



# City of Mesa

## Consolidated Annual Performance Evaluation Report (CAPER)

FY 2024/2025

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This CAPER report covers the program year from July 1, 2024, to June 30, 2025 (FY 2024/2025.) During FY 2024/2025, the City of Mesa had \$4,192,294 available in Community Development Block Grant (CDBG) funds for eligible programs and services, including the FY 2024/2025 Entitlement Allocation and unallocated funds from prior years. Of this amount, \$3,294,732 was awarded to non-profit agencies and City of Mesa departments, with \$773,751 allocated for CDBG Program Administration, totaling \$4,068,447 in awarded funds.

CDBG Public Service Activities: A total of \$602,214 was allocated to various agencies for public service activities, including: A New Leaf, Central Arizona Shelter Services (CASS), Child Crisis Arizona, Family Promise, Homeward Bound, and Save the Family Foundation of Arizona. Due to change in leadership and staff capacity for CASS, the agency decided to cancel their 2 CDBG contracts and return the money to the City of Mesa.

Housing Rehabilitation: A total of \$2,342,182 was allocated to the City of Mesa's Housing and Community Development Division for the Emergency Rehabilitation Program.

HOME Investment Partnership (HOME) Program: A total of \$400,000 in HOME Program funds were allocated for Tenant-Based Rental Assistance (TBRA) to the City of Mesa's Housing and Community Development Division for Utility and Deposit Assistance.

Emergency Solutions Grant (ESG) Program: A total of \$329,288 was awarded to agencies, including A New Leaf, Central Arizona Shelter Services (CASS), and Save the Family, to provide emergency shelter and rapid rehousing. The City of Mesa continued to collaborate with the Maricopa County Continuum of Care (CoC) to streamline processes and efforts to provide services to the homeless strategically and efficiently. The city participates in several Continuum workgroups, such as Coordinated Entry, Planning, and ESG Committees, to align processes and streamline procedures.

### **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Fund Homelessness Strategies	Homeless	CDBG: \$ 389,954.89	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	32635	36680	112.39%	716	690	96.37%
Fund Homelessness Strategies	Homeless	CDBG: \$ / HOME: \$ 908,896.09 ESG: \$101,333.32	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	2172	783	36.05%	221	191	88.43%
Fund Homelessness Strategies	Homeless	CDBG: \$ 224,949.82	Homeless Person Overnight Shelter	Persons Assisted	1165	3911	335.71%	64	340	531.25%
Fund Homelessness Strategies	Homeless	CDBG: \$ 97,737.68 ESG: \$210,542.40	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	50	505	1010.00%	0	132	100%
Increase Access to Homeownership	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	40	0	0.00%	0	0	0
Increase or Maintain Affordable Housing Stock	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	60	0	0.00%	54	0	0.00%
Increase or Maintain Affordable Housing Stock	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	20	0	0.00%	0	0	

Increase or Maintain Affordable Housing Stock	Affordable Housing	CDBG: \$2,342,182	Homeowner Housing Rehabilitated	Household Housing Unit	190	418	220%	90	165	183.33%
Public Facility Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	17000	0	0.00%	32525	0	0.00%
Support Vital Community Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	380	0	0.00%			

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

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

The City of Mesa's FY 2024/2025 Annual Action Plan identified goals in the following areas, each of which falls within the five-year priorities identified in the strategic plan portion of the city's 2020-2024 Consolidated Plan: Provision of non-homeless public services; Homeownership assistance; Emergency shelter operations; Increase affordable housing stock; and public facility improvements. During FY 2024/2025, the city used CDBG and ESG funds to support emergency shelter operations, including A New Leaf’s Autumn House, East Valley Men's Center, La Mesita Family Shelter, Central Arizona Shelter Services (CASS), Family Promise, Homeward Bound, and Save the Family. CDBG Public services activities included case management, outreach and navigation services for homeless and formerly homeless people, homeless supportive services, and shelter services.

- A New Leaf was awarded \$141,150 in CDBG funds and assisted a total of 132 people in Mesa.
- Family Promise was awarded \$ 74,464 in CDBG funds and assisted a total of 127 Mesa residents.
- Homeward Bound was awarded \$ 65,270 in CDBG funds and assisted a total of 81 Mesa residents.
- Save the Family was awarded \$57,301 in CDBG funds and assisted a total of 142 people in Mesa
- Central Arizona Shelter Services (CASS) was awarded \$94,527 in CDBG funds to assist 183 people in Mesa. This contract was cancelled at the request of the agency. (See section CR-45) Due to change in leadership and staff capacity for CASS, the agency decided to cancel their 2 CDBG contracts and return

the money to the City of Mesa.

- Central Arizona Shelter Services (CASS) was awarded \$23,524 in CDBG funds to assist 17 people in Mesa. This contract was cancelled at the request of the agency. (See section CR-45) Due to change in leadership and staff capacity for CASS, the agency decided to cancel their 2 CDBG contracts and return the money to the City of Mesa.

## CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME
White	511	213
Black or African American	277	264
Asian	2	10
American Indian or American Native	42	20
Native Hawaiian or Other Pacific Islander	1	8
		29
<b>Total</b>	<b>855</b>	<b>544</b>
Hispanic	274	113
Not Hispanic	581	431

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

	HESG
American Indian, Alaska Native, or Indigenous	15
Asian or Asian American	0
Black, African American, or African	134
Hispanic/Latina/e/o	106
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	3
White	139
Multiracial	19
Client doesn't know	0
Client prefers not to answer	0
Data not collected	0
<b>Total</b>	<b>416</b>

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

### Narrative

In FY 2024/2025, the City of Mesa assisted 855 persons/households through CDBG funding, 60% were white, 32% were Black or African American, 8% were Asian, American Indian or American Native, or Native Hawaiian or other Pacific Islander, or Other Multi-Racial. Of the total persons/households served, 32% were Hispanic and 68% were non-Hispanic. With HOME funds, for the City of Mesa program, 544 persons/households were served, 39% were white, 49% were Black or African American, and 12% were Asian, American Indian, American Native, Native Hawaiian or other Pacific Islander, or Other Multi-Racial. Of the total persons/households served, 21% were Hispanic and 79% were non-Hispanic. ESG

figures for race and ethnicity are for individuals assisted rather than households. A total of 416 persons were assisted through ESG of which 33% were White, 32% were Black or African American, 34% of individuals were Asian, American Indian or American Native, Native Hawaiian or other Pacific Islander or were Multi-Racial. Of the total individuals served, 25% were Hispanic and 75% were non-Hispanic.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	4,192,294	4,146,251
HOME	public - federal	6,205,920	885,334
ESG	public - federal	355,987	326,342

**Table 3 - Resources Made Available**

### Narrative

A total of \$4,192,294 in CDBG funds were available during the Program Year. The city received program income in the amount of \$224,929 in FY 2024/2025. Funds received as program income were allocated to FY 2025/2026 Public Services and FY 2024/2025 Emergency Rehabilitation Program. In FY 2024/2025, \$4,146,251 in CDBG funds were expended. For the HOME Investment Partnership Program, \$6,205,920 were available during the program year. In FY 2024/2025, \$885,334 in HOME funds were expended and \$39,257 was received in program income. A total of \$355,987 was available for ESG and a total of \$326,342 was expended. A total of \$1,450,083 was expended in CDBG-CV funds in FY2024/2025.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Target Area		11%	
City of Mesa	100%	89%	

**Table 4 – Identify the geographic distribution and location of investments**

### Narrative

For FY 2024/2025, 100% of CDBG funding was allocated to activities that benefit low-and-moderate Mesa residents. 89% of the CDBG funding allocated assisted Mesa residents city-wide, while 11% targeted residents in CDBG Target Area in Mesa.



## Leveraging

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

The City of Mesa utilizes General Funds as match for the city-administered Tenant-Based Rental Assistance Program (TBRA) and the Emergency Solutions Grant (ESG). For FY 2024/2025 the General Fund contributed \$68,560.74 as match for the City of Mesa's TBRA Program.

The City of Mesa funded Community Bridges, Inc \$316,000 in HOME TBRA funds and contributed \$41,310.71 as match funding.

City of Mesa funded Save the Family \$724,286.40 in HOME TBRA funds and contributed \$75,523.78 as match funding.

### ESG Match and Leverage:

The City of Mesa funded A New Leaf \$147,557 in ESG for shelter operation and A New Leaf leveraged additional resources in the amount of \$1,834,822. The city provided 50% (\$73,778.55) of the match from General Funds and the remaining 50% (\$73,778.55) was matched by private funding, through Valley of the Sun United Way, the cities of Scottsdale, Tempe, and Maricopa County private grants via A New Leaf.

Central Arizona Shelter Services (CASS) was funded \$66,035 in ESG for their family shelter and CASS leveraged additional resources in the amount of \$1,056,503. The city provided 50% (\$33,017.50) of the match from General Funds and the remaining 50% (\$33,017.50) was matched by agency contributions.

Save the Family was funded \$115,696 in ESG for rapid rehousing and Save the Family leveraged additional resources in the amount of \$2,762,464. The city provided 50% (\$57,848) of the match from General Funds and the remaining 50% (\$57,848) was matched by contributions, donations, and grants.

Additionally, the city provided funding to non-profit agencies for human service activities through "A Better Community (ABC)," the city's utility donation program, in the amount of \$150,000.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	\$2,059,708
2. Match contributed during current Federal fiscal year	\$100,000
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$2,159,708
4. Match liability for current Federal fiscal year	\$157,296
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$2,317,004

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
A New Leaf ESG	07/01/2024	\$73,778.55						\$73,778.55
Central Arizona Shelter Services ESG	07/01/2024	\$33,017.50						\$33,017.50
City of Mesa HOME TBRA	07/01/2024	\$68,560.74						\$68,560.74
Community Bridges HOME TBRA	07/01/2024	\$41,310.71						\$41,310.71
Save the Family ESG	07/01/2024	\$57,848						\$57,848
Save the Family HOME TBRA	07/01/2024	\$75,523.78						\$75,523.78

**Table 6 – Match Contribution for the Federal Fiscal Year**

## HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$0.55	\$14,053.01	\$14,053.56	\$14,053.56	\$0

Table 7 – Program Income

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

**Table 8 - Minority Business and Women Business Enterprises**

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

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired	0	0				
Businesses Displaced	0	0				
Nonprofit Organizations Displaced	0	0				
Households Temporarily Relocated, not Displaced	0	0				
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	54	0
Number of Non-Homeless households to be provided affordable housing units	208	363
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>262</b>	<b>363</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	208	198
Number of households supported through The Production of New Units	54	0
Number of households supported through Rehab of Existing Units	90	165
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>352</b>	<b>363</b>

Table 12 – Number of Households Supported

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

In the fiscal year 2024/2025, several CDBG Public Service agencies did not fully expend their allocated funds. The agencies and their respective unexpended balances are as follows:

- A New Leaf - Housing Service: \$16,950.24
- A New Leaf – Mesa Family Shelter Services: \$43,412.32.
- Child Crisis Arizona – Early Education Program: \$8,286.74
- Homeward Bound (A New Leaf) – Shelter and Family Services: \$12,521.86
- Save the Family – Mesa Homeless Families Navigation and Case Management: \$13,018.95.

The total unexpended amount of \$77,239.87 from CDBG Public Services funding will be reprogrammed for the FY 2026/2027 funding process. Throughout the fiscal year, the City of Mesa has provided ongoing technical assistance to these agencies to ensure they fully expend their allocations in alignment with their subrecipient agreements. Despite these efforts, significant turnover and vacancies within these agencies contributed to the underutilization of the allocated funds.

For Emergency Solutions Grant (ESG), the following two ESG-funded agencies experienced minor shortfalls in expenditure:

- A New Leaf – East Valley Men’s Center: \$3,049.59
- Save the Family – Rapid Rehousing: \$14,362.68

The total unexpended amount of \$17,412.27 from ESG funding will be reprogrammed for the FY 2026/2027 funding process.

While some HOME Tenant-Based Rental Assistance (TBRA) activities are ongoing, the following agencies concluded the year with unspent balances:

- City of Mesa TBRA – Security/Utility Deposit: \$25,757.05
- Community Bridges Incorporated (CBI) TBRA: \$82,875.30

The total unexpended amount of \$108,632.35 from HOME TBRA will be reprogrammed for the FY 2026/2027 funding process.

The total unexpended funds across CDBG Public Service, ESG, and HOME TBRA for FY 2024/2025 amount to \$203,284.49. In most instances, the inability to meet goals stemmed from unforeseen challenges, including staffing shortages, program delays, lower-than-expected client participation, or conservative billing practices near the end of the program year. Throughout the fiscal year, the city provided ongoing technical assistance to these agencies to ensure they fully expend their allocations in alignment with their subrecipient agreements. Despite these efforts, significant turnover and vacancies within these agencies contributed to the underutilization of the allocated funds. In the upcoming fiscal year, the city will continue to work closely with subrecipients to enhance program implementation and service delivery, ensuring future alignment between proposed goals and realized outcomes. In a proactive effort to help address the challenge in agencies meeting program goals in alignment with their scopes of work, the city has incorporated new guidance into the upcoming funding kick-off presentation. Agencies will be advised to closely analyze program data and historical trends to ensure their funding requests align with realistic and accurate projections of unduplicated persons or households to be served. This emphasis on data-driven planning is intended to improve goal setting, strengthen program performance, and reduce the likelihood of reprogramming funding in future program years.

**Discuss how these outcomes will impact future annual action plans.**

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

**the eligibility of the activity.**

Moving forward, the City of Mesa remains committed to supporting these agencies in maximizing their funding to deliver essential services to our community. The reprogrammed funds will be strategically allocated in the upcoming funding cycle to address the community's needs effectively.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	635	148
Low-income	147	35
Moderate-income	73	15
<b>Total</b>	<b>855</b>	<b>198</b>

**Table 13 – Number of Households Served**

**Narrative Information**

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

In FY 2024/2025, a total of 165 households were assisted through the CDBG Emergency Rehabilitation Program. Of those served:

- 57 households were extremely low-income (at or below 30% AMI),
- 57 households were low-income (at or below 50% AMI), and
- The remaining 51 households were moderate-income (at or below 80% AMI).

A total of 171 households were assisted through HOME funded Tenant-Based Rental Program (TBRA). 122 households, or 71% assisted were extremely low-income (at or below 30% AMI); 35 or 20% of the total households assisted were low-income (between 30% and 50% AMI); the remaining households assisted, 14 or 8% were moderate-income (Less than 80% AMI but above 50% AMI). 100% of the households assisted through TBRA were renter households.

During FY24/25, a total of 690 people were served through the CDBG Public Services activities. Of those served:

- 578 people were extremely low income (at or below 30% AMI)
- 90 people were low income (at or below 50% AMI), and
- The remaining 22 people were moderate income (at or below 80% AMI).



**CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c) – Evaluate the jurisdiction’s progress in meeting its specific objectives for reducing and ending homelessness through:**

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

A New Leaf provides emergency shelter, basic needs, and supportive services for single men experiencing homelessness at the East Valley Men’s Center (EVMC). EVMC provides clients with shelter and supportive services for up to 120 days with a capacity of 110 beds, in addition to a plethora of supportive services and referral resources to enable clients to reach their long-term economic and housing stability goals, while also focusing on improving social determinants of health.

Central Arizona Shelter Services (CASS) provides emergency family shelter services, case management services, setting goals for stability and educate and connect families to community partners and resources.

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

Homeward Bound provides shelter and family services, offering emergency shelter, transitional housing, case management, youth programs, workforce development, housing navigation, educational opportunities, and access to essential resources.

Save the Family’s homeless families case management and navigation services provides a number of services to these families to stabilize the household, end their homelessness, and help them secure permanent housing.

Mesa Housing Authority (MHA) was awarded 108 Emergency Housing Vouchers. These vouchers are specifically designed for households who are homeless, at risk of homelessness, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking, or recently homeless. These vouchers cannot be re-issued when a family exits the program. Funding is available through the end of calendar year 2026.

In March of 2025, MHA was awarded 15 additional Veterans Affairs Supportive Housing (VASH) Vouchers. These program combines HUD’s Housing Choice Voucher (HCV) rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs (VA).

**Addressing the emergency shelter and transitional housing needs of homeless persons**

The City of Mesa provided funding for several homeless shelters over FY 2024/2025 using CDBG, ESG, and HOME funds. These organizations include A New Leaf, Central Arizona Shelter Services (CASS), Family Promise, Homeward Bound, and Save the Family.

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

- La Mesita Family Shelter, a 16-unit shelter serving families with children;
- Desert Leaf Shelter,
- East Valley Men's Center, which includes 94 emergency beds serving single men provided shelter for adults and children; and
- Autumn House, a domestic violence shelter that serves men, women, or families fleeing abusive relationships.

Central Arizona Shelter Services (CASS) provides emergency family shelter services, case management services, setting goals for stability and educate and connect families to community partners and resources.

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

Homeward Bound provides shelter and family services, offering emergency shelter, transitional housing, case management, youth programs, workforce development, housing navigation, educational opportunities, and access to essential resources.

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

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

- House of Refuge, a transitional housing program that serves 100 Mesa persons experiencing homelessness and providing wrap-around services including case management, employment and education services.
- Maggie's Place, a shelter for 52 unduplicated Mesa persons experiencing homelessness and providing wrap-round services to increase self-sufficiency.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

A New Leaf provides emergency shelter, basic needs, and supportive services for single men experiencing homelessness at the East Valley Men's Center (EVMC). A New Leaf was awarded \$147,557 in ESG funds and assisted a total of 300 persons in Mesa. A New Leaf was also awarded \$141,150 in CDBG funds through their Mesa Families Shelter Services and assisted a total of 132 persons in Mesa.

CASS provides emergency shelter and case management services at our Family Shelter for Mesa adults and children who are experiencing homelessness. CASS was awarded \$66,035 in ESG funds and assisted 47 Mesa residents.

Save the Family Rapid Rehousing case managers work with clients to promote a smooth transition into permanent housing and to tailor housing stability plans to individual needs, often including budgeting assistance and/or assistance locating employment. Save the Family was awarded \$115,696 in ESG funds for the Rapid Rehousing Program and assisted a total of 69 persons in Mesa.

The city administered its own Tenant-Based Rental Assistance (TBRA) program through HOME funds, providing utility and rental deposits. The city's TBRA Program was awarded \$300,000 in HOME funds. The city's program offers assistance with utility and rental security deposits to help families avoid homelessness.

Community Bridges, Inc. was awarded \$316,000 in HOME funds, for a 2-year contract, to provide application fees; security and utility deposit and Rental payments; and housing management fee to provide supportive housing services to individuals and families experiencing homelessness within Mesa.

Save the Family was awarded \$724,286.40 in HOME funds, for a 3-year contract, to provide housing navigation, application fees; security and utility deposit and Rental payments; and case management to support housing services to individuals and families experiencing homelessness within Mesa. In addition, Save the Family was awarded \$57,301 in CDBG funds to help homeless families become permanently housed and financially self-sufficient, and assisted a total of 142 persons in Mesa through case management and housing navigation.

Family Promise provides shelter bed nights for homeless families, including safe shelter, food, basic needs, clothing, childcare, transportation, case management, employment referrals, and housing assistance. Family Promise was awarded \$74,464 in CDBG funds and assisted a total of 127 Mesa residents.

Homeward Bound provides shelter and family services, offering emergency shelter, transitional housing, case management, youth programs, workforce development, housing navigation, educational

opportunities, and access to essential resources. Homeward Bound was awarded \$65,270 in CDBG funds and assisted a total of 81 Mesa residents.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City of Mesa provided funding for several homeless shelters over FY 2024/2025 using CDBG, ESG, and Human Services funds. These organizations include A New Leaf, Catholic Charities, Child Crisis Arizona, Family Promise, Homeward Bound, House of Refuge, and Maggie's Place.

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

- La Mesita Family Shelter, a 16-unit shelter serving families with children;
- East Valley Men's Center, which includes 94 emergency beds serving single men provided shelter for adults and children; and
- Autumn House, a domestic violence shelter that serves men, women, or families fleeing abusive relationships.

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

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

Homeward Bound provides shelter and family services, offering emergency shelter, transitional housing, case management, youth programs, workforce development, housing navigation, educational opportunities, and access to essential resources.

Save the Family

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

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

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

### **Actions taken to address the needs of public housing**

The City of Mesa does not own or operate any public housing units or development. The city administers voucher programs which are tenant-based with units that are scattered throughout the city. Programs include the Housing Choice Voucher (HCV), Veterans Affairs Supportive Housing (VASH), Family Unification Program (FUP), and Mainstream Vouchers. The City of Mesa receives a total of 1,915 vouchers: 1,490 HCV; 206 VASH; 28 FUP (part of HCV); 137 Mainstream vouchers, and 82 Emergency Housing vouchers. In the tenant-based system, tenants identify and select their own units with the requirement that the landlord agrees to participate in the HCV program. Accessible units for residents with disabilities are available throughout the city. Tenants with disabilities also have the right to ask for reasonable accommodation according to federal regulations. The city dedicated vouchers for the disabled. The City of Mesa is available to help locate accessible units if requested.

The City of Mesa was awarded 108 Emergency Housing Vouchers (EHV) for individuals or families that are homeless, at risk of homelessness, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking, or previously homeless. The city received referrals from Continuum of Care Coordinated Entry and local homeless providers. There are currently 82 vouchers remaining for this category.

Payment Standards established by the Mesa Housing Authority (MHA) are based on HUD's Fair Market Rents (FMR) guidelines.

The Public Housing Authority (PHA) provides project-based vouchers to two properties, owned and operated by non-profit organizations which serve the chronically homeless. Escobedo and La Mesita consist of 88 units that are leased to chronically homeless households.

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

The primary program through which the City of Mesa and its Housing Authority encourage public housing residents to participate in homeownership is the Section 8 Housing Choice Voucher Family Self-Sufficiency (FSS) program. FSS is a HUD program that encourages communities to develop local strategies to help families obtain employment that will lead to economic independence and self-sufficiency.

Mesa operates a voluntary FSS program designed to help interested HCV holders make a plan to conquer roadblocks on the way to self-sufficiency. The housing authority helps connect low-income residents with supportive services, such as career advisors, employment services, training/educational opportunities, grants, and scholarships. When a resident's earned income increases (and their portion of the rent goes up) FSS puts money aside each month in an escrow account to be returned to the tenant when they graduate from the FSS program. The FSS Success/Homebuyers Club and other partner

services help residents understand how to become a homeowner, increase their credit score, and learn about opportunities that will allow them to buy a home.

During FY 2024/2025, 57 participants were enrolled in the FSS Program. There were 3 program graduates with a total of \$45,509.34 paid out in escrow funds. There are currently 45 participants on the program and 38 of those participants have positive escrow account earning monthly interest. The PHA sends out a quarterly newsletter to participants that includes news and program updates. It also promotes new members to serve on the HCV Resident Advisory Board.

**Actions taken to provide assistance to troubled PHAs**

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

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

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

The City of Mesa did not make any public policy changes during FY 2024/2025. A new General Plan was adopted by Mesa Residents in November 2024. The city also completed the Balanced Housing Plan (BHP) which identifies the needs of housing at all income levels and strategies for expanding opportunities. During FY 24/25 the city completed the HUD 5-Year Consolidated Plan for 2025-2029. The Consolidated Plan is a strategic planning document required by HUD for states and local jurisdictions to receive federal funding for housing and community development programs, including CDBG, HOME, and ESG. It outlines local needs, sets goals, and guides the use of federal funds, from programs including CDBG, HOME, and ESG. The plan includes a needs assessment, housing market analysis, and a strategy for spending over five years. Public input is a key part of the process.

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

The Mesa Housing Authority (MHA) provides project-based vouchers to two properties, owned and operated by non-profit organizations, that have been awarded Project Based Vouchers (PBV) that serve the chronically homeless families and individuals. Escobedo and La Mesita provide a total of 88 units dedicated to the chronically homeless, the city currently has no vacancies for these units; referrals have been sent to the properties.

The Public Housing Authority (PHA) has two preferences for the HCV waiting list: 1) chronically homeless persons and 2) people who live or work in Mesa. The city assists families or individuals that are chronically homeless in Mesa first. The city has also partnered with two non-profits, Community Bridges and Marc Community Resources, to assist in housing persons experiencing homelessness identified through street outreach and navigation services.

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

The City of Mesa has taken actions to evaluate and reduce lead-based paint hazards. The city educates all recipients of federally funded programs on the hazards of lead-based paint and provides a copy of the "Protect Your Family from Lead-Based Paint" brochure of the CDBG funded Housing Rehabilitation Programs. Presently the City of Mesa has two primary CDBG funded rehabilitation programs. The Emergency Rehabilitation program is emergency services, and the Full Rehabilitation Program is the Major Rehabilitation Program. The lead-based paint risk policies were designed to mitigate lead risk in homes. Lead-based paint protocols have been written into the CDBG funded Rehabilitation Program Policies and Guidelines and risk assessment protocols have been added to the rehabilitation specifications for both programs with abatement being the preferred method when lead-based paint is found. It is the policy of both programs to adhere to lead safe practices, and key staff has been trained and certified in lead-safe practices.



All pre-1978 units assisted with CDBG funds are evaluated per 24 CFR 35.1350 to determine what control measures, including testing would be appropriate based on the scope of work and De minimis level area thresholds. The city uses only certified Lead-Based Paint (LBP) inspectors and risk assessors to perform risk assessment inspections. The result of the risk assessment inspection specific to the scope of work may result in the hiring of a State Licensed/Certified firm to perform XRF testing, Lead Dust Wipe Sampling, Lead Soil Sampling, and other means to identify and quantify levels of lead. A report is then generated and provided to the city's rehabilitation Specialist. A copy of the report is provided to the State Licensed/Certified Abatement/Mitigation contractor. Once the lead-based paint hazard(s) have been mitigated/abated, the Testing firm will conduct a Clearance Test and provide the certified report to the city. Documentation of this process is kept in each project file. The city does not train contractors or certified lead renovators but does hire and contract with individuals and contractors/firms which possess the appropriate credentials. There are typically 3 separate entities involved in this process. The first is the city's Rehabilitation Specialist who is a licensed certified risk assessor (Renovator). The second entity is the licensed testing firm licensed by the State and EPA. The third entity is the abatement contractor who holds the relevant certifications and typically a state contractor's license with the ROC (Register of Contractors) (Arizona) License Type CR-57 or similar.

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

The City of Mesa works with non-profits that are funded with CDBG, CDBG-CV, ESG, Human Services and local General Funds to support programs with the purpose of reducing the number of poverty-level families. In FY 2024/2025:

A New Leaf received CDBG funding for their Housing Supportive Services Program for their tenants who struggle with homelessness. These supportive services provide them with services with steps to becoming less dependent upon social services and programs.

Save the Family received CDBG funding for their Homeless Case Management & Supportive Services Program, with the goal of stabilizing families and assisting them with obtaining income and mainstream benefits that would take the families out of poverty.

Child Crisis Arizona provides low-income individuals and families the assistance needed to avoid becoming homeless by providing essential support with Early Childhood Education in our Preschool Program. To help eliminate barriers to family success and support children's early education better, participating families are assigned a Family Support Specialist who works with them to identify problems and find resources.

Homeward Bound provides shelter and family services, offering emergency shelter, transitional housing, case management, youth programs, workforce development, housing navigation, educational opportunities, and access to essential resources.

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

assistance.

A New Leaf received ESG funds to provide emergency shelter, basic needs, and supportive services for single men experiencing homelessness at the East Valley Men's Center (EVMC). The primary goal of EVMC, supported by City of Mesa ESG funding, is to reduce the number of men experiencing homelessness who are living on the streets or in other unsafe conditions and support them in their goal to gain housing stability.

Central Arizona Shelter Services received ESG funds to support emergency shelter and case management services at their Family Shelter for 25 Mesa adults and children who were experiencing homelessness.

Save the Family received ESG funds to provide Rapid Rehousing Services to Mesa households experiencing homelessness in order to stabilize the household, end their homelessness, and help them secure permanent housing.

A New Leaf received CDBG-CV funds to provide support services to 883 homeless persons. Services include shelter bed nights and housing stability planning and case management.

Central Arizona Shelter Services received CDBG-CV funds to provide support services to 886 homeless individuals/households from Mesa. Services to include case planning, refer to community partners, case management and financial assistance.

Community Bridges Inc. received CDBG-CV funds to provide crisis intervention services to 3,506 persons. Services include access to care, crisis response team, and hotel bed nights.

Copa Health received CDBG-CV funds to provide outreach and prevention services to 1,127 homeless persons. Services include prevention/educational literature, counseling, PPE materials, urgent care and medical assistance.

Save the Family received CDBG-CV funds to provide case management and financial subsidies to prevent homelessness for a total of 389 persons.

In addition to the commitment of entitlement resources, Mesa's Human Services staff coordinates the City Council's strategies and vision to fund agencies that provide services to those most in need. For FY 2024/2025, the city provided \$632,583 in Human Services (\$482,000) and A Better Community (\$150,583) to assist agencies delivering anti-poverty programs, including prevention programs, crisis services, and transitional housing services.

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

that cater to residents struggling with homelessness, poverty, hunger and domestic violence.

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

The City of Mesa continues to work with various local agencies to ensure that services offered through entitlement grant programs receive maximum amounts of exposure and benefit. Several of these programs will be conducted through the issuance of subrecipient agreements. The following activities were addressed during FY 2024/2025: public services, homelessness, special needs, rental assistance (TBRA), housing improvements through the Homeowner Rehabilitation Program, and planning and implementation of public improvements, including playground equipment replacement.

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

In FY 2024/2025, the City of Mesa took several actions to enhance coordination between public and private housing and social services agencies. These actions included:

- Funding activities that serve Mesa's youth, seniors, special needs populations, victims of domestic violence, persons and families in crisis, disabled persons, and persons experiencing homelessness
- Improving the quality of life for Mesa residents through connecting people to services

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

- Coordinating efforts of landlord outreach, education, and incentives through the Housing Solutions Program, and
- Improving the quality of life through education, recreation and socialization programs/activities.
- Engaging with non-profit agencies and housing developers for the preservation and development of affordable housing.

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

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

The City of Mesa is actively addressing the impediments identified in its Analysis of Impediments to Fair Housing Choice (AI) 2020-2025. Through activities funded by HOME, CDBG, ESG and other federal sources, the city and its sub-recipients support fair housing.

In FY 2024-2025 the city provided funding to Community Legal Services, which offers legal assistance, advice, representation, self-help materials, and educational resources. These services help low- and moderate-income individuals understand and protect their housing rights. Community Legal Services assists tenants with critical housing issues as rental application processes and unlawful lease terminations.

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

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

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

## **CR-40 - Monitoring 91.220 and 91.230**

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

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

### Forms of Monitoring:

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

- Review of monitoring reports, audits, and management letters at the time of application
- Review of Federal requirements during contract signing
- Review of periodic reimbursement requests and periodic performance reports
- Technical Assistance (meetings, telephone calls, site visits, written correspondence, etc.)
- Desk reviews (consists of in-house reviews of documentation submitted to the reviewer, program files, and financial records)
- On-site reviews (consists of reviewing program files and financial records).

### Risk Assessment:

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

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

- An on-site visit has been conducted within the last two years
- There has been insignificant, or no compliance or performance problems noted.

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

- An on-site visit has not been conducted within the last two years
- The entity is new to the CDBG or HOME or ESG Program
- There has been a high rate of employee turnover or turnover in key staff positions.

- There has been noncompliance with one or more contract provisions.
- There were significant findings and/or concerns noted in previous desk reviews or on-site monitoring visits.
- There are significant unresolved audit findings.
- There has been a high incidence of citizen or vendor complaints.
- Reimbursement requests or performance reports contain inaccurate information.
- There is a demonstrated need for on-going technical assistance.

Please note the risk designations are not limited to the above-stated conditions and may be assigned due to other circumstances, if required. Public agencies are monitored every other year. Housing-related agencies are monitored annually. The risk assessment tool was utilized to monitor agencies funded with CDBG, HOME, and ESG Funds in the Spring of 2025. The City of Mesa monitored 2 CDBG contracts (Central Arizona Shelter Services contracts), 1 ESG contract (Child Crisis), and 1 HOME TBRA contract (Community Bridges), and 3 HOME properties (A New Leaf, Artspace, and Escobedo). All the mentioned contracts have been monitored; result letters were issued, and all agency responses have been received.

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

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

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

Public comments on this CAPER will be accepted by the City of Mesa during a 15-day public comment period running September 1 – September 16, 2025.

## **CR-45 - CDBG 91.520(c)**

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

During FY 2024/2025 two CDBG Public Service contracts were cancelled at the request of the agency due to streamlining programs and services. CDBG funds in the amount of \$118,069 was reprogrammed to the city's Homeowner Emergency Repair Program.

These contracts include:

Central Arizona Shelter Services (CASS) - Case Management for Homeless Mesa Individuals - \$94,527 – proposed to serve 183 Mesa residents.

Central Arizona Shelter Services (CASS) - Flexible Housing Assistance for Mesa Individuals Experiencing Homelessness - \$23,542 – proposed to serve 17 Mesa residents

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

NA

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

## **CR-50 - HOME 24 CFR 91.520(d)**

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

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

To accomplish the city's goal of providing "decent, safe, and sanitary" housing at an affordable cost to low-income families, program regulations set basic Housing Quality Standards (HQS), which all units must meet before assistance can be paid on behalf of a family (an initial inspection) and throughout the term of the assisted tenancy (upon monitoring). HQS defines "standard housing" and establishes the minimum criteria necessary for the health and safety of program participants. Please note that the inspection criteria include Lead-based paint hazards as referenced in 91.220(k); 91.320(j) along with the associated mitigation/abatement and clearance testing per EPA and HUD and ADOSH standards specifically referenced in Chapter 7 of the HUD guidelines for evaluation and control of lead-based paint hazards in housing (2012 revision). Additional compliance is adhered to per 24 CFR Part 35 and 40 CFR Part 745.

The city completed a risk assessment on our HOME rental properties still in the affordability period and conducted a monitoring of two projects this past fiscal year: A New Leaf – La Mesita Phase IV, Artspace Lofts Mesa, and Save the Family Escobedo Apartments. A total of five units were inspected, all from Escobedo. All units passed inspection.

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

Affirmative marketing steps taken to provide information and attract eligible persons to the available housing without regard to race, color, national origin, sex, religion, familial status or disability include using the Equal Housing Opportunity logo in all press releases and solicitations with owners and tenants and displaying fair housing posters prominently within the lobby of city buildings, including the Mesa Housing Authority (MHA).

For all housing development projects for affordable rental and ownership, the project developer is required to complete the HUD Affirmative Fair Housing Marketing Housing Form - Form HUD-935.2A or Form HUD-935.2B, in addition to submission of the developer's marketing plan. The city encourages, but does not require developers to utilize minority-owned and women-owned businesses.

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



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

- FY 2025/2026 CDBG Public Services in the amount of \$24,956 and;
- FY 2024/2025 CDBG Emergency Rehabilitation Program in the amount of \$199,973.

See Section CR-15 within this CAPER which provides additional details on the receipt and expenditure of program income in FY2024/25.

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

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

In the FY 2024/2025 funding process, A New Leaf requested \$3,000,000 in HOME funds for the La Mesita Phase IV Construction Project. This allocation was made contingent upon A New Leaf securing a 9% Low-Income Housing Tax Credit (LIHTC) award from the Arizona Department of Housing (ADOH). However, A New Leaf did not receive the anticipated LIHTC award. As a result, the \$3,000,000 in HOME funds was not awarded to the project. These funds will now be reallocated during the FY 2025/2026 funding process.

Each year, the city works with non-profits and developers who are intending to apply for Low-Income Housing Tax Credit (LIHTC) (Notice of Intent to Apply for LIHTC.) This allows the city to better facilitate and assist the non-profit and developer with their project planning and application for LIHTC to the State's Arizona Department of Housing.

## CR-58 – Section 3

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

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

**Table 14 – Total Labor Hours**

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0	0	0	0	00
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0	0	0	0
Direct, on-the job training (including apprenticeships).	0	0	0	0	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0	0	0	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0	0	0	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	0	0	0	0	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0	0	0	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0	0	0	0
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0	0	0	0
Held one or more job fairs.	0	0	0	0	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	0	0	0
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0	0	0	0
Assisted residents with finding child care.	0	0	0	0	0
Assisted residents to apply for, or attend community college or a four year educational institution.	0	0	0	0	0
Assisted residents to apply for, or attend vocational/technical training.	0	0	0	0	0
Assisted residents to obtain financial literacy training and/or coaching.	0	0	0	0	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0	0	0	0
Provided or connected residents with training on computer use or online technologies.	0	0	0	0	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0	0	0	0
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0	0	0	0
Other.	0	0	0	0	0

**Table 15 – Qualitative Efforts - Number of Activities by Program**

## Narrative

During the reporting period, the City of Mesa did not undertake any HUD-assisted housing construction projects, rehabilitation projects, or public construction projects exceeding \$200,000 in contract value that triggered Section 3 requirements. As a result, no Section 3 labor hours, employment, or contracting opportunities were generated. The City remains committed to ensuring compliance with Section 3 requirements should future applicable projects be undertaken.

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

### ESG Supplement to the CAPER in *e-snaps*

#### For Paperwork Reduction Act

#### 1. Recipient Information—All Recipients Complete

##### Basic Grant Information

Recipient Name	Mesa
Organizational DUNS Number	020141404
UEI	
EIN/TIN Number	86-6000252
Identify the Field Office	San Francisco
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Phoenix/Mesa/Maricopa County Regional CoC

##### ESG Contact Name

Prefix	Ms
First Name	Michelle
Middle Name	
Last Name	Albanese
Suffix	
Title	Housing and Community Development Director

##### ESG Contact Address

Street Address 1	PO Box 1466
Street Address 2	MS-9870
City	Mesa
State	AZ
Zip Code	85211-1466
Phone Number	(480) 644-4546

<b>Extension</b>	
<b>Fax Number</b>	
<b>Email Address</b>	Michelle.Albanese@MesaAZ.gov

<b>ESG Secondary Contact</b>	
<b>Prefix</b>	Ms
<b>First Name</b>	Mischelle
<b>Last Name</b>	Durkovic
<b>Suffix</b>	
<b>Title</b>	Senior Fiscal Analyst
<b>Phone Number</b>	(480) 644-3983
<b>Extension</b>	
<b>Email Address</b>	Mischelle.Durkovic@MesaAZ.gov

## 2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2024
Program Year End Date	06/30/2025

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

Subrecipient or Contractor Name	<b>A New Leaf</b>
City	Mesa
State	AZ
Zip Code	85203
DUNS Number	611923640
<b>UEI</b>	MLZVKA7M2219
<b>Is subrecipient a victim services provider</b>	No
<b>Subrecipient Organization Type</b>	Nonprofit
<b>ESG Subgrant or Contract Award Amount</b>	\$147,557

Subrecipient or Contractor Name	<b>Central Arizona Shelter Services</b>
City	Phoenix
State	AZ
Zip Code	85005
DUNS Number	148801558
<b>UEI</b>	MLZVKA XV87R2CKH115
<b>Is subrecipient a victim services provider</b>	No

<b>Subrecipient Organization Type</b>	Nonprofit
<b>ESG Subgrant or Contract Award Amount</b>	\$66,305
Subrecipient or Contractor Name	<b>Save the Family</b>
City	Mesa
State	AZ
Zip Code	85201
DUNS Number	138827550
<b>UEI</b>	LS3BG3HFWUW5
<b>Is subrecipient a victim services provider</b>	No
<b>Subrecipient Organization Type</b>	Nonprofit
<b>ESG Subgrant or Contract Award Amount</b>	\$115,696

## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 16 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 17 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 18 – Shelter Information

#### 4d. Street Outreach

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 19 – Household Information for Street Outreach

#### 4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 20 – Household Information for Persons Served with ESG

#### 5. Gender—Complete for All Activities

	Total
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 21 – Gender Information

## 6. Age—Complete for All Activities

	Total
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 22 – Age Information

## 7. Special Populations Served—Complete for All Activities

Number of Persons in Households				
Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
<b>Persons with Disabilities:</b>				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

Table 23 – Special Population Served



## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	70,063
Total Number of bed-nights provided	38,669
Capacity Utilization	55.19%

Table 24 – Shelter Capacity

### 11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
<b>Subtotal Homelessness Prevention</b>			

Table 25 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
<b>Subtotal Rapid Re-Housing</b>			

Table 26 – ESG Expenditures for Rapid Re-Housing

**11c. ESG Expenditures for Emergency Shelter**

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
<b>Subtotal</b>			

**Table 27 – ESG Expenditures for Emergency Shelter****11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Street Outreach			
HMIS			
Administration			

**Table 28 - Other Grant Expenditures****11e. Total ESG Grant Funds**

<b>Total ESG Funds Expended</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>

**Table 29 - Total ESG Funds Expended**

**11f. Match Source**

	2022	2023	2024
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
<b>Total Match Amount</b>			

**Table 30 - Other Funds Expended on Eligible ESG Activities****11g. Total**

<b>Total Amount of Funds Expended on ESG Activities</b>	2022	2023	2024

**Table 31 - Total Amount of Funds Expended on ESG Activities**