, and ended on Thursday, April 30, 2026. All meetings were conducted in person.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

<p data-start="0" data-end="243">One public comment was received during the 30-day Public Comment Period and summarized in this section.</p><p data-start="0" data-end="243">The public comment focuses on concern that the City Council may consider changing the policy for how Community Development Block Grant funds are used, particularly in response to direction discussed at the March 26, 2026 Council Study Session.</p><p data-start="245" data-end="781">The commenter states that, near the end of that meeting, the Mayor asked staff and Council to evaluate future policy changes for CDBG funds. The comment references reported direction to look at using funding for additional code officers, redevelopment for the Downtown Transformation Team, economic development, and broader City programs rather than social programs. The commenter objects to that potential shift, saying it would redirect CDBG funds away from programs that directly benefit low- and moderate-income residents.</p><p data-start="783" data-end="1354">The comment argues that Council's existing adopted and publicly accepted policy documents support continued use of CDBG funds for housing stability, emergency home repairs, affordable housing, public services, homelessness strategies, and other programs serving low- and moderate-income residents. The commenter specifically points to the General Plan 2050, the Balanced Housing Plan, the FY 2025-2029 Consolidated Plan, the FY 2025 Annual Action Plan, and the City's FY 2025-26 Executive Budget Plan as being inconsistent with moving CDBG funds away from these purposes.</p><p data-start="1356" data-end="1791">The commenter also emphasizes that Mesa has received CDBG funding for nearly 50 years and that emergency repair funding has helped residents remain in their homes. They argue these services should not be characterized as less deserving "social programs," because they align with Mesa's stated goals around attainable housing, vibrant and safe neighborhoods, housing stability, and improving quality of life for low-income residents.</p><p data-start="1793" data-end="2274">Regarding the Council's potential interest in funding code enforcement, redevelopment, downtown transformation, and economic development, the commenter acknowledges the City's broader budget pressures but states that CDBG funds are annual federal allocations and should be treated more like one-time funds, not ongoing replacement revenue. The commenter suggests that other sources, such as Quality of Life Sales Tax funds or a citywide reduction in overtime, be evaluated instead.</p><p data-start="2276" data-end="2550" data-is-last-node="" data-is-only-node="">Overall, the comment asks the Mayor and Council to continue using CDBG funds as they have been used in the past and as identified in the proposed 2025-2029 plan: to support low- and moderate-income households and lift up Mesa residents.</p>

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

All public comments received were accepted. Please see section 5 "Summary of Public Comments."

7. Summary

This AAP addresses the priorities and needs identified in the 2025-2029 5-Year Consolidated Plan. These priorities are affordable housing, addressing homelessness, and community development with a comprehensive and coordinated strategy for implementation of programs.

The City is dedicated to offering meaningful opportunities for residents to express their needs. This plan prioritizes addressing affordable housing, community development—both housing and non-housing—and providing supportive housing and services for individuals experiencing homelessness within the Mesa community. It also includes a comprehensive, coordinated strategy for implementing programs funded by Community Development Block Grants (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds.

The City will utilize CDBG, HOME, ESG, Human Services and A Better Community (ABC) utility donations to leverage other public and private investments to address the city's priority goals.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	MESA	Housing and Community Development
HOPWA Administrator	MESA	Housing and Community Development
HOME Administrator	MESA	Housing and Community Development
ESG Administrator	MESA	Housing and Community Development
HOPWA-C Administrator	MESA	Housing and Community Development

Table 1 – Responsible Agencies

Narrative (optional)

The City of Mesa Housing and Community Development Division is the responsible agency for the preparation and implementation of the FY 2026/2027 AAP.

Consolidated Plan Public Contact Information

**City of Mesa Housing and Community Development Division

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Mesa conducts extensive outreach to local organizations, the public, and elected officials to solicit input for the drafting and development of the FY 2026/2027 AAP. This section discusses coordination between the City and its partners and lists the agencies and organizations that were consulted and/or provided input in the development of the plan. The following sections highlight these relationships, and the agencies and organizations consulted.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City is committed to addressing the needs of homeless residents in relation to both physical and mental/behavioral health needs. City staff and elected officials participate in a regional Continuum of Care in collaboration with the City of Phoenix, Maricopa County, and all jurisdictions within the county. Maricopa Association of Governments (MAG) facilitates the process for the Continuum of Care (COC) with recognition that the provision of human services has an impact across counties. The participating jurisdictions work together to provide human services to persons experiencing homeless and identify and address gaps in services. The City continues to implement Mesa's Strategic Plan for Addressing Homelessness. The City enhances coordination between public and assisted housing providers, private entities, mental health, and other agencies that provide supportive service. Mesa maintains strong relationships with housing providers through collaborative initiatives that support affordable housing and address community needs. The City's Housing Authority administers the federal Housing Choice Voucher (HCV) programs, providing rental assistance to very low-income families, the elderly, individuals with disabilities, veterans, and youth exiting the foster system. These programs promote long-term stability for Mesa residents. The Office of Homeless Solutions holds bi-monthly Homeless Strategy team meetings, a monthly outreach collaborative, and other joint meetings to ensure local and regional homelessness providers are working together to meet the needs of the community and make the most efficient use of resources. Additionally, Mesa allocated CDBG, HOME, and ESG funds to support nonprofit service providers assisting individuals experiencing homelessness and/or at risk of becoming homeless, housing insecurity, and economic hardship. Through the COC, Mesa works with mental health providers, emergency shelters, service providers, and regional agencies to deliver coordinated homelessness assistance. The Mesa Outreach and Engagement Team serves as a mobile access point for the Regional Coordinated Entry System, (RCES), connecting unhoused individuals to housing resources, behavioral health support, workforce programs, and case management. The City also leverages general funds for bridge housing, transitional shelters, and eviction prevention, ensuring residents can access temporary and long-term housing solutions. The City participates in the Homeless Management Information System (HMIS) as part of the COC. HMIS tracks homelessness trends, measures service outcomes, and coordinates support efforts. The Mesa Outreach and Engagement

Team, emergency shelters, and service providers use HMIS to assess client needs, prevent service duplication, and improve case management. Data from HMIS provides data for funding decisions and strengthens the City's ability to address homelessness with evidence-based solutions. To bridge the digital divide, the City collaborates with internet providers, community organizations, and technology partners to expand connectivity for low- and moderate-income households. The City has partnered with providers to launch a low-cost internet program, ensuring residents have affordable broadband and mobile services. The Mesa Public Library and Mesa K-Ready programs offer loanable technology, digital literacy training, and online learning resources, supporting broader efforts to enhance digital access and economic opportunities.

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 continues its efforts towards coordination and collaboration across systems of care to serve the most at-risk residents including persons experiencing homelessness, those at-risk of becoming homeless, veterans, and unaccompanied youth. The City recognizes that improved service coordination will help eliminate the duplication of efforts, improve communication regarding the most current information, and spearhead community-wide solutions to basic needs.

The City participates in various workgroups for the COC, including the COC board seat, Coordinated Entry Workgroup, and ESG Committee. The City understands the need and value of working together with the COC. The City has contributed by participating in the workgroups to find ways to better align processes, provide input, and address gaps in services and policy decisions that impact Mesa. In January 2026 the City conducted the annual point-in-time (PIT) count to identify both sheltered and unsheltered homeless. This data will allow the City to more effectively determine the types and quantities of services needed based on the actual population count.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Mesa is a participant in the COC program, which is organized in conjunction with MAG. The program involves collaborations between non-profit organizations, social service agencies, and other government entities to address the needs of the homeless population. By coordinating with MAG, the City of Mesa can consult with other ESG recipients in the area to determine best practices for ESG and HMIS administration.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Mesa - Housing & Community Development
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Elderly Persons Services-Education Service-Fair Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included participation with the Maricopa Association of Governments (MAG) along with the Continuum of Care Coordinated Entry Workgroup, Planning and ESG Committees, as well as with local shelter providers such as A New Leaf and Save the Family. Consultation regarded community need as well as department feedback on process improvements and expansion of services.

2	Agency/Group/Organization	A New Leaf
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Education Services-Employment Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included consulting with local shelter providers. A New Leaf participated in the City of Mesa's annual funding process for requesting FY 2026/27 funding.
3	Agency/Group/Organization	Save the Family Foundation of Arizona
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Education Services-Employment Services - Victims Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included consulting with local shelter providers. Save the Family participated in the City of Mesa's annual funding process for requesting FY 2026/27 funding.
4	Agency/Group/Organization	Child Crisis Arizona
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless Services-Health Services-Education Services-Employment Services - Victims Child Welfare Agency Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included consulting with local shelter providers. Child Crisis participated in the City of Mesa's annual funding process for requesting FY 2026/27 funding.
5	Agency/Group/Organization	Central Arizona Shelter Services (CASS)
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Education Services-Employment Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included consulting with local shelter providers. CASS participated in the City of Mesa's annual funding process for requesting FY 2026/27 funding.

6	Agency/Group/Organization	Family Promise
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included consulting with local shelter providers. Family Promise of Greater Phoenix participated in the City of Mesa's annual funding process for requesting FY 2026/27 funding.
7	Agency/Group/Organization	AID TO ADOPTION OF SPECIAL KIDS (AASK)
	Agency/Group/Organization Type	Services - Housing Services-Children Child Welfare Agency

	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included consulting with local shelter providers. Aid to Adoption of Special Kids participated in the City of Mesa's annual funding process for requesting FY 2026/27 funding.
8	Agency/Group/Organization	Arizona Brainfood
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included consulting with local shelter providers. Arizona Brainfood participated in the City of Mesa's annual funding process for requesting FY 2026/27 funding.
9	Agency/Group/Organization	Arizona Burn Foundation
	Agency/Group/Organization Type	Services-Education Services - Victims
	What section of the Plan was addressed by Consultation?	Health Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included consulting with local shelter providers. Arizona Burn Foundation participated in the City of Mesa's annual funding process for requesting FY 2026/27 funding.
10	Agency/Group/Organization	Arizona Refugee Center
	Agency/Group/Organization Type	Services-Education Services-Employment

	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included consulting with local shelter providers. Arizona Career Pathways participated in the City of Mesa's annual funding process for requesting FY 2026/27 funding.
11	Agency/Group/Organization	Aster Aging
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included consulting with local shelter providers. Aster Aging participated in the City of Mesa's annual funding process for requesting FY 2026/27 funding.
12	Agency/Group/Organization	BIG BROTHERS BIG SISTERS OF CENTRAL AZ, AZ
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included consulting with local shelter providers. Big Brothers Big Sisters participated in the City of Mesa's annual funding process for requesting FY 2026/27 funding.

13	Agency/Group/Organization	CATHOLIC CHARITIES COMMUNITY SERVICES INC
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included consulting with local shelter providers. Catholic Charities participated in the City of Mesa's annual funding process for requesting FY 2026/27 funding.
14	Agency/Group/Organization	Community Legal Services
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Legal
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included consulting with local shelter providers. Community Legal Services participated in the City of Mesa's annual funding process for requesting FY 2026/27 funding.
15	Agency/Group/Organization	Dignity Health Foundation East Valley
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included consulting with local shelter providers. Dignity Health Foundation East Valley participated in the City of Mesa's annual funding process for requesting FY 2026/27 funding.

16	Agency/Group/Organization	East Valley Institute of Technology
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included consulting with local shelter providers. East Valley Institute of Technology participated in the City of Mesa's annual funding process for requesting FY 2026/27 funding.
17	Agency/Group/Organization	Foster Arizona
	Agency/Group/Organization Type	Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included consulting with local shelter providers. Foster Arizona participated in the City of Mesa's annual funding process for requesting FY 2026/27 funding.
18	Agency/Group/Organization	Foster360
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included consulting with local shelter providers. Foster360 participated in the City of Mesa's annual funding process for requesting FY 2026/27 funding.

19	Agency/Group/Organization	Homeless Youth Connection
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included consulting with local shelter providers. Homeless Youth Connection participated in the City of Mesa's annual funding process for requesting FY 2026/27 funding.
20	Agency/Group/Organization	HOUSE OF REFUGE
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included consulting with local shelter providers. House of Refuge participated in the City of Mesa's annual funding process for requesting FY 2026/27 funding.

21	Agency/Group/Organization	Housing for Hope
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included consulting with local shelter providers. Housing for HOPE participated in the City of Mesa's annual funding process for requesting FY 2026/27 funding.
22	Agency/Group/Organization	ICAN Positive Programs for Youth
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included consulting with local shelter providers. ICAN Positive Programs for Youth participated in the City of Mesa's annual funding process for requesting FY 2026/27 funding.

23	Agency/Group/Organization	Maggie's Place
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included consulting with local shelter providers. Maggie's Place participated in the City of Mesa's annual funding process for requesting FY 2026/27 funding.
24	Agency/Group/Organization	Matthew's Crossing Food Bank
	Agency/Group/Organization Type	Food Bank
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included consulting with local shelter providers. Matthew's Crossing participated in the City of Mesa's annual funding process for requesting FY 2026/27 funding.

25	Agency/Group/Organization	MESA COMMUNITY ACTION NETWORK
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included consulting with local shelter providers. Mesa CAN participated in the City of Mesa's annual funding process for requesting FY 2026/27 funding.
26	Agency/Group/Organization	Azura
	Agency/Group/Organization Type	Services-Elderly Persons Services-Employment
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included consulting with local shelter providers. Azura, Inc. participated in the City of Mesa's annual funding process for requesting FY 2026/27 funding.
27	Agency/Group/Organization	Oakwood Creative Care
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included consulting with local shelter providers. Oakwood Creative Care participated in the City of Mesa's annual funding process for requesting FY 2026/27 funding.
28	Agency/Group/Organization	PAZ DE CRISTO
	Agency/Group/Organization Type	Services-homeless Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included consulting with local shelter providers. Paz de Cristo participated in the City of Mesa's annual funding process for requesting FY 2026/27 funding.

29	Agency/Group/Organization	Teen Lifeline
	Agency/Group/Organization Type	Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included consulting with local shelter providers. Teen Lifeline participated in the City of Mesa's annual funding process for requesting FY 2026/27 funding.
30	Agency/Group/Organization	TEMPE COMMUNITY ACTION AGENCY
	Agency/Group/Organization Type	Food Bank
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included consulting with local shelter providers. TCAA participated in the City of Mesa's annual funding process for requesting FY 2026/27 funding.
31	Agency/Group/Organization	UNITED FOOD BANK
	Agency/Group/Organization Type	Food Bank
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included consulting with local shelter providers. United Food Bank participated in the City of Mesa's annual funding process for requesting FY 2026/27 funding.
32	Agency/Group/Organization	Valley of the Sun YMCA
	Agency/Group/Organization Type	Services-Children Services-Education

What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach efforts included consulting with local shelter providers.

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

**No organizations were intentionally left out of the public participation process. All comments and views were accepted and welcomed.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Maricopa Association of Governments	The City of Mesa and non-profit providers partner in the coordination of services and shelters for the homeless in conjunction with the Continuum of Care priorities.
Mesa's Strategic Plan for Addressing Homelessness	City of Mesa, City Manager's Office	The City of Mesa aligned its priorities in addressing housing for all incomes with the strategies identified in the Strategic Plan for Addressing Homelessness.
One Arizona Agreement	Maricopa County Public Health Department	The goals of our strategic plan which includes addressing homelessness overlap with the One Arizona Agreement by addressing the impacts of the opioid epidemic through opioid education and access to treatment through our homeless street outreach initiative.
PHA Annual Administrative Plan for the Housing Cho	City of Mesa, Public Housing Authority, Community Services Department	The City of Mesa's Public Housing Agency (PHA) focuses its efforts on providing affordable rental housing opportunities throughout the city and access for participants to learn new skills and to move toward self-sufficiency

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Analysis of Impediments to Fair Housing Choice	City of Mesa, Housing and Community Development, Community Services Department	The City of Mesa seeks to reduce impediments to fair housing choice for its residents by aligning its Fair Housing efforts with recommendations made in the 2020 Analysis of Impediments, and updated version in 2025.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

N/A

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The city employed several methods of citizen participation in the development of this plan, including publicly advertised meetings, training sessions for non-profit organizations, board meetings, and agency presentations. These engagement opportunities were designed to encourage broad community involvement and ensure transparency throughout the funding planning process.

Meeting dates, times, and locations were publicly noticed in advance through publications, public postings, and on the City's website to provide residents and stakeholders with ample opportunity to attend public meetings and hearings, and provide input. All meetings were conducted in accessible facilities, and accommodations were made available upon request to ensure inclusive participation.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	September 10, 2025, 9:00 a.m.; Funding Kick Off - Introduction to the Annual Funding Process, funding calendar, HCDAB presentations; 49 participants representing 30 non-profit agencies attended the in-person event.	Comments/questions related to the application process, funding sources and requirements.	All comments were accepted.	
2	Public Meeting	Non-targeted/broad community	September 17, 2025, 8:00-10:00 a.m.; Technical Assistance Training/ Zoom Grants.	Comments/questions related to Zoom Grants and the application submittal process.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-targeted/broad community	November 6, 2025, 6:00 p.m.; Housing and Community Development Advisory Board Meeting, discussed funding process and Council Priorities for FY 2026/2027.	Comments/questions related to the application process, funding sources and requirements, and Zoom Grants	All comments were accepted.	
4	Public Meeting	Non-targeted/broad community	December 8, 2025, 3:00 p.m.; FY 2026/2027 Agency Presentations to HCDAB, an 11-member Advisory Board; 20 non-profit agencies, and 7 city staff in attendance.	Comments/questions pertaining to non-profit agency's presentations.	All comments were accepted.	
5	Public Meeting	Non-targeted/broad community	December 9, 2025, 3:00 p.m.; FY 2026/2027 Agency Presentations to the HCDAB, an 11-member Advisory Board; 21 non-profit agencies, and 8 city staff in attendance.	Comments/questions pertaining to non-profit agency's presentations.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Meeting	Non-targeted/broad community	March 12, 2026, 10:30 a.m. Presentation overview of FY 2026/2027 Funding Sources; 3-member Community and Cultural Development Committee (CCD), 6 city staff, and 0 non-profit agencies in attendance.			
7	Public Meeting	Non-targeted/broad community	March 19, 2026, 7:30 a.m. Presentation of FY 2026/2027 Funding Recommendations; 3-member Community and Cultural Development Committee (CCD), 13 city staff, and 0 non-profit agencies in attendance.	Comments related to programs and projects being proposed by the City and agencies applying for federal funds, CCD recommended City Council consideration of funding recommendations.		

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)
8	Public Meeting	Non-targeted/broad community	March 26, 2026, 7:30 a.m. City Council Study Session; City Council heard a presentation for the FY 2026/2027 Funding Recommendations; 10 city staff, and 2 non-profit agencies in attendance.	Comments related to programs and projects being proposed by the City and agencies applying for federal funds, and approval of the funding recommendations.		
9	Public Meeting	Non-targeted/broad community	May 4, 2026, 5:45 p.m.; City Council Approval of FY 2026/2027 Funding Recommendations and Annual Action Plan.	Comments related to programs and projects being proposed by the City and agencies applying for federal funds, and approval of the funding recommendations.		

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

FY 2026/2027 HUD allocations were not made available at the development of the draft Annual Action Plan. The estimated amount made available for FY 2026/2027 funding process was based on FY 2025/2026 actual allocations. The Housing and Community Development Director may adjust the agency awards for CDBG, HOME, and ESG funds as necessary (increase or decrease) based upon final HUD allocations for FY 2026/2027. These resources will be updated prior to submitting the Annual Action Plan to HUD, to reflect final FY 2026/2027 funding allocations from HUD, Program Income received, and any prior year's unprogrammed funds.

The amounts below have been updated to reflect actual FY 2026/2027 HUD allocations, program income received, and reprogrammed funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,524,255.00	166,374.00	239,980.00	3,930,609.00	11,691,726.00	Community Development Block Grant (CDBG) funds may be used for a variety of activities that meet the needs of low-and moderate-income residents and communities. Eligible activities are public services, economic development, capital improvements (such as infrastructure, facilities), housing, and program administration. Each activity must meet both a HUD National Objective and Eligible Activity.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,256,196.24	30,000.00	6,615,546.53	7,901,742.77	3,768,588.00	The HOME Program stands as the foremost federal block grant program for affordable housing. Funding is provided to State and local governments for affordable housing activities, including rental and homebuyer housing development, homebuyer down payment assistance, homeowner rehabilitation assistance, tenant-based rental assistance, and program administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	323,030.00	0.00	0.00	323,030.00	969,090.00	The Emergency Solutions Grant Program addresses the needs of persons experiencing homelessness, persons in emergency or transitional shelters, and assists people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. Eligible activities include Emergency Shelter, Homeless Navigation Services, Homeless Prevention, Transitional Housing, and Program Administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Other	2,800,000.00	0.00	0.00	2,800,000.00	5,000,000.00	Homeless Navigation focused on substance use education and treatment, community grants, public safety projects and youth education campaign.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The federal funding listed above supports activities outlined in this Plan. The City has historically received these funds on an annual basis and expects to continue to receive CDBG, HOME, and ESG funds for the period covered by this Plan. The City encourages for-profit and non-profit agencies to leverage additional funding sources to sustain their programs, activities and projects. The allocations they receive from the City are used to leverage private and corporate donations and contributions to their agencies as well as other federal funds from other municipalities and federal agencies. The use of CDBG funds for Homeless Navigation allow the City to leverage general funds and Opioid Settlement funds to provide 7 days a week of coverage for important services that connect unhoused people to services and shelter.

The City provides a 50% match for the ESG grant allocation with general funds and A Better Community (ABC) Donation Program. ABC is the City’s utility billing program and contributions are generated from Mesa residents and businesses. The remaining 50% match contribution comes from the agency receiving the ESG funds.

The City's HOME Program match is met through City contributions such as land, infrastructure, and fees, as well as contributions from the State and non-profit agencies. The City provides general fund dollars for Human Services funding which is allocated to non-profit agencies to provide critical programs and services to the community, including crisis services, homeless assistance, food and basic needs, and education and

mentoring.

Opioid Settlement Funds allow the City to support homeless street outreach and leverage other city resources including CDBG funds to connect unhoused individuals to education, treatment and shelter. Additionally, funds allow us to support important community needs through a community grant program that supports nonprofit agencies.

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 purchased the property located at 17, 31, and 37 W. University Drive in September 2025 and is 0.92 acres in total. The City is in the process of entering into a ground lease with Commonwealth Development Company (Commonwealth) for the purpose of developing senior affordable housing through this private/public partnership.

The City of Mesa has conditionally committed \$500,000 in HOME funds to Commonwealth Development Corporation for the Helix apartment project. Commonwealth applied to the Arizona Department of Housing (ADOH) for 9% Low-Income Housing Tax Credits on April 1, 2026 and was successfully awarded and received funding for this project. Construction is expected to begin late 2027. The total estimated construction cost is \$16.9 million.

The 62-unit multi-family complex will consist of a combination of one- and two-bedroom units, common areas for exercising and programming, an amenity roof deck, and covered parking incorporated into the first floor of the building. The property is adjacent to the City of Mesa's downtown Senior Center and is managed and operated by Aster Aging. Aster Aging is in partnership with Commonwealth and will provide support services and programming at the facility.

The initial term of the ground lease will be 50 years with an additional 25-year extension option. The initial affordability period will be 50 years and will be extended an additional 25 years if lease extension option is implemented.

Discussion

N/A

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	2A Public Services for LMI & Special Need	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible		CDBG: \$546,859.00	Public service activities for Low/Moderate Income Housing Benefit: 697 Households Assisted
2	3A Housing Rehabilitation	2025	2029	Affordable Housing	Citywide Low/Mod Eligible	Affordable Housing	CDBG: \$2,290,766.00	Homeowner Housing Rehabilitated: 88 Household Housing Unit
3	3B New Housing Development	2025	2029	Affordable Housing	Citywide Low/Mod Eligible	Affordable Housing	HOME: \$1,900,000.00	Rental units constructed: 102 Household Housing Unit Homeowner Housing Added: 3 Household Housing Unit
4	3C Tenant-Based Rental Assistance	2025	2029	Affordable Housing	Citywide Low/Mod Eligible	Affordable Housing	HOME: \$372,348.00	Tenant-based rental assistance / Rapid Rehousing: 200 Households Assisted
5	4A Emergency Shelter Services	2025	2029	Homeless	Citywide Low/Mod Eligible	Homelessness Strategies	ESG: \$188,298.00	Overnight/Emergency Shelter/Transitional Housing Beds added: 85 Beds

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	4B Rapid Rehousing Homeless Prevention	2025	2029	Homeless	Citywide Low/Mod Eligible	Homelessness Strategies	ESG: \$110,505.00	Tenant-based rental assistance / Rapid Rehousing: 7 Households Assisted
7	5A Effective Admin & Planning	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Effective Admin & Planning	CDBG: \$704,851.00 HOME: \$125,620.00 ESG: \$24,227.00	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	2A Public Services for LMI & Special Need
	Goal Description	
2	Goal Name	3A Housing Rehabilitation
	Goal Description	
3	Goal Name	3B New Housing Development
	Goal Description	
4	Goal Name	3C Tenant-Based Rental Assistance
	Goal Description	

5	Goal Name	4A Emergency Shelter Services
	Goal Description	
6	Goal Name	4B Rapid Rehousing Homeless Prevention
	Goal Description	
7	Goal Name	5A Effective Admin & Planning
	Goal Description	

****Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)**

**It is estimated that 485 individuals/households will be provided with affordable housing.

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects and activities to be funded using federal HUD funds during FY 2026/2027 are provided below. Resources include CDBG, HOME, and ESG funds.

CDBG will fund public service programs, housing rehab activities and admin costs of the program. The CDBG program has a 20% grant cap allowed for administrative costs and no more than 15% of the grant may be allocated towards public services.

HOME will fund affordable housing development, tenant based rental assistance, and preservation through the City’s housing programs and Community Housing Development Organization (CHDO) development activities as required under grant guidelines. There is a 10% grant cap for administrative activities and 15% of the total grant is reserved for CHDO activities.

ESG will fund homeless programs such as Homelessness Prevention, Rapid Rehousing and shelter operations. For ESG, there is a 7.5% grant cap for administrative activities, and no more than 60% may be allocated towards emergency shelter operations.

Projects

#	Project Name
1	CDBG: Administration
2	CDBG: Public Services
3	CDBG: Emergency Home Repair Program
4	HOME: Administration
5	HOME: CHDO Set-Aside (15%)
6	HOME: Affordable Housing Development
7	HOME: Security & Utility Deposit (TBRA)
8	ESG: Mesa

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Mesa’s projects will address the housing and community development needs and are consistent with the priorities and goals identified in the five-year Strategic Plan. The following needs are

categorized by priority.

Public services that provide basic needs for LMI and special needs are a high priority. These services focus on helping individuals and families avoid homelessness and gain self-sufficiency. This need exceeds the amount of funds available as there is a 15% grant cap allocation for public services.

Public facilities and infrastructure improvements have been identified as a need in Mesa, specifically in low- and moderate-income areas. Public improvements are addressed through CDBG funds and will only target low/mod areas as identified by HUD LMISD data. For more details on low/mod target areas, see the AP-50.

The preservation of existing affordable housing units as well as the development of additional affordable housing, for both rental and homeownership opportunities, remains one of the highest priorities in the city. These needs are addressed by CDBG and HOME funds as eligible under each grant guideline. Activities include direct financial assistance, rental housing construction, existing homeowner housing rehab, tenant-based rental assistance and other homeownership opportunities.

Homeless strategies that work to end homelessness in Mesa are a priority and this need is addressed through the ESG program. The city will fund programs that help with homeless prevention and rapid rehousing activities to help families avoid homelessness, as well as emergency shelter services for persons experiencing homelessness. Shelter services are limited as there is a 60% grant cap allocation for this type of activity.

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG: Administration
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	5A Effective Admin & Planning
	Needs Addressed	Effective Admin & Planning
	Funding	CDBG: \$704,851.00
	Description	Program administration of the CDBG program.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	CDBG: Public Services
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	2A Public Services for LMI & Special Need
	Needs Addressed	
	Funding	CDBG: \$466,859.00
	Description	The City will fund vital public services for LMI households and special needs groups. Activities will focus on helping individuals and families avoid homelessness.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 812 Persons Assisted
	Location Description	

	Planned Activities	<p>Planned activities include:</p> <p>A New Leaf, Housing Support Services: The program offers supportive services for low-income residents at La Mesita and Desert Leaf Apartments in Mesa. The initiative aids chronically homeless individuals and families transitioning to permanent housing through case management, basic need assistance, educational and financial coaching, community events, transportation, workforce development, and activities for children and youth (03T): \$44,419</p> <p>Central Arizona Shelter Services (CASS), Emergency Shelter for Mesa Adults & Seniors: The Emergency Shelter for Mesa Adults & Seniors provides shelter for single adults, seniors, and families. Offers community development and emergency services. Funding will help support staff, including 2 case managers. Program also provides bed-night shelter services for those experiencing homelessness. CASS uses an evidence-based approach with customized housing plans tailored to individual needs (03T): \$63,191</p> <p>Family Promise Greater Phoenix, Mesa Family Shelter Program: The program offers supportive living environment for homeless families with children under 18, providing shelter, food, and social services. It helps low-income families meet basic needs, access childcare and employment, and gain financial literacy and housing guidance to achieve self-sufficiency (03T): \$85,820</p> <p>City of Mesa Office of Homeless Solutions (set-aside), Phoenix Rescue Mission: Outreach and Homeless Navigation Services: The Office of Homeless Solutions will contract a non-profit for Homeless Navigation Services. Homeless navigators will assist individuals experiencing homelessness by assessing needs, securing housing, connecting them to essential services, and conducting street outreach (03T): \$273,429</p>
3	Project Name	CDBG: Emergency Home Repair Program
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	3A Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$2,290,766.00
	Description	The City will provide for emergency home repair for low-to-moderate income homeowners in Mesa.
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Planned activities will include: City of Mesa, Emergency Rehabilitation Program: The Emergency Rehabilitation Program provides repairs to low-moderate-income homeowners in Mesa. Repairs provide safe and sanitary living conditions, preserve the existing housing stock, and assist in neighborhood revitalization. The primary recipients earn less than 60% of the area median income, and secondary recipients earn less than 80% of the area median income (14A): \$2,290,766
4	Project Name	HOME: Administration
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	5A Effective Admin & Planning
	Needs Addressed	Effective Admin & Planning
	Funding	HOME: \$125,620.00
	Description	Administration of the HOME program.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
5	Project Name	HOME: CHDO Set-Aside (15%)
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	3B New Housing Development
	Needs Addressed	Affordable Housing
	Funding	HOME: \$188,429.00
	Description	The City will fund activities that increase affordable housing availability for LMI households through CHDO development activities.

	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
6	Project Name	HOME: Affordable Housing Development
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	3B New Housing Development
	Needs Addressed	Affordable Housing
	Funding	HOME: \$1,900,000.00
	Description	
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	<p>Planned activities include:</p> <ul style="list-style-type: none"> - COPA Health, Inc., Beverly Family Housing: COPA Health, Inc. seeks HOME funding to leverage Low-Income Housing Tax Credit (LIHTC) funds for the development of Beverly Family Housing, located at 120 N. Beverly, 85201. This project will provide a total of 40 affordable rental housing units - 8 one-bedroom, 24 two-bedroom, 8 three-bedroom units. These units will replace the 12 existing multi-family units that were built in 1960. The city’s HOME commitment is contingent upon successful award of 4% Low-Income Housing Tax Credit (LIHTC) from Arizona Department of Housing (ADOH) and completion of all HOME program requirement: \$1,000,000 - Habitat for Humanity will construct three two-story single-family homes on the following lots: 503 N Lewis; 537 & 556 N Sirrine in Mesa, Arizona. The homes will then be sold to low-moderate income households using non-interest-bearing loans provided by Habitat for Humanity: HOME funding provided: \$400,000 - The Helix Apartments, a 62-unit affordable housing community servicing seniors, to be located at 17-37 W. University Drive, Mesa AZ 85201. HOME funding is contingent on successful award of Low-Income Housing Tax Credit (LIHTC) funding from Arizona Department of Housing (ADOH): \$500,000
7	Project Name	HOME: Security & Utility Deposit (TBRA)
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	3C Tenant-Based Rental Assistance
	Needs Addressed	Affordable Housing
	Funding	HOME: \$372,348.00
	Description	The City will provide security and utility deposits in the TBRA program for eligible LMI renters.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
	Project Name	ESG: Mesa

8	Target Area	Citywide Low/Mod Eligible
	Goals Supported	4A Emergency Shelter Services 4B Rapid Rehousing Homeless Prevention 5A Effective Admin & Planning
	Needs Addressed	Homelessness Strategies Effective Admin & Planning
	Funding	:
	Description	The City will support homeless persons through overnight shelter operations, rapid rehousing, and homeless prevention activities. Assistance to homeless shelters will help increase the availability of overnight shelter beds.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
Planned Activities	Admin will be no more than 7.5%: \$24,227 Rapid Rehousing (32.5%): - Save the Family Foundation of Arizona: Save the Family will offer Rapid Rehousing Services to Mesa households facing homelessness to stabilize them, end their housing crisis, and secure permanent housing. Services include housing location assistance and stepped-down rental subsidies for leased housing, along with Case Management and access to comprehensive Supportive Services (FACES) to help families sustain long-term housing without financial aid: \$110,505 Shelter Operations (60%): - A New Leaf, East Valley Men’s Center: A New Leaf offers emergency shelter and supportive services for single men experiencing homelessness at the East Valley Men’s Center (EVMC): \$148,298 - Tempe Community Action Agency, I-Help Emergency Shelter: The I-HELP Emergency Shelter provides services for unsheltered seniors, adults, and couples in Mesa. The funds will cover personnel costs, supplies, and direct client assistance: \$40,000	

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

While the City of Mesa lists Citywide Low/Mod Eligible as target areas for its grant funds, the City does not determine funding targets solely based on geographic areas. Much of the funding from the HUD CPD grant programs is available for use citywide, depending on grant regulations.

CDBG grant funds are intended to assist low- to moderate-income households. Direct services for individuals and households, such as public services and affordable housing benefits, are based on income eligibility rather than area benefit. However, improvements to public facilities and infrastructure have an areawide low/mod income benefit and the distribution of funds is targeted to low/mod block group tracts. See further information below for how the city determines these tracts.

HOME funds expended by a Participating Jurisdiction (PJ) must be invested in affordable housing for low- to moderate-income families, as defined at 24 CFR 92.2. Generally, this means eligible families must have incomes of 80 percent or less of the area median, as adjusted for family size. Benefits are based on income eligibility rather than area benefit

ESG funds are targeted towards individuals and families experiencing a housing crisis and/or homelessness citywide. For minimum eligibility criteria for ESG beneficiaries for services related to street outreach, see paragraph (1)(i) of the “homeless” definition under 24 CFR § 576.2. For emergency shelter, see definition in 24 CFR 576.2. Beneficiaries must be “homeless” and staying in an emergency shelter. For homelessness prevention assistance, see 24 CFR 576.103. For rapid rehousing assistance, see 24 CFR 576.104. Further eligibility criteria may be established at the local level in accordance with 24 CFR 576.400(e). For more information on ESG program eligibility see: <https://www.hudexchange.info/programs/esg/esg-requirements/>

Geographic Distribution

Target Area	Percentage of Funds
Citywide Low/Mod Eligible	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

**The proposed allocation of funds in this plan is based on federal funding requirements for each formula-allocated grant. The city does not necessarily determine the use of funds by target area. However, under the CDBG program improvements to public facilities and infrastructure have an areawide low/mod income benefit and the distribution of funds is targeted to low/mod block group tracts. These types of planned activities will serve a community or neighborhood. These activities are said to have an "area-wide" benefit. Per HUD requirements, these areas must be within an eligible

census block group tract, as defined by HUD's CDBG regulations, whereby the majority (or 51%) of the residents are low- to moderate-income.

To determine LMI tracts the City of Mesa utilizes HUD's CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be found at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>.

Discussion

Low-Income Households

A household is considered low-income if it earns less than 80% of the area median income. A census tract has a concentration of low-income households if the tract's median household income is less than 80% of the area median household income. The City's area median income is \$73,766, and low income is estimated at \$59,013. The city has a concentration of low-income tracts primarily found east to west along East Main St. There are also scattered tracts in the northern part of the City along Red Mountain Freeway and in the south just west of Phoenix-Mesa Gateway Airport. Data was taken from the 2018-2022 ACS. See the MA-50 for a map of the tracts that have a concentration of low-income households.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable housing development and preservation are one of the highest priorities in Mesa. These needs are addressed by CDBG and HOME funded activities as eligible under each grant guideline. Activities include new rental housing construction, existing homeowner housing rehab, and tenant-based rental assistance.

The annual goals listed in the AP-20 specify the following goals and outcomes for affordable housing assistance for non-homeless populations. The terms for affordable housing are defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. This section only reports grant program activities under the CDBG and HOME programs.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	376
Special-Needs	0
Total	376

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	186
The Production of New Units	105
Rehab of Existing Units	85
Acquisition of Existing Units	0
Total	376

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

**CDBG City of Mesa Homeowner Rehab: 85

HOME Rental Development: Habitat for Humanity (3), University Drive (62), & Copa Health (40) – 105

HOME City of Mesa TBRA: 186

AP-60 Public Housing – 91.220(h)

Introduction

The City of Mesa Housing Authority (MHA) manages 1,903 Housing Choice Vouchers (HCV). The housing authority provides services and housing as detailed in their annual PHA Plan. This section provides a short summary of actions planned for the next year.

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

MHA is responsible for overseeing the HCV Programs in Mesa. The MHA is part of the City's Community Services Department, which administers various programs to assist low- and moderate-income individuals and families in Mesa. While the City of Mesa does not directly own or operate any public housing units within its limits, it provides HCV to address affordable housing needs. The city offers several housing programs, including rental assistance through the HCV and TBRA Programs, as well as a homeowner emergency repair program. The city's rental assistance programs include the HCV program, Project Based Vouchers, HUD Veterans Affairs Supportive Housing (VASH) program, Family Unification Program (FUP), Emergency Housing Vouchers (EHV), and rental, utility, and security deposit assistance under the Tenant-Based Rental Assistance (TBRA) program.

MHA accepts Project-Based Voucher applicant referrals from Coordinated Entry under the direction of Maricopa Association of Government (MAG) based on the following local preferences:

- Mesa Resident: Current Resident of Mesa or a person who is currently hired to work in the City of Mesa
- Homeless: "An individual and/or a family who has experienced at least two episodes of shelter living and has a substantiated need for long term case management and supportive services. The individual must be registered in the Homeless Management Information System (HMIS), except for domestic violence victims."
- Income Eligibility: The individual or family's annual gross income is at or below 30% (extremely low-income) of the Area Median Income.

The MHA will consider the needs of individuals and families with a disability, and make any reasonable accommodation needed. Currently, every development site in the MHA inventory complies with the number of accessible units required.

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

The City's Family Self Sufficiency (FSS) program encourages participants in the HCV programs to work

towards becoming less reliant on federal assistance, and eventually to move toward the path to homeownership. FSS is a voluntary HUD program designed to assist families in the voucher rental assistance program to achieve self-sufficiency through education, training, and employment. Participants identify career goals and establish a plan to achieve those goals, connect with community resources and services, and receive case management services and encouragement.

When earned income increases (and a family's portion of the rent goes up) FSS puts a portion aside each month in an FSS escrow account. The balance becomes the family's money and when the goals in the FSS plan are completed and can be used towards permanent housing opportunities.

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

The City of Mesa Housing Authority is a High-Performing agency.

Discussion

N/A

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

Introduction

The City of Mesa is a participant in the Maricopa County COC on Homelessness and the Homeless Planning Sub-committee. This is a regional initiative staffed by MAG. As part of the COC, Maricopa County completes a regular “Point-in-Time Survey” (PIT) each January to determine the number of homeless individuals and families in the County. The PIT count was conducted in January 2026. Based on initial data that is still being corroborated by MAG, more individuals were counted in that point in time in 2026 compared to 2025.

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

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

The City of Mesa awards funding for local shelters, transitional housing, rapid rehousing programs, and tenant-based rental assistance to provide a safe place for citizens in need. The City of Mesa’s homeless providers are established agencies and care deeply about addressing homelessness. The City of Mesa Office of Homeless Solutions was established in 2023 to enhance our homelessness response and provide a well-coordinated collaborative effort in addressing the needs of the community. Significant improvements to services and contracts have been made.

Mesa’s vision for addressing homelessness is based on the Mesa Housing Path which offers various access points throughout the community to get the most vulnerable Mesa-based individuals off the streets and in contact with the resources and support needed for safe housing, stability, and life skills to achieve sustainable success.

The goals continue to be implemented in collaboration with Mesa’s nonprofit partners, faith-based agencies, schools, healthcare institutions, as well as regional partner cities, county and state departments and federal agencies, such as the Veterans Administration, Housing and Urban Development (HUD), and the Interagency Council on Homelessness.

Goals for the coming year include continuation of essential services that support individuals experiencing homelessness including homeless navigation and shelter services for unsheltered people.

The city has improved Homeless Navigation services by creating new contracts with services that take a citywide approach to public safety and services to those in need to assist the unhoused individuals and families in finding shelter and other critical services through the region. The Off the Street program and

other local shelters provide shelter and wrap around services to our unhoused community.

Addressing the emergency shelter and transitional housing needs of homeless persons

The CoC reaches out to homeless persons, especially unsheltered persons, through locations where those in need seek services including 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 also held with the consumers. The 2026 Point In Time count identified 343 unsheltered persons experiencing homelessness for the City of Mesa, which is a 31% increase from 2025. Additionally, outreach teams regularly conduct street outreach and other known areas throughout the community to tend to the needs of the homeless. The city also funds street outreach and navigation programs to better serve the homeless. When homeless veterans are identified, efforts are made to get them assistance through Veterans Affairs (VA).

The Maricopa Regional COC is focused on strengthening the overall homelessness response system through a set of coordinated goals aimed at improving both performance and outcomes. These goals include enhancing data access and quality to drive informed decision-making, increasing community awareness and understanding of homelessness, and preventing homelessness by reducing the number of first-time occurrences. At the same time, the system prioritizes reducing the length of time individuals experience homelessness by accelerating connections to housing and services, while supporting job placement and income growth to promote long-term stability. The Continuum also emphasizes increasing successful exits to permanent housing and minimizing returns to homelessness, ensuring that interventions lead to lasting, sustainable outcomes for individuals and families.

The City of Mesa continues to provide the Off the Streets program which provides emergency shelter and support services for Mesa's most vulnerable residents, including seniors, families, and survivors of domestic violence. Since May 2020, the program has assisted over 3,500 unique clients including women, men and children, with a 71.8 % positive exit rate and an average of 46 days in the program. Positive exits include moving into permanent housing, transitioning to permanent supportive housing, or obtaining another stable living situation.

The City of Mesa has a contract with the Phoenix Rescue Mission (PRM) for Outreach and Homeless Navigation services. As of May 2026, PRM has made contact with 986 Mesa Residents experiencing homelessness.

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 continues to support MAG's Regional Pathways Home plan which includes three steps leading to the target goal of reducing homelessness by 25% by 2027. These steps include committing to working together throughout the region, increasing safe housing options, and supporting diverse partnerships to address homelessness. Together, these steps can strengthen the regional infrastructure to address homelessness.

Local and tribal governments created this action plan with community partners to build a stronger regional infrastructure to address homelessness. This plan represents a starting point to build a strong foundation for impactful change throughout the region on an ongoing basis. Ongoing evaluations of progress will identify new actions to further reduce homelessness through a concerted regional approach. Activities may be undertaken by individual communities, neighboring communities partnering on areas of mutual interest and benefit, and/or by all local and tribal governments in support of the regional response.

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; continued participation in the Point in Time Count; supporting non-profit organizations that provide affordable housing opportunities for low- and moderate-income individuals and families; and serving on the COC Board of Directors, ESG Committee, Local Jurisdiction Committee, COC Planning Committee and Coordinated Entry Oversight Workgroup.

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 City of Mesa continues to support MAG's Regional Plan to End Homelessness by:

1. Providing CDBG funds for programs that help maintain Mesa's housing stock and enable low-income individuals to stay in their homes through the Homeowner Rehabilitation program.
2. Providing the City of Mesa HOPE Line as a resource for those at risk of homelessness or experiencing homelessness to access information and resources.
3. 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 Affordable Housing, Autumn House Domestic Violence Shelter, and the Child Crisis Arizona Emergency

Children Shelter located in Mesa.

4. Senior Affordable Housing project

5. Support of new housing development proposals with local agencies and developers

6. Advocating to secure funding for homeless programs and participate in policy development through the Arizona Coalition to End Homelessness and Arizona Housing Coalition.

7. Serving on the ESG Committee, the COC Board of Directors and Planning Committee, and the Coordinated Entry Oversight Workgroup.

8. Providing continued funding and coordination for street outreach and navigation services for our unhoused community.

9. Continuing to work with the City of Mesa Housing Authority to transition residents to more permanent housing.

Discussion

N/A

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Mesa continues to face significant barriers to the development and preservation of affordable housing. Strong population growth, limited housing supply, and sustained demand across the region have kept home prices and rental rates elevated. As a result, many low- and moderate-income households remain cost-burdened, paying more than 30 percent of their income toward housing, with extremely low-income households facing the greatest challenges. A primary barrier to affordable housing development is the limited availability of developable land within Mesa. As the community approaches buildout, land costs have increased substantially, contributing to higher overall development expenses. Rising construction costs, labor shortages, infrastructure requirements, and financing costs further widen the gap between what it costs to build housing and what lower-income households can afford to pay. Regulatory and policy factors also affect housing production. Zoning limitations, community opposition to higher-density or income-restricted developments, and development review timelines can increase project costs and constrain the location of affordable housing. In addition, existing affordable units are at risk due to aging properties, expiring affordability periods, and market pressures that incentivize conversion to market-rate housing. Regulatory and policy factors also affect housing production. Zoning limitations, community opposition to higher-density or income-restricted developments, and development review timelines can increase project costs and constrain the location of affordable housing. In addition, existing affordable units are at risk due to aging properties, expiring affordability periods, and market pressures that incentivize conversion to market-rate housing. Given these conditions, public subsidies including HOME, CDBG, ESG, Housing Choice Vouchers, and Low-Income Housing Tax Credits remain essential to creating and preserving affordable housing. The City continues to evaluate policies, leverage partnerships, and invest federal resources strategically to expand housing supply, preserve existing affordable units, and promote fair housing choice. Through coordinated planning and targeted investments, Mesa is working to reduce barriers and foster a more inclusive and equitable housing market for its residents during the 2026/2027 program year.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The city recognizes that regulatory processes, zoning considerations, neighborhood concerns, and financing gaps can further impact affordable housing development. Mesa continues to evaluate policies and procedures to reduce unnecessary constraints while maintaining community standards and fair

housing compliance.

Discussion:

N/A

AP-85 Other Actions – 91.220(k)

Introduction:

When determining the funding priorities for the FY 2026/2027 Annual Action Plan, the City of Mesa utilized the 2025-2029 5-Year Consolidated Plan as the guide to eliminate the obstacles to the identified underserved needs, as well as the City Council Strategic Priorities. To reduce the City's obstacles to 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 agency-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.

Actions planned to address obstacles to meeting underserved needs

The City of Mesa will continue to preserve existing affordable housing for low-income households through its Emergency Home Repair Program. This program addresses health and safety concerns affecting the immediate livability of the home. This program ensures Mesa homeowners can continue to live in safe, affordable housing.

Additionally, the City will continue to seek partnerships with developers, non-profits, and private partners to create new affordable housing opportunities through the HOME Program. Outreach efforts include ongoing participation with the Maricopa Association of Governments (MAG) with the CoC Coordinated Entry Workgroup, Planning, and ESG Committees to coordinate Rapid Rehousing and Shelter efforts, as well as pooling financial resources to house homeless clients in a timelier manner. The City of Mesa also works with the local shelter providers and homeless assistance providers, identified in this plan, through federal and locally funded contracts.

Actions planned to foster and maintain affordable housing

The City will directly assist low- and moderate-income (LMI) households with affordable housing programs. Planned activities will include emergency repair assistance for owner-occupied homes. The City will work to increase affordable rental housing opportunities through the construction of new rental units. These activities will benefit LMI households. The following affordable housing activities will take

place in the City through the housing authority, the CDBG and the HOME program:

- Project Based Vouchers: 88
- Mainstream Vouchers: 137
- Section 8 Housing Choice Vouchers (HCV): 1374
- Family Unification Program (FUP) Vouchers: 28
- Veteran's Affairs Supportive Housing (VASH): 206 vouchers
- Emergency Housing Vouchers (EHV): 70
- Housing Rehab Program (CDBG): 85
- New Rental Construction (HOME): 102
- New Homeowner Construction (HOME) - 3
- Tenant-Based Rental Assistance (HOME): 186

The City of Mesa is committed to using grant funds to support affordable housing projects that offer rental and homeownership options for low- and moderate-income households. This includes providing Section 8 Housing Choice Vouchers for homeless families, veterans, disabled individuals, and youth transitioning out of the foster care system. By doing so, Mesa aims to enhance rental accessibility for very low-income households (those below 50% of the Area Median Income) and veterans at risk of homelessness.

Actions planned to reduce lead-based paint hazards

The City of Mesa remains committed to reducing Lead-Based Paint (LBP) hazards as part of its annual housing objectives. Through its federally funded housing programs, including the CDBG-funded Housing Rehabilitation Program, the City assists eligible homeowners in addressing health, safety, and code-related deficiencies, including potential lead-related concerns.

In accordance with HUD regulations, housing constructed prior to 1978 that receives federal assistance is evaluated for compliance with applicable Lead-Based Paint requirements. As appropriate, pre-construction assessments are conducted by certified professionals to determine the presence of lead-based paint hazards. When rehabilitation activities involve the disturbance of painted surfaces, the City follows HUD's Lead Safe Housing Rule and adheres to EPA-established de minimis levels (24 CFR Part 35). Where identified hazards exceed allowable de minimis thresholds, properly licensed contractors

complete required abatement or interim control measures. Clearance is obtained, as required, prior to re-occupancy to ensure compliance with federal standards.

The City also provides lead hazard education to HOME, CDBG, and NSP program participants through distribution of the EPA pamphlet “Protect Your Family from Lead in Your Home.” Asbestos and radon testing are conducted when applicable to meet environmental safety requirements. Through these efforts, the City works to ensure federally assisted housing remains safe and compliant during FY 2026/2027.

Actions planned to reduce the number of poverty-level families

In addition to offering rental assistance to low-income households, the City of Mesa also plans to reduce the number of poverty-level residents by continuing to participate with the Maricopa Continuum of Care, in which elected officials and City staff will ensure the availability of services and programs offered, such as homeless navigation services to increase funding for shelters. Funding was also allocated for programs that provide services for those with special needs. The list of 2026/2027 projects and programs to be funded by the Human Services/ABC Program was also presented to the City Council for approval.

The activities identified in the FY 2026/2027 Annual Action Plan work directly to reduce the number of poverty-level families in Mesa. The City works closely with a variety of nonprofit service providers who offer assistance to homeless clients and other households with low and extremely low incomes. The purpose is to provide for basic needs and assist them in improving self-sufficiency. These providers may also offer programs that help locate and secure affordable housing to alleviate housing instability.

Housing providers and developers assist in the creation and development of affordable housing for both homeowners and renters. Rental assistance is provided through the TBRA program so that LMI households can have stable housing to works towards permanent housing and financial security.

The ESG program provides rapid rehousing rental activities, which help families in crisis and prevent them from becoming homeless again. This program is designed to help them gain stable housing so they can work towards financial self-sustainability through services provided by CoC members and local homeless service providers.

Actions planned to develop institutional structure

The City will continue to participate in the regional Continuum of Care including workgroups and sitting on the Continuum of Care Board, working collaboratively with the East Valley City Managers, and assisting with For Our City – Mesa. In addition, the City will continue to develop public/private partnerships to address housing, finance, and community development efforts to address the gaps and

provide recommendations in addressing these gaps.

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

The City of Mesa will continue to work with For Our City to coordinate resources to Mesa's most vulnerable residents. For Our City is a network of faith-based organizations, nonprofits, service organizations, businesses, and the City of Mesa working together in unity and compassion to help the residents of Mesa. Using the For Our City network, Mesa can connect nonprofits, volunteers, and vulnerable individuals together to serve the most effectively.

Discussion:

The City of Mesa works with the following local shelter providers and homeless assistance providers through federal and local funded contracts: A New Leaf, Central Arizona Shelter Services (CASS), Child Crisis Arizona, Community Bridges (CBI), Family Promise, Homeward Bound, House of Refuge, Maggie's Place, Oakwood Creative Care, Paz de Cristo, Save the Family, and Phoenix Rescue Mission.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(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:

Recaptured funds are HOME funds recouped by the City when HOME-assisted homeownership housing does not continue to be the principal residence of the assisted homebuyer for the full term of the affordability period. The amount of the recapture is determined by the City's recapture requirements. Recaptured funds must be used in accordance with the HOME program rules and must be expended by the grantee before drawing down additional HOME funds.

In addition, the City and its grantees must track and report program income and recaptured funds separately. Recaptured funds can be used like program income with the exception that they may not be used for any administrative costs since they represent a return of the original HOME investment.

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 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. Under the Resale provision, "fair return on investment" shall be defined as a monetary gain or loss, dependent on market conditions, due to the sale of the property.

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:

Recaptured funds are HOME funds recouped by the City when HOME-assisted homeownership housing does not continue to be the principal residence of the assisted homebuyer for the full HUD required affordability period. The amount of the recapture is determined by the City's recapture requirements contained within this Policies & Procedures Manual. Recaptured funds must be used in accordance with the HOME program rules and must be expended by the grantee before drawing down additional HOME funds.

In addition, the City and its grantees must track and report program income and recaptured funds separately. Recaptured funds can be used like program income with the exception that they may not be used for any administrative costs since they represent a return of the original HOME

investment.

For all projects where HOME funding was provided to the developer but not directly to the homebuyer, the Resale Provisions will be used. Units developed or acquired with HOME funds must remain affordable to income qualified households for varying lengths of time depending upon the amount of HOME funds invested per unit. The affordability period is enforced through a Restrictive Covenant signed by the homebuyer at closing and is recorded in the Maricopa County Assessor's Office. The Restrictive Covenant details the length of the affordability period and the specific resale requirements that must be satisfied should the owner wish to sell the property prior to the expiration of the affordability period. All units are secured by a lien on the property coinciding with the HOME Period of Affordability and a Promissory Note.

The City will use the following chart when determining the Period of Affordability for the Resale Provisions of units acquired or constructed with HOME funds.

<u>Total HOME Investment</u>	<u>Period of Affordability*</u>
Under \$15,000	5
Between \$15,000 & \$40,000	10
Over \$40,000	15

*(*20 years for new construction)*

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:

N/A - The City does not intend to use HOME funding for this purpose.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

**N/A - The City of Mesa does not utilize preferences.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

**N/A - The City of Mesa does not utilize preferences for TBRA.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

In accordance with 24 CFR 92.253(d)(3), an owner of rental housing assisted with HOME funds must comply with the affirmative marketing requirements established by the City of Mesa, which is the participating jurisdiction (PJ) pursuant to 24 CFR 92.351(a). The owner of the rental housing project must adopt and follow written tenant selection policies and criteria, which include that it may give a preference to a particular segment of the population if permitted in its written agreement with the PJ such as persons with a disability or other special needs. However, at this time there is no limit to eligibility or preference given to any particular segment of the population with rental housing projects funded by the City's HOME program funds. HOME funds must however target low- to moderate-income households. The City does not discriminate and provides equal access to all eligible households.

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

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

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), or (4) of the homeless definition in 576.2 for homeless prevention assistance.
- Program participant must be a City of Mesa resident for at least 3 months prior or evicted from a

Mesa residence within past 1-4 months.

- Households must meet the following circumstances:

- (1) Household does not have appropriate subsequent housing options; and

- (2) Household lacks the financial resources.

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 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 annual grant application process, as directed by the City's Housing and Community Development Advisory Board, with preliminary approval by the Community and Cultural Development Committee (sub-committee of City Councilmembers), and final approval by the City Council.

The City will conduct a technical workshop and will be open to all citizens, agencies, non-profits, for profits, organizations, and City departments that are interested in applying for any of the three entitlement grants, including ESG. Applications for funding are issued to any interested agencies and submitted to the City.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City of Mesa meets the homeless participation requirement found in 24 CFR 576.405(a) through the Maricopa County Continuum of Care. 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 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 strives to meet all program specific requirements as detailed in the enabling legislation and program guidelines. City staff work with subrecipients to ensure that these requirements are met and oversee internal operations towards the same goal.

The City has implemented the following performance standards for the ESG program:

- 85% previously homeless men at EVMC will increase their level of self-sufficiency.
- 70% of the men will secure stable housing.
- 85% of the men will demonstrate an improvement in assessment scores.

RRH:

- 100% of rapid re-housing households will have moved into rental housing with a lease.
- 75% of households will successfully maintain their housing when rental subsidies cease.

Coordination of Services:

- Improved Care coordination between housing partners and mainstream resources Tenant Based Rental Support Under Rapid Re-Housing.
- At least 35 men will be provided with shelter services at East Valley Men's Center.
- At Least 50 persons will be assisted with shelter services at Tempe Community Action Agency.
- At least 7 households assisted with stable housing with rental support & Stabilization Services Under Rapid Re-Housing by Save the Family.

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

** Discussion:

N/A