City of Mesa

2020-2024 Draft Consolidated Plan

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EXECUTIVE SUMMARY

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

Introduction

In 1994, the U.S. Department of Housing and Urban Development (HUD) issued new rules consolidating the planning, application, reporting and citizen participation processes to the Community Development Block Grants (CDBG), Emergency Solutions Grant (ESG) and HOME Investment Partnership (HOME). The new single-planning process was intended to more comprehensively fulfill three basic goals: to provide decent housing, to provide a suitable living environment and to expand economic opportunities. It was termed the Consolidated Plan for Housing and Community Development.

According to HUD, the Consolidated Plan is 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. It also allows for strategic planning and citizen participation to occur in a comprehensive context, thereby reducing duplication of effort.

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

The City of Mesa has prepared this Consolidated Plan to meet the guidelines as set forth by HUD and is broken into five sections: The Process, Needs Assessment, Market Analysis, Strategic Plan, and Annual Action Plan.

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

The goals of the CDBG and HOME programs are to provide decent housing, a suitable living environment for the City of Mesa's low- and moderate-income residents, and economic opportunities for low-moderate income residents. 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 further explained as follows:

- Providing decent housing means helping homeless persons obtain appropriate housing and assisting those at risk of homelessness; preserving the affordable housing stock; increasing availability of permanent housing that is affordable to low and moderate-income persons without discrimination; and increasing the supply of supportive housing.

- Providing a suitable living environment entails improving the safety and livability of neighborhoods; increasing access to quality facilities and services; and reducing the isolation of income groups within an area through integration of low-income housing opportunities.

- Providing economic opportunities through the creation of job training programs that are accessible to low- and moderate-income persons; making down payment and closing cost assistance available for low- and moderate- income persons; promoting long term economic and social viability; and empowering low-income persons to achieve self-sufficiency.

Evaluation of past performance

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:

https://www.mesaaz.gov/residents/community-development

Summary of citizen participation process and consultation process

A variety of public outreach and citizen participation was used to develop this Consolidated Plan. The 2019 Housing and Community Development survey was used to help establish priorities for throughout the City by gathering feedback on the level of need for housing and community development categories. Focus groups were held to gather input and feedback from service providers and advocates. Two public meetings were held prior to the release of the draft plan to garner feedback on preliminary findings. The Plan was released for public review and a public hearing will be held to offer residents and stakeholders the opportunity to comment on the Plan.

Summary of public comments

Comments made during the public review meetings are included in the form of transcripts in the Appendix. A summary of comments is included below:

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

Not applicable.

Summary

The Needs Assessment and Market Analysis, which has been guided by the Housing and Community Development Survey and public input, identified four priority needs. These are described below.

- **Access to affordable housing options:** Access to affordable housing options is a high priority in the City of Mesa as the proportion of household that are unable to afford their housing continues to account for a large proportion of the population, as demonstrated by the number of households with cost burdens. This need was also echoed in the City's outreach efforts, in the survey, focus groups, and community meetings.
- **Homelessness Strategies:** Homelessness continues to be challenge in the City a many households face homelessness or at-risk of homelessness. The growing homeless population in the City, as well as County-wide, keeps this a high priority for funding during this 2020-2024 Consolidated Plan. This includes both the need for shelter and housing options, as well as client services.
- **Vital Community Services**: The need for community services for special needs populations, as well as low to moderate income households are a high priority in the City. These include youth and senior services, childcare and transportation services, housing counseling, Fair Housing education, as well as workforce development.

- **Necessary Public Facility Improvements:** Services and programs supporting development in low to moderate income areas

These Priority Needs are addressed with the following Goals:

Increase Affordable Housing Stock

- Provide funding for the development of new and/or rehabilitated rental units affordable to households at or below 60% AMI, with specific targets for the 0-30%, 31-50%, 51-60%, and 61-80% AMI categories.
- Fund construction of new affordable ownership units for sale to low- and moderate-income buyers.
- Consider other opportunities (such as HCVs and TBRA) that provide rental subsidies to low income households to make existing units affordable.
- Encourage private-sector developers to include affordable units in their projects utilizing HOME and CDBG funding
- Extend the useful life of existing affordable housing through weatherization, emergency repair, and rehabilitation.

Increase Access to Homeownership

Provide down payment and closing cost assistance to households in Mesa to increase access to homeownership opportunities.

Fund Homelessness Strategies

- Provide funds to support homeless shelter facilities (emergency and transitional) that encourage development of more beds for single females and single males, as well as serving both homeless individuals and homeless families.
- Support homelessness prevention activities, street outreach efforts, and rapid re-housing programs.
- Maintain data on utilization of homelessness resources and services using HMIS.
- Support efforts to integrate the management of ESG funds with the Continuum of Care.
- Strengthen the capacity of homelessness service providers and advocacy organizations. Provide funds to support permanent housing for homeless individuals and families exiting transitional facilities.

Support Vital Community Services

- Undertake public services projects and programs to meet the needs of low- and moderate-income residents.
- Provide support for special needs facilities, permanent housing, and support services for non-homeless individuals and families with special needs.
- Provide job skills training opportunities to better prepare the City's workforce for employment
- Provide services in low- and moderate-income neighborhoods to curtail substandard housing and other instances of blight.

- Provide housing counseling and Fair Housing education.

Public Facility Improvements

Invest in public facility and infrastructure improvements for the benefit of low to moderate income areas or households in the City.

THE PROCESS

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities 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
HOME Administrator	MESA	Housing and Community Development
ESG Administrator	MESA	Housing & Community Development

Table 1 – Responsible Agencies

Narrative

The City of Mesa Housing and Community Development Department is the responsible agency for the preparation and implementation of the 2020-2024 Consolidated Plan.

Consolidated Plan Public Contact Information

City of Mesa Housing and Community Development Division
PO Box 1466
Mesa, AZ 85211-1466
Telephone: 480.644.3536

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

Introduction

The City of Mesa consulted with citizens, municipal officials, non-profit agencies, public housing agencies, private developers, governmental agencies, and the Continuum of Care in preparing this plan. These efforts ultimately helped shape the outcome of this plan and the City.

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

The City of Mesa is committed to addressing the needs of homeless residents in relation to both physical and mental/behavioral health needs. To this end, the City's staff and elected officials participate in a regional Continuum of Care plan in collaboration with the City of Phoenix, Maricopa County, and all jurisdictions (incorporated and unincorporated) within the County. Maricopa Association of Governments (MAG) facilitates the process for the Continuum of Care with recognition that the provision of human services has an impact across counties. The participating jurisdictions work together to develop the Continuum of Care plan, provide human services to the homeless, and identify and address gaps in service.

MAG has an appointed committee, the MAG Continuum of Care Regional Committee on Homelessness, which gives direction on planning and policy issues that impact the homeless population. The Committee makes updates to the Regional Plan to End Homelessness and a consolidated application to the U.S. Department of Housing and Urban Development in support of programming that assists the City's homeless population. The City also assists local applicants in the development of applications for Super Notice of Funding Availability (NOFA) funding for programming designed to serve the homeless and special needs populations within the region. The special committee meets at least once in every two-month period.

Current and recent initiatives have included:

1. Review of the Homeless Management Information Systems (HMIS) demographic reports via local non-profits to assess the system's effectiveness and ensure HMIS is the best system to help meet the City's Continuum of Care objectives;
2. Coordination and collaboration with behavioral health service providers to complete a report on utilization of newly obtained funding to benefit residents with serious mental illness;
3. Collaborate with local non-profits concerning the Regional Coordinated Assessment System which sets regional guiding principles related to client-focused assessment;
4. Continuation of the Homeless Navigator program, which is a street outreach collaborative with Community Bridges and Marc Community Resources; and
5. Completion of the annual "point-in-time" count of both sheltered and unsheltered homeless residents, with a special detailing of those with serious mental illness and substance abuse disorders.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City continues its efforts towards coordination and collaboration across systems of care to serve the most "at-risk" residents including the homeless, 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 news and information, and spearhead community-wide solutions to basic needs. The City currently coordinates a workgroup, Housing our Heroes, which brings together various agencies and stakeholders serving veterans in Mesa. The purpose of the group is to identity the type of services provided by social and human service agencies, and to locate and implement opportunities for collaborations between similar programs, institutions, and services to provide increased benefits to our homeless veterans.

The City participates in various workgroups for the Continuum of Care, including Coordinated Entry Workgroup, Continuum of Care Planning Committee, and ESG Committee. The City provided staff assistance for the evaluation of applications for FY2020/21. The City understands the need and value of working together with the Continuum of Care. The ways the City has contributed has been in working on the workgroups to find ways to better align processes and to provide input on gaps in services and policy decisions that impact Mesa.

As a part of 2020-2024's consolidated planning cycle, the City of Mesa will utilize the Analysis of Impediment to Fair Housing to identify where underserved populations are located and concentrated. To reduce barriers to reaching the underserved, Mesa's Housing and Community Development department will assist the facilitation of City-wide collaborations focused on coordinating the work of social service agencies. The City is committed to the furthering of Fair Housing and continues to fund agencies who assist tenants and homeowners overcome this housing barrier. The City also provides training and education classes to tenants and landlords on the subject and will continue to collaborate with other public jurisdictions to promote Fair Housing awareness. The City is making efforts to identify the number of homeless residents, their specific needs, and a listing of the social and human services designed to meet these needs. Earlier this year, a "point-in-time" count was conducted to identify both sheltered and unsheltered homeless. The survey provided insight into the demographics of subpopulations within the overall homeless populations including homeless veterans, the chronically homeless, victims of domestic violence. It also provided a count of homeless with HIV/AIDS, serious mental illness, and substance abuse disorders. This data will allow the City to more effectively determine the types and quantities of needed services based on an actual population count.

The City has made progress in implementing the HUD mandate and national best practice of establishing a Regional Coordinated Entry System linking individuals and families to the most appropriate housing intervention. To date, 22 homeless service providers have committed to the Regional Coordinated Entry System. Community stakeholders are working together toward system implementation. The stakeholders have adopted guiding principles and a common assessment tool that will allow a shared understanding of needs by service providers. Under the plan, individuals and families will be referred to services based on the outcomes of a common assessment of needs, a mutual and comprehensive understanding of each program's requirements, the target population served by each program, and the number of available beds and services.

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

The City of Mesa has an annual application process for ESG funding that is open to all non-profit, social services, and human services agencies. Agencies applying for funding participate in a program specific training session to gain familiarity with standards regarding performance, evaluation, policies, and procedures.

Fundable projects include:

1. Street area outreach designed to provide case management and emergency health and mental health services to unsheltered persons and special populations;
2. Renovations or operations for emergency shelters or services for shelter residents (i.e. employment and job training, education, childcare, and transportation);
3. Relocation and stabilization services related to homeless prevention and rapid rehousing; and
4. Contributing data to the Continuum of Care through HMIS. HMIS-related fundable projects may be related to the purchase of hardware, software, or other equipment or personnel-related expenditures, such as salary or training expenses.

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

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	City of Mesa
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Service-Fair Housing Other government - Local
	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 Non-Homeless Special Needs Lead-based Paint Strategy Family Unification with CPS

	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 in the focus groups, invitation to complete survey and comment on the draft plan
2	**Agency/Group/Organization**	A New Leaf
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Employment Non-profit Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	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 in the focus groups, invitation to complete survey and comment on the draft plan
3	**Agency/Group/Organization**	Save The Family Foundation of Arizona
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless Non-profit
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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 participation in the focus groups, invitation to complete survey and comment on the draft plan

4	**Agency/Group/Organization**	Marc Community Resources
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Employment Non-profit
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy 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 participation in the focus groups, invitation to complete survey and comment on the draft plan
5	**Agency/Group/Organization**	Ability360
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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 participation in the focus groups, invitation to complete survey and comment on the draft plan
6	**Agency/Group/Organization**	All Voices Consulting
	Agency/Group/Organization Type	Other: Community Consulting
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy 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 participation in the focus groups, invitation to complete survey and comment on the draft plan
	Agency/Group/Organization	Community Legal Services
	Agency/Group/Organization Type	Services - Legal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy 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 participation in the focus groups, invitation to complete survey and comment on the draft plan
7	**Agency/Group/Organization**	S.T.A.R.
	Agency/Group/Organization Type	Services-Employment
	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 participation in the focus groups, invitation to complete survey and comment on the draft plan
8	**Agency/Group/Organization**	Child Crisis Arizona
	Agency/Group/Organization Type	Services - Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy 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 participation in the focus groups, invitation to complete survey and comment on the draft plan
9	**Agency/Group/Organization**	Rail CDC
	Agency/Group/Organization Type	Services- Transportation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy 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 participation in the focus groups, invitation to complete survey and comment on the draft plan
10	**Agency/Group/Organization**	Boys and Girls Club
	Agency/Group/Organization Type	Services - Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy 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 participation in the focus groups, invitation to complete survey and comment on the draft plan
11	**Agency/Group/Organization**	Newtown CDC

	Agency/Group/Organization Type	
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy 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 participation in the focus groups, invitation to complete survey and comment on the draft plan
12	**Agency/Group/Organization**	United Fund
	Agency/Group/Organization Type	
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy 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 participation in the focus groups, invitation to complete survey and comment on the draft plan
13	**Agency/Group/Organization**	Community Bridges Inc.
	Agency/Group/Organization Type	
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy 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 participation in the focus groups, invitation to complete survey and comment on the draft plan
14	**Agency/Group/Organization**	JPAR Commercial
	Agency/Group/Organization Type	Realty
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy 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 participation in the focus groups, invitation to complete survey and comment on the draft plan
15	**Agency/Group/Organization**	Oakwood Creative Care
	Agency/Group/Organization Type	Services- Seniors
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy 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 participation in the focus groups, invitation to complete survey and comment on the draft plan
16	**Agency/Group/Organization**	AASK
	Agency/Group/Organization Type	Services - Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy 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 participation in the focus groups, invitation to complete survey and comment on the draft plan
17	**Agency/Group/Organization**	MARC Community
	Agency/Group/Organization Type	Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy 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 participation in the focus groups, invitation to complete survey and comment on the draft plan

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

The City made every attempt to be inclusive it its outreach efforts.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Maricopa Association of Governments	Coordinating homelessness services with Continuum of Care priorities

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

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

Narrative (optional):

The City of Mesa continues to strive to include community agencies in the development and planning process for the Consolidated Plan and Action Plan implementation. The City has on-going efforts to increase coordination and consultation efforts in its planning processes.

PR-15 Citizen Participation

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

Summarize citizen participation process and how it impacted goal-setting

During the development of the City's 2020-2024 Consolidated Plan, the City undertook a variety of public outreach methods to gather public input and comment. These comments were a part of the Needs Assessment and Market Analysis, and ultimately helped shape the outcome of the Plan's Five-Year Goals and Objectives. These outreach efforts included the Housing and Community Development Survey, focus groups, a series of two (2) public input meetings, and a public review meeting.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary Of response/ attendance	Summary of Comments received	Summary of comments not accepted	URL (If applicable)
1	Public Event	Non-targeted/broad community	The City surveyed people at celebrate Mesa about the needs for the City for the Consolidated Plan. A total of 189 responses were received.	The results are available as part of the Needs Assessment and Market Analysis.	Not applicable.	
2	Internet outreach	Non-targeted/broad community	A total of 57 surveys were received throughout the City.	The results are available as part of the Needs Assessment and Market Analysis, as well as in the Appendix.	Not applicable.	
3	Public Meeting	Non-targeted/broad community Stakeholders	A public meeting was held on January 9, 2020.	Comments from the meeting are included in the Appendix. Comments included a need for more affordable housing and services for the homeless, as well as economic development for small businesses.	Not applicable.	

4	Public Meeting	Non-targeted/broad community	A public meeting was held on the evening of January 13, 2020.	Comments from the meeting are included in the Appendix. Comments included a need for more affordable housing and services for the homeless, as well as economic development for small businesses.	Not applicable.	
5	Public Hearing	Non-targeted/broad community	A public hearing will be held during the public review period.			

Table 4 – Citizen Participation Outreach

NEEDS ASSESSMENT

NA-05 Overview

Needs Assessment Overview

The following section will describe the socio-economic and housing situation in the City of Mesa.

The population in Mesa has grown from 439,041 in 2010 to 479,317 in 2017. With this growth there has not been a significant change in the racial or ethnic makeup of the Area. Households with incomes over $100,000 have grown since 2010. However, poverty among its citizens has also grown from 8.9 percent in 2000 to 15.8 percent in 2017.

A significant proportion of households have housing problems, particularly cost burdens, with 33.3 percent of households experiencing cost burdens. Renter households are particularly impacted by cost burdens, at a rate of 49.6 percent. In addition, black, Pacific Islander, American Indian, and Hispanic households face housing problems at a disproportionate rate.

The homeless population continues to need a variety of services, as the homeless population has grown since 2014, from 5,918 in the Maricopa County Continuum of Care to 6,614 in 2019, according to Point-in-Time counts. The unsheltered population in Mesa grew from 95 in 2016 to 206 in 2019. In addition, there are a variety of non-homeless special needs populations in Mesa. This includes the elderly population, which has grown by 28.0 percent since 2010.

The following Needs Assessment and Market Analysis include two different table types. The first is the default data sets that come from the eCon Planning Suite. These tables are blue. The second is a set of tables that has the most up-to-date data available for the City of Mesa. These tables are orange. Most of the narrative in the following sections will reference the orange tables by table number.

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

The population in the City of Mesa grew from 439,041 in 2010 to 508,953 in 2018, an increase of 15.9 percent. These conditions will be described in this Needs Assessment.

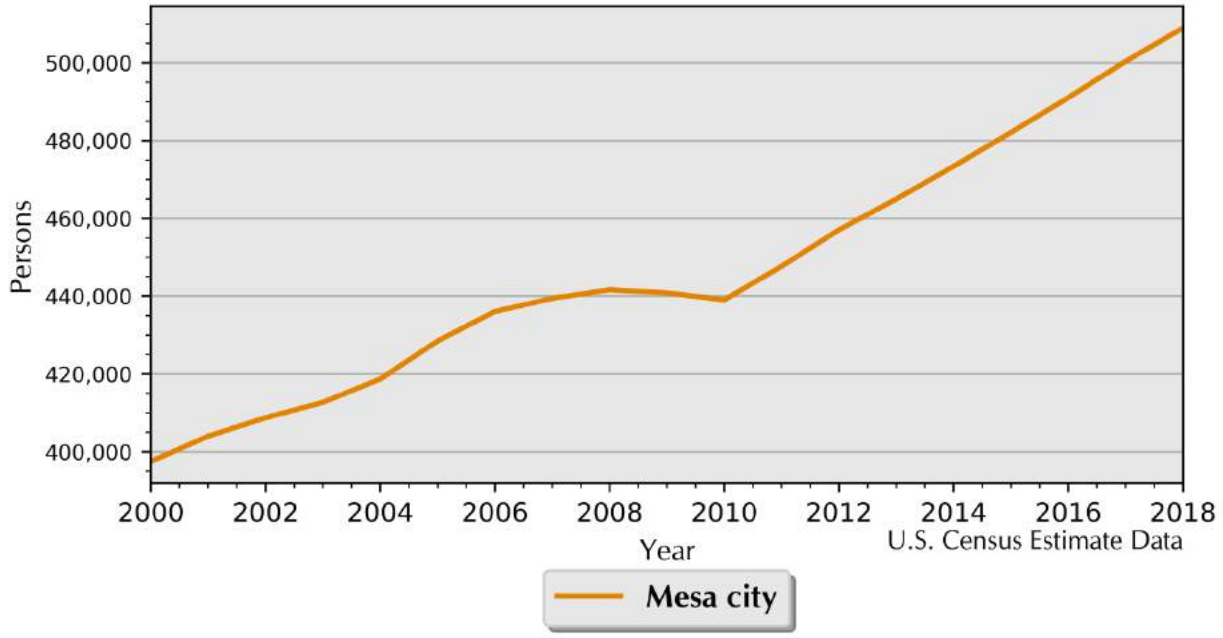
Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	439,041	458,860	5%
Households	163,740	168,915	3%
Median Income	$50,268.00	$48,809.00	-3%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Population Estimates

Diagram NA-10.1
Population
City of Mesa



The City of Mesa population by race and ethnicity is shown in Table NA-10.1. The white population represented 83.8 percent of the population in 2017, compared with the black population, which accounted for 3.7 percent of the population. The Hispanic population represented 27.4 percent of the population in 2017, compared to 26.4 percent in 2010.

Table NA-10 1 Population by Race and Ethnicity City of Mesa 2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	338,591	77.1%	401,506	83.8%
Black	15,289	3.5%	17,550	3.7%
American Indian	10,377	2.4%	11,030	2.3%
Asian	8,493	1.9%	9,611	2.0%
Native Hawaiian/ Pacific Islander	1,672	0.4%	1,988	0.4%
Other	49,578	11.3%	22,653	4.7%
Two or More Races	15,041	3.4%	14,979	3.1%
Total	**439,041**	**100.0%**	**479,317**	**100.0%**
Non-Hispanic	323,288	73.6%	347,869	72.6%
Hispanic	115,753	26.4%	131,448	27.4%

The change in race and ethnicity between 2010 and 2017 is shown in Table NA-10.2. During this time, the total non-Hispanic population was 347,869 persons in 2017. The Hispanic population was 131,448.

Table NA-10 2 Population by Race and Ethnicity City of Mesa 2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
	Non-Hispanic			
White	282,505	87.4%	300,206	86.3%
Black	14,101	4.4%	16,779	4.8%
American Indian	8,359	2.6%	9,531	2.7%
Asian	8,174	2.5%	9,363	2.7%
Native Hawaiian/ Pacific Islander	1,532	0.5%	1,725	0.5%
Other	555	0.2%	391	0.1%
Two or More Races	8,062	2.5%	9,874	2.8%
Total Non-Hispanic	**323,288**	**100.0%**	**347,869**	**100.0%**
	Hispanic			
White	56,086	48.5%	101,300	77.1%
Black	1,188	1.0%	771	0.6%
American Indian	2,018	1.7%	1,499	1.1%
Asian	319	0.3%	248	0.2%
Native Hawaiian/ Pacific Islander	140	0.1%	263	0.2%
Other	49,023	42.4%	22,262	16.9%
Two or More Races	6,979	6.0%	5,105	3.9%
Total Hispanic	**115,753**	**100.0**	**131,448**	**100.0%**
Total Population	**439,041**	**100.0%**	**479,317**	**100.0%**

The group quarters population includes the institutionalized population, who live in correctional institutions, juvenile facilities, nursing homes, and other institutions, and the non-institutionalized population, who live in college dormitories, military quarters, and other group living situations. As seen in Table NA-10.3, between 2000 and 2010, the institutionalized population changed -38.6 percent in City

of Mesa, from 2,189 people in 2000 to 1,344 in 2010. The non-institutionalized population changed 24.7%, from 1,760 in 2000 to 2,194 in 2010.

Table NA-10 3
Group Quarters Population
City of Mesa
2000 & 2010 Census SF1 Data

Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	0	0.0%	26	1.9%	inf%
Juvenile Facilities	.	.	341	25.4%	.
Nursing Homes	1,705	77.9%	928	69.0%	-45.6%
Other Institutions	484	22.1%	49	3.6%	-89.9%
Total	**2,189**	**100.0%**	**1,344**	**100.0%**	**-38.6%**
Noninstitutionalized					
College Dormitories	69	3.9%	311	14.2%	350.7%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	1,691	96.1%	1,883	85.8%	11.4%
Total	**1,760**	**100.0%**	**2,194**	**100.0%**	**24.7%**
Group Quarters Population	**3,949**	**100.0%**	**3,538**	**100.0%**	**-10.4%**

Households by type and tenure are shown in Table NA-10.4. Family households represented 65.7 percent of households, while non-family households accounted for 34.3 percent. These changed from 65.8 percent and 34.2 percent, respectively.

Table NA-10 4
Household Type by Tenure
City of Mesa
2010 Census SF1 & 2017 Five-Year ACS Data

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	108,868	65.8%	114,827	65.7%
Married-Couple Family	78,469	72.1%	83,905	73.1%
Owner-Occupied	61,011	77.8%	62,421	74.4%
Renter-Occupied	17,458	22.2%	21,484	25.6%
Other Family	30,399	27.9%	30,922	26.5%
Male Householder, No Spouse Present	9,593	31.6%	9,545	31.0%
Owner-Occupied	4,315	45.0%	4,518	47.3%
Renter-Occupied	5,278	55.0%	5,027	52.7%
Female Householder, No Spouse Present	20,806	68.4%	21,377	67.3%
Owner-Occupied	9,040	43.4%	8,602	40.2%
Renter-Occupied	11,766	56.6%	12,775	59.8%
Non-Family Households	56,506	34.2%	59,841	34.3%
Owner-Occupied	30,193	53.4%	29,669	49.6%
Renter-Occupied	26,313	46.6%	30,172	50.4%
Total	**165,374**	**100.0%**	**174,668**	**100.0%**

Household Income and Poverty

Households by income for the 2010 and 2017 5-year ACS are shown in Table NA-10.5. Households earning more than 100,000 dollars per year represented 20.7 percent of households in 2017, compared

to 17.2 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 10.8 percent of households in 2017, compared to 9.9 percent in 2000.

Table NA-10 5
Households by Income
City of Mesa
2010 & 2017 Five-Year ACS Data

Income	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than $15,000	16,406	9.9%	18,904	10.8%
$15,000 to $19,999	8,740	5.3%	8,875	5.1%
$20,000 to $24,999	9,289	5.6%	9,942	5.7%
$25,000 to $34,999	20,905	12.6%	19,118	10.9%
$35,000 to $49,999	27,478	16.6%	26,343	15.1%
$50,000 to $74,999	33,962	20.5%	33,898	19.4%
$75,000 to $99,999	20,597	12.4%	21,372	12.2%
$100,000 or More	28,533	17.2%	36,216	20.7%
Total	**165,910**	**100.0%**	**174,668**	**100.0%**

The rate of poverty for City of Mesa is shown in Table NA-10.6. In 2017, there were an estimated 75,351 people (15.8 percent) living in poverty, compared to 8.9 percent living in poverty in 2000. In 2017, some 13.6 percent of those in poverty were under age 6 and 8.5 percent were 65 or older.

Table NA-10 6
Poverty by Age
City of Mesa
2000 Census SF3 & 2017 Five-Year ACS Data

Age	2000 Census		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	4,643	13.3%	10,260	13.6%
6 to 17	7,249	20.7%	16,489	21.9%
18 to 64	19,546	55.8%	42,162	56.0%
65 or Older	3,593	10.3%	6,440	8.5%
Total	**35,031**	**100.0%**	**75,351**	**100.0%**
Poverty Rate	**8.9%**	**.**	**15.8%**	**.**

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	20,180	21,750	30,875	19,210	76,900
Small Family Households	6,485	6,675	9,520	6,745	36,830
Large Family Households	1,775	2,230	3,240	1,890	7,440
Household contains at least one person 62-74 years of age	3,260	4,185	6,485	3,870	17,729
Household contains at least one person age 75 or older	2,490	4,015	5,100	2,640	7,594
Households with one or more children 6 years old or younger	4,414	4,130	5,130	3,049	8,848

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	245	65	110	20	440	100	75	0	25	200
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	390	415	220	75	1,100	60	35	100	55	250
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,110	725	790	415	3,040	195	220	305	180	900
Housing cost burden greater than 50% of income (and none of the above problems)	8,800	4,700	1,085	250	14,835	3,840	2,820	1,880	440	8,980
Housing cost burden greater than 30% of income (and none of the above problems)	410	5,840	6,435	1,499	14,184	845	2,285	4,900	2,045	10,075
Zero/negative Income (and none of the above problems)	1,565	0	0	0	1,565	1,234	0	0	0	1,234

Table 7 – Housing Problems Table

Data Source: 2011-2015 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	10,540	5,900	2,210	755	19,405	4,195	3,155	2,290	700	10,340
Having none of four housing problems	1,095	7,080	12,830	7,920	28,925	1,555	5,620	13,545	9,835	30,555
Household has negative income, but none of the other housing problems	1,565	0	0	0	1,565	1,234	0	0	0	1,234

Table 8 – Housing Problems 2

Data Source: 2011-2015 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	4,435	4,214	2,685	11,334	1,045	1,370	2,425	4,840
Large Related	1,170	1,319	780	3,269	430	435	890	1,755
Elderly	1,335	2,130	1,205	4,670	2,445	2,655	2,710	7,810
Other	3,805	3,830	3,090	10,725	1,070	850	960	2,880
Total need by income	10,745	11,493	7,760	29,998	4,990	5,310	6,985	17,285

Table 9 – Cost Burden > 30%

Data Source: 2011-2015 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**Total**
NUMBER OF HOUSEHOLDS								
Small Related	4,230	1,520	230	5,980	845	775	695	2,315
Large Related	940	334	70	1,344	335	230	115	680
Elderly	1,170	1,230	530	2,930	1,850	1,325	825	4,000
Other	3,710	1,810	315	5,835	1,015	605	250	1,870
Total need by income	10,050	4,894	1,145	16,089	4,045	2,935	1,885	8,865

Table 10 – Cost Burden > 50%

Data Source: 2011-2015 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,280	915	865	365	3,425	175	190	245	149	759
Multiple, unrelated family households	210	170	130	80	590	85	65	130	85	365
Other, non-family households	8	60	20	45	133	0	0	35	0	35
Total need by income	1,498	1,145	1,015	490	4,148	260	255	410	234	1,159

Table 11 – Crowding Information - 1/2

Data Source: 2011-2015 CHAS

Housing Problems

The Census identified the following four housing problems in the CHAS data. Households are considered to have housing problems if they have one of more of the four problems.

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and
4. Household is cost burdened.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table NA-10.7. In 2017, an estimated 3.3 percent of households were overcrowded, and an additional 1.3 percent were severely overcrowded.

Table NA-10 7
Overcrowding and Severe Overcrowding
City of Mesa
2010 & 2017 Five-Year ACS Data

Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010 Five-Year ACS	106,201	97.6%	2,044	1.9%	548	0.5%	108,793
2017 Five-Year ACS	103,231	98.1%	1,481	1.4%	498	0.5%	105,210
Renter							
2010 Five-Year ACS	53,148	93.1%	2,726	4.8%	1,243	2.2%	57,117
2017 Five-Year ACS	63,343	91.2%	4,335	6.2%	1,780	2.6%	69,458
Total							
2010 Five-Year ACS	159,349	96.0%	4,770	2.9%	1,791	1.1%	165,910
2017 Five-Year ACS	166,574	95.4%	5,816	3.3%	2,278	1.3%	174,668

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator. This data is displayed in Table II.1.42 and Table II.1.43, below.

There was a total of 312 households with incomplete plumbing facilities in 2017, representing 0.2 percent of households in City of Mesa. The percentage of households with this housing problem was unchanged from 2010.

Table NA-10 8 Households with Incomplete Plumbing Facilities 2010 and 2017 Five-Year ACS Data		
Households	**2010 Five-Year ACS**	**2017 Five-Year ACS**
With Complete Plumbing Facilities	165,579	174,356
Lacking Complete Plumbing Facilities	331	312
Total Households	**165,910**	**174,668**
Percent Lacking	**0.2%**	**0.2%**

There were 884 households lacking complete kitchen facilities in 2017, compared to 755 households in 2010. The percentage of households with this housing problem remained unchanged from 2010.

Table NA-10 9 Households with Incomplete Kitchen Facilities City of Mesa 2010 and 2017 Five-Year ACS Data		
Households	**2010 Five-Year ACS**	**2017 Five-Year ACS**
With Complete Kitchen Facilities	165,155	173,784
Lacking Complete Kitchen Facilities	755	884
Total Households	**165,910**	**174,668**
Percent Lacking	**0.5%**	**0.5%**

Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

As seen in Table NA-10.10, in the City of Mesa 18.1 percent of households had a cost burden and 15.2 percent had a severe cost burden. Some 25.1 percent of renters were cost burdened, and 24.5 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 7.5 percent and a severe cost burden rate of 6.1 percent. Owner occupied households with a mortgage had a cost burden rate of 16.8 percent, and severe cost burden at 10.8 percent.

Table NA-10 10 Cost Burden and Severe Cost Burden by Tenure City of Mesa 2010 & 2017 Five-Year ACS Data									
Data Source	**Less Than 30%**		**31%-50%**		**Above 50%**		**Not Computed**		**Total**
	Households	**% of Total**	**Households**	**% of Total**	**Households**	**% of Total**	**Households**	**% of Total**	
Owner With a Mortgage									
2010 Five-Year ACS	46,710	61.5%	18,614	24.5%	10,445	13.7%	231	0.3%	76,000
2017 Five-Year ACS	48,156	71.8%	11,261	16.8%	7,217	10.8%	453	0.7%	67,087
Owner Without a Mortgage									
2010 Five-Year ACS	28,176	85.9%	2,450	7.5%	1,584	4.8%	583	1.8%	32,793
2017 Five-Year ACS	32,171	84.4%	2,849	7.5%	2,312	6.1%	791	2.1%	38,123
Renter									
2010 Five-Year ACS	26,656	46.7%	14,665	25.7%	12,455	21.8%	3,341	5.8%	57,117
2017 Five-Year ACS	31,311	45.1%	17,452	25.1%	17,042	24.5%	3,653	5.3%	69,458
Total									
2010 Five-Year ACS	101,542	61.2%	35,729	21.5%	24,484	14.8%	4,155	2.5%	165,910
2017 Five-Year ACS	111,638	63.9%	31,562	18.1%	26,571	15.2%	4,897	2.8%	174,668

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

There were an estimated 47,236 one-person households in the City of Mesa in 2017. These one-person households that are below 30 percent HUD Area Median Family Income (HAMFI) are the most likely to need housing assistance in the area.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disability by age, as estimated by the 2017 ACS, is shown in Table NA-10.11, below. The disability rate for females was 12.0 percent, compared to 11.7 percent for males. The disability rate grew precipitously higher with age, with 47.6 percent of those over 75 experiencing a disability.

Table NA-10 11
Disability by Age
City of Mesa
2017 Five-Year ACS Data

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	116	0.7%	99	0.6%	215	0.7%
5 to 17	2,788	6.4%	1,663	4.1%	4,451	5.3%
18 to 34	3,566	6.1%	2,395	4.2%	5,961	5.2%
35 to 64	9,324	11.3%	10,374	12.0%	19,698	11.6%
65 to 74	4,915	25.3%	5,094	23.5%	10,009	24.4%
75 or Older	6,813	47.7%	9,438	47.6%	16,251	47.6%
Total	**27,522**	**11.7%**	**29,063**	**12.0%**	**56,585**	**11.8%**

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table NA-10.12. Some 6.7 percent have an ambulatory disability, 5.4 have an independent living disability, and 2.5 percent have a self-care disability.

Table NA-10 12
Total Disabilities Tallied: Aged 5 and Older
City of Mesa
2017 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	17,197	3.6%
Vision disability	10,763	2.3%
Cognitive disability	20,197	4.5%
Ambulatory disability	29,822	6.7%
Self-Care disability	11,218	2.5%
Independent living difficulty	19,353	5.4%

The concentration of persons with disabilities is shown in Map NA-10.1. The jurisdiction average disability rate was 11.8 percent, and some of these areas saw concentrations between 25.9 and 24.2 percent.

Pinpointing specific numbers of domestic violence victims is difficult due to the lack of reporting and other mitigating factors. However, according to the Maricopa County Attorney's Office, there are 100

fatalities a year in Arizona due to domestic violence and an estimated 40 percent of the people in Arizona have been subject to domestic abuse.[1]

What are the most common housing problems?

The most common housing problem by far are cost burdens. In the City of Mesa 18.1 percent of households had a cost burden and 15.2 percent had a severe cost burden. Some 25.1 percent of renters were cost burdened, and 24.5 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 7.5 percent and a severe cost burden rate of 6.1 percent. Owner occupied households with a mortgage had a cost burden rate of 16.8 percent, and severe cost burden at 10.8 percent.

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

As seen in Table NA10-13, owner occupied households face cost burdens at a rate of 21.9 percent. Elderly non-families face cost burdens at a higher rate than other households, at 32.7 percent. In lower income levels, small and large families face cost burdens at very high rates, at 85.3 percent for large families and 80.9 percent for small families below 30 percent HUD Area Median Family Income (HAMFI).

Renter occupied households face cost burdens at a rate of 47.8 percent. Again, elderly non-family households face cost burdens at the highest rate overall, at 66.4 percent. Small and large families below 30 percent HAMFI face the highest rate of cost burdens at this income level, at 86.4 percent for small families and 87.5 percent for large families.

[1] https://www.maricopacountyattorney.org/298/Domestic-Violence

Map NA-10.1
2017 Persons with Disabilities
City of Mesa
2017 ACS, Tigerline

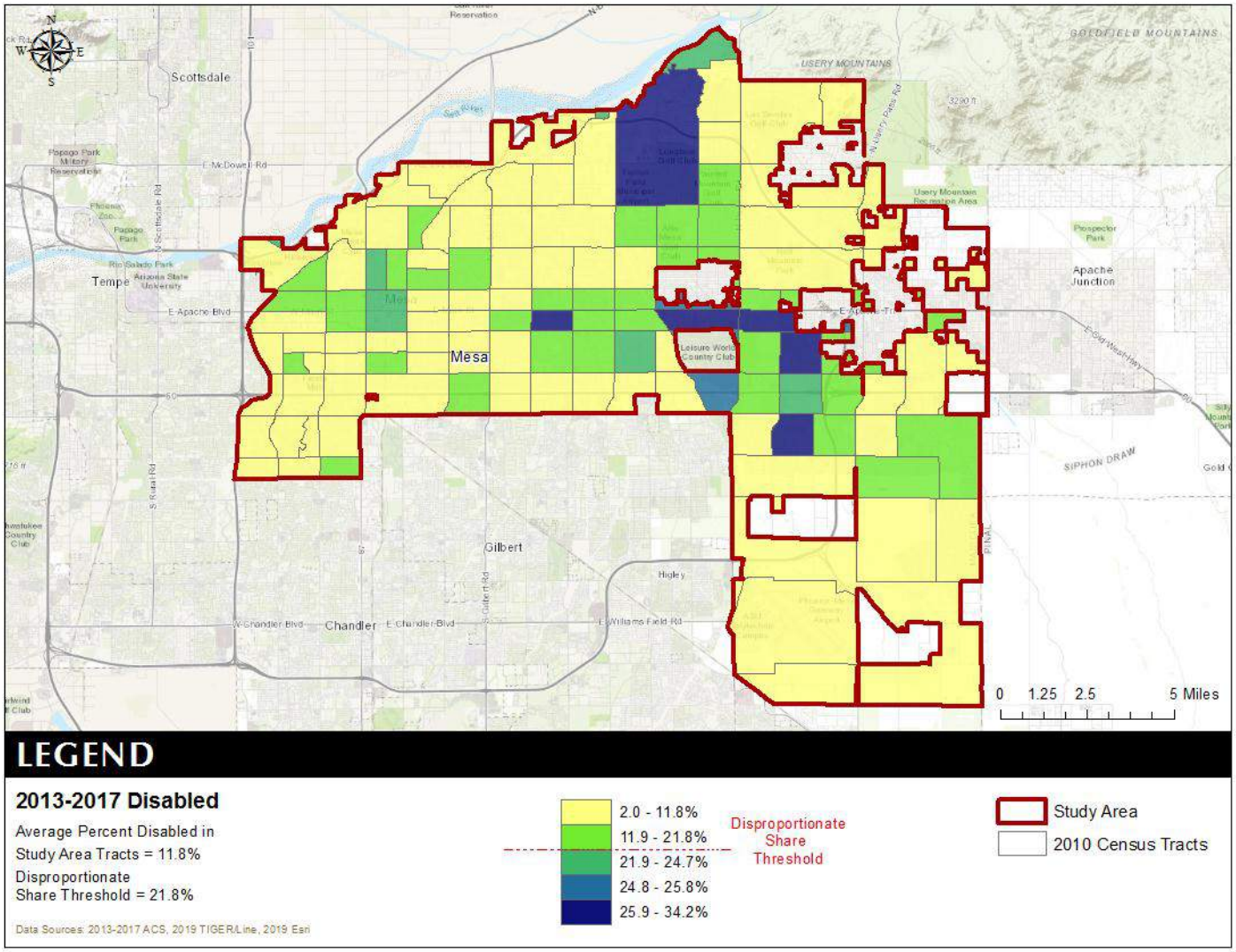


Table NA-10 13
Owner-Occupied Households by Income and Family Status and Cost Burden
City of Mesa
2012–2016 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
Cost Burden						
$0 to $21,870	245	230	105	455	75	1,110
$21,871 to $36,450	390	645	250	930	245	2,460
$36,451 to $58,320	930	1,600	765	1,005	730	5,030
$58,321 to $72,900	410	965	220	210	455	2,260
Above $72,900	545	1,225	185	230	400	2,585
Total	2,520	4,665	1,525	2,830	1,905	13,445
Severe Cost Burden						
$0 to $21,870	670	980	325	1,240	950	4,165
$21,871 to $36,450	615	765	255	760	510	2,905
$36,451 to $58,320	425	550	105	335	185	1,600
$58,321 to $72,900	95	135	4.0	85	65	384
Above $72,900	45	90	30.0	40	55	260
Total	1,850	2,520	719	2,460	1,765	9,314
Total						
$0 to $21,870	1,555	1,495	504	2,425	1,405	7,384
$21,871 to $36,450	1,920	1,930	710	3,495	1,085	9,140
$36,451 to $58,320	4,705	3,955	1,980	3,965	1,960	16,565
$58,321 to $72,900	3,235	3,585	1,044	1,665	1,640	11,169
Above $72,900	14,030	28,005	5,590	4,615	7,360	59,600
Total	**25,445**	**38,970**	**9,828**	**16,165**	**13,450**	**103,858**

Table NA-10 14 Renter-Occupied Households by Income and Family Status and Cost Burden City of Mesa 2012–2016 HUD CHAS Data						
Income	**Elderly Family**	**Small Family**	**Large Family**	**Elderly Non-Family**	**Other Household**	**Total**
Cost Burden						
$0 to $21,870	0.0	295	275	180	135	885
$21,871 to $36,450	200	2,645	920	680	1,980	6,425
$36,451 to $58,320	200	2,855	610	505	2,900	7,070
$58,321 to $72,900	105	580	135	165	450	1,435
Above $72,900	120	280	90.0	160	120	770
Total	625	6,655	2,030	1,690	5,585	16,585
Severe Cost Burden						
$0 to $21,870	305	3,860	1,095	1,240	3,915	10,415
$21,871 to $36,450	130	1,295	300	960	1,835	4,520
$36,451 to $58,320	70	190	45.0	470	330	1,105
$58,321 to $72,900	40.0	0.0	20.0	115.0	60.0	235
Above $72,900	25.0	0.0	0	55	0.0	80
Total	570	5,345	1,460	2,840	6,140	16,355
Total						
$0 to $21,870	390	4,805	1,565	1,870	5,285	13,915
$21,871 to $36,450	375	4,660	1,700	1,935	4,115	12,785
$36,451 to $58,320	745	6,620	1,640	1,615	6,080	16,700
$58,321 to $72,900	430	3,635	720	605	3,075	8,465
Above $72,900	975	8,935	1,755	795	4,550	17,010
Total	**2,915**	**28,655**	**7,380**	**6,820**	**23,105**	**68,875**

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Households most likely to be at risk of becoming unsheltered are those that with extremely low incomes that are severely cost-burdened. There are 14,580 households in the City of Mesa that are below 30 percent HAMFI with severe cost burdens. These 4,165 homeowner households and 10,415 renter households are the most at-risk of becoming homeless.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Not applicable.

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

According to the National Alliance to End Homelessness, there are various factors that contribute to an increased risk of homelessness. These housing characteristics include households that are doubled up, or living with friends or family, persons recently released from prison, and young adults out of foster care. Economic factors include households with severe cost burden and households facing unemployment. As described here and in the following sections, there are a large number of households facing cost burdens and other housing problems that create instability and increase their risk of homelessness.

Discussion

The population in the City of Mesa has grown significantly, as the whole of Maricopa County continues to experience unprecedented growth. In fact, Maricopa County has been the fastest growing county in the United States for the past three years.[2] This growth, however, has not resulted in significant changes in the racial and ethnic makeup of the area. Income disparity is growing, with households earning more than $100,000 a year growing to account for 20.7 percent of the population in 2017. Meanwhile, persons in poverty grew from 8.9 percent of the population in 2000 to 15.8 percent of the population in 2017.

A significant proportion of households have housing problems with a majority, 33.3 percent of households, experiencing cost burdens. Renter households are particularly impacted by cost burdens, at a rate of 49.6 percent.

[2] https://www.azcentral.com/story/news/local/phoenix/2019/04/18/maricopa-county-fastest-growing-us-census-growth/3506291002/

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The following sections, NA-15 though NA-30 discuss the rate of housing problems by race and ethnicity. This data is used to determine if any racial or ethnic group has a disproportionate share of housing problems. A disproportionate share exists if any one racial or ethnic group experiences housing problems at a rate at least ten (10) percentage points higher than the jurisdiction average. This discussion takes place in NA-30.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15,995	1,385	2,799
White	8,840	930	2,050
Black / African American	874	29	75
Asian	280	40	64
American Indian, Alaska Native	310	8	40
Pacific Islander	35	0	0
Hispanic	5,359	360	514

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	17,170	4,580	0
White	9,695	3,455	0
Black / African American	935	190	0
Asian	245	55	0
American Indian, Alaska Native	520	44	0
Pacific Islander	54	10	0
Hispanic	5,505	755	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15,840	15,035	0
White	11,155	11,125	0
Black/ African American	530	439	0
Asian	120	180	0
American Indian, Alaska Native	265	110	0
Pacific Islander	100	15	0
Hispanic	3,420	3,025	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,999	14,210	0
White	3,380	10,615	0
Black / African American	170	535	0
Asian	90	215	0
American Indian, Alaska Native	54	185	0
Pacific Islander	50	40	0
Hispanic	1,139	2,410	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Discussed in NA-30.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	14,735	2,650	2,799
White	7,985	1,790	2,050
Black / African American	849	49	75
Asian	245	75	64
American Indian, Alaska Native	305	14	40
Pacific Islander	35	0	0
Hispanic	5,024	700	514

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,055	12,700	0
White	5,275	7,879	0
Black / African American	455	675	0
Asian	155	145	0
American Indian, Alaska Native	305	265	0
Pacific Islander	39	25	0
Hispanic	2,705	3,555	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,500	26,375	0
White	2,790	19,490	0
Black / African American	170	800	0
Asian	65	235	0
American Indian, Alaska Native	100	275	0
Pacific Islander	0	115	0
Hispanic	1,300	5,145	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,455	17,755	0
White	800	13,190	0
Black / African American	19	680	0
Asian	30	275	0
American Indian, Alaska Native	39	200	0
Pacific Islander	25	65	0
Hispanic	450	3,089	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Discussed in NA-30.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	109,525	30,334	26,060	2,994
White	84,720	20,645	16,015	2,155
Black / African American	2,980	1,100	1,449	75
Asian	2,000	330	445	64
American Indian, Alaska Native	1,199	495	615	40
Pacific Islander	170	150	55	0
Hispanic	17,205	7,285	6,994	604

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion

Discussed in NA-30.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The following table illustrates the percentage of households with housing problems by race. Overall, black, Hispanic, American Indian, and Pacific Islander households face a disproportionate share of housing problems. The overall rate of housing problems in the City of Mesa is 34.6 percent, according to CHAS data. Black households face housing problems at a rate of 46.4 percent. American Indian households face housing problems at a rate of 49.0 percent. Pacific Islander households face housing problems at a rate of 51.0 percent. Hispanic households face housing problems at a rate of 49.7 percent. A complete table of the number of households by race/ethnicity is shown in Table NA-30.2.

Table NA-30.1
Total Households with Housing Problems by Income and Race
City of Mesa
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
	With Housing Problems							
$0 to $21,870	74.9%	86.6%	57.8%	89.6%	100.0%	78.7%	87.2%	79.4%
$21,871 to $36,450	72.4%	86.2%	94.4%	84.7%	65.5%	76.1%	83.6%	76.8%
$36,451 to $58,320	46.5%	53.1%	40.0%	50.0%	65.4%	72.3%	51.3%	48.2%
$58,321 to $72,900	23.9%	25.8%	27.3%	20.8%	55.6%	33.3%	26.4%	24.7%
Above $72,900	6.3%	4.4%	8.1%	18.0%	13.5%	6.8%	9.0%	6.8%
Total	29.7%	46.4%	28.6%	49.0%	51.0%	40.1%	49.7%	34.6%

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

No other needs identified.

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

Black, Hispanic, and American Indian households are concentrated in certain areas in Mesa. This is discussed in greater detail in MA-50.

Table NA-30.2
Total Households with Housing Problems by Income and Race
City of Mesa
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $21,870	9,230	1,035	225	370	29	255	5,745	16,889
$21,871 to $36,450	9,775	780	255	415	19	175	5,425	16,844
$36,451 to $58,320	10,795	645	150	220	85	300	3,815	16,010
$58,321 to $72,900	3,475	200	75	59	25	110.0	895	4,839
Above $72,900	3,875	80	130	155	14	65	880	5,199
Total	**37,150**	**2,740**	**835**	**1,219**	**172**	**905**	**16,760**	**59,781**
Total								
$0 to $21,870	12,325	1,195	389	413	29	324	6,590	21,265
$21,871 to $36,450	13,510	905	270	490	29	230	6,490	21,924
$36,451 to $58,320	23,225	1,215	375	440	130	415	7,440	33,240
$58,321 to $72,900	14,530	775	275	284	45	330	3,390	19,629
Above $72,900	61,480	1,815	1,610	860	104	960	9,790	76,619
Total	**125,070**	**5,905**	**2,919**	**2,487**	**337**	**2,259**	**33,700**	**172,677**

NA-35 Public Housing – 91.205(b)

Introduction

The City of Mesa's Public Housing Authority administers the Section 8 Housing Choice Voucher program, Security Deposit Assistance program, and other rental assistance programs. There are no public housing units in Mesa. A map showing the public housing voucher usage in the City is shown in Map NA-35.1. The City currently has 1,771 vouchers and 278 are for persons who are non-elderly disabled..

Totals in Use

Program Type									
				Vouchers					
							Special Purpose Voucher		
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	1,771	88	1,424	140	20	278

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
				Vouchers				
							Special Purpose Voucher	
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	13,626	0	13,626	12,033	13,383
Average length of stay	0	0	0	6	0	6	0	0
Average Household size	0	0	0	2.5	0	2.5	1.5	3
# Homeless at admission	0	0	0	296	88	68	140	0

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project -based	Tenant -based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	0	0	351	0	316	35	0
# of Disabled Families	0	0	0	506	0	434	71	1
# of Families requesting accessibility features	0	0	0	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	1,075	0	641	71	20	74
Black/African American	0	0	0	360	0	308	22	0	17
Asian	0	0	0	14	0	18	0	0	1
American Indian/Alaska Native	0	0	0	49	0	5	10	0	0
Pacific Islander	0	0	0	2	0	2	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	305	0	240	12	13	40
Not Hispanic	0	0	0	1,031	0	756	92	7	1760

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

The City does not own or operate public housing units.

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

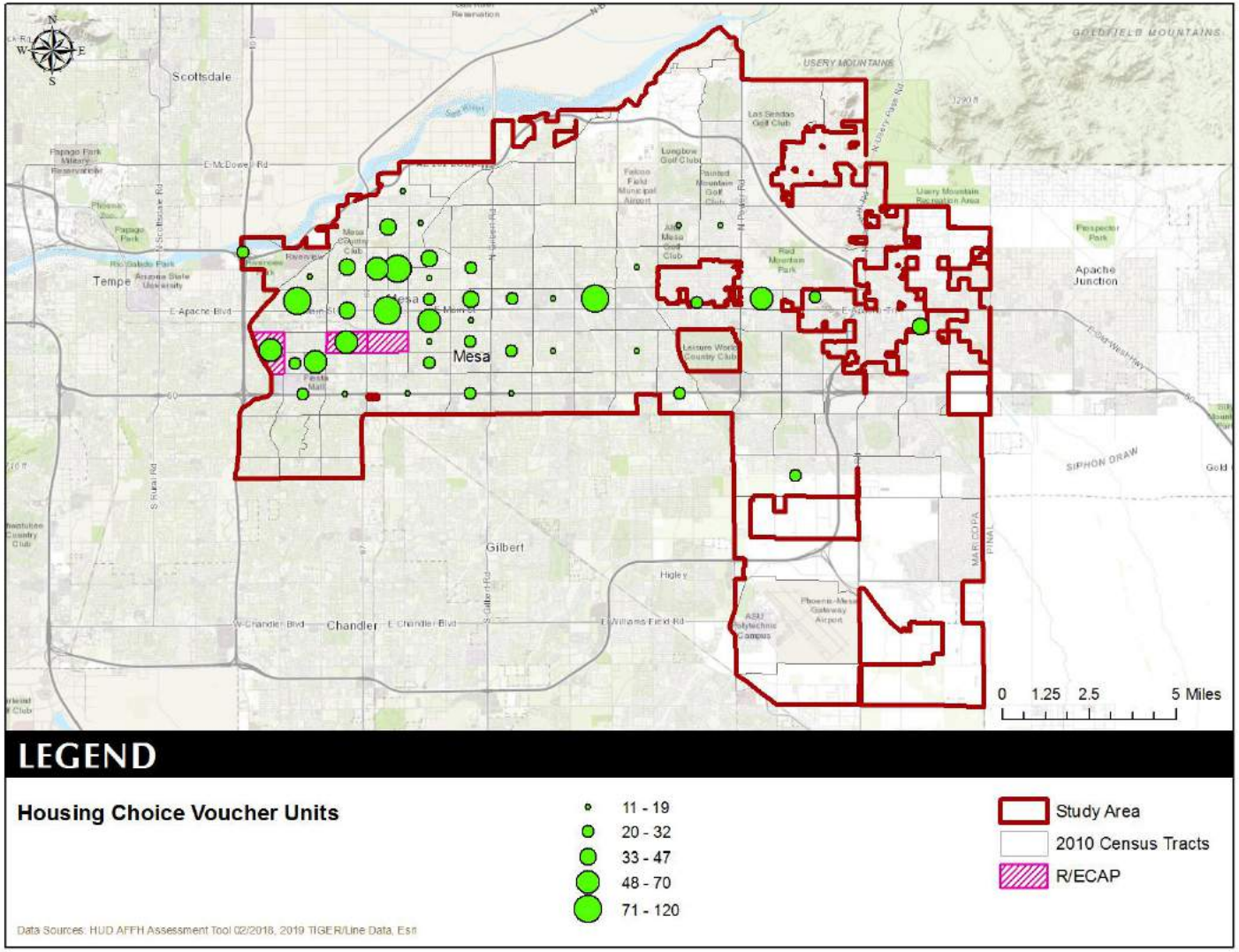
The most immediate needs of public housing and housing choice voucher holders is accessing affordable housing and, in some cases, preventing homelessness. The City of Mesa currently has a waiting list of 1,000 applicants for the housing choice voucher program. Waiting lists are available to the elderly, disabled, individuals and families. Mesa has closed its waiting list due to the excess of applicants and lack of available housing vouchers.

The City of Mesa does not directly own or operate any public housing developments or units. The program is tenant-based, and units are scattered throughout the City. Tenants identify and choose their own units, provided the landlord agrees to participate in the Housing Choice Voucher program. Accessible units are available throughout the City. Tenants also have the right to ask for reasonable accommodation according to federal law. The City currently dedicates 278 vouchers for the disabled and has not received any direct request from waiting list applicants for accessible units. The City of Mesa is available to help locate accessible units if requested.

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

These needs are seen in a much higher rate and are more urgent than the population at large. The low-income levels of households utilizing publicly supported housing dramatically increases the likelihood of housing problems and risk of homelessness. The number of vouchers available limits the ability of the City to assist more households that are in need.

Map NA-35.1
Housing Choice Voucher Units
Maricopa County HOME Consortium
2017 ACS, 2017 Tigerline, HUD AFFH Tool



NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Maricopa Regional Continuum of Care (CoC) operates in Maricopa County. This CoC is a collaborative of service providers. The Point-in-Time (PIT) count for the Maricopa Regional CoC has increased from 5,918 in 2014 to 6,614 in 2018. However, there are limitations to the PIT, especially when capturing unsheltered populations. Service providers have indicated that they are noticing a growth in the homeless population Countywide, particularly in Mesa. The unsheltered population in Mesa grew from 95 persons in 2016 to 206 persons by 2019.

Table NA-40.1
Homeless Population
City of Mesa vs. Maricopa County
PIT Counts

	2016	2017	2018	2019
Unsheltered City of Mesa	95	130	144	206
Unsheltered Maricopa County	1,646	2,059	2,618	3,188
Total Maricopa County	**5,702**	**5,605**	**6,298**	**6,614**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	1,710	2,572	0	0	0	0
Persons in Households with Only Children	38	0	0	0	0	0
Persons in Households with Only Adults	1,932	2,572	0	0	0	0
Chronically Homeless Individuals	345	614	0	0	0	0
Chronically Homeless Families	13	2	0	0	0	0
Veterans	275	138		0	0	0
Unaccompanied Child	38	0	0	0	0	0
Persons with HIV	73	7	1	0	0	0

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	2,005	1,944
Black or African American	1,223	426
Asian	30	14
American Indian or Alaska Native	216	171
Pacific Islander	22	20
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	924	518
Not Hispanic	2,756	2,100

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

In the 2019 PIT Count, some 483 homeless families were counted. This is a 43 percent increase since 2014. A vast majority of homeless families were sheltered in the County, accounting for all but one household counted in 2019. Looking back at Table NA-10.15 and NA-10.16, some 70.6 percent of small family households below 30 percent HAMFI have severe housing cost burdens. Some 64.7 percent of large families below 30 percent HAMFI have severe cost burdens. These family households are most likely to be in need of housing assistance and are at the most likely to at risk of homelessness.

There were 475 homeless veterans counted in 2019. The number of veterans counted has increased since 2014.

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

According to the 2019 PIT Count for the Maricopa Regional CoC, about 59 percent of those counted were considered to be white, 25 percent were black or African American, 7 percent were American Indian or Alaska Native, 1 percent were Asian, 1 percent were Native Hawaiian or Pacific Islander, and 7 percent were multiple races.[3] In terms of ethnicity, some 77 percent were not Hispanic or Latino and 23 percent were Hispanic or Latino.

During the 2019 PIT, some 74 percent of white homeless persons were unsheltered, while 48 percent were sheltered. For black homeless persons, some 18 percent were unsheltered, and 32 percent were sheltered.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Between the 2018 and 2019 PIT, the total homeless population increased by five percent. The unsheltered count increased by 22 percent, and the sheltered count decreased by 7 percent.

[3] https://www.azmag.gov/Portals/0/Documents/MagContent/2019-07-31_PIT-Report.pdf?ver=2019-08-05-135935-200

Discussion:

The homeless population in the City of Mesa, as with the whole of Maricopa County, is increasing. As the population increases, the need for housing and service options also increases. In addition, the number of households identified in the area who are at risk of homelessness continue to be a high priority. Knowing this information will help the City in their efforts to keep the number of homeless households from increasing within the city.

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

Introduction:

The following section describes the non-homeless special needs populations in the City of Mesa. These non-homeless special needs population include the elderly, persons with disabilities, people with drug and alcohol addictions, victims of domestic violence, and persons with HIV/AIDS.

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly

Table NA-45.1, presents the population of Mesa by age and gender from the 2010 Census and 2017 current census estimates. The aged population of 55 to 64 was the fastest growing age cohort, growing at 21.3 percent. The aged population of over 65 was the second fastest, which grew at 19.8 percent.

Table NA-45.1
Population by Age and Gender
Mesa city
2017 Five-Year ACS Data

Age	2010 Five Year ACs				2017 Five Year ACs			
	Male	Female	Total	Percent	Male	Female	Total	Percent
Under 5	17,505	15,908	33,413	7.6%	16,866	15,890	32,756	6.8%
5 to 19	46,169	45,181	91,350	20.8%	49,527	46,968	96,495	20.1%
20 to 24	18,159	15,440	33,599	7.7%	16,405	17,226	33,631	7.0%
25 to 34	34,192	30,419	64,611	14.7%	36,869	33,814	70,683	14.7%
35 to 54	54,944	54,881	109,825	25.0%	58,268	58,843	117,111	24.4%
55 to 64	20,227	23,235	43,462	9.9%	24,679	28,059	52,738	11.0%
65 and Older	27,190	36,189	63,379	14.4%	33,966	41,937	75,903	15.8%
Total	**218,386**	**221,253**	**439,041**	**100%**	**236,580**	**242,737**	**479,317**	**100%**

People with Disabilities

Disability by age, as estimated by the 2017 ACS, is shown in Table NA-45.2, below. The disability rate for females was 12.0 percent, compared to 11.7 percent for males. The disability rate grew precipitously higher with age, with 47.6 percent of those over 75 experiencing a disability.

Table NA-45 2
Disability by Age
City of Mesa
2017 Five-Year ACS Data

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	116	0.7%	99	0.6%	215	0.7%
5 to 17	2,788	6.4%	1,663	4.1%	4,451	5.3%
18 to 34	3,566	6.1%	2,395	4.2%	5,961	5.2%
35 to 64	9,324	11.3%	10,374	12.0%	19,698	11.6%
65 to 74	4,915	25.3%	5,094	23.5%	10,009	24.4%
75 or Older	6,813	47.7%	9,438	47.6%	16,251	47.6%
Total	**27,522**	**11.7%**	**29,063**	**12.0%**	**56,585**	**11.8%**

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table NA-45.3. Some 6.7 percent have an ambulatory disability, 5.4 have an independent living disability, and 2.5 percent have a self-care disability.

Table NA-45 3
Total Disabilities Tallied: Aged 5 and Older
City of Mesa
2017 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	17,197	3.6%
Vision disability	10,763	2.3%
Cognitive disability	20,197	4.5%
Ambulatory disability	29,822	6.7%
Self-Care disability	11,218	2.5%
Independent living difficulty	19,353	5.4%

People with Alcohol and Drug Addictions

The Maricopa County Public Health Department provides data on the number of overdose deaths countywide. From September 2018 to August 2019, there were 1,328 drug-related overdose deaths in Maricopa County. The majority of the deaths involved opioids, methamphetamines, or alcohol.[4] Opioids (including prescription opioids and heroin) killed 898 people between September 2018 to August 2019, and over 75% of all opioid overdose deaths involved prescription opioids and fentanyl. Overall, 35 to 44-year-olds had more drug overdose deaths than other age groups. In 2019, drug overdose deaths were seen predominantly in males (73% male: 27% female). And drug overdose deaths were much higher (61%) in non-Hispanic white population than other race/ethnic groups.

Victims of Domestic Violence

Pinpointing specific numbers of domestic violence victims is difficult due to the lack of reporting and other mitigating factors. However, according to the Maricopa County Attorney's Office, there are 100 fatalities a year in Arizona due to domestic violence and an estimated 40 percent of the people in Arizona have been subject to domestic abuse.[5]

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

The 2019 Housing and Community Development Survey found that veterans had the highest rated needs, followed by persons with severe mental illness, seniors, and the victims of domestic violence. These results are shown in Table NA-45.4, below.

[4] https://www.maricopa.gov/5079/Overdose-Deaths
[5] https://www.maricopacountyattorney.org/298/Domestic-Violence

Table NA-45.4
Needs of Special Populations
City of Mesa
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the City.							
Homeless persons	3	1	11	30	4	8	57
Persons with severe mental illness	3	3	7	30	6	8	57
Veterans	2	3	13	24	7	8	57
Persons with physical disabilities	2	4	16	22	5	8	57
Persons with developmental disabilities	2	3	16	22	6	8	57
Persons recently released from jail/prison	5	6	6	22	8	10	57
Seniors (65+)	1	10	12	21	5	8	57
Persons with substance abuse addictions	5	3	13	21	7	8	57
Victims of domestic violence	1	2	16	21	9	8	57
Persons with HIV/AIDS	3	11	9	11	15	8	57

The community needs responses from the City's outreach survey at Celebrate Mesa indicated the highest level of need for youth services, homeless services and employment services.

Table NA-45.5
Community Needs
City of Mesa
Survey at Celebrate Mesa

Youth services	127
Homeless services	111
Employment services	100
Food banks	93
Childcare services	90
Mental health services	77
Services for domestic violence victims	60
Senior services	58
Transportation services	58
Healthcare services	55
Substance abuse services	50
Tenant/landlord counseling	30
Lead-based paint abatement	12

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

According to the State of Arizona's 2018 HIV Surveillance Report, there were 526 incidents of HIV/AIDS cases, at a rate of 12.2 per 100,000.[6] This accounted for 73.1 percent of new HIV/AIDS cases in the State, and 68.8 percent of existing HIV/AIDS cases. Persons aged 25 to 29 are most likely to have received an HIV diagnosis, at a rate of 32.3. Males are also more likely to receive an HIV diagnosis, at a rate of 17.7 verses 2.5 for females.

Discussion:

The special needs populations in Mesa include the elderly and frail elderly, which are growing at the fastest rate of any age group in the area. It also includes persons with disabilities, which account for 11.8 percent of the population and 47.6 percent of those aged 75 and older. In addition, there are other special needs population, such as veterans, persons with alcohol and drug abuse disorders, victims of domestic violence, and persons with HIV/AIDS that are in need of services in the City.

[6] https://www.azdhs.gov/documents/preparedness/epidemiology-disease-control/disease-integrated-services/hiv-epidemiology/reports/2018/annual-report.pdf

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

Describe the jurisdiction's need for Public Facilities:

The City's Consolidated Plan Survey and the Housing and Community Development Needs survey found that the top-rated needs for public facilities include parks and recreations facilities, youth centers, community centers, and homeless shelters. Public comment during the community meetings suggested the need for mental health facilities, youth centers, and bathrooms and showers.

Table NA-50.1
Public Facilities
City of Mesa
Survey at Celebrate Mesa

Parks and Recreation Centers	136
Community Centers	122
Youth Centers	117
Homeless Shelters	95
Childcare Facilities	91
Mental Health facilities	55
Healthcare Facilities	52
Fire Stations	49
Facilities for abused/ neglected children	46
Senior Centers	42
Street and infrastructure improvements	40
Accessible public buildings	28
Residential treatment Centers	22
Facilities for persons with AIDS	8

Table NA-50.2
Providing a Suitable Living Environment
City of Mesa
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the City:							
Homeless shelters	5	3	13	28	4	4	57
Facilities for abused/neglected children	1	4	13	25	10	4	57
Youth centers	1	8	16	20	7	5	57
Senior centers	1	7	18	18	8	5	57
Community centers	1	7	19	16	8	6	57
Parks and recreational centers	3	6	22	16	5	5	57
Fire Stations/equipment	4	7	15	14	12	5	57
Residential treatment centers	5	8	17	12	9	6	57
Healthcare facilities	4	8	17	11	11	6	57
Childcare facilities	3	10	20	9	10	5	57
Public buildings with improved accessibility	3	19	12	9	9	5	57
Facilities for persons living with AIDS	5	11	8	3	26	4	57

How were these needs determined?

These needs were determined using the above listed surveys and public input during the community meetings.

Describe the jurisdiction's need for Public Improvements:

The Housing and Community Development Survey found that the top-rated infrastructure needs were bicycle and walking paths, water quality improvements and flood drainage improvements.

Table NA-50.3
Providing a Suitable Living Environment
City of Mesa
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following INFRASTRUCTURE activities:							
Bicycle and walking paths	1	12	12	24	5	3	57
Water quality improvements	2	10	12	19	10	4	57
Flood drainage improvements	2	5	18	19	10	3	57
Sidewalk improvements	1	15	19	16	2	4	57
Water system capacity improvements	2	11	12	16	12	4	57
Street and road improvements	1	9	26	15	1	5	57
Storm sewer system improvements	1	8	16	15	12	5	57
Sewer system improvements	3	10	12	12	15	5	57
Solid waste facility improvements	3	10	13	11	15	5	57
Bridge improvements	5	13	14	4	17	4	57
Other	2	0	1	1	11	42	57

How were these needs determined?

These needs were determined using the Housing and Community Development Survey.

Describe the jurisdiction's need for Public Services:

The City's Consolidated Plan Survey and the Housing and Community Development Needs survey found that the top-rated needs for public services were youth services, homeless services, mental health services, and food banks. Public input during the community meetings echoed the need for homeless services and also indicated a need for childcare services.

Table NA-50.4 Community Needs City of Mesa Survey at Celebrate Mesa	
Youth services	127
Homeless services	111
Employment services	100
Food banks	93
Childcare services	90
Mental health services	77
Services for domestic violence victims	60
Senior services	58
Transportation services	58
Healthcare services	55
Substance abuse services	50
Tenant/landlord counseling	30
Lead-based paint abatement	12

Table NA-50.5
Providing a Suitable Living Environment
City of Mesa
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HUMAN and PUBLIC SERVICES in the City.							
Homelessness services	4	1	9	32	6	5	57
Mental health services	2	1	12	31	6	5	57
Substance abuse services	3	1	11	31	7	4	57
Fair housing activities	6	8	4	25	9	5	57
Youth services	3	6	13	23	8	4	57
Senior services	2	6	14	23	7	5	57
Transportation services	3	6	20	19	5	4	57
Employment services	1	9	19	19	4	5	57
Food banks	3	6	19	19	5	5	57
Services for victims of domestic violence	0	2	23	18	9	5	57
Tenant/Landlord counseling	3	9	12	17	11	5	57
Crime awareness education	1	11	17	17	7	4	57
Home-buyer education	5	6	19	16	7	4	57
Healthcare services	4	8	17	14	8	6	57
Childcare services	2	11	19	13	7	5	57
Mitigation of lead-based paint hazards	3	16	10	9	13	6	57
Mitigation of asbestos hazards	2	17	11	8	13	6	57
Other	1	0	0	3	12	41	57

How were these needs determined?

These needs were determined using the above listed surveys and public input during the community meetings.

HOUSING MARKET ANALYSIS

MA-05 Overview

Housing Market Analysis Overview:

Between 2010 and 2017, the number of housing units in the City of Mesa increased by 6.4 percent. While housing production saw a sharp drop off during the recent recession, production has increased in recent years. Meanwhile, housing costs have continued to rise. The proportion of vacant units has declined slightly since 2010.

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

Introduction

Table MA-10.1, below, shows housing units by type in 2010 and 2017. In 2010, there were 193,984 housing units, compared with 206,406 in 2017. Single-family units accounted for 59.5 percent of units in 2017, compared to 57.7 in 2010. Apartment units accounted for 20.2 percent in 2017, and 20.2 percent in 2010.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	106,860	53%
1-unit, attached structure	11,615	6%
2-4 units	13,350	7%
5-19 units	26,700	13%
20 or more units	14,044	7%
Mobile Home, boat, RV, van, etc.	28,215	14%
Total	**200,784**	**100%**

Table 26 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Table MA-10.1
Housing Units by Type
City of Mesa
2010 & 2017 Five-Year ACS Data

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	111,980	57.7%	**122,766**	59.5%
Duplex	2,359	1.2%	2,537	1.2%
Tri- or Four-Plex	10,274	5.3%	10,914	5.3%
Apartment	39,150	20.2%	41,668	20.2%
Mobile Home	29,084	15.0%	27,846	13.5%
Boat, RV, Van, Etc.	1,137	0.6%	675	0.3%
Total	**193,984**	**100.0%**	**206,406**	**100.0%**

Table MA-10.2 shows housing units by tenure from 2010 to 2017. By 2017, there were 206,406 housing units. An estimated 60.2 percent were owner-occupied, and 15.4 percent were vacant.

Table MA-10.2
Housing Units by Tenure
City of Mesa
2010 Census & 2017 Five-Year ACS Data

Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	165,374	82.2%	174,668	84.6%
Owner-Occupied	104,559	63.2%	105,210	60.2%
Renter-Occupied	60,815	36.8%	69,458	39.8%
Vacant Housing Units	35,799	17.8%	31,738	15.4%
Total Housing Units	**201,173**	**100.0%**	**206,406**	**100.0%**

The distribution of unit types by race are shown in Table MA-10.3. An estimated 64.5 percent of white households occupy single-family homes, while 39.9 percent of black households do. Some 18.2 percent of white households occupied apartments, while 44.0 percent of black households do. An estimated 66.1 percent of Asian, and 39.0 percent of American Indian households occupy single-family homes.

Table MA-10 3
Distribution of Units in Structure by Race
City of Mesa
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	64.5%	39.9%	39.0%	66.1%	51.9%	58.6%	59.1%
Duplex	1.2%	2.6%	1.2%	0.6%	3.0%	3.2%	0.7%
Tri- or Four-Plex	4.7%	11.4%	11.7%	5.4%	13.4%	9.7%	9.1%
Apartment	18.2%	44.0%	44.5%	26.8%	31.7%	22.9%	26.0%
Mobile Home	10.9%	2.1%	3.6%	1.1%	0.0%	5.5%	5.0%
Boat, RV, Van, Etc.	0.4%	0.0%	0.0%	0%	0.0%	0%	0.0%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

Table MA-10.4 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 16.0 percent of households in 2010 and 15.4 percent of households in 2017. Housing units built in 1939 or earlier represented 0.6 percent of households in 2017 and 0.6 percent of households in 2010.

Table MA-10 4
Households by Year Home Built
City of Mesa
2010 & 2017 Five-Year ACS Data

Year Built	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,077	0.6%	1,059	0.6%
1940 to 1949	1,575	0.9%	1,321	0.8%
1950 to 1959	6,088	3.7%	5,384	3.1%
1960 to 1969	11,584	7.0%	11,534	6.6%
1970 to 1979	37,686	22.7%	39,095	22.4%
1980 to 1989	46,085	27.8%	45,673	26.1%
1990 to 1999	35,190	21.2%	38,790	22.2%
2000 to 2009	26,625	16.0%	26,948	15.4%
2010 or Later	.	.	4,864	2.8%
Total	**165,910**	**100.0%**	**174,668**	**100.0%**

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	265	0%	2,255	3%
1 bedroom	8,125	8%	17,524	26%
2 bedrooms	22,395	22%	27,150	40%
3 or more bedrooms	70,970	70%	20,235	30%
Total	**101,755**	**100%**	**67,164**	**99%**

Table 27 – Unit Size by Tenure

Data Source: 2011-2015 ACS

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

Programs will target households that have housing problems in the City of Mesa. This includes over 59,780 households in the City, some 24,220 of which are owner households, and 35,560 of which are renter households.

Table MA-10 5 Housing Problems by Income and Tenure City of Mesa 2012–2016 HUD CHAS Data						
Housing Problem	**$0 to $21,870**	**$21,871 to $36,450**	**$36,451 to $58,320**	**$58,321 to $72,900**	**Above $72,900**	**Total**
			Owner-Occupied			
Lacking complete plumbing or kitchen facilities	60	85	25	0	145	315
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	45	55	65	20	195	380
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	245	220	330	185	465	1,445
Housing cost burden greater that 50% of income (and none of the above problems)	4,000	2,835	1,595	390	265	9,085
Housing cost burden greater than 30% of income (and none of the above problems)	1,000	2,310	4,860	2,255	2,570	12,995
Zero/negative income (and none of the above problems)	1,205	0	0	0	0	1,205
Has none of the 4 housing problems	820	3,625	9,690	8,320	55,960	78,415
Total	7,375	9,130	16,565	11,170	59,600	103,840
			Renter-Occupied			
Lacking complete plumbing or kitchen facilities	260	85	160	55.0	90	650
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	460	425	225	45	125	1,280
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,250	730	900	300	545	3,725
Housing cost burden greater that 50% of income (and none of the above problems)	9,000	4,350	1,030	235	60	14,675
Housing cost burden greater than 30% of income (and none of the above problems)	565	5,750	6,830	1,355	730	15,230
Zero/negative income (and none of the above problems)	1,635	0	0	0	0	1,635
Has none of the 4 housing problems	735	1,455	7,545	6,470	15,460	31,665
Total	13,905	12,795	16,690	8,460	17,010	68,860
			Total			
Lacking complete plumbing or kitchen facilities	320	170	185	55	235	965
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	505	480	290	65	320	1,660
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,495	950	1,230	485	1,010	5,170
Housing cost burden greater that 50% of income (and none of the above problems)	13,000	7,185	2,625	625	325	23,760
Housing cost burden greater than 30% of income (and none of the above problems)	1,565	8,060	11,690	3,610	3,300	28,225
Zero/negative income (and none of the above problems)	2,840	0	0	0	0	2,840
Has none of the 4 housing problems	1,555	5,080	17,235	14,790	71,420	110,080
Total	21,280	21,925	33,255	19,630	76,610	172,700

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

Map MA-10.1, shows the number of Section 8 contracts that are set to expire. There is one contract that was set to expire in 2019. Additional contracts are set to expire after 2030.

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

As seen in the Needs Assessment section, as well as information gathered from public input, current housing does not meet the needs of the population. This is seen most markedly in the rate of cost burdens in the Area. In 2017, an estimated 33.3 percent of the population was cost burdened. Renter households are more likely to be impacted by cost burdens, at almost 49 percent, and are therefore most likely to not have housing units that meet their needs.

Describe the need for specific types of housing:

Tables MA-10.6 and MA-10.7 shows the results of the City's Consolidated Plan survey and the Housing and Community Development Survey as it rated various housing needs. The top-rated needs for housing include affordable homes for purchase, homebuyer assistance, construction of new affordable rental housing, and supportive housing for persons who are homeless or disabled.

Public comments during the community meetings indicated a high level of need for more affordable housing options, including more homeowner opportunities, rental assistance, and workforce housing. Some public comments indicated that housing should be the top priority. Focus groups echoed this sentiment, indicating that access to affordable housing is one of the top concerns in the City.

In addition, the Needs Assessment and Market Analysis suggests the development of new housing, for both renters and homeowners is needed to meet the demand of a growing population.

Table MA-10.6
Public Facilities
City of Mesa
Survey at Celebrate Mesa

Affordable homes for purchase	151
Home buyer assistance programs	144
Affordable housing for rent	117
Supportive housing for homeless and disabled	100
Rental assistance programs	87
Senior housing	77
Homeowner rehabilitation	75
Mixed income housing	61
Rental rehabilitation	46

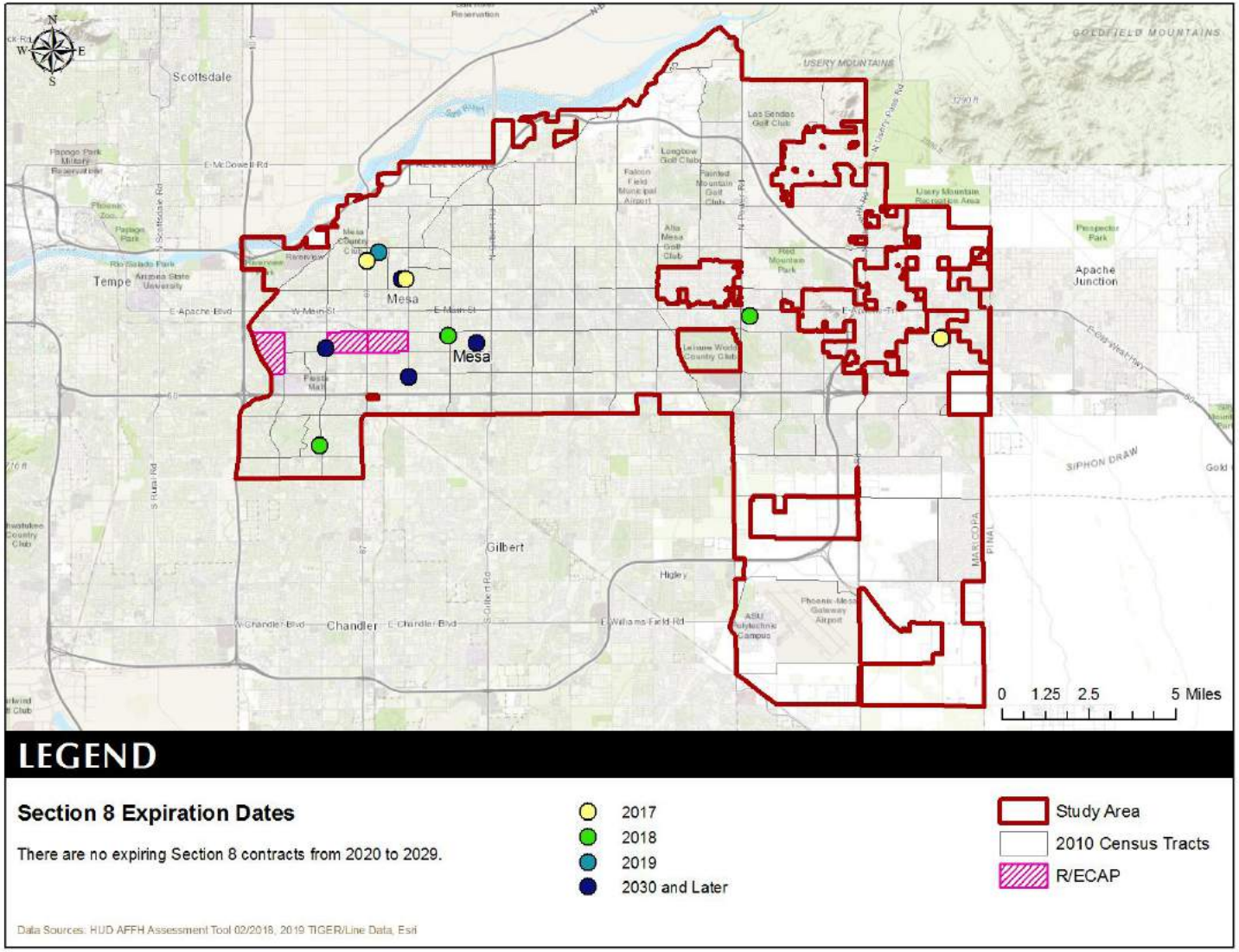
Discussion

The current housing stock may not be meeting the needs of the population in Mesa, especially those in lower income levels. The rate and type of market housing production, as described in the following section, may not be meeting the needs of the growing population. The need for more housing options in the City was a main concern for many of the public comments received in the Plan's development process.

Table MA-10.7
Providing Decent and Affordable Housing
City of Mesa
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING activities in the City:							
Supportive housing for people who are homeless or disabled	6	2	12	32	5	0	57
Energy efficiency improvements	2	6	14	31	3	1	57
Construction of new affordable rental housing	6	10	9	29	3	0	57
Rental housing for very low-income households	8	4	13	28	3	1	57
Heating/cooling HVAC replacement or repairs	0	11	14	26	6	0	57
Senior-friendly housing	7	9	11	25	4	1	57
Construction of new affordable for-sale housing	6	12	13	22	4	0	57
Transit-oriented housing	4	4	14	22	13	0	57
First-time home-buyer assistance	4	10	15	21	7	0	57
Preservation of federal subsidized housing/Low Income Housing Tax Credit (LIHTC)	6	4	14	21	11	1	57
Increased Homeownership for racial and ethnic minority populations	8	10	8	21	10	0	57
Homeowner housing rehabilitation	2	10	18	20	7	0	57
Rental housing rehabilitation	6	11	12	20	7	1	57
Retrofitting existing housing to meet seniors' needs	2	7	22	20	6	0	57
Rental assistance	5	13	15	19	5	0	57
ADA (Americans with Disabilities Act) improvements	1	5	25	19	6	1	57
Mixed income housing	5	10	14	16	12	0	57
Mixed use housing	4	10	11	15	16	1	57
Other	1	0	1	8	18	29	57
Housing demolition	6	17	14	7	13	0	57
ADA improvements	0	0	0	0	0	57	57
Heating/cooling HVAC replacement or repairs	0	0	0	0	0	57	57

Map MA-10.1
Expiring Section 8 Contracts
City of Mesa
2018 HUD, Tigerline



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

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	204,000	156,600	(23%)
Median Contract Rent	709	736	4%

Table 28 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Housing Production

The Census Bureau reports building permit authorizations and "per unit" valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in City of Mesa increased from 2,251 authorizations in 2017 to 2,658 authorizations in 2018.

The real value of single-family building permits decreased from 302,688 dollars in 2017 to 289,176 dollars in 2018. This compares to an increase in permit value statewide, with values rising from 259,218 dollars in 2017 to 259,708 dollars in 2018.

The location of renter households is shown in Map MA-15.1. These households are most likely to be found in western Mesa. Some areas have rental rates that exceed 67.2 percent. These areas also tend to have higher rates of poverty and Hispanic households, as seen in the previously presented maps. Conversely, owner occupied households are seen in Map MA-15.2. The most heavily concentrated areas of owner-occupied housing are found in the eastern parts of Mesa, exceeding 86.2 percent in much of this area.

Median Contract Rents are shown in Map MA-15.3. Rents are highest in eastern and central Mesa, and lowest in western Mesa. The highest areas saw rents above $1,077, while the lowest areas were below $689.

Median Home Values are shown in Map MA-15.4. The areas with the highest median contract rents also tended to have the highest median home values. The areas with the highest median home values were over $245,900, while the lowest were below $101,200.

Table MA-15 1
Building Permits and Valuation
City of Mesa
Census Bureau Data, 1980–2018

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2017$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	1,573	174.0	124	1,799	3,670	55,024	48,222
1981	1,568	286.0	186	2,546	4,586	92,263	62,835
1982	1,611	70.0	313	1,296	3,290	91,201	63,184
1983	2,240	356	631	2,593	5,820	103,762	67,246
1984	2,803	82	465	9,260	12,610	129,457	70,292
1985	3,029	98	458	4,824	8,409	133,035	58,832
1986	3,388	46.0	182	3,645	7,261	131,214	60,667
1987	2,394	6.0	130.0	1,370	3,900	156,628	84,790
1988	1,788	0.0	8.0	227	2,023	165,423	117,248
1989	1,177	0.0	15.0	56	1,248	162,228	115,377
1990	1,004	0	4.0	152	1,160	176,680	104,727
1991	1,362	0.0	12.0	72	1,446	165,684	122,215
1992	1,937	52.0	8.0	120	2,117	171,133	118,473
1993	2,526	6.0	28.0	107	2,667	178,712	101,837
1994	2,553	26.0	40.0	341	2,960	186,550	101,513
1995	2,427	14.0	12.0	882	3,335	179,297	83,879
1996	2,325	2.0	4.0	1,145	3,476	188,548	86,945
1997	3,060	8.0	0.0	932	4,000	173,508	93,678
1998	4,447	6.0	63.0	1,021	5,537	178,390	151,767
1999	5,147	14.0	63.0	1,681	6,905	173,294	82,664
2000	4,581	12.0	89.0	1,828	6,510	179,960	74,302
2001	3,767	28.0	108.0	380	4,283	182,414	97,150
2002	2,765	6.0	52.0	547	3,370	182,862	103,259
2003	2,474	12.0	134.0	311	2,931	226,312	99,638
2004	1,774	14.0	0	430	2,218	274,264	91,709
2005	1,607	2.0	30.0	280	1,919	269,352	73,159
2006	975	0	0	56	1,031	324,224	132,001
2007	1,039	0.0	0	0	1,039	316,097	0
2008	584	0.0	0.0	0	584	338,552	0
2009	604	0.0	0.0	0	604	278,958	0
2010	487	0.0	0.0	0	487	317,171	0
2011	503	0.0	0.0	0	503	333,768	0
2012	861	2.0	0.0	0	863	343,392	0
2013	1,097	34.0	0.0	0	1,131	351,443	0
2014	1,006	0.0	4.0	0	1,010	351,790	0
2015	1,746	0.0	0.0	947	2,693	334,785	130,425
2016	2,113	8.0	0.0	690	2,811	304,018	137,890
2017	2,251	4.0	4.0	755	3,014	302,688	145,502
2018	2,658	0.0	3.0	258	2,919	289,176	142,287

Rent Paid	Number	%
Less than $500	7,212	10.7%
$500-999	45,904	68.4%
$1,000-1,499	11,104	16.5%
$1,500-1,999	1,884	2.8%
$2,000 or more	1,060	1.6%
Total	**67,164**	**100.0%**

Table 29 - Rent Paid

Data Source: 2011-2015 ACS

Diagram MA-15.1
Single-Family Permits
City of Mesa
Census Bureau Data, 1980–2018

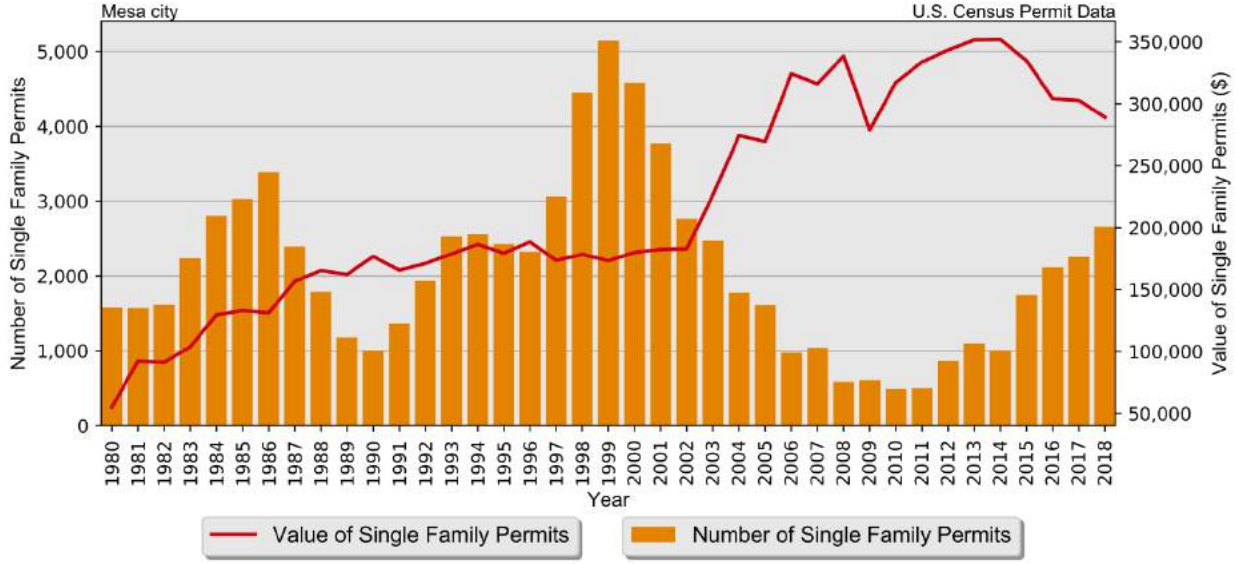
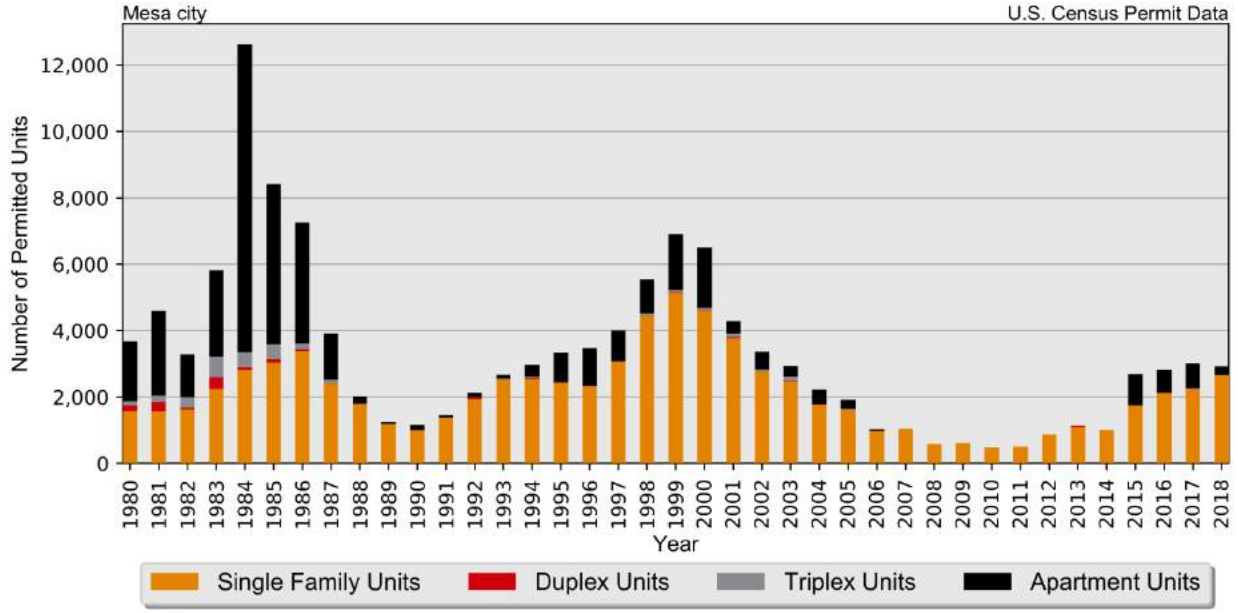
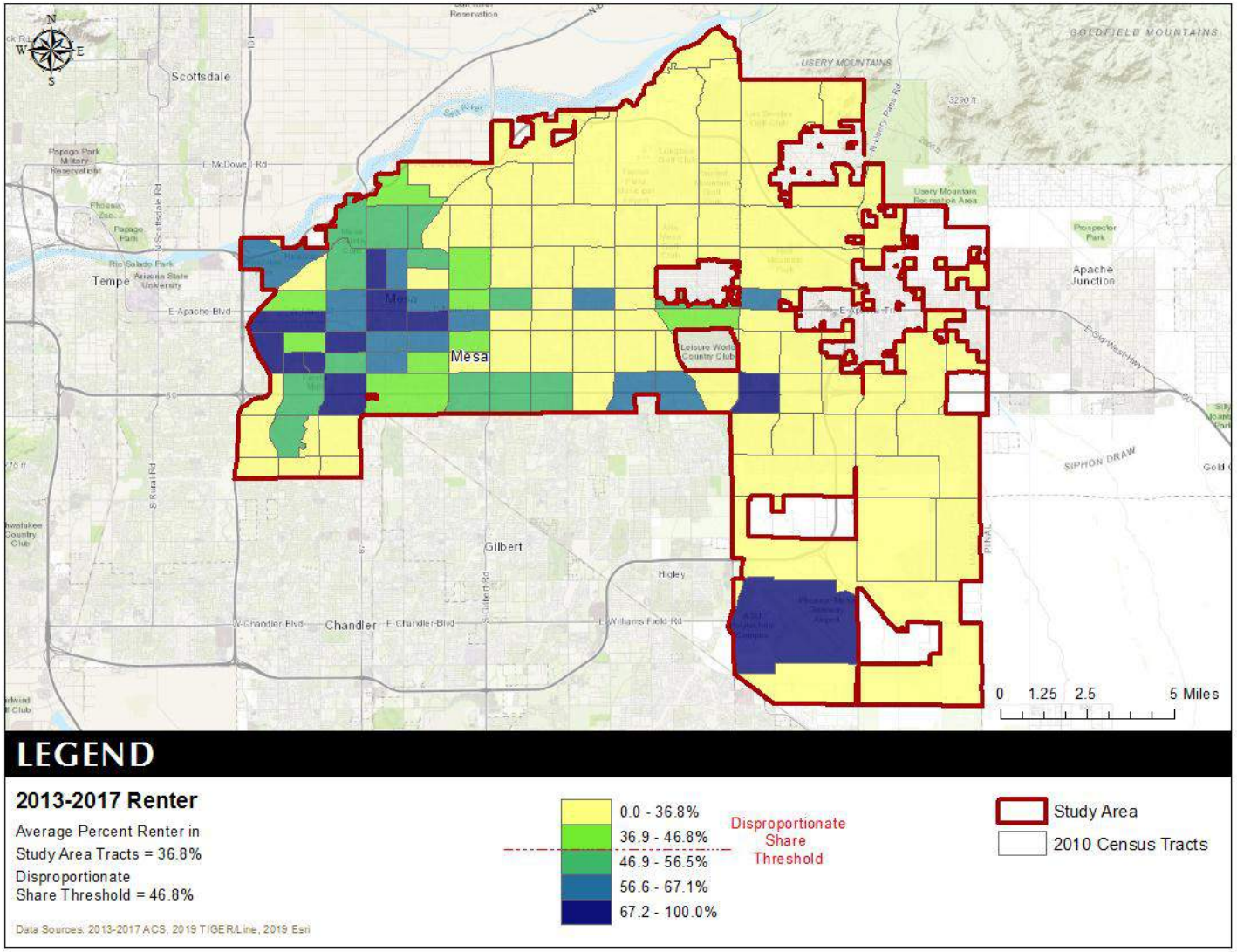


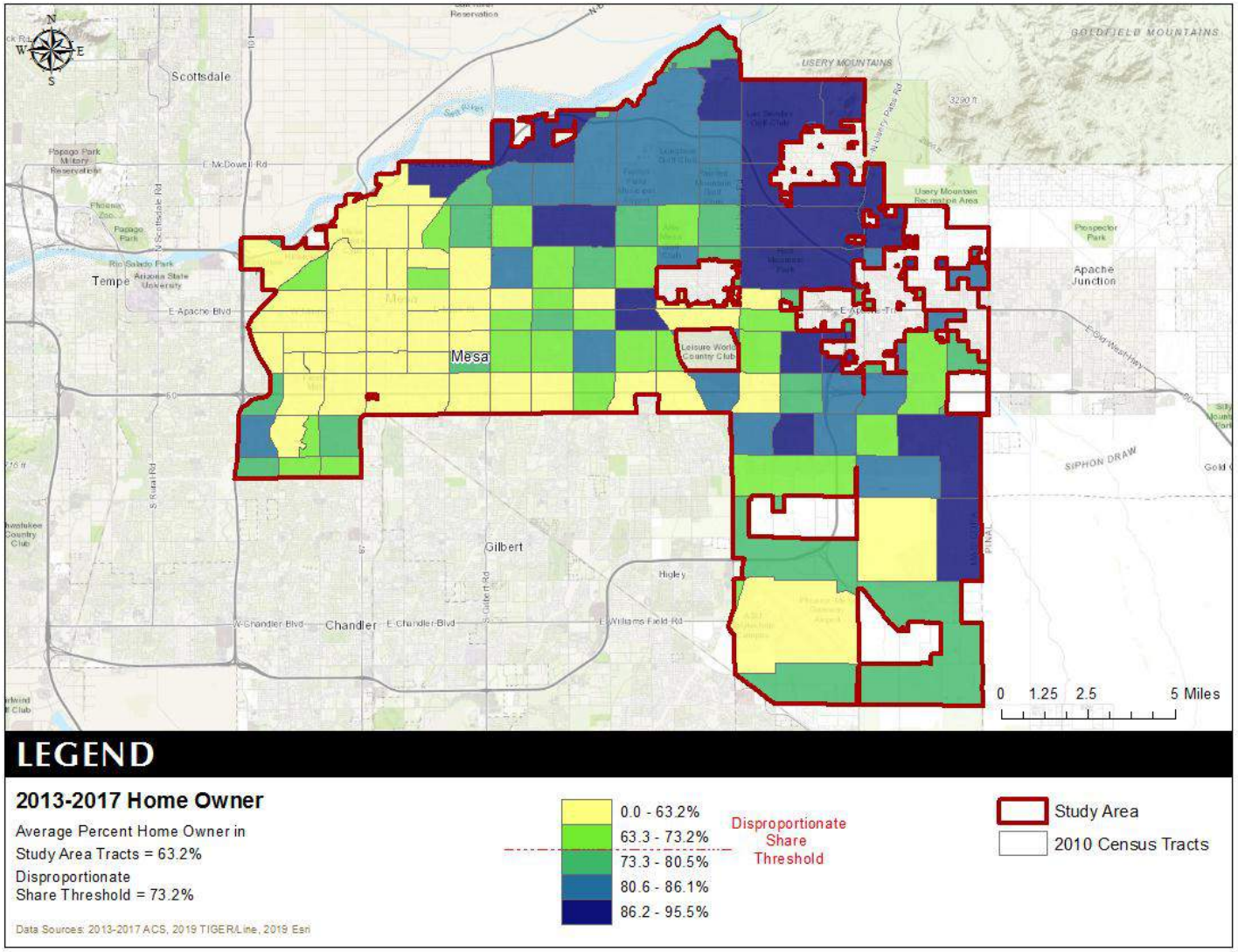
Diagram MA-15.1
Total Permits by Unit Type
City of Mesa
Census Bureau Data, 1980–2018



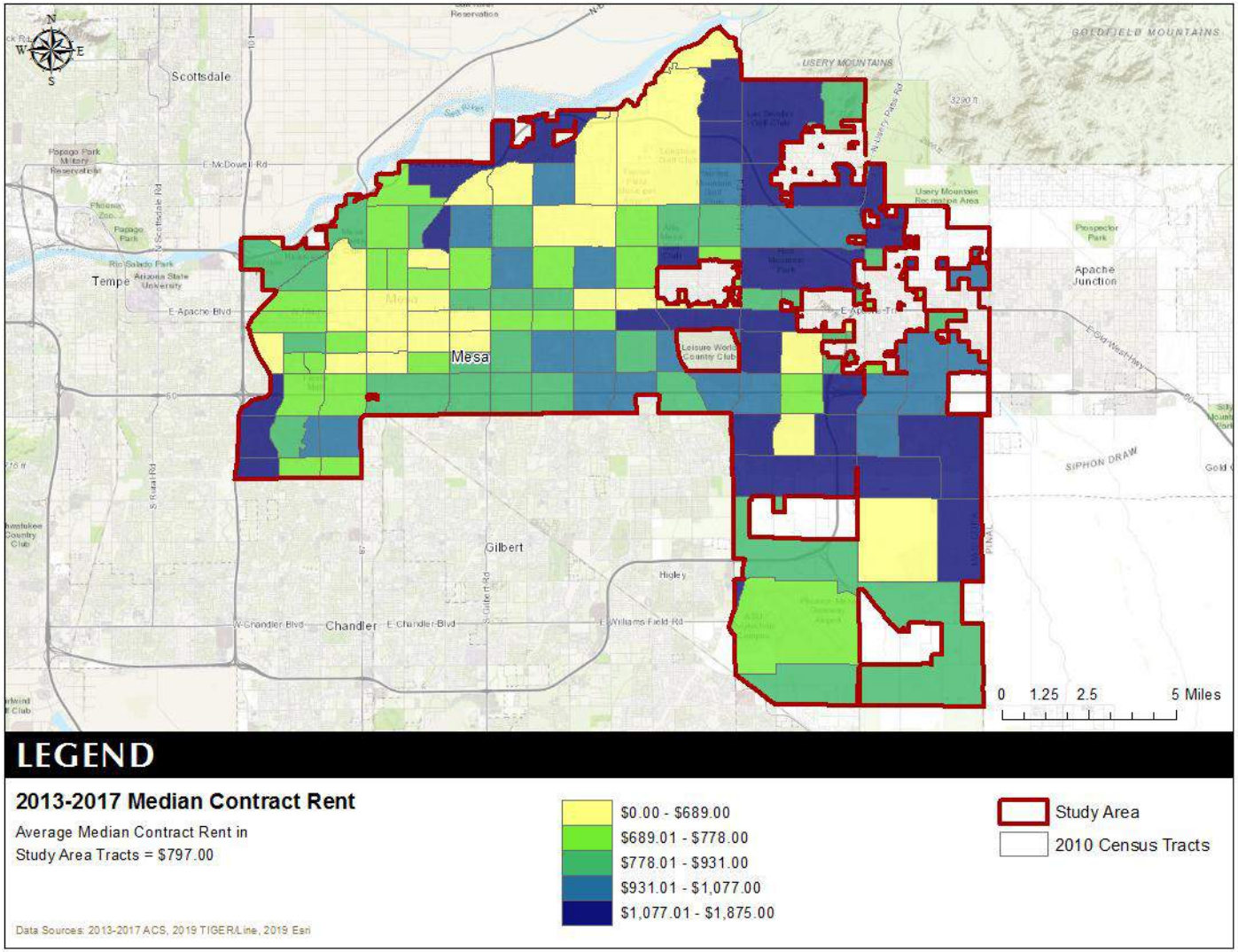
Map MA-15.1
2017 Renter Households
Mesa, AZ
2017 ACS, Tigerline



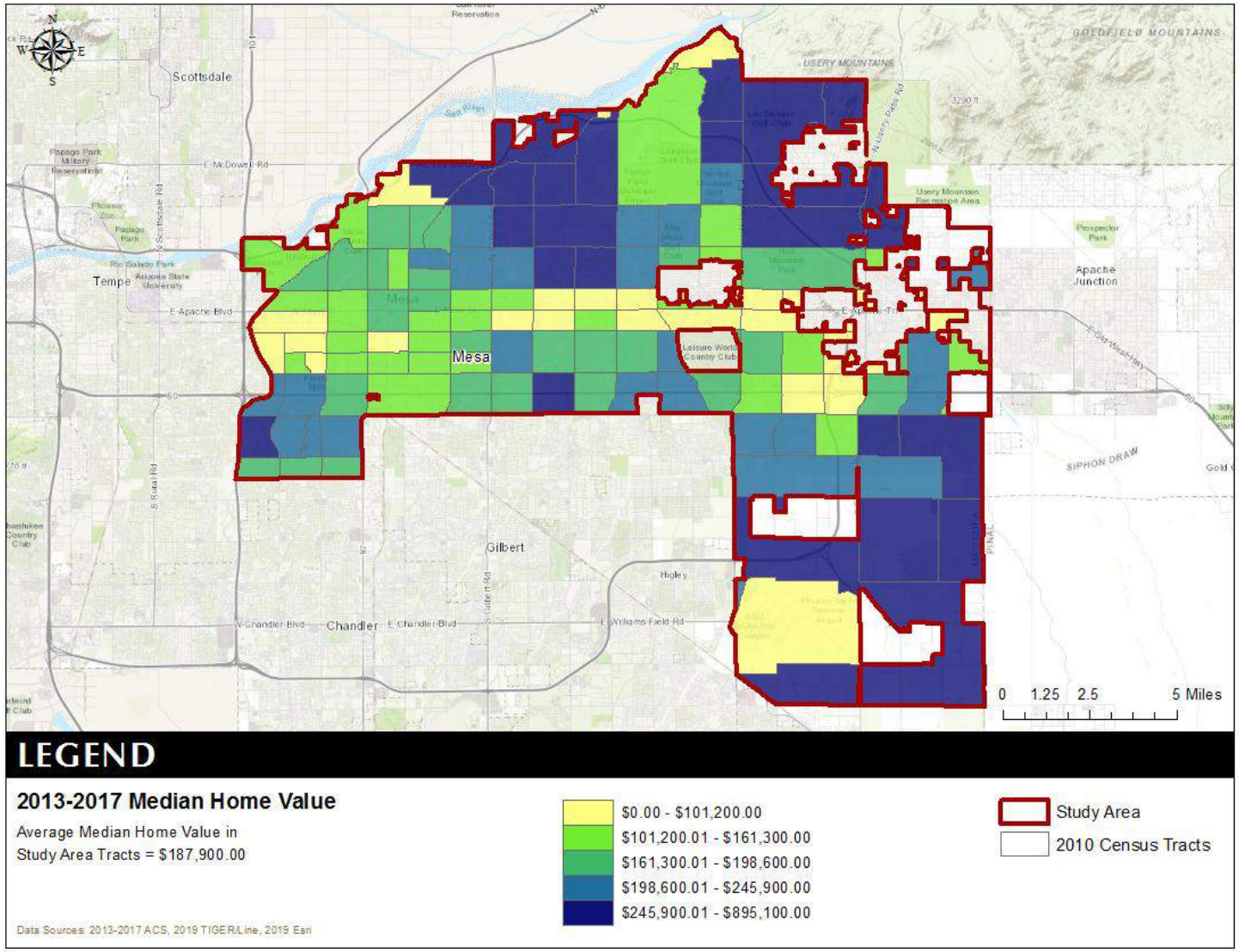
Map MA-15.2
2017 Owner Occupied Households
Mesa, AZ
2017 ACS, Tigerline



Map MA-15.3
2017 Median Contract Rent
Mesa, AZ
2017 ACS, Tigerline



Map MA-15.4
2017 Median Home Value
Mesa, AZ
2017 ACS, Tigerline



Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,280	No Data
50% HAMFI	9,740	9,910
80% HAMFI	41,549	25,235
100% HAMFI	No Data	38,289
Total	**52,569**	**73,434**

Table 30 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	744	868	1,073	1,551	1,776
High HOME Rent	744	868	1,054	1,209	1,329
Low HOME Rent	638	684	821	948	1,057

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

As demonstrated by the housing needs and cost burden sections in the Needs Assessment, there is a significant amount of the population that faces housing challenges. Low income households are particularly prone to facing cost burdens. This points to the fact that there are not sufficient housing options for all households, especially those at lower income levels. Additionally, public input comments indicated there is a significant need for affordable housing options for lower income households.

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

The City of Mesa has seen a significant increase in housing prices in recent years. If trends continue, the area will see increasing rent and home values. This would lead to additional households facing cost burdens.

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

The Fair Market Rent (FMR) and HOME rents may not be sufficient to meet the housing needs of households in the City of Mesa. This may be especially true for larger families that require larger units. A stakeholder stated that households have a difficult time finding housing units that meet the health and safety requirements for subsidized housing.

Discussion

The cost of housing in the City of Mesa continues to be out of reach for many low to moderate income households. This is reflected in the proportion of lower income households facing cost burdens and other housing problems. It is anticipated that housing cost burdens will continue to be a major factor for many households in the area and demonstrates the need for additional affordable housing options in the area.

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

Introduction

The following section will describe the condition of housing in the City of Mesa.

Definitions

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

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	24,155	24%	32,165	48%
With two selected Conditions	785	1%	2,865	4%
With three selected Conditions	45	0%	35	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	76,770	75%	32,095	48%
Total	**101,755**	**100%**	**67,160**	**100%**

Table 32 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	20,410	20%	9,484	14%
1980-1999	48,335	48%	33,375	50%
1950-1979	31,820	31%	23,045	34%
Before 1950	1,195	1%	1,255	2%
Total	101,760	100%	67,159	100%

Table 33 – Year Unit Built

Data Source: 2011-2015 CHAS

Table MA-20.1 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 16.0 percent of households in 2010 and 15.4 percent of households in 2017. Housing units built in 1939 or earlier represented 0.6 percent of households in 2017 and 0.6 percent of households in 2010.

Table MA-20 1 Households by Year Home Built City of Mesa 2010 & 2017 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,077	0.6%	1,059	0.6%
1940 to 1949	1,575	0.9%	1,321	0.8%
1950 to 1959	6,088	3.7%	5,384	3.1%
1960 to 1969	11,584	7.0%	11,534	6.6%
1970 to 1979	37,686	22.7%	39,095	22.4%
1980 to 1989	46,085	27.8%	45,673	26.1%
1990 to 1999	35,190	21.2%	38,790	22.2%
2000 to 2009	26,625	16.0%	26,948	15.4%
2010 or Later	.	.	4,864	2.8%
Total	**165,910**	**100.0%**	**174,668**	**100.0%**

The age of a structure influences its value. As shown in Table MA-20.2, structures built in 1939 or earlier had a median value of 115,400 dollars while structures built between 1950 and 1959 had a median value of 146,200 dollars and those built between 1990 to 1999 had a median value of 212,900 dollars. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 278,200 dollars and 357,600 dollars, respectively. The total median value in the City of Mesa was 187,900 dollars.

Table MA-20 2 Owner Occupied Median Value by Year Structure Built City of Mesa 2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	115,400
1940 to 1949	166,100
1950 to 1959	146,200
1960 to 1969	144,100
1970 to 1979	165,900
1980 to 1989	166,000
1990 to 1999	212,900
2000 to 2009	243,700
2010 to 2013	278,200
2014 or later	357,600
Median Value	**187,900**

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	33,015	32%	24,300	36%
Housing Units build before 1980 with children present	17,552	17%	7,984	12%

Table 34 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

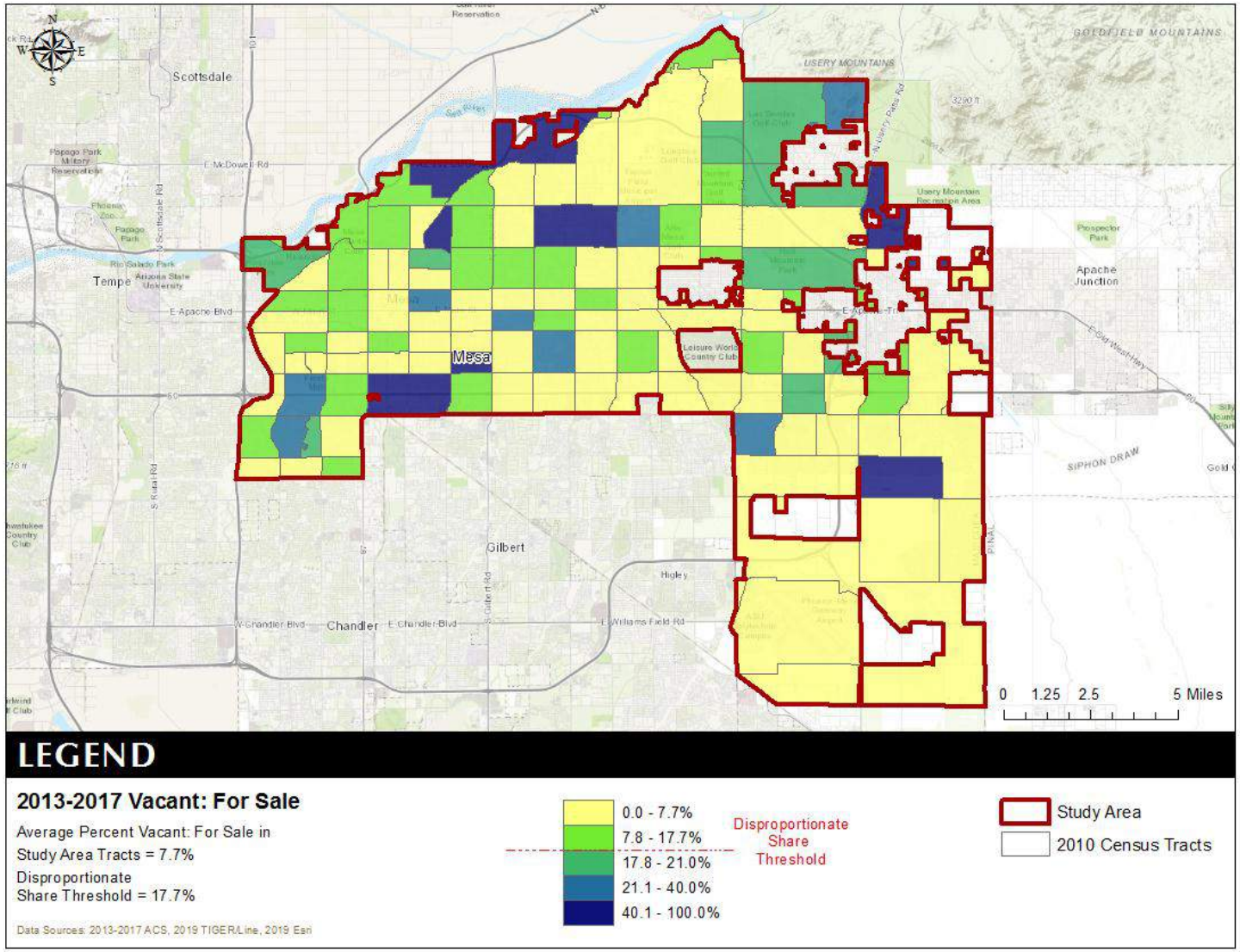
By 2017, for rent units accounted for 19.4 percent of vacant units, while for sale units accounted for 7.7 percent. "Other" vacant units accounted for 10.6 percent of vacant units, representing a total of 3,371 "other" vacant units.

Table MA-20 3
Disposition of Vacant Housing Units
City of Mesa
2010 Census & 2017 Five-Year ACS Data

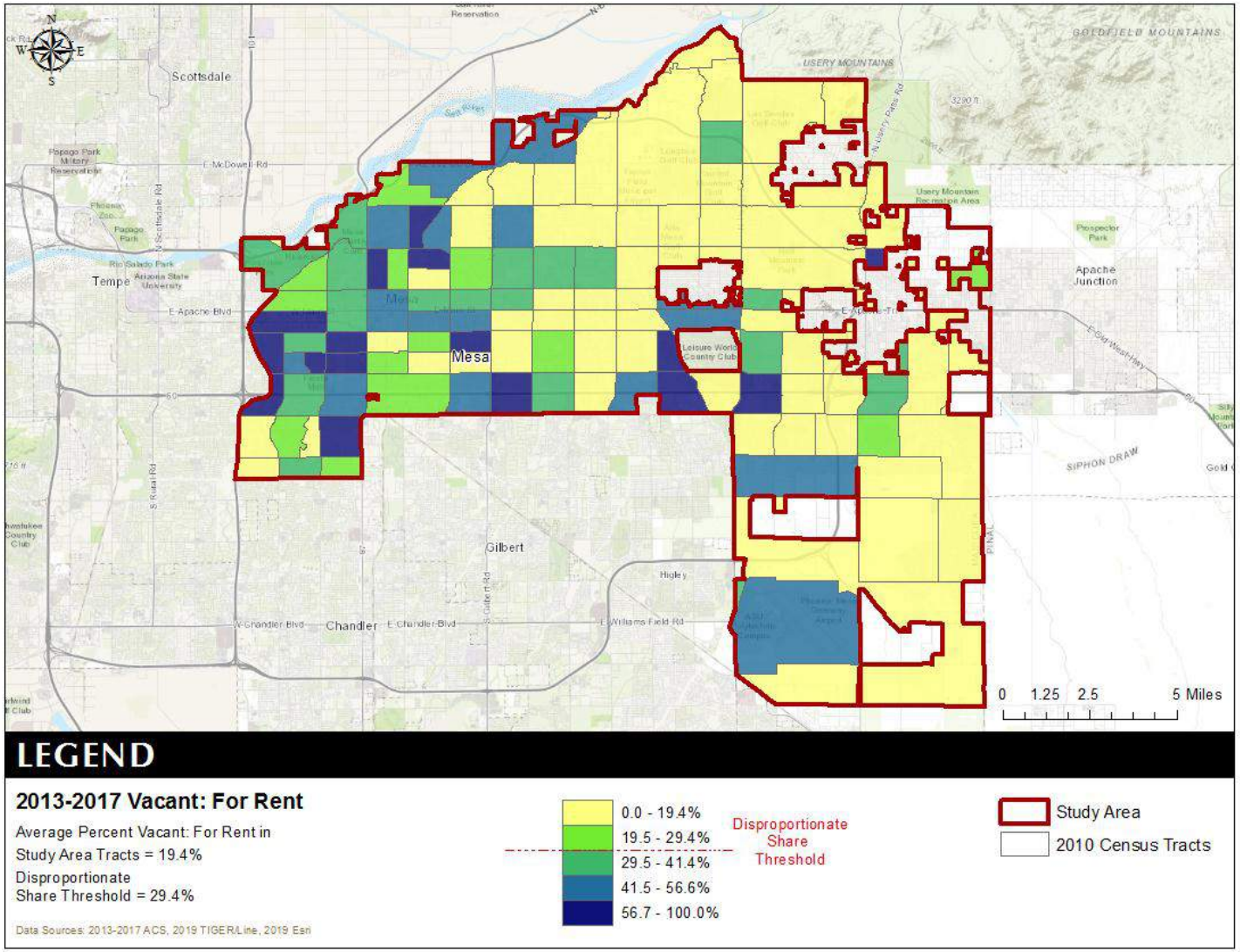
Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	10,741	30.0%	6,152	19.4%
For Sale	4,008	11.2%	2,429	7.7%
Rented Not Occupied	334	0.9%	821	2.6%
Sold Not Occupied	656	1.8%	1,733	5.5%
For Seasonal, Recreational, or Occasional Use	16,926	47.3%	17,232	54.3%
For Migrant Workers	8	0%	0	0%
Other Vacant	3,126	8.7%	3,371	10.6%
Total	**35,799**	**100.0%**	**31,738**	**100.0%**

Vacant housing is shown in Maps MA-20.1 through MA-20.4. Vacant for sale housing was distributed throughout Mesa in 2017, as seen in Map MA-20.1. However, vacant for rent housing was more heavily concentrated in western Mesa in 2017. "Other" vacant housing shifted between 2010 and 2017, as seen in Maps MA-20.3 and MA-20.4. "Other" vacant housing is not for sale or for rent, and it not otherwise available to the marketplace. These units can become problematic if concentrated in certain areas and may create a "blighting" effect. In 2010, "other" vacant housing units accounted for 8.7 percent of vacant units. These tended to be in the northern part of Mesa. By 2017, "other" vacant units accounted for 10.6 percent of vacant units and were more heavily concentrated in western Mesa. These areas may present an opportunity for the City for redevelopment.

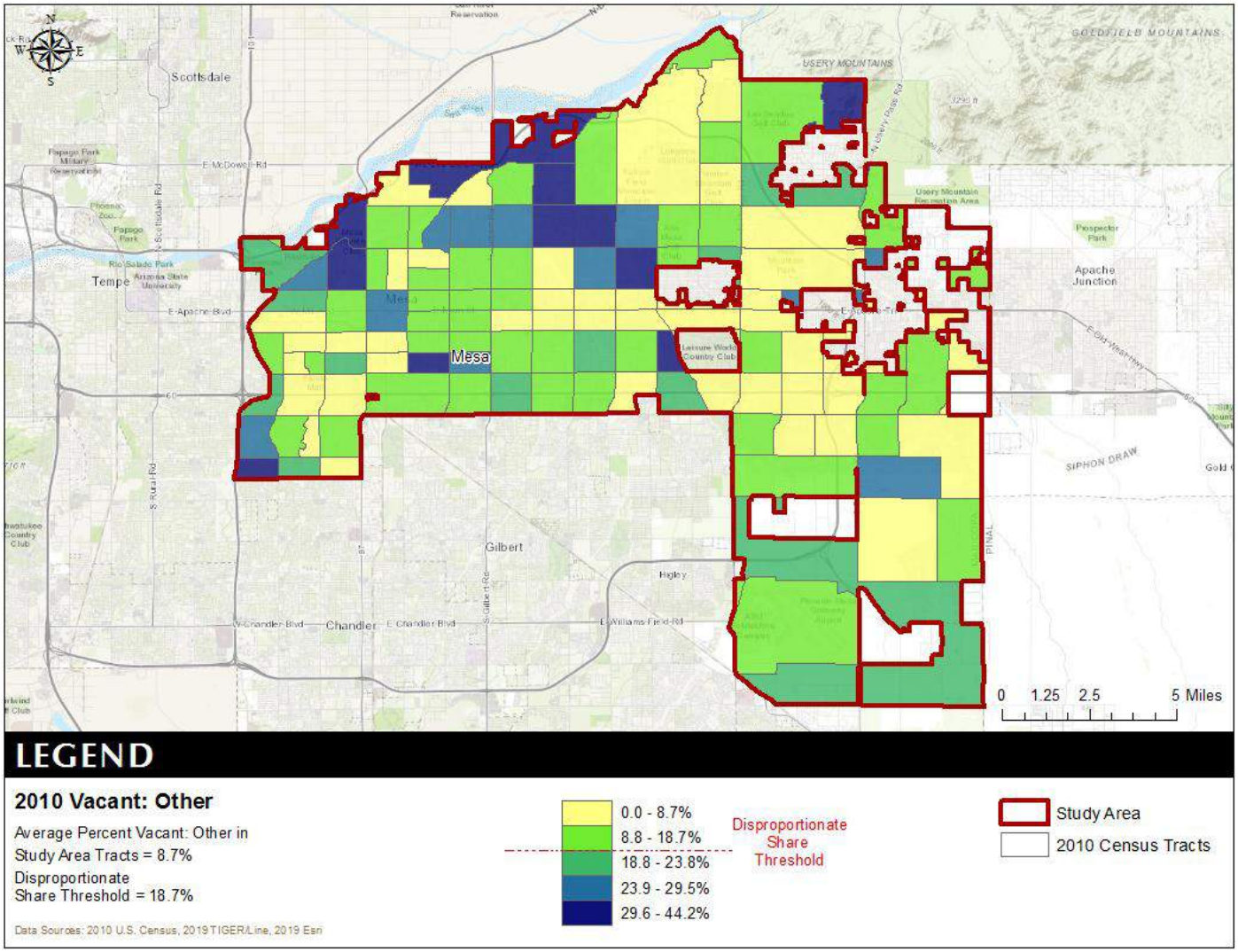
Map MA-20.1
2017 Vacant for Sale
Mesa, AZ
2017 ACS, Tigerline



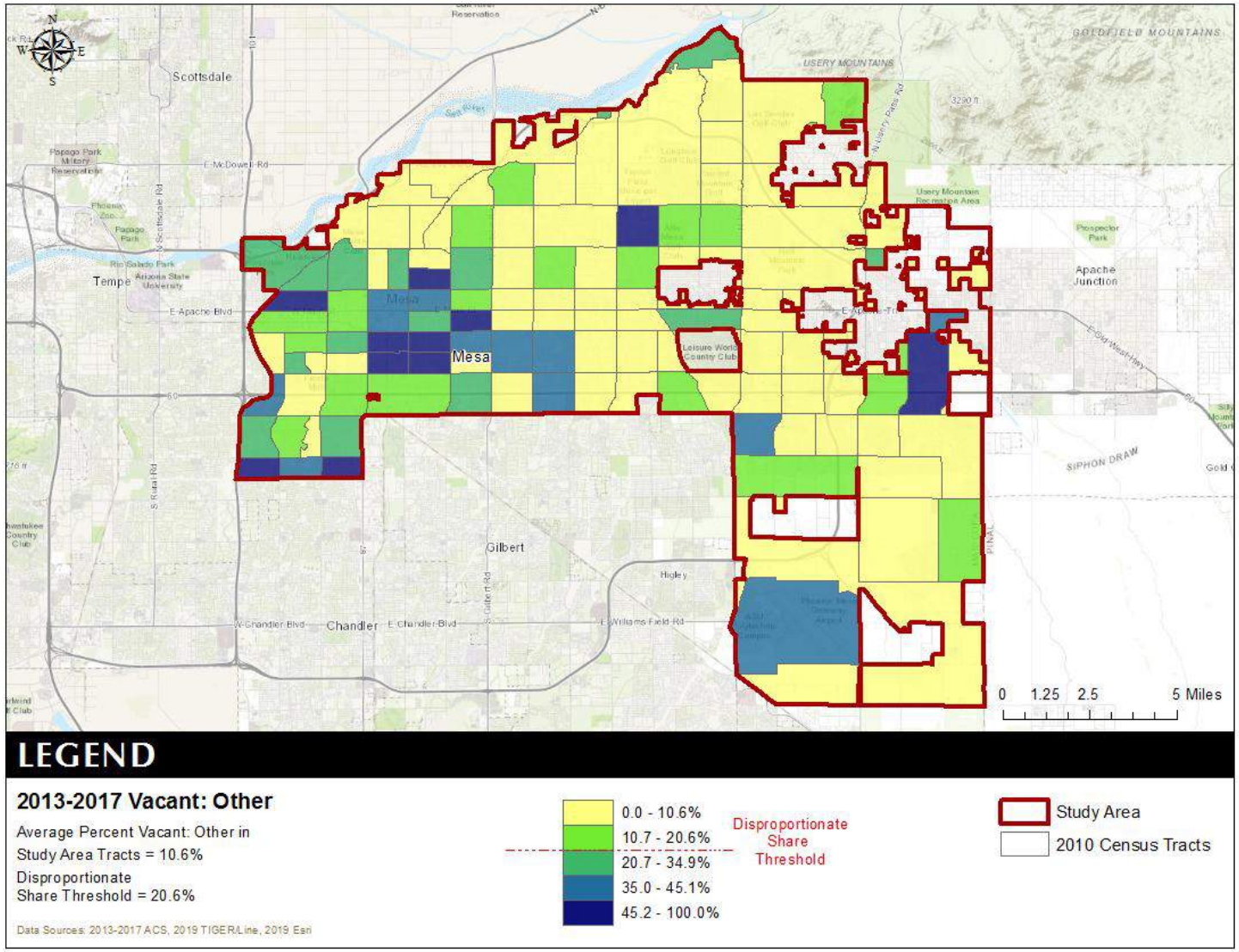
Map MA-20.2
2017 Vacant for Rent
Mesa, AZ
2017 ACS, Tigerline



Map MA-20.3
2010 "Other" Vacant
Mesa, AZ
2010 Census, Tigerline



Map MA-20.4
2017 "Other" Vacant
Mesa, AZ
2017 ACS, Tigerline



Need for Owner and Rental Rehabilitation

As seen in Section MA-10, Tables MA-10.6 and MA-10.7, there is a moderate need for owner rehabilitation. Owner rehabilitation is seen as a slightly higher need than renter rehabilitation. The age of the housing stock does not indicate a very high level of need for rehabilitation for units on a large scale.

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

Table MA-20.4 shows the risk of lead-based paint for households with young children present. As seen therein, there are an estimated 9,985 households built between 1940 and 1979 with young children present, and 179 built prior to 1939.

Table MA-20 4
Vintage of Households by Income and Presence of Young Children
City of Mesa
2012–2016 HUD CHAS Data

Income	One or more children age 6 or younger	No children age 6 or younger	Total
Built 1939 or Earlier			
$0 to $21,870	45	230	275
$21,871 to $36,450	30.0	235	265
$36,451 to $58,320	14.0	180	194
$58,321 to $72,900	15.0	55	70
Above $72,900	75	190	265
Total	179	890	1,069
Built 1940 to 1979			
$0 to $21,870	2,000	6,660	8,660
$21,871 to $36,450	1,850	7,215	9,065
$36,451 to $58,320	2,300	9,630	11,930
$58,321 to $72,900	1,200	5,670	6,870
Above $72,900	2,635	17,740	20,375
Total	9,985	46,915	56,900
Built 1980 or Later			
$0 to $21,870	2,300	10,060	12,360
$21,871 to $36,450	2,400	10,200	12,600
$36,451 to $58,320	3,410	17,720	21,130
$58,321 to $72,900	1,655	11,035	12,690
Above $72,900	7,945	48,030	55,975
Total	17,710	97,045	114,755
Total			
$0 to $21,870	4,345	16,950	21,295
$21,871 to $36,450	4,280	17,650	21,930
$36,451 to $58,320	5,724	27,530	33,254
$58,321 to $72,900	2,870	16,760	19,630
Above $72,900	10,655	65,960	76,615
Total	**27,874**	**144,850**	**172,724**

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

Introduction

The City does not own or operate any public housing.

Program Type									
				Vouchers					
							Special Purpose Voucher		
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				1,459			257	0	852
# of accessible units									

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

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The City does not own or operate any public housing.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The City does not own or operate any public housing.

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

The City does not own or operate any public housing.

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

Introduction

The following section describes the facilities and services available in the Maricopa Regional Continuum of Care (CoC).

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Current & New	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	294		372	1,006	
Households with Only Adults	1,329		700	5,363	
Chronically Homeless Households				1,812	
Veterans	33		212	1,145	
Unaccompanied Youth	34		88	49	

Table 38 - Facilities Targeted to Homeless Persons

Describe mainstream services, such as health, mental health, and employment services to the extent those services are to complement services targeted to homeless persons

The network of care in Maricopa County is established to connect homeless persons with mainstream services, such as Medicaid and Social Security benefits, to maximize the amount of assistance households can access. Utilizing coordinated entry, service providers match clients with appropriate services to increase access to health and social service programs that they qualify for. These efforts are paired with services provided throughout the County to create a system of wrap-around services to help households in as many ways as possible.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

There are numerous homeless service providers in Maricopa County and as part of the Maricopa Regional CoC. These service providers, listed below, offer a range of services that extend beyond housing and shelter services. These include employment training, counseling, financial literacy, legal aid, childcare, and transportation services.

Table MA-20 1 Homeless Service Providers Maricopa Regional CoC HUD HIC	
Name	
A New Leaf	Lutheran Social Services of the Southwest
Andre House	Maggie's Place
Area Agency on Aging	Native American Connections
Arizona Housing, Inc.	New Life Center
AZCEND	Phoenix Dream Center
Catholic Charities	Phoenix Rescue Mission
Central Arizona Shelter Services	Phoenix Shanti Group
Chicanos Por La Causa	Project Veteran's Pride
Chrysalis	Recovery Innovations of AZ
Community Bridges	Respite Shelter
Crossroads	Salvation Army - Phoenix
Family Promise	Save the Family
Florence Crittenden	Society of St. Vincent de Paul
Gift of Mary	Sojourner Center
Homeless Youth Connection	Spirit of God Ministries
Homeward Bound	Streetlight USA
House of Refuge East	Tempe CAA
La Frontera EMPACT	U.S. Veterans Initiative
Labor's Community Services	UMOM New Day Centers
Lodestar Day Resource Center	

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

Introduction

There are a variety of facilities that serve special needs populations in Mesa. These are described in the following section.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Table MA-35.1 shows that survey respondents reported a high need for housing types for special needs populations, including rental assistance for homeless households (27 respondents), and permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities (22 responses). This was followed by emergency shelters, transitional housing, and shelters for youth.

Table MA-35.1
Needs of Special Populations
City of Mesa
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING types for special needs populations in the City:							
Rental assistance for homeless households	3	2	11	27	6	8	57
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	2	1	16	22	8	8	57
Emergency shelters	0	5	13	21	10	8	57
Transitional housing	3	7	10	20	9	8	57
Shelters for youth	1	6	15	16	11	8	57
Senior housing, such as nursing homes or assisted living facilities	4	6	19	12	7	9	57
Housing designed for persons with disabilities	1	7	21	12	8	8	57

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

Consortium members will themselves undertake and continue to require their contractors to execute discharge planning. Prior to discharge, the preparation of individualized needs assessment, including housing, employment and support services, government agency coordination and monitoring will continue to be undertaken. Discharges will continue to be made when appropriate facilities and services are provided for clients in concert with their individualized needs assessments. The Maricopa County CoC utilizes a Coordinated Entry system that helps ensure persons in need of services that are exiting care into homelessness are linked with appropriate services in the County.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

See below.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City of Mesa's Homeowner Rehabilitation program provides modifications to housing to help persons with disabilities and other special needs.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The 2019 Housing and Community Development Survey found that the most highly recognized barriers to the development of affordable housing include the Not In My Back Yard (NIMBY) Mentality, the cost of labor, and the cost of land or lot. This was followed by the lack of affordable housing development policies. Public input echoed the barrier of NIMBYism in Mesa.

Table MA-40
Providing Decent and Affordable Housing
City of Mesa
Housing and Community Development Survey

Question	Response
Do any of the following items act as barriers to the development or preservation of affordable housing in the City?	
Not In My Back Yard (NIMBY) mentality	31
Cost of labor	22
Cost of land or lot	21
Lack of affordable housing development policies	20
Cost of materials	18
Permitting process	18
Density or other zoning requirements	14
Permitting fees	13
Impact fees	12
Construction fees	11
Lack of available land	7
Lot size	6
Building codes	5
ADA codes	4

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

Introduction

The following section describes the economic atmosphere in the City of Mesa. This section utilizes, along with other sources, Bureau of Economic Analysis (BEA) and Bureau of Labor Statics (BLS) data. BLS data can be calculated down to the city level, and therefore, is shown in this section to represent the City of Mesa. BEA data is only available at the County level and reflects the entirety of Maricopa County.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,071	243	1	0	0
Arts, Entertainment, Accommodations	21,882	18,222	13	14	1
Construction	11,056	8,605	7	7	0
Education and Health Care Services	29,392	31,071	17	24	7
Finance, Insurance, and Real Estate	15,176	6,343	9	5	-4
Information	3,618	2,714	2	2	0
Manufacturing	13,432	8,308	8	6	-2
Other Services	5,512	4,492	3	3	0
Professional, Scientific, Management Services	12,290	7,623	7	6	-1
Public Administration	1	0	0	0	0
Retail Trade	24,240	24,118	14	19	4
Transportation and Warehousing	5,806	3,374	3	3	-1
Wholesale Trade	6,908	4,079	4	3	-1
Total	150,384	119,192	--	--	--

Table 39 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	222,958
Civilian Employed Population 16 years and over	205,460
Unemployment Rate	7.84
Unemployment Rate for Ages 16-24	21.20
Unemployment Rate for Ages 25-65	5.13

Table 40 - Labor Force

Data Source: 2011-2015 ACS

Table MA-45.1 shows labor force statistics for City of Mesa between 1990 and 2018. The unemployment rate in City of Mesa was 4.1 percent in 2018, with 10,473 unemployed persons and 252,652 in the labor force. The statewide unemployment rate in 2018 was 4.8 percent. In 2017, 232,891 people were employed, 10,158 were unemployed, and the labor force totaled 243,049 people.

Table MA-45 1
Labor Force Statistics
City of Mesa
1990 - 2018 BLS Data

Year	City of Mesa				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	5,476	143,772	149,248	3.7%	5.3%
1991	6,553	142,740	149,293	4.4%	5.9%
1992	8,416	144,518	152,934	5.5%	7.5%
1993	6,871	152,053	158,924	4.3%	6.4%
1994	6,631	164,954	171,585	3.9%	6.1%
1995	5,621	178,038	183,659	3.1%	5.3%
1996	5,992	185,354	191,346	3.1%	5.6%
1997	4,856	190,645	195,501	2.5%	4.6%
1998	4,813	199,546	204,359	2.4%	4.3%
1999	5,398	207,026	212,424	2.5%	4.4%
2000	6,206	202,888	209,094	3.0%	4.0%
2001	8,357	208,146	216,503	3.9%	4.8%
2002	11,510	211,845	223,355	5.2%	6.1%
2003	10,768	214,758	225,526	4.8%	5.7%
2004	9,303	218,545	227,848	4.1%	5.0%
2005	8,573	222,130	230,703	3.7%	4.7%
2006	7,682	225,788	233,470	3.3%	4.2%
2007	6,956	225,713	232,669	3.0%	3.9%
2008	11,478	220,405	231,883	4.9%	6.2%
2009	19,208	209,359	228,567	8.4%	9.9%
2010	21,083	196,540	217,623	9.7%	10.4%
2011	18,602	195,779	214,381	8.7%	9.5%
2012	15,702	198,069	213,771	7.3%	8.3%
2013	14,258	199,926	214,184	6.7%	7.7%
2014	12,795	206,593	219,388	5.8%	6.8%
2015	11,684	213,530	225,214	5.2%	6.1%
2016	10,744	222,891	233,635	4.6%	5.4%
2017	10,158	232,891	243,049	4.2%	4.9%
2018	10,473	242,179	252,652	4.1%	4.8%

Diagram MA-45.1 shows the unemployment rate for both the State and City of Mesa. During the 1990's the average rate for City of Mesa was 3.4 percent, which compared to 5.5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.4 percent, which compared to 5.5 percent statewide. Since 2010, the average unemployment rate was 6.2 percent. Over the course of the entire period the City of Mesa had an average unemployment rate lower than the State, 4.7 percent for City of Mesa, versus 6.1 statewide.

Diagram I.1.1
Annual Unemployment Rate
City of Mesa
1990 – 2018 BLS Data

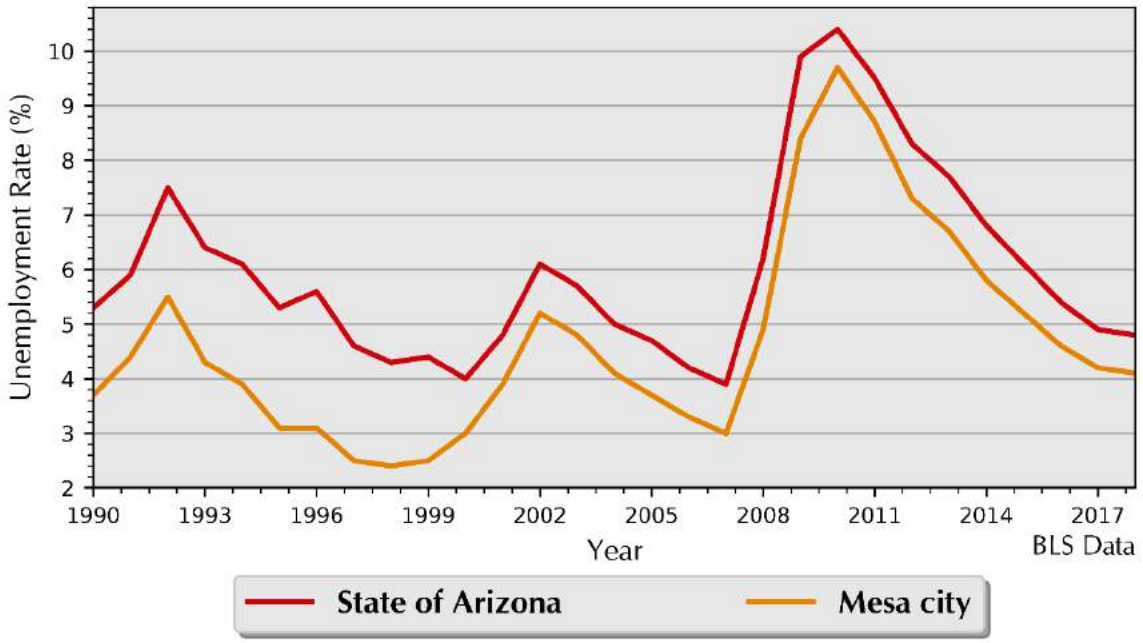
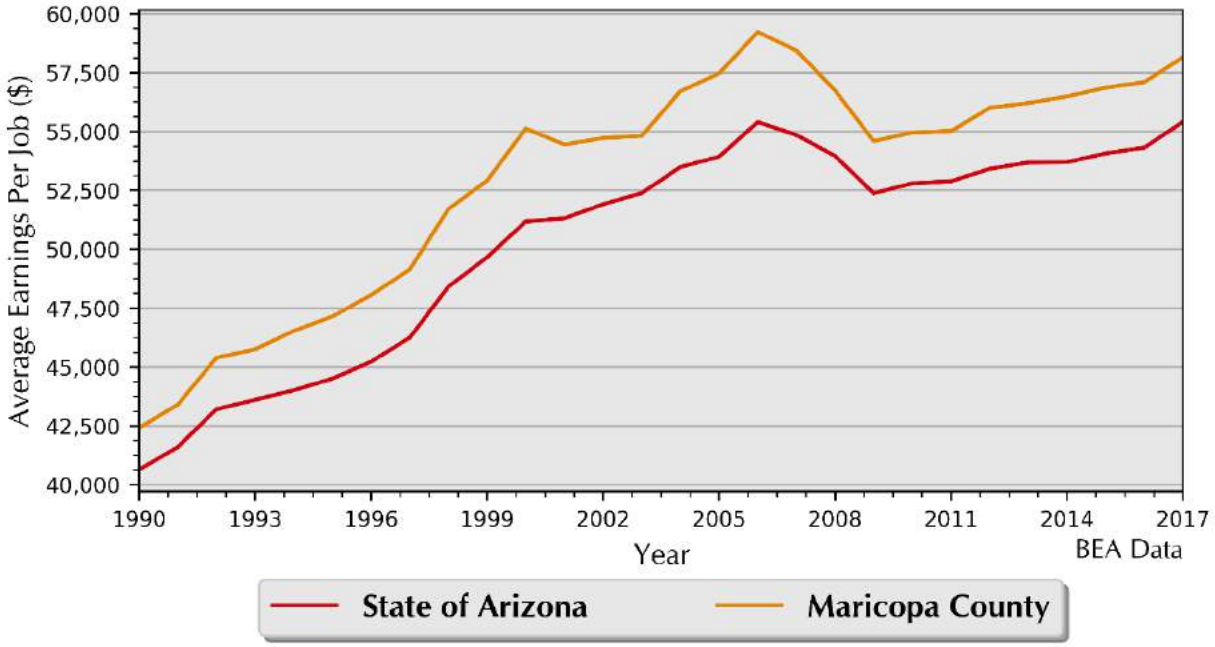


Diagram MA-45.2 shows real average earnings per job for Maricopa County from 1990 to 2017. Over this period the average earning per job for Maricopa County was 53,059 dollars, which was higher than the statewide average of 50,297 dollars over the same period.

Diagram I.1.2
Real Average Earnings per Job
Maricopa County



Occupations by Sector	Number of People Median Income
Management, business and financial	45,045
Farming, fisheries and forestry occupations	11,850
Service	23,300
Sales and office	57,170
Construction, extraction, maintenance and repair	20,220
Production, transportation and material moving	11,305

Table 41 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	120,210	63%
30-59 Minutes	62,078	32%
60 or More Minutes	9,854	5%
Total	192,142	100%

Table 42 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	18,005	1,700	9,675
High school graduate (includes equivalency)	37,180	3,710	13,870
Some college or Associate's degree	64,245	4,320	18,560
Bachelor's degree or higher	46,760	2,050	9,140

Table 43 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18-24 yrs.	25-34 yrs.	35-44 yrs.	45-65 yrs.	65+ yrs.
Less than 9th grade	1,045	4,085	4,579	4,990	3,495
9th to 12th grade, no diploma	6,280	5,085	4,675	5,970	4,585
High school graduate, GED, or alternative	14,395	15,330	11,635	27,815	23,910
Some college, no degree	18,035	19,070	14,644	30,620	18,355
Associate's degree	2,309	6,045	5,240	11,620	4,250
Bachelor's degree	2,494	12,044	9,960	17,735	9,545
Graduate or professional degree	214	4,115	4,150	9,950	7,318

Table 44 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	41,683
High school graduate (includes equivalency)	45,285
Some college or Associate's degree	63,619
Bachelor's degree	99,841
Graduate or professional degree	136,370

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Education

Education and employment data from the City of Mesa 2017 Five-Year ACS is presented in Table MA-45.2, Table MA-45.3, and Table MA-45.4. In 2017, 237,103 people were in the labor force, including 222,937 employed and 14,166 unemployed people. The unemployment rate for City of Mesa was estimated at 6.0 percent in 2017.

Table MA-45 2
Employment, Labor Force and Unemployment
City of Mesa
2017 Five-Year ACS Data

Employment Status	2017 Five-Year ACS
Employed	222,937
Unemployed	14,166
Labor Force	**237,103**
Unemployment Rate	6.0%

Table MA-45.3, and Table MA-45.4 show educational attainment in City of Mesa. In 2017, 89.9 percent of households had a high school education or greater, including 26.6 percent with a high school diploma or equivalent, 37.1 percent with some college, 15.9 percent with a Bachelor's Degree, and 7.7 percent with a graduate or professional degree.

Table MA-45 3
High School or Greater Education
City of Mesa
2017 Five-Year ACS Data

Education Level	Households
High School or Greater	156,983
Total Households	174,668
Percent High School or Above	**89.9%**

Table MA-45 4
Educational Attainment
City of Mesa
2017 Five-Year ACS Data

Education Level	2017 5-year ACS	Percent
Less Than High School	45,917	12.7%
High School or Equivalent	96,058	26.6%
Some College or Associates Degree	134,249	37.1%
Bachelor's Degree	57,594	15.9%
Graduate or Professional Degree	27,886	7.7%
Total Population Above 18 years	**361,704**	**100.0%**

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

The largest business sectors in Mesa include Education and Health Care Services, Retail Trade, and Arts, Entertainment, Accommodations.

Describe the workforce and infrastructure needs of the business community:

The 2019 Housing and Community Development Survey found that the highest rated needs for businesses and economic development include the retention of existing businesses, attraction of new businesses, and fostering businesses with higher paying jobs. This was followed by the expansion of existing business and provision of job training.

Public input meetings also included comments about the need for supportive services for businesses, including small businesses. Comments also suggested a need for more transit-oriented development, as well as additional outreach to promote small businesses in Mesa. Comments also suggested a focus investment in one area of the City.

Table NA-45.5
Enhancing Economic Opportunities
City of Mesa
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the City:							
Retention of existing businesses	0	1	10	34	5	7	57
Attraction of new businesses	1	4	10	32	3	7	57
Foster businesses with higher paying jobs	0	2	16	29	3	7	57
Expansion of existing businesses	0	3	19	23	5	7	57
Provision of job training	1	7	14	22	6	7	57
Provision of job re-training, such as after plant closure, etc.	1	9	16	18	6	7	57
Enhancement of businesses infrastructure	1	4	15	18	12	7	57
Provision of working capital for businesses	1	7	19	13	10	7	57
Development of business incubators	2	8	17	13	10	7	57
Provision of technical assistance for businesses	0	7	20	12	11	7	57
Development of business parks	6	13	13	9	9	7	57

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City of Mesa has a variety of incentive programs to help spark economic development in the City. These include:[7]

- Downtown Small Business Utility Rate Program
- Phx East Valley Angel Investor Initiative

[7] https://www.selectmesa.com/business-environment/incentives-programs

- Business Export Assistance Program (BEAP)
- Development Partnership Opportunities
- Mesa Military Reuse Zone
- Mesa Foreign Trade Zone#221
- Section 108 Loan Fund
- Private Activity Bonds
- Government Property Lease Excise Tax (GPLET)
- Opportunity Zones

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

An estimated 89.9 percent of households had a high school education or greater, including 26.6 percent with a high school diploma or equivalent, 37.1 percent with some college, 15.9 percent with a bachelor's degree, and 7.7 percent with a graduate or professional degree. The Housing and Community Development Survey found a moderate level of need for job training. Public input at the community meetings indicated a high level of need for job training, education opportunities, and apprenticeships in the community.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Maricopa County Workforce Development Board (MCWDB) was established to assist the Maricopa County Board of Supervisors as the Chief Local Elected Officials in strategic planning, oversight and evaluation of the local workforce development area, as well as to promote effective outcomes consistent with statewide goals, objectives and negotiated local performance.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? No.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Not applicable.

Discussion

The City's economy continues to grow as seen in the decline in the unemployment and increase in per capita income. However, the City has also seen an increase in the rate of poverty, as seen in the Needs Assessment section. While the economy is benefiting some of the households in the City, many lower income households still lack opportunities for economic advancement and upward mobility.

MA-50 Needs and Market Analysis Discussion

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

As seen in Map MA-50.1, housing problems tend to be concentrated in western Mesa. These areas have housing problems at a rate between 48.5 and 61.9 percent, compared to areas with rates below 17.0 percent in other parts of the City. In this map, the definition of “concentration” is any area that sees a disproportionate share of housing problems, counted as any area that experiences housing problems at a rate at least ten (10) percentage higher than the area average.

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

Map MA-50.2 shows the concentration of American Indian households in the City of Mesa. There are areas with higher concentrations of American Indian households found in the western and southern portions of the City. In 2017, there was one census tract with a disproportionate share of American Indian households. A disproportionate share exists when one racial or ethnic group is concentrated in an area at a rate at least ten (10) percentage points higher than the jurisdiction average. As seen in Map MA-50.2, the disproportionate share for American Indian households is 12.3 percent, since the American Indian population accounts for 2.3 percent of the total population in Mesa.

Asian household areas shown in Map MA-50.3. The Asian population is more heavily concentrated in the outer areas of the City, with two areas showing a disproportionate share of Asian households in 2017. These two areas are along the northern and western edges of the City.

Black households accounted for 3.7 percent of the population in 2017. There were three areas with a disproportionate share of black households in 2017, found in western and southern Mesa. This is shown in Map MA-50.4.

The Hispanic population has the largest area of concentration in Mesa, with a large area in West Mesa that has higher concentrations of Hispanic households. These areas have shifted slightly since 2010, as seen in Map MA-50.5, but have remained consistently in West Mesa. Some of these areas are seeing a Hispanic population between 59.8 and 80.3 percent, while the jurisdiction average is 27.4 percent. These areas also tend to correspond with areas of higher concentrations of poverty as seen in Map MA-50.7.

The geographical distribution of poverty is shown in Map MA-50.7. The areas with the highest concentrations of poverty are seen in western and southeastern Mesa. Some of these areas had poverty levels between 31.8 and 44.8 percent, compared to the citywide average of 15.8 percent.

Elderly poverty, however, does not correspond with overall poverty, as shown in Map MA-50.8. The central and north eastern parts of Mesa saw the highest rate of elderly poverty.

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

The housing markets in these areas tend to have a higher proportion of renter households, as seen in Map MA-15.1. In addition, median home values and median contract rents tended to be lower in these areas than in other areas in Mesa, as seen in Maps MA-15.3 and MA-15.4.

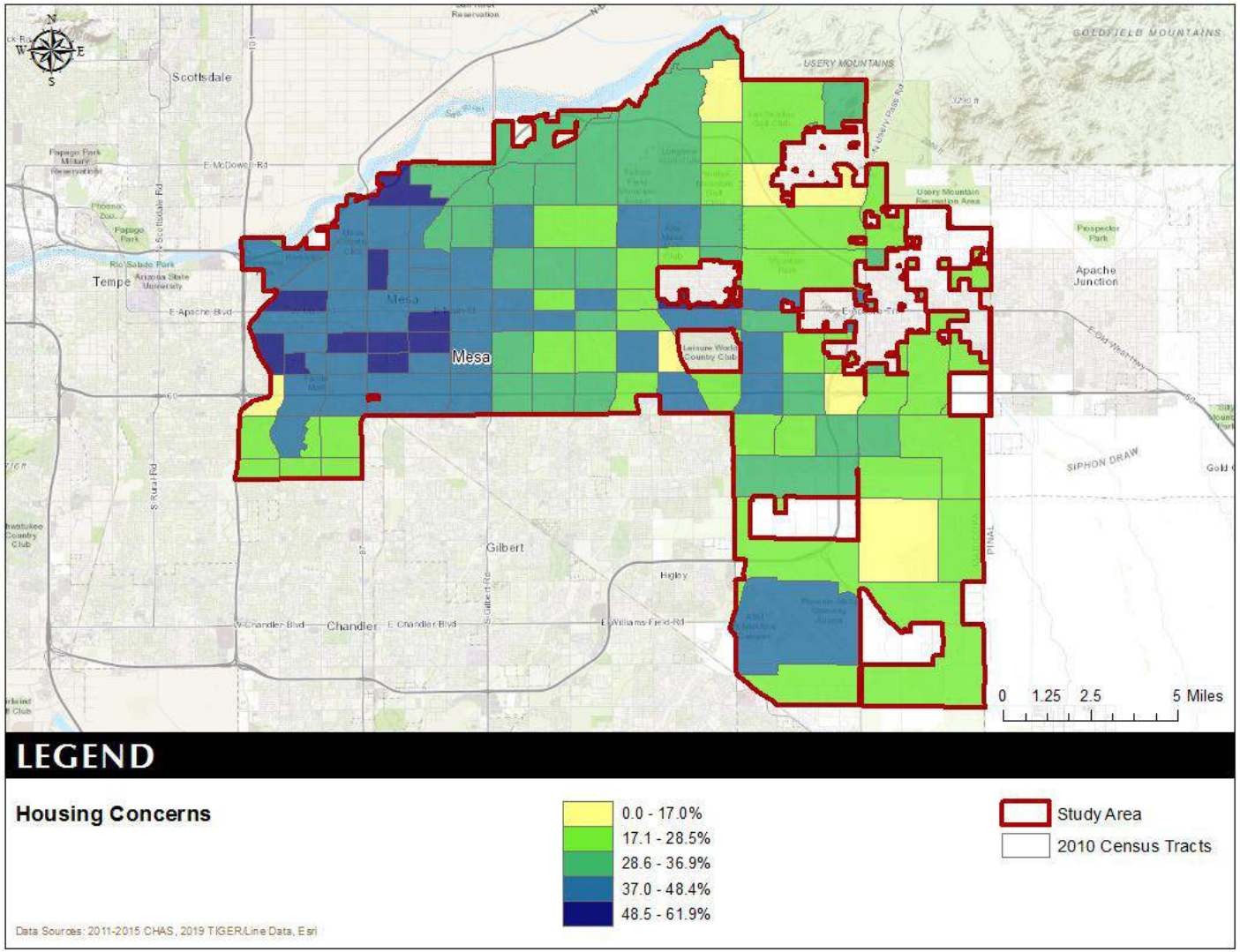
Are there any community assets in these areas/neighborhoods?

These areas are adjacent to a variety of amenities in these areas, including access to city schools and parks, as well as grocery stores, and service providers.

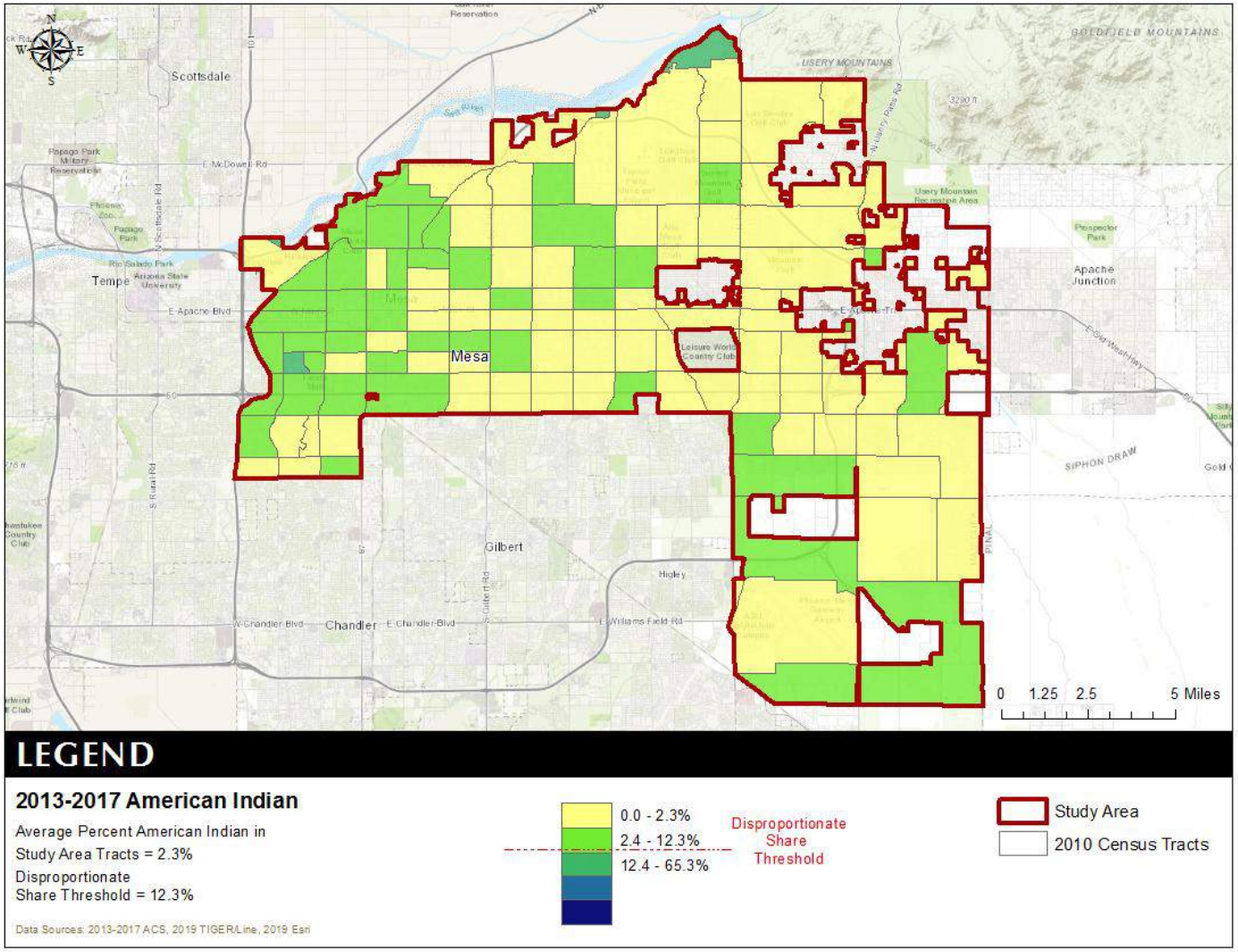
Are there other strategic opportunities in any of these areas?

Areas with high concentrations of low income and poverty level households may present an opportunity for investment through services and public facility funding.

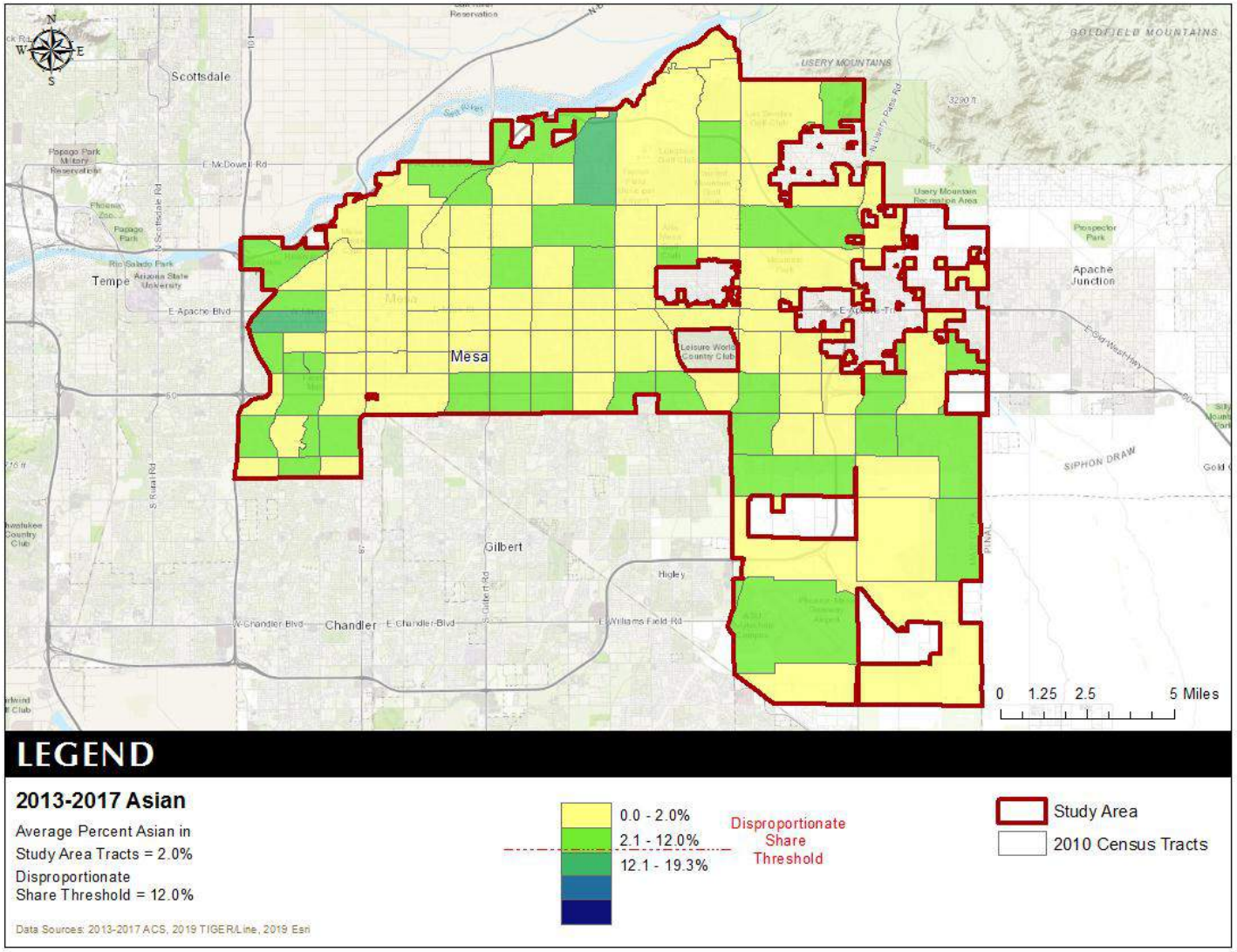
Map MA-50.1
Housing Problems
City of Mesa
2015 CHAS, Tigerline



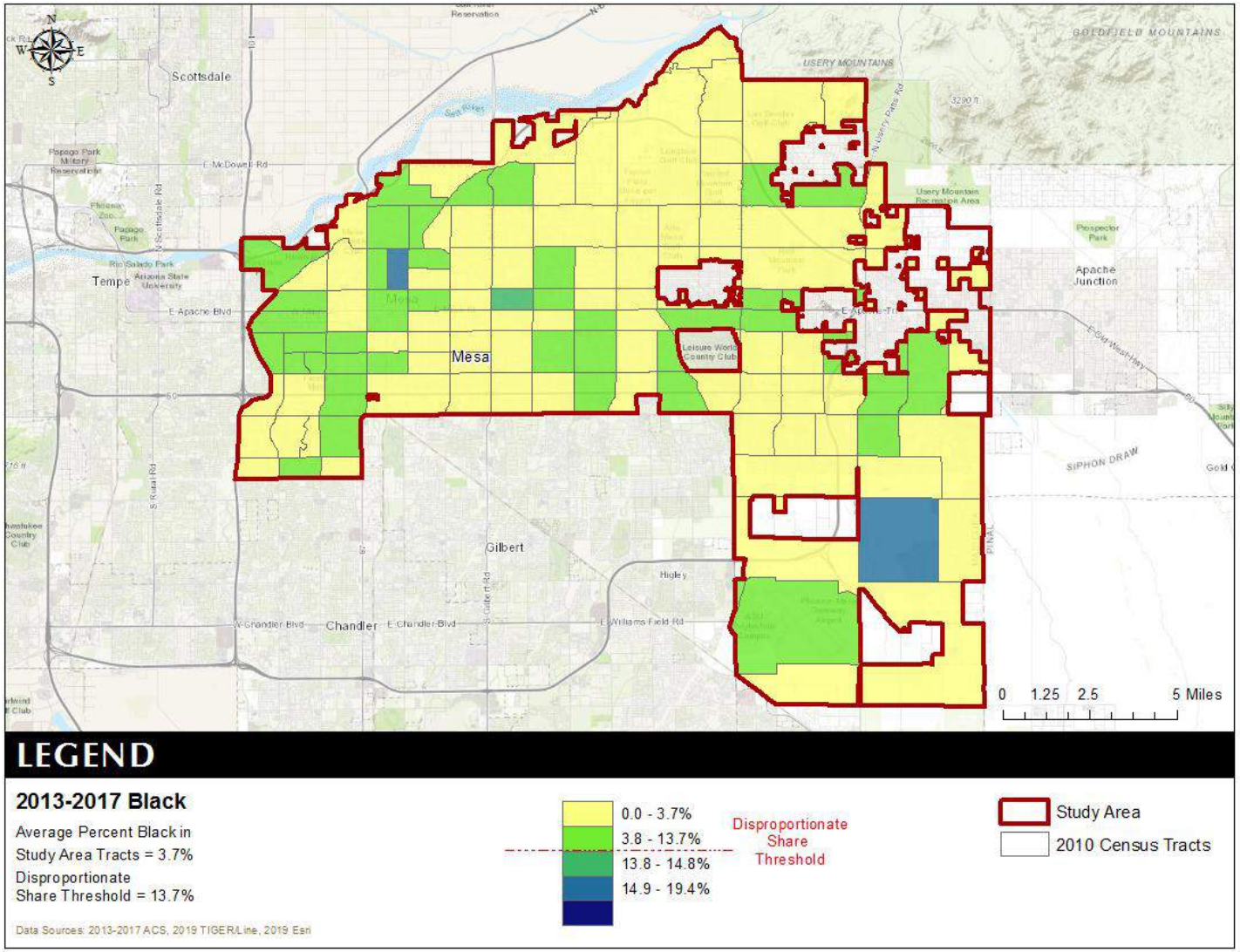
Map MA-50.2
2017 American Indian Households
Mesa, AZ
2017 ACS, Tigerline



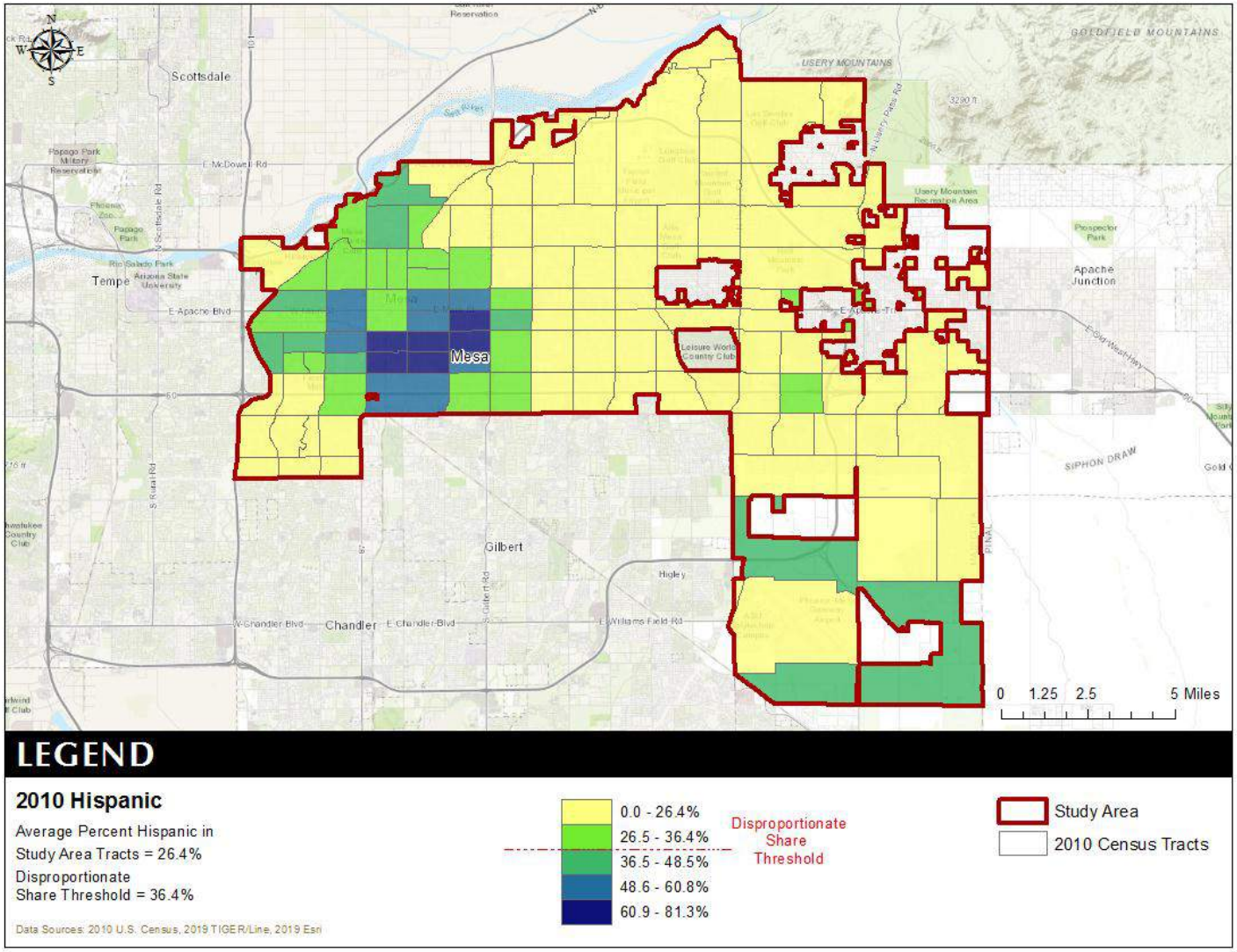
Map MA-50.3
2017 Asian Households
Mesa, AZ
2017 ACS, Tigerline



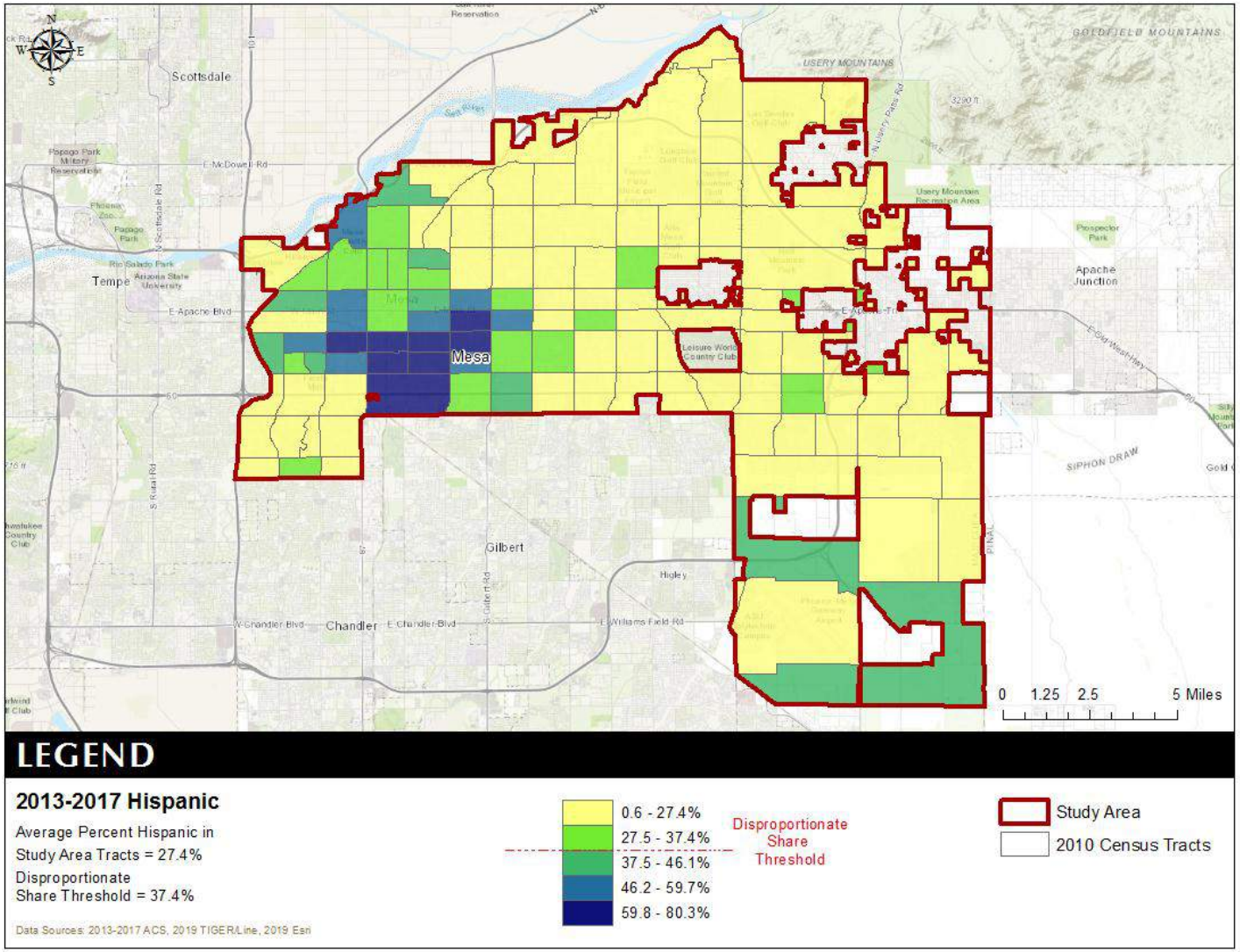
Map MA-50.4
2017 Black Households
Mesa, AZ
2017 ACS, Tigerline



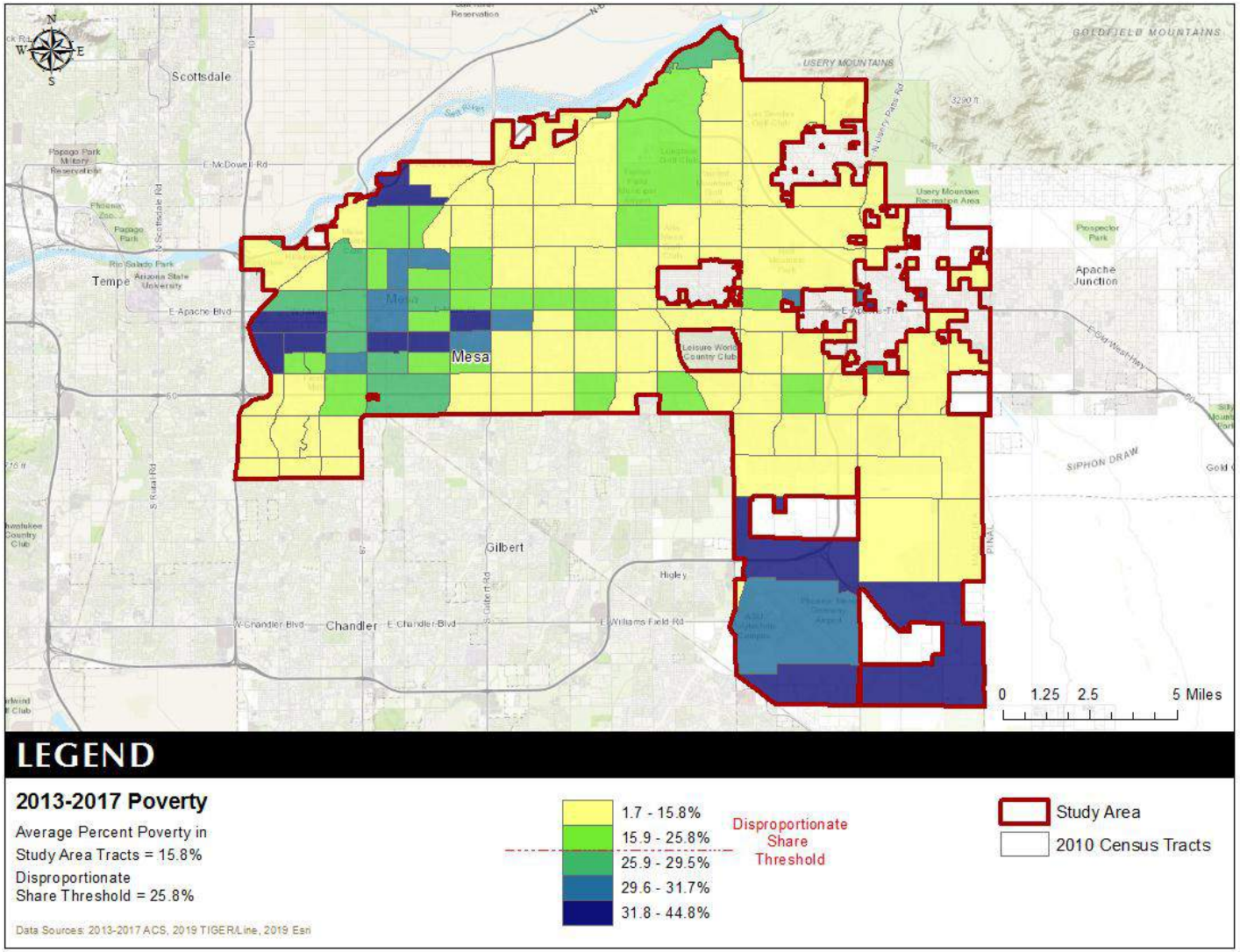
Map MA-50.5
2010 Hispanic Households
Mesa, AZ
2010 Census, Tigerline



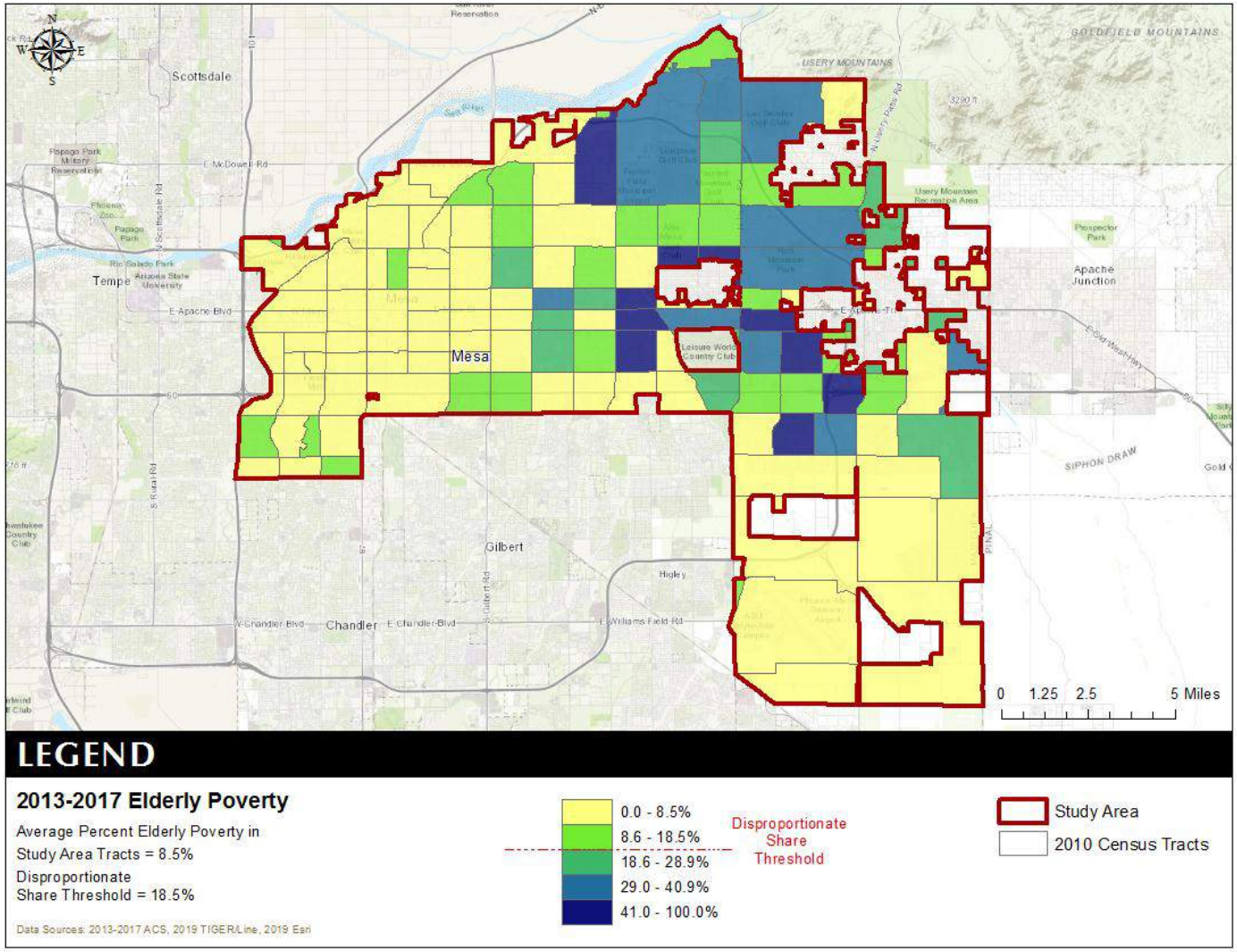
Map MA-50.6
2017 Hispanic Households
Mesa, AZ
2017 ACS, Tigerline



Map MA-50.7
2017 Poverty
Mesa, AZ
2017 ACS, Tigerline



Map MA-50.8
2017 Elderly Poverty
Mesa, AZ
2017 ACS, Tigerline



MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The Arizona Statewide Broadband Strategic Plan (2018) found that 13 percent of people in the State do not have broadband access. As asserted by HUD, digital inequality has come to both reflect and contribute to other persistent forms of social inequality.[8] Lower income households are less likely to have broadband service.[9] This presents challenges to these households to access many services and employment opportunities as this information is increasingly only available online.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The City of Mesa has free WiFi services downtown. The boundaries for free @mesa WiFi service downtown are First Street to First Avenue and Robson to Centennial Way. It is also available at Mesa Arts Center, Arizona Museum of Natural History, i.d.e.a. Museum, all three Mesa libraries and all nine Mesa pools.[10]

While there are a number of broadband service providers in the City of Mesa, there is a continued need for competition to promote affordability and access, as well as choice, in the community. According to the Information Technology and Innovation Foundation, competition is a crucial component of broadband policy in that it pressures providers to be efficient and innovative.[11]

[8] https://www.huduser.gov/portal/periodicals/em/fall16/highlight2.html
[9] https://www.pewresearch.org/fact-tank/2019/05/07/digital-divide-persists-even-as-lower-income-americans-make-gains-in-tech-adoption/
[10] https://www.mesaaz.gov/about-us/mesa-free-wifi
[11] https://itif.org/publications/2019/09/03/policymakers-guide-broadband-competition

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Maricopa County Multi-Jurisdictional Hazard Mitigation Plan (2015) found that the following impacts are possible due to climate change:[12]

Snowpack and streamflow amounts are projected to decline in parts of the Southwest, decreasing surface water supply reliability for cities, agriculture, and ecosystems. The Southwest produces more than half of the nation's high-value specialty crops, which are irrigation-dependent and particularly vulnerable to extremes of moisture, cold, and heat. Reduced yields from increasing temperatures and increasing competition for scarce water supplies will displace jobs in some rural communities.

Increased warming, drought, and insect outbreaks, all caused by or linked to climate change, have increased wildfires and impacts to people and ecosystems in the Southwest. Fire models project more wildfire and increased risks to communities across extensive areas.

Flooding and erosion in coastal areas are already occurring even at existing sea levels and damaging some California coastal areas during storms and extreme high tides. Sea level rise is projected to increase as the earth continues to warm, resulting in major damage as wind-driven waves ride upon higher seas and reach farther inland.

Projected regional temperature increases, combined with the way cities amplify heat, will pose increased threats and costs to public health in southwestern cities, which are home to more than 90% of the region's population. Disruptions to urban electricity and water supplies will exacerbate these health problems

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low income households are likely to be impacted by climate change in Mesa due to a lack of resources. The City of Mesa has outlined the following a series of goals for Hazard Mitigation in the Maricopa County Multi-Jurisdictional Hazard Mitigation Plan (2015). These include the City of Mesa's Emergency Operation Plan (EOP):

The City of Mesa EOP mirrors the Plan by way of establishing policies and procedures that allow the City of Mesa organization to save lives, minimize injuries, protect property, preserve a functioning administration, and maintain activities essential to their survival and recovery from natural and man-made hazards. It establishes the guidelines for conducting efficient, effective, coordinated emergency management operations involving the use of all resources belonging to the City of Mesa or available to it.[13]

[12] https://www.maricopa.gov/DocumentCenter/View/5118/Hazard-Mitigation-Plan-PDF?bidId=
[13] https://www.maricopa.gov/DocumentCenter/View/5118/Hazard-Mitigation-Plan-PDF?bidId=

STRATEGIC PLAN

SP-05 Overview

Strategic Plan Overview

Summary

The Needs Assessment and Market Analysis, which has been guided by the Housing and Community Development Survey and public input, identified four priority needs. These are described below.

- **Access to affordable housing options:** Access to affordable housing options is a high priority in the City of Mesa as the proportion of household that are unable to afford their housing continues to account for a large proportion of the population, as demonstrated by the number of households with cost burdens. This need was also echoed in the City's outreach efforts, in the survey, focus groups, and community meetings.
- **Homelessness Strategies:** Homelessness continues to be challenge in the City as many households face homelessness or at-risk of homelessness. The growing homeless population in the City, as well as County-wide, keeps this a high priority for funding during this 2020-2024 Consolidated Plan. This includes both the need for shelter and housing options, as well as services.
- **Vital Community Services**: The need for community services for special needs populations, as well as low to moderate income households are a high priority in the City. These include youth and senior services, childcare and transportation services, housing counseling and fair housing education as well as workforce development.
- **Necessary Public Facility Improvements:** Services and programs supporting development in low to moderate income areas.

These Priority Needs are addressed with the following Goals:

Increase Affordable Housing Stock

- Provide funding for the development of new and/or rehabilitated rental units affordable to households at or below 60% AMI, with specific targets for the 0-30%, 31-50%, 51-60%, and 61-80% AMI categories.
- Fund construction of new affordable ownership units for sale to low- and moderate-income buyers.
- Consider other opportunities (such as HCVs and TBRA) that provide rental subsidies to low income households to make existing units affordable.
- Encourage private-sector developers to include affordable units in their projects utilizing HOME and CDBG funding and advocate for the adoption of the program by City government.
- Extend the useful life of existing affordable housing through weatherization, emergency repair, and rehabilitation.

Increase Access to Homeownership

Provide down payment and closing cost assistance to households in Mesa to increase access to homeownership opportunities.

Fund Homelessness Strategies

- Provide funds to support homeless shelter facilities (emergency and transitional) that encourage development of more beds for single females and single males, as well as serving both homeless individuals and homeless families.
- Support homelessness prevention activities, street outreach efforts, and rapid re-housing programs.
- Maintain data on utilization of homelessness resources and services using HMIS.
- Support efforts to integrate the management of ESG funds with the Continuum of Care.
- Strengthen the capacity of homelessness service providers and advocacy organizations. Provide funds to support permanent housing for homeless individuals and families exiting transitional facilities.

Support Vital Community Services

- Undertake public services projects and programs to meet the needs of low- and moderate-income residents.
- Provide support for special needs facilities, permanent housing, and support services for non-homeless individuals and families with special needs.
- Provide job skills training opportunities to better prepare the City's workforce for employment
- Provide housing counseling and fair housing education.
- Provide services in low- and moderate-income neighborhoods to curtail substandard housing and other instances of blight.

Public Facility Improvements

Invest in public facility and infrastructure improvements for the benefit of lot to moderate income areas or households in the City.

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

Geographic Area

1	**Area Name:**	West Mesa CDBG
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/Mod:	
	Revital Type:	Other
	Other Revital Description:	LOW MOD AREA
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	**Area Name:**	CDBG Target Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/Mod:	
	Revital Type:	Other
	Other Revital Description:	LOW MOD AREA
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	

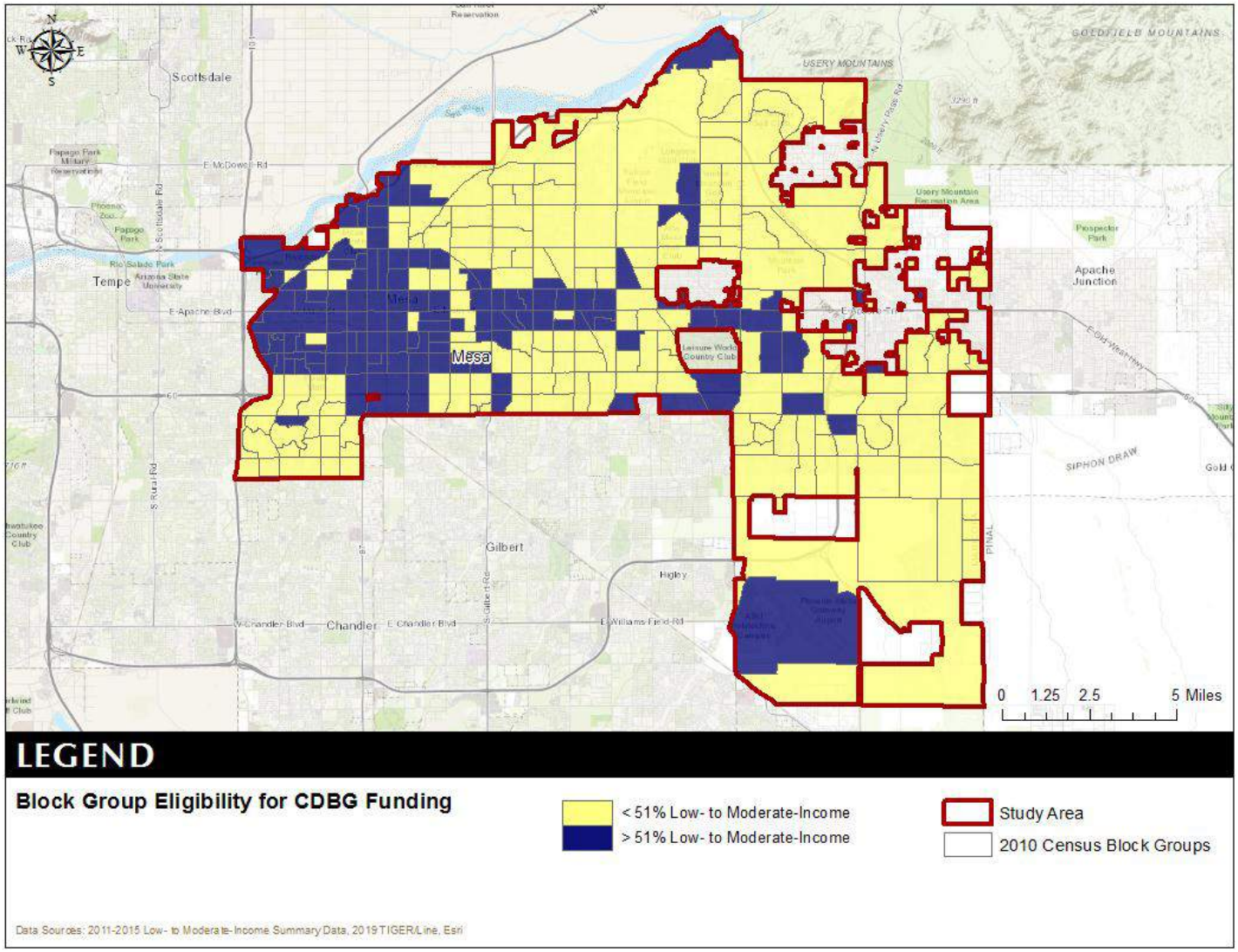
	Are there barriers to improvement in this target area?	
3	**Area Name:**	City of Mesa
	Area Type:	Citywide
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

Table 46 - Geographic Priority Areas

General Allocation Priorities

The target area for the City of Mesa's CDBG investments is shown on the map appearing on the following page. This CDBG target area includes the low to moderate income neighborhoods in the City. These areas correspond with rates of higher housing problems, as seen in Map SP-10.1.

Map SP-10.1
Low Mod Areas
City of Mesa



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

Priority Needs

Table 47 – Priority Needs Summary

1	**Priority Need Name**	Access to affordable housing options
	Priority Level	High
	Population	Extremely Low Low Moderate Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Citywide
	Associated Goals	Increase Affordable Housing Stock Increase Access to Homeownership
	Description	Access to affordable housing options is a high priority in the City of Mesa as the proportion of household that are unable to afford their housing continues to account for a large proportion of the population, as demonstrated by the number of households with cost burdens. This need was also echoed in the City's outreach efforts, in the survey, focus groups, and community meetings.
	Basis for Relative Priority	Priority based on the Needs Assessment, Market Analysis, surveys, focus groups, and community input
2	**Priority Need Name**	Homelessness Strategies
	Priority Level	High
	Population	Extremely Low Low Moderate Rural Chronic Homelessness Individuals Families with Children

	Geographic Areas Affected	Citywide
	Associated Goals	Fund Homelessness Strategies
	Description	Homelessness continues to be challenge in the City a many households face homelessness or at-risk of homelessness. The growing homeless population in the City, as well as County-wide, keeps this a high priority for funding during this 2020-2024 Consolidated Plan. This includes both the need for shelter and housing options, as well as services.
	Basis for Relative Priority	Priority based on the Needs Assessment, Market Analysis, surveys, focus groups, and community input
3	**Priority Need Name**	Vital Community Services
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Citywide
	Associated Goals	Support Vital Community Services
	Description	The need for community services for special needs populations, as well as low to moderate income households are a high priority in the City. These include youth and senior services, childcare and transportation services, housing counseling and fair housing education as well as workforce development.
	Basis for Relative Priority	Priority based on the Needs Assessment, Market Analysis, surveys, focus groups, and community input
4	**Priority Need Name**	Necessary Public Facility Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate

	Geographic Areas Affected	CDBG Target Area
	Associated Goals	Public Facility Improvements
	Description	Services and programs supporting development in low to moderate income areas
	Basis for Relative Priority	Priority based on the Needs Assessment, Market Analysis, surveys, focus groups, and community input

Narrative (Optional)

The City has identified a series of four (4) priority needs. These needs have been identified based on the Needs Assessment, Market Analysis, public input, focus groups, and survey data. The City will address these priority needs over this Consolidated planning period with a series of goals outlined in SP-45.

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The high level of cost burden among many low-income households as well as the growing population have limited the amount of access people have to affordable units. The rising rents in Mesa limit the number of households that could be assisted with rental assistance.
TBRA for Non-Homeless Special Needs	As with the statement above, the availability of suitable housing units is limited. For special needs populations, this can be increasingly complicated to find units that are both affordable and suitable to their needs, which may include the need for accessible units.
New Unit Production	As discussed in the MA-15 Cost of Housing Section of this plan, rising costs are increasing the need for affordable housing. The availability of suitable land, the cost of land, the cost of labor and materials are all factors that contribute to the limitation in the development of new affordable housing units in the City.
Rehabilitation	Increasing construction materials and labor costs are increasing the cost of undertaking rehabilitation. While the need for rehabilitation may be necessary to maintain the City's current housing stock, the availability of new units to meet the City's needs is still a high priority. The impact of materials and labor costs impact the number of units that are able to be rehabilitated.
Acquisition, including preservation	Higher housing costs provide a challenge for the acquisition of new units, including for the acquisition of homeowner units for rehabilitation. These challenges may limit the number and scope of acquisition in this Consolidated Planning period.

Table 48 – Influence of Market Conditions

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

Introduction

The following resources are the resources anticipated to receive for the 2020-2024 Consolidated Plan. These resources will be updated to the final allocation amounts once the City has received its allocation notification.

The City of Mesa will include a substantial amendment to address the CARES Act funding in response to COVID-19 at a later date.

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 Housing Public Improvements Public Services	6,458,285	119,786	1,943,150	8,521,221	16,264,984	CDBG-CV: $2,392,039
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,510,846	63,217	239,801	1,813,864	6,043,384	

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	327,701	0	0	327,701	1,310,804	ESG-CV: $1,130,003

Table 49 - Anticipated Resources

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

The federal funding listed above is funding which are ***estimated amounts*** received annually to support activities outlined in this Plan. Although there are no guarantees of this funding, particularly in the current budget environment, the City has historically received these funds and expect to continue to receive Community Development Block Grant (CDBG) 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 City provides a 50% match for the Emergency Solutions Grant (ESG) grant allocation with general funds and A Better Community (ABC) donations. ABC donations come from citizens and businesses contributions through the City's utility bill. The remaining 50% match comes from the agency receiving the ESG funds. The City's HOME Investment Partnership Program (HOME) Match is met through City contributions such as land, infrastructure, and fees, as well as contributions from the State and non-profit agencies.

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

The City would utilize existing City-owned (publicly owned) land to construct public facilities and improvements that would benefit low/moderate income households within eligible census tracts.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Mesa	Government	Homelessness Non-homeless special needs Planning Public Housing	Jurisdiction
A New Leaf	Non-Profit	Homelessness Housing	Region
Community Bridges	Non-Profit	Homelessness Non-homeless special needs	Region
Copa Health	Non-Profit	Homelessness Non-homeless special needs Housing	Region
Maricopa Association of Governments	Regional Organization	Homelessness	Region

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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

Although the City has a supportive network of agencies providing essential services to low and moderate-income residents of Mesa, the city has identified gaps in the institutional delivery system due to lack of resources. The City has increased its coordination efforts in recent years, but still strives to bring together various services providers to create a cohesive support network. The City also regularly seeks additional funding sources to bolster its efforts.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Mesa is a Continuum of Care participant in conjunction with the Maricopa Association of Governments (MAG). Collaborations across the Continuum of Care with non-profit, social service agencies, and other government entities help meet the needs of the homeless. In addition to shelter and housing services, homeless residents are offered job/vocational training, mental/behavioral health counseling, full medical care health and wellness classes, childcare services, and educational and financial planning courses through the Continuum of Care.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The variety of services in Mesa strive to meet the needs of special needs populations. Region-wide there are comprehensive services for these populations. The network of care for persons experiencing homelessness is coordinated through the Maricopa Regional Continuum of Care (CoC) utilizing coordinated entry to match households with available services throughout the region.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

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

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

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase or Maintain Affordable Housing Stock	2020	2024	Affordable Housing	Citywide	Access to affordable housing options	HOME Rental Production (new & rehabbed): $2,650,000 HOME Homeownership Production (new & rehabbed): $1,500,000 CDBG Rehab: $6,000,000	Increase or Maintain Rental Production Units: 60 Rental Housing Units Increase or Maintain Homeownership Production Units: 20 Homeownership Housing Units Maintain Homeowner Housing Rehabilitated: 30 Substantial Rehab Homeowner Housing Units; 160 Emergency Repair Homeowner Housing Units
2	Increase Access to Homeownership	2020	2024	Affordable Housing	Citywide	Access to affordable housing options	HOME: $1,400,000.00	Direct Financial Assistance to Homebuyers: 40 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Fund Homelessness Strategies	2020	2024	Homeless	Citywide	Homelessness Strategies	ESG: $1,542,115 CDBG Public Service (increase w/ CARES Act): $4,425,000 CDBG Public Facilities: $6,444,166 HOME TBRA: $1,950,000	Public service activities for Homeless: 32,635 Persons Assisted Tenant-Based Rental Assistance: 650 Households Assisted Rapid Rehousing: 1522 Households Assisted/360 persons Homeless Person Overnight Shelter: 1165 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 50 Beds
4	Support Vital Community Services	2020	2024	Non-Housing Community Development	Citywide	Vital Community Services	CDBG: $275,000	Public service activities for Low/Moderate Income Benefit: 380 Persons Assisted
5	Public Facility Improvements	2020	2024	Non-Housing Community Development	CDBG Target Area	Necessary Public Facility Improvements	CDBG: $1,250,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Benefit: 17,000 Persons Assisted

Table 52 – Goals Summary

Goal Descriptions

1	**Goal Name**	Increase or Maintain Affordable Housing Stock
	Goal Description	• Provide funding for the development of new and/or rehabilitated rental units affordable to households at or below 60% AMI, with specific targets for the 0-30%, 31-50%, 51-60%, and 61-80% AMI categories. • Fund construction of new affordable ownership units for sale to low- and moderate-income buyers. • Consider other opportunities (such as HCVs and TBRA) that provide rental subsidies to low income households to make existing units affordable. • Encourages private-sector developers to include affordable units in their projects utilizing HOME and CDBG funding. • Extend the useful life of existing affordable housing through weatherization, emergency repair, and rehabilitation.
2	**Goal Name**	Increase Access to Homeownership
	Goal Description	Provide down payment and closing cost assistance to households in Mesa to increase access to homeownership opportunities.
3	**Goal Name**	Fund Homelessness Strategies
	Goal Description	• Provide funds to support homeless shelter facilities (emergency and transitional) that encourage development of more beds for single females and single males, as well as serving both homeless individuals and homeless families. • Support homelessness prevention activities, street outreach efforts, and rapid re-housing programs. • Maintain data on utilization of homelessness resources and services using HMIS. • Support efforts to integrate the management of ESG funds with the Continuum of Care. • Strengthen the capacity of homelessness service providers and advocacy organizations. • Provide funds to support permanent housing for homeless individuals and families exiting transitional facilities.

4	**Goal Name**	Support Vital Community Services
	Goal Description	• Undertake public services projects and programs to meet the needs of low- and moderate-income residents. • Provide support for special needs facilities, permanent housing, and support services for non-homeless individuals and families with special needs. • Provide job skills training opportunities to better prepare the City's workforce for employment • Provide housing counseling and fair housing education. • Provide services in low- and moderate-income neighborhoods to curtail substandard housing and other instances of blight.
5	**Goal Name**	Public Facility Improvements
	Goal Description	Invest in public facility and infrastructure improvements for the benefit of lot to moderate income areas or households in the City.

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 91.315(b)(2)

In general, the City uses HOME Investment Partnership dollars for affordable housing projects. This need is determined through estimates of the number of individuals, by income category, for which the City will provide affordable housing. This estimate is based on the results in the HOME Summary of Accomplishments report in recent CAPERs. The City estimates it will serve 120 low to moderate income households over this five-year planning period.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable.

Activities to Increase Resident Involvements

Not applicable.

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

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Barriers to Affordable Housing – 91.215(h)

Barriers to Affordable Housing

The 2019 Housing and Community Development Survey found that the most highly recognized barriers to the development of affordable housing include the Not In My Back Yard (NIMBY) Mentality, the cost of labor, and the cost of land or lot. This was followed by the lack of affordable housing development policies.

Table SP-55.1
Providing Decent and Affordable Housing
City of Mesa
Housing and Community Development Survey

Question	Response
Do any of the following items act as barriers to the development or preservation of affordable housing in the City?	
Not In My Back Yard (NIMBY) mentality	31
Cost of labor	22
Cost of land or lot	21
Lack of affordable housing development policies	20
Cost of materials	18
Permitting process	18
Density or other zoning requirements	14
Permitting fees	13
Impact fees	12
Construction fees	11
Lack of available land	7
Lot size	6
Building codes	5
ADA codes	4

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

In addition to the barriers found above, the City's Analysis of Impediment to Fair Housing Choice identified impediments to fair housing choice in the City. This study recommended the following actions to undertake in the planning period for the Consolidated Plan, as outlined in Table SP-55.2.

Table SP-55.2
Recommended Fair Housing Issues, Contributing Factors, and Recommended Actions
City of Mesa

Fair Housing Issues/ Impediments	Contributing Factors	Recommended Actions to be Taken	Measurable Outcome
Segregation and R/ECAPs	Moderate to high levels of segregation Access to low poverty areas and concentrations of poverty Discriminatory pattern sin Lending	Review zoning for areas with restrictions to housing development, including minimum lot requirements; make appropriate amendments every year for the next five (5) years. Provide for the preservation of affordable single- and multi-family housing through the use of HOME and CDBG funds for homeowner and rental rehabilitation.	Records of review and changes to zoning code annually 60 residential rental units and 200 homeowner housing units over the course of 5 years, as tracked by the CAPER
Disparities in Access to Opportunity	Access to low poverty areas and concentrations of poverty Access to labor market engagement Access to School Proficiency	Review opportunities annually to increase funding sources for additional low-income housing in high opportunity areas. Continue to promote homeownership opportunities with financial assistance to homebuyers using HOME funds	Record of activities annually 15 households over the course of 5 years, as tracked by the CAPER
Disproportionate Housing Need	Insufficient affordable housing in a range of unit sizes Black, Hispanic, and Native Hawaiian/Pacific Islander households with disproportionate rates of housing problems Discriminatory patterns in Lending	Review zoning for areas with restrictions to housing development, including minimum lot requirements; make appropriate amendments every year for the next five (5) years. Provide for the preservation of affordable single- and multi-family housing through the use of HOME and CDBG funds for homeowner and rental rehabilitation.	Records of review and changes to zoning code annually 60 residential rental units and 200 homeowner housing units over the course of 5 years, as tracked by the CAPER
Publicly Supported Housing	Location of public housing units tend to have lower levels of access to opportunity NIMBYism	Encourage the use of Housing Choice Vouchers outside or R/ECAPs. Conduct outreach efforts to educate the public on the benefits of publicly supported housing Research opportunities for increased funding options annually.	Maintain records of outreach efforts to voucher holders and public annually. Maintain records of activities annually.
Disability and Access	Insufficient accessible affordable housing Failure to Make Reasonable Accommodations	Review development standards for accessible housing and inclusionary policies for accessible housing units; continue recommending appropriate amendments each year, over the next five (5) years. Enhance accessible housing and supportive services to persons with disabilities.	Records of review and changes to zoning code annually

		Include requirements in NOFA funding agreements that projects must incorporate affirmative marketing, tenant selection, and reasonable accommodation practices that fully comply with federal Fair Housing Act (FHA).	Maintain records of activities annually.
Fair Housing Enforcement and Outreach	Insufficient fair housing education Insufficient understanding of credit Insufficient fair housing infrastructure Discriminatory patterns in lending	Continue to promote fair housing education through annual or biannual workshops. Also, use media, mailings, and other methods to enhance outreach and education. Promote annual outreach and education related to credit for prospective homebuyers. Partner with community agencies to provide financial literacy classes for prospective homebuyers on an annual basis. Conduct outreach and education on fair lending and what constitutes discriminatory lending, annually. Conduct one (1) outreach and educational presentation per year to private lenders (5 over the five-year period).	Maintain records of activities annually.

SP-60 Homelessness Strategy – 91.215(d)

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

Provide funding for local shelters and rapid rehousing programs to establish a safe place for citizens in need. The City of Mesa's homeless providers are strong and have great capacity to address homelessness. The City has also seen incredible improvements in the homeless coordinated entry system and the implementation of best practices to address the needs of the homeless population. The City has increased funding in order to provide additional Homeless Navigators to help the homeless find shelter and services through the Metropolitan area. The annual "Point-In-Time Survey also provides the City an opportunity to assess the needs of the homeless population.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Continuum of Care (CoC) reaches out to homeless persons (especially unsheltered persons) through soup kitchens, day programs, drop-in centers, and hospitals. In addition, information is collected annually using the Point In Time Survey form and is then summarized. The Point In Time Surveys are one-on-one interviews with homeless persons. Additionally, outreach teams regularly go under bridges, visit camps, and go to other known homeless areas 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 the VA.

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

- Emergency shelters family beds – low priority Individual beds – medium priority
- Permanent supportive housing family beds – medium priority Individual beds – medium priority
- Safe-haven Family beds – low priority Individual beds – medium priority

The CoC has a long-term goal of increasing the number of homeless moving from transitional housing to permanent housing, which is now a necessity since funding for transitional housing is being phased out. To achieve this objective, the CoC meets regularly with providers to monitor and review their progress. The CoC also works toward strengthening relationships with affordable housing providers (such as housing authorities) to assist consumer transitions into permanent housing. Effective services and support while in transitional housing are critical to the effective move into permanent housing.

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 Plan to End Homelessness by:

- 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 Homeless Street Count;
- Supporting non-profit organizations that provide affordable housing opportunities for low- and moderate-income individuals and families; and
- Serving on ESG 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:

- 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 Homeless Street Count.
- Supporting non-profit organizations that provide affordable housing opportunities for low- and moderate-income individuals and families.
- Providing CDBG funds for programs that help maintain Mesa's housing stock and enable low-income individuals to stay in their homes through the Home-Owner Rehabilitation program.
- Contributing/cooperating with the City of Chandler, the Town of Gilbert, the City of Scottsdale, and the City of Tempe to assist in the operational cost of a New Leaf's East Valley Men's Center, La Mesita Family Shelter, and Autumn House Domestic Violence Shelter, and the Child Crisis Arizona Emergency Children Shelter located in Mesa.
- Examining alternative housing projects which could include a more viable use of group homes for housing of previously homeless, supportive housing projects termed "Housing First" rather than shelter services as the first option, and shelter alternatives that allow mental health or substance abuse issues to be addressed while in supportive housing.
- Advocating to secure funding for homeless programs and participates in policy development through the Arizona Coalition to End Homelessness.
- Serving on the ESG Committee, the COC Planning Committee, and the Coordinated Entry Oversight Workgroup.
- Providing continued funding for street outreach and navigation services for the homeless.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

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

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

As seen in section MA-20, there are 10,164 housing units built prior to 1980 with at least one child age six or under. These households are the most at-risk for lead-based paint poisoning. These households account for 5.9 percent of all housing units in the City of Mesa.

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

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

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

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

From the 2000 Census to the 2017 American Community Survey, the poverty rate in the City of Mesa has increased from 8.6 percent to 15.8 percent. This represents an estimated 75,351 people living in poverty in the City.

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

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

The City of Mesa will also continue to apply a comprehensive approach to its poverty reduction strategy by coordinating its efforts with other public and private sector organizations that serve impoverished and low-income residents. Using Human Services funding, Mesa's Housing and Community Development department will continue coordinating services that cater to residents struggling with homelessness, poverty, hunger, and domestic violence (see the appendix for a list of projects funded by Human Services funding for the 2020-2021 program year). Housing and Community Development department encourages community members to participate in its 'ABC: A Better Community' Program, by donating through their monthly utility bills. These supplemental grant funds are made available for community agencies that supply food, shelter, and other necessities needed for impoverished or struggling residents.

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

Some of the City of Mesa's poverty reduction programs and the affordable housing programs included in this plan are managed by the Housing & Community Development Department as well as the City of Mesa Housing Authority and other city departments. This allows for strong coordination of program resources, performance objectives and policies. As described earlier, the city's Family Self Sufficiency Program helps low-income households that were previous HCV recipients obtain decent employment and/or gain further education that will lead to economic independence and self-sufficiency. Program participants voluntarily feed into affordable housing programs, such as receiving down-payment

assistance when they have determined that they are at a financially stable point in their life where they can maintain homeownership. In addition, all housing program recipients are required to receive housing counseling and training which supplies homebuyers, renters, and homeowners with the skills and knowledge they need to be successful in maintaining their home as well as their finances.

SP-80 Monitoring – 91.230

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

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

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

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

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

As a part of an on-site monitoring, the City of Mesa staff will evaluate agencies' programmatic and fiscal management policies, open project or activity files, and recent financial audits. City staff will utilize their Combined HOME, CDBG, ARRA, NSP Monitoring Tool from the City's CDBG Procedural Manual, as well as the HUD Monitoring Desk Guide to determine CDBG and HOME compliance. In addition to staff monitoring, Community Development programs may also be selected for review by the City's internal and external auditors.

2020 Annual Action Plan

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

Introduction

The following resources are the resources anticipated to receive for the 2020-2024 Consolidated Plan. These resources will be updated to the final allocation amounts once the City has received its allocation notification.

The City of Mesa will include a substantial amendment to address the CARES Act funding in response to COVID-19 at a later date.

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 Housing Public Improvements Public Services	6,458,285	119,786	1,943,150	8,521,221	16,264,984	CDBG-CV: $2,392,039
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,510,846	63,217	239,801	1,813,864	6,043,384	

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	327,701	0	0	327,701	1,310,804	ESG-CV: $1,130,003

Table 49 - Anticipated Resources

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

The federal funding listed above is funding which are ***estimated amounts*** received annually to support activities outlined in this Plan. Although there are no guarantees of this funding, particularly in the current budget environment, the City has historically received these funds and expect to continue to receive Community Development Block Grant (CDBG) 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 City provides a 50% match for the Emergency Solutions Grant (ESG) grant allocation with general funds and A Better Community (ABC) donations. ABC donations come from citizens and businesses contributions through the City's utility bill. The remaining 50% match comes from the agency receiving the ESG funds. The City's HOME Investment Partnership Program (HOME) Match is met through City contributions such as land, infrastructure, and fees, as well as contributions from the State and non-profit agencies.

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

The City would utilize existing City-owned (publicly owned) land to construct public facilities and improvements that would benefit low/moderate income households within eligible census tracts.

Discussion

AP-20 Annual Goals and Objectives

To be updated based on 2020 Projects

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase or Maintain Affordable Housing Stock	2020	2021	Affordable Housing	Citywide	Access to affordable housing options	CDBG: $1,924,746	Maintain Homeowner Housing Rehabilitated: 7 Substantial Rehab Homeowner Housing Units; 15 Minor Rehab Homeowner Housing Units; 45 Emergency Repair Homeowner Housing Units Rental Housing Rehabilitated: 26 rental units rehabilitated
2	Increase Access to Homeownership	2020	2021	Affordable Housing	Citywide	Access to affordable housing options	HOME: $200,000	Direct Financial Assistance to Homebuyers: 5 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Fund Homelessness Strategies	2020	2021	Homeless	Citywide	Homelessness Strategies	CDBG: $2,274,200 HOME: $1,164,122 ESG: $311,502	Public service activities for Homeless: 11,944 Persons Assisted Rapid Rehousing: 48 persons Homeless Person Overnight Shelter: 1,795 Persons Assisted Tenant-Based Rental Assistance: 150 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 50 Beds
4	Support Vital Community Services	2020	2021	Non-Housing Community Development	Citywide	Vital Community Services	CDBG: $627,937	Public service activities for Low/Moderate Income Benefit: 11,944 Persons Assisted
5	Public Facility Improvements	2020	2021	Non-Housing Community Development	CDBG Target Area	Necessary Public Facility Improvements	CDBG: $1,946,263	Public Facility or Infrastructure Activities other than Low/Moderate Income Benefit: 2,900 Persons Assisted

Table 54 – Goals Summary

Goal Descriptions

1	**Goal Name**	Increase or Maintain Affordable Housing Stock
	Goal Description	• Provide funding for the development of new and/or rehabilitated rental units affordable to households at or below 60% AMI, with specific targets for the 0-30%, 31-50%, 51-60%, and 61-80% AMI categories. • Fund construction of new affordable ownership units for sale to low- and moderate-income buyers. • Consider other opportunities (such as HCVs and TBRA) that provide rental subsidies to low income households to make existing units affordable. • Encourages private-sector developers to include affordable units in their projects utilizing HOME and CDBG funding. • Extend the useful life of existing affordable housing through weatherization, emergency repair, and rehabilitation.
2	**Goal Name**	Increase Access to Homeownership
	Goal Description	Provide down payment and closing cost assistance to households in Mesa to increase access to homeownership opportunities.
3	**Goal Name**	Fund Homelessness Strategies
	Goal Description	• Provide funds to support homeless shelter facilities (emergency and transitional) that encourage development of more beds for single females and single males, as well as serving both homeless individuals and homeless families. • Support homelessness prevention activities, street outreach efforts, and rapid re-housing programs. • Maintain data on utilization of homelessness resources and services using HMIS. • Support efforts to integrate the management of ESG funds with the Continuum of Care. • Strengthen the capacity of homelessness service providers and advocacy organizations. • Provide funds to support permanent housing for homeless individuals and families exiting transitional facilities.

4	**Goal Name**	Support Vital Community Services
	Goal Description	• Undertake public services projects and programs to meet the needs of low- and moderate-income residents. • Provide support for special needs facilities, permanent housing, and support services for non-homeless individuals and families with special needs. • Provide job skills training opportunities to better prepare the City's workforce for employment • Provide housing counseling and fair housing education. • Provide services in low- and moderate-income neighborhoods to curtail substandard housing and other instances of blight.
5	**Goal Name**	Public Facility Improvements
	Goal Description	Invest in public facility and infrastructure improvements for the benefit of lot to moderate income areas or households in the City.

AP-35 Projects – 91.220(d)

Introduction

Projects to be funded using HUD funds during the 2020-2021 program year are provided below.

Projects

#	Project Name
1	Community Bridges - Homeless Navigation Services (Public Service)
2	Marc Community Resources -COPA Health Navigation (Public Service)
3	A New Leaf - Supportive Services (Public Service)
4	Community Bridges - Community Outreach and Crisis Stabilization (Public Service)
5	A New Leaf- Homeless Shelter Services (Public Service)
6	Central Arizona Shelter Services - Shelter Services (Public Service)
7	COM Homeowner Rehab & Emergency Repair Program
8	Pepper Place Rehabilitation
9	Improving Safety and Air Quality at the Mesa Grant Woods Boys and Girls Club
10	LYN Program
11	East Valley Men's Center Renovation Phase II Restroom Completion
12	House of Refuge - Replacement of Sliding Doors
13	COM (TBRA) Security & Utility Deposit program
14	COM Down payment Assistance
15	CBI Tenant Based Rental Program
16	HESG Projects and Administration
17	CDBG Administration
18	HOME Administration
19	COM - Regional Homeless Services Project

Table 55 – Project Information

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

These projects are based on the priority needs found in the 2020-2024 Consolidated Plan. Projects were funded based on the City's scoring process.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Community Bridges - Homeless Navigation Services
	Target Area	City of Mesa
	Goals Supported	Fund Homelessness Strategies
	Needs Addressed	Homelessness Strategies
	Funding	CDBG: $220,600
	Description	
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	375 homeless persons
	Location Description	
	Planned Activities	
2	**Project Name**	Marc Community Resources -COPA Health Navigation
	Target Area	City of Mesa
	Goals Supported	Fund Homelessness Strategies
	Needs Addressed	Homelessness Strategies
	Funding	CDBG: $188,435
	Description	
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1,400 homeless persons
	Location Description	
	Planned Activities	
3	**Project Name**	A New Leaf - Supportive Services
	Target Area	City of Mesa
	Goals Supported	Fund Homelessness Strategies
	Needs Addressed	Homelessness Strategies

	Funding	CDBG: $85,000
	Description	Supportive Services
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	174 homeless households
	Location Description	
	Planned Activities	Supportive Services (Public Service)
4	**Project Name**	Community Bridges - Community Outreach and Crisis Stabilization
	Target Area	City of Mesa
	Goals Supported	Fund Homelessness Strategies
	Needs Addressed	Homelessness Strategies
	Funding	CDBG: $63,000
	Description	Community Outreach and Crisis Stabilization
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	4,900 homeless persons
	Location Description	
	Planned Activities	Community Outreach and Crisis Stabilization (Public Service)
5	**Project Name**	A New Leaf- Homeless Shelter Services
	Target Area	City of Mesa
	Goals Supported	Fund Homelessness Strategies
	Needs Addressed	Homelessness Strategies
	Funding	CDBG: $50,000
	Description	Homeless Shelter Services
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	795 homeless persons

	Location Description	
	Planned Activities	Homeless Shelter Services (Public Service)
6	**Project Name**	Central Arizona Shelter Services - Shelter Services
	Target Area	City of Mesa
	Goals Supported	Fund Homelessness Strategies
	Needs Addressed	Homelessness Strategies
	Funding	CDBG: $38,864
	Description	Shelter Services for Mesa Residents Experiencing Homelessness
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	4,300 homeless persons
	Location Description	
	Planned Activities	Shelter Services for Mesa Residents Experiencing Homelessness (Public Service)
7	**Project Name**	Homeowner Rehab & Emergency Repair Program
	Target Area	City of Mesa
	Goals Supported	Increase or Maintain Affordable Housing Stock
	Needs Addressed	Access to affordable housing options
	Funding	CDBG: $1,000,000
	Description	Homeowner Rehab & Emergency Repair Program
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	52 households assisted
	Location Description	
	Planned Activities	Homeowner Rehab & Emergency Repair Program
8	**Project Name**	Pepper Place Rehabilitation
	Target Area	City of Mesa
	Goals Supported	Increase or Maintain Affordable Housing Stock

	Needs Addressed	Access to affordable housing options
	Funding	CDBG: $600,000
	Description	Affordable Rental Housing Rehabilitation
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	3 affordable rental units rehabilitated/ 3 Households
	Location Description	
	Planned Activities	Affordable Rental Housing Rehabilitation
9	**Project Name**	Improving Safety and Air Quality at the Mesa Grant Woods Boys and Girls Club
	Target Area	
	Goals Supported	Public Facility Improvements
	Needs Addressed	Necessary Public Facility Improvements
	Funding	CDBG: $300,000
	Description	
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	2,900 persons/650 households
	Location Description	
	Planned Activities	Public Facility Renovation
10	**Project Name**	LYN Program
	Target Area	City of Mesa
	Goals Supported	Increase or Maintain Affordable Housing Stock
	Needs Addressed	Access to affordable housing options
	Funding	CDBG: $300,000
	Description	Homeowner Rehabilitation
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	15 homeowner households rehabbed/ 15 Households
	Location Description	
	Planned Activities	Homeowner Rehabilitation
11	**Project Name**	East Valley Men's Center Renovation Phase II Restroom Completion
	Target Area	City of Mesa
	Goals Supported	Public Facility Improvements
	Needs Addressed	Necessary Public Facility Improvements
	Funding	CDBG: $146,263
	Description	East Valley Men's Center Renovation Phase II Restroom Completion
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	538 homeless persons
	Location Description	
	Planned Activities	East Valley Men's Center Renovation Phase II Restroom Completion
12	**Project Name**	House of Refuge - Replacement of Sliding Doors
	Target Area	
	Goals Supported	Public Facility Improvements
	Needs Addressed	Necessary Public Facility Improvements
	Funding	CDBG: $24,746
	Description	Replacement of Sliding Doors
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	23 rental households rehabbed
	Location Description	
	Planned Activities	Replacement of Sliding Doors
13	**Project Name**	COM (TBRA) Security and Utility Deposits

	Target Area	City of Mesa
	Goals Supported	Increase or Maintain Affordable Housing Stock
	Needs Addressed	Access to affordable housing options
	Funding	HOME: $900,000
	Description	Security and Utility Deposits
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	120 households
	Location Description	
	Planned Activities	Security and Utility Deposits
14	**Project Name**	Down Payment Assistance
	Target Area	City of Mesa
	Goals Supported	Increase Access to Homeownership
	Needs Addressed	Access to affordable housing options
	Funding	HOME: $200,000
	Description	Down Payment Assistance
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	5 households
	Location Description	
	Planned Activities	Down Payment Assistance
15	**Project Name**	Community Bridges Tenant Based Rental Program
	Target Area	City of Mesa
	Goals Supported	Increase or Maintain Affordable Housing Stock
	Needs Addressed	Access to affordable housing options
	Funding	HOME: $264,122
	Description	Community Bridges Tenant Based Rental Program
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	14 households
	Location Description	City-wide
	Planned Activities	Community Bridges Tenant Based Rental Program
16	**Project Name**	ESG Projects and Administration
	Target Area	City of Mesa
	Goals Supported	Fund Homelessness Strategies
	Needs Addressed	Homelessness Strategies
	Funding	ESG: $327,701
	Description	A New Leaf: Homeless Shelter Services $185,000Save the Family/SW Lutheran Social Services: Rapid Rehousing Collaborative Grant $109,447Chrysalis Shelter for Victims of Domestic Violence: Victim Services Program $17,055
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	A New Leaf: 795 homeless persons Save the Family: 48 persons Chrysalis Shelter: 1,712 persons
	Location Description	
	Planned Activities	Homeless Shelter Services, Homeless Emergency Housing, Domestic Violence Shelter Operations, HESG Administration
17	**Project Name**	CDBG Administration
	Target Area	City of Mesa
	Goals Supported	Increase or Maintain Affordable Housing Stock Fund Homelessness Strategies Support Vital Community Services Public Facility Improvements
	Needs Addressed	Access to affordable housing options Homelessness Strategies Vital Community Services Necessary Public Facility Improvements
	Funding	CDBG: $745,897

	Description	Administrative expenses for the implementation, administration, and monitoring of the CDBG program. Expenses included, but are not limited to, salaries, employer related expenses, travel, training, supplies, and other department overhead.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	20 E. Main Street, Suite 250 Mesa, AZ 85201
	Planned Activities	Program implementation, administration, and monitoring of the activities under the CDBG program.
18	**Project Name**	HOME Administration
	Target Area	City of Mesa
	Goals Supported	Increase or Maintain Affordable Housing Stock Increase Access to Homeownership
	Needs Addressed	Access to affordable housing options
	Funding	HOME: $135,626
	Description	Administrative expenses for the implementation, administration, and monitoring of the HOME program. Expenses included, but are not limited to, salaries, employer related expenses, travel, training, supplies, and other department overhead.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Program implementation, administration, and monitoring of the activities under the HOME program.
19	**Project Name**	COM - Regional Homeless Services Project
	Target Area	City of Mesa
	Goals Supported	Fund Homelessness Strategies

	Needs Addressed	Homelessness Strategies Necessary Public Facility Improvements
	Funding	CDBG: $1,500,000
	Description	Homeless Housing
	Target Date	06/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Addition of beds for 50 persons experiencing homelessness
	Location Description	
	Planned Activities	Homeless Housing

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

Geographic Distribution

To be updated based on 2020 Projects

Target Area	Percentage of Funds

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

AP-55 Affordable Housing – 91.220(g)

Introduction

To be updated based on 2020 Projects

One Year Goals for the Number of Households to be Supported	
Homeless	30
Non-Homeless	203
Special-Needs	0
Total	

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	150
The Production of New Units:	0
Rehab of Existing Units:	83
Acquisition of Existing Units	0
Total	233

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

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

The City has several housing programs available including rental assistance and homeownership programs, as well as a homeowner emergency repair assistance and major homeowner rehabilitation programs. Its rental assistance programs include: the Housing Choice Voucher program (Section 8); rental and utility and security deposit assistance under the Tenant-Based Rental Assistance (TBRA) program; Project Based Vouchers; the HUD Veterans Affairs Supportive Housing (VASH) program; Family Unification Program (FUP), and the Shelter Plus Care program. Homebuyer programs include the Neighborhood Stabilization Program (NSP) and Home Investment Partnerships Act Program (HOME). Existing homeowner rehabilitation and accessible modifications are funded under Community Development Block Grant (CDBG) and the HOME Investment Partnerships Act Program.

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

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

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

The City's Family Self Sufficiency program encourages participants in the HCV programs to work toward improving their quality of life through counseling and guidance, to become less reliant on federal assistance, and eventually to move toward the path to homeownership. The City offers a couple of homebuyer programs to get them achieve the goal of homeownership.

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

N/A

Discussion

Continued low-income housing rental assistance is a great need in the City of Mesa. With the uncertain HUD future funding, the PHA will continue its efforts to streamline processes and automate correspondence to landlords and participants. The PHA will be innovative by finding cost-saving solutions and assist City of Mesa low-income families and individuals by using all City of Mesa's allocated Section 8 Housing Choice Voucher Program vouchers.

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

Introduction

The City of Mesa is a participant in the Maricopa County Continuum of Care Committee on Homelessness and the Homeless Planning Sub-committee. This is a regional initiative staffed by the Maricopa Association of Governments (MAG).

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

Provide funding for local shelters and rapid rehousing programs to establish a safe place for citizens in need. The City of Mesa's homeless providers are strong and have great capacity to address homelessness. The City has also seen incredible improvements in the homeless coordinated entry system and the implementation of best practices to address the needs of the homeless population. The City has increased funding in order to provide additional Homeless Navigators to help the homeless find shelter and services through the Metropolitan area. The annual "Point-In-Time Survey also provides the City an opportunity to assess the needs of the homeless population.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Continuum of Care (CoC) reaches out to homeless persons (especially unsheltered persons) through soup kitchens, day programs, drop-in centers, and hospitals. In addition, information is collected annually using the Point In Time Survey form and is then summarized. The Point In Time Surveys are one-on-one interviews with homeless persons. Additionally, outreach teams regularly go under bridges, visit camps, and go to other known homeless areas 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 the VA.

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

- Emergency shelters family beds – low priority Individual beds – medium priority
- Permanent supportive housing family beds – medium priority Individual beds – medium priority
- Safe-haven Family beds – low priority Individual beds – medium priority

The CoC has a long-term goal of increasing the number of homeless moving from transitional housing to permanent housing, which is now a necessity since funding for transitional housing is being phased out. To achieve this objective, the CoC meets regularly with providers to monitor and review their progress. The CoC also works toward strengthening relationships with affordable housing providers (such as housing authorities) to assist consumer transitions into permanent housing. Effective services and support while in transitional housing are critical to the effective move into permanent housing.

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 Plan to End Homelessness by:

- 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 Homeless Street Count;
- Supporting non-profit organizations that provide affordable housing opportunities for low- and moderate-income individuals and families; and
- Serving on ESG 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:

- 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 Homeless Street Count.
- Supporting non-profit organizations that provide affordable housing opportunities for low- and moderate-income individuals and families.
- Providing CDBG funds for programs that help maintain Mesa's housing stock and enable low-income individuals to stay in their homes through the Home-Owner Rehabilitation program.
- Contributing/cooperating with the City of Chandler, the Town of Gilbert, the City of Scottsdale, and the City of Tempe to assist in the operational cost of a New Leaf's East Valley Men's Center, La Mesita Family Shelter, and Autumn House Domestic Violence Shelter, and the Child Crisis Arizona Emergency Children Shelter located in Mesa.
- Examining alternative housing projects which could include a more viable use of group homes for housing of previously homeless, supportive housing projects termed "Housing First" rather than shelter services as the first option, and shelter alternatives that allow mental health or substance abuse issues to be addressed while in supportive housing.
- Advocating to secure funding for homeless programs and participates in policy development through the Arizona Coalition to End Homelessness.

- Serving on the ESG Committee, the COC Planning Committee, and the Coordinated Entry Oversight Workgroup.
- Providing continued funding for street outreach and navigation services for the homeless.

Discussion

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

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

Introduction:

The City of Mesa has identified the lack of decent or safe affordable housing units that are available as one of the barriers to affordable housing. There are other practices or policies impeding the City of Mesa's ability to meet affordable housing needs which is further discussed in the City's Analysis to Impediments and the current Consolidated Plan. The rapid increase in market rents has been major impediment preventing low-income families from finding housing.

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 is undertaking a variety of efforts, as outlined by the City's 2020 Analysis of Impediments to help alleviate any barriers to affordable housing. These are outlined in SP-55 and Table SP-55.1.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Mesa will continue to take the following actions throughout the 2020-2024 consolidated planning cycle to address the challenges listed below:

Actions planned to address obstacles to meeting underserved needs

Outreach efforts include ongoing participation with the Maricopa Association of Governments (MAG) with the continuum of Care 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 following local homeless providers:

- A New Leaf
- CASS (Central AZ Shelter Svcs.)
- Child Crisis Arizona
- Maggie's Place
- Paz de Cristo
- Save the Family
- Lutheran Social Services

In determining the funding priorities for the FY 2020/21 Annual Action Plan, the City of Mesa utilized the 2020-24 Consolidated Plan as the guide to eliminate the obstacles to the identified underserved needs. To reduce the number of obstacles keeping the City of Mesa from meeting the needs of the underserved populations in the community and help improve service delivery, Mesa's Housing & Community Development Division will assist with facilitating more City-wide collaborations in coordinating the work of social service organizations, eliminating duplication of efforts, spearheading community-wide solutions to local needs, and disseminating information, news, and data that will assist all participant organizations a part of this collaborative effort.

Actions planned to foster and maintain affordable housing

The City has the following programs to assist those in need of affordable housing:

- Project Based Vouchers
- Main Stream Vouchers
- Section 8 Housing Choice Vouchers
- FUP Vouchers
- VASH
- HOME Down Payment Assistance
- NSP
- Housing Rehab Program

The City of Mesa will continue to invest grant funds into affordable housing projects that provide rental and homeownership opportunities for low- and moderate- income households. By offering Section 8 Housing Choice Vouchers to homeless families and Veterans Affairs Supportive Housing (VASH) rental

assistance, Mesa will continue investing in the improvement of rental accessibility for very low-income households (below 50% AMI) and veterans battling potential homelessness.

Homeownership will equally play a vital role in The City of Mesa's future of HUD grant investments. By providing down payment assistance and rehabilitating properties through the Community Development Block Grant (CDBG), the Neighborhood Stabilization Program (NSP), and the HOME Investment Partnership program, the City is improving access and affordability to homeownership opportunities for low- and moderate-income households. The City of Mesa is also increasing the affordability of properties currently occupied by low-income households by providing a rehabilitation program to ensure long-term, sustainable housing by using more durable materials and building in energy efficiencies into the homes. For future low- to moderate-income homebuyers, the City provides down payment assistance to purchase a home through its Home Owner Assistance program using HOME funds.

The City of Mesa will also continue to seek collaborative partnerships with developers, non-profits, and private institutions to construct new opportunities for affordable housing or acquire vacant properties to make available as affordable housing.

Actions planned to reduce lead-based paint hazards

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

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

Actions planned to reduce the number of poverty-level families

In addition to offering rental and homeowner assistance to poverty-level households, 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 availability of services and programs offered, such as homeless navigation services and increase funding for shelters.

Additional funding was also allocated for programs that provide services for those with special needs. Mesa's City Council in past years has funded anti-poverty programs that target prevention, crisis services, transitional services, and long-term support for homeless individuals.

Actions planned to develop institutional structure

The City of Mesa is developing and improving relationships with various partnering agencies as follows:

- Continuum of Care (CoC) - The City is actively involved in the development of policies and evaluation of projects that serve to provide housing to those experiencing homelessness. Other CoC workgroups the City is involved in is with the coordinated entry oversight and the ESG program in which the group is collectively working to align forms, contracts and policies for the ESG program.
- Developing a strategic plan for efforts in ending homelessness with the Mesa United Way and community homeless providers (A New Leaf, Marc Community Resources, Save the Family , and Community Bridges) which will assist the City of Mesa in its planning and funding of projects with federal funding sources. The discussion has resulted in following identified gaps:
    - Difficulty to access coordinated entry due to distance and minimal access points
    - Lack of inventory in affordable units and rising rental costs
    - Difficulty to assist those, particularly families, during non-business hours
    - Lack of data around homelessness in Mesa

This workgroup is tasked to address the gaps and provide recommendations in addressing these gaps to Mesa City Council and other funders.

- City Council is looking closely at community development planning and asked the Housing and Community Development department to develop a master housing plan which will guide the planning and policies for future community development projects. The first phase of the Housing Master Plan has been completed. The second phase of the Housing Master Plan is being finalized.

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

To enhance coordination between public and private housing with services and resources facilitated by social service agencies, the City of Mesa will continue to encourage non-profit and private developers, as well as capital and financial institutions, to increase new residential housing development located near social service agencies. Since the biggest barrier present in connecting low-income residents to social services is the lack of affordable transportation, the City of Mesa partners with local non-profits to increase transportation access.

While installation of the light rail will provide some low-income residents access to these resources, some stakeholders stated that they would like to see an increase in the amount of social services and non-profit agencies in west and east Mesa for those that do not have access to cheaper modes of transportation.

Discussion:

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

Introduction:

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

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

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

Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities: $0.00

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1.A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

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

2. **A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

Generally, the City shall use the Recapture option.
The City will implement the home resale or recapture options based on each home activity subsidy. The City will require sub-recipients, CHDOs, and other entities to utilize the resale/recapture provisions outlined in the Annual Action Plan. A copy of the City of Mesa's Resale/Recapture provisions are provided in the attachment to this Plan.

Recapture. In accordance with the Recapture provision in 24 Part 92.254(a)(5)(ii), HOME Program funds must be repaid from the sales proceeds in the event the property does not continue to be the principal residence of the homebuyer for the duration of the period of affordability, which shall

depend on the amount of HOME subsidy invested in the property, including but not limited to if the homebuyer(s) sells or conveys the interest in the property (excluding the granting of a security interest in the Property) to a third party, defaults on the primary loan, fails to occupy within sixty days or rents the property. Depending on the date the homebuyer(s) conveys the property or ceases to occupy the property, the balance is due to the City of Mesa. If this occurs during the affordability period, 100 percent of the HOME investment is due to the program.

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

Net Proceeds is the difference between the sales price and the primary mortgage balance plus reasonable closing costs.

When the real estate is sold below fair market value; the difference between the fair market value and the purchase price plus reasonable closing costs is considered the direct subsidy to the homebuyer(s). The amount does not include the cost of development (development subsidy).

Mesa will recapture the balance of the forgivable mortgage if the property is sold, or when the original purchaser is no longer the primary resident during the affordability term, and prior to the homebuyer receiving any net proceeds.

Mesa will not require repayment of the mortgage if no net proceeds are available.

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

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

The following ratio will be used to determine the amount of the direct HOME subsidy that will be captured from the available "net proceeds":

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

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

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

• Divide the number of months the homebuyer occupied the home by the number of months in the period of affordability,

• Multiply the resulting figure by the total amount of net proceeds

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

Number of months in Period of Affordability

The period of affordability will be based on the total amount of direct HOME subsidy (down payment assistance, home buyer subsidy, closing costs) provide to the homebuyer. The City will use a promissory note, which will be secured with a deed of trust placed on the property, to ensure that the period of affordability is met. In the event the property is sold, the City will recapture from the available "net proceeds" all or a portion of the direct HOME subsidy provided to the homebuyer.

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

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

Resale. Should the City utilize the Resale provision, the City of Mesa shall use an appraisal-based resale method to 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 and determined as follows:

Fair Return on Investment – a monetary gain or loss, dependent on market conditions, due to the sale of the property. <u>If the HOME program funds are provided as a grant (not a loan), the City must use the resale option</u>.

For resale, method for determining a fair return to the original homebuyer and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers appraisal-based resale method to meet the HOME program requirements at §92.254(a)(5)(i) will be as follows:

The process for determining fair return shall include two appraisals:

- one appraisal at initial purchase to determine the fair market value of the home; and
- a second appraisal at the time of the resale.

Both appraisals shall be conducted by an independent, third party appraiser.

Calculating the Fair Return on Investment to the homeowner in accordance with 24 CFR §92.254(a)(5)(i):

Definitions:
OO = Owner Occupied
AP= Affordability Period

1) Determine the amount of market appreciation, if any, realized over the ownership term by calculating the difference between the initial and resale appraisals. This figure represents basis for calculating the fair return on investment.

Note: *In declining markets, it is possible that the homeowner may not realize a return. The value of any capital improvements made by the homeowner is included in the home value determined by the resale appraisal and a separate accounting and valuation of the homeowner's capital improvements will not be included.*

2) Multiply the basis (i.e., difference between initial and resale appraisals) by ***(%OO/AP)*** In order to remain objective, the standard or index must be based on the PJ's market conditions.

The formula will be as follows:

(Resale Appraisal – Initial Appraisal) x Clearly defined standard or index ***(%OO/AP)*** = Fair return on investment to homeowner***. (%OO/AP)*** = percentage of time that the owner occupied the property Divided by Affordability Period

Affordable price at sale + Fair return on investment to homeowner = Resale price

Example:

Fair Market Value at Sale (Initial Appraisal): $200,000
Affordable Price at Sale: $150,000
Standard or Index: ***(%OO/AP)*** example: 25%
Fair Market Value at Resale (Resale Appraisal): $275,000
Increase in Market Appreciation: $275,000 - $200,000 = $75,000
Fair Return on Investment: $75,000 x .25 = $18,750 Resale Price: $150,000 + $18,750 = $168,750

Capital improvements

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

Cost of the Appraisal

The cost of the appraisals shall not be charged to the homeowner (The City may charge the initial appraisal cost as an administrative or project-related soft cost. The subsequent appraisal cost is restricted to a HOME administrative cost unless the subsequent homebuyer receives additional HOME assistance under 24 CFR 92.254(a)(9)(i)(D), in which case the appraisal cost may be charged as a project-related soft cost under 24 CFR 92.206(d)(2). 3.A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

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

Total HOME Investment in Unit Period of Affordability

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

Direct HOME Subsidy in Unit Period of Affordability

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

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

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

Total HOME Investment in rental Project Period of Affordability

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

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

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

4.Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

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

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

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

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

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

2.If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

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

3.Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

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

4.If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions 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 of Mesa will utilize the following evaluation standards for ESG activities:

Case Management Services:

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

Coordination of Services:

- Improved Care coordination between housing partners and mainstream resources

Tenant Based Rental Support Under Rapid Re-Housing:

- At Least 300 households assisted with rental support

Housing Relocation & Stabilization Services Under Rapid Re-Housing:

- At least 198 households assisted.

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

Mesa is working with other stakeholders within Maricopa County to align policies and best practices with Subrecipients of ESG funding. In order to streamline processes, Mesa has adopted the Maricopa County ESG monitoring tool and has agreed to be part of a joint monitoring team.

Table 1.1
Providing Decent and Affordable Housing
City of Mesa
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING activities in the City:							
Supportive housing for people who are homeless or disabled	6	2	12	32	5	0	57
Energy efficiency improvements	2	6	14	31	3	1	57
Construction of new affordable rental housing	6	10	9	29	3	0	57
Rental housing for very low-income households	8	4	13	28	3	1	57
Heating/cooling HVAC replacement or repairs	0	11	14	26	6	0	57
Senior-friendly housing	7	9	11	25	4	1	57
Construction of new affordable for-sale housing	6	12	13	22	4	0	57
Transit-oriented housing	4	4	14	22	13	0	57
First-time home-buyer assistance	4	10	15	21	7	0	57
Preservation of federal subsidized housing/Low Income Housing Tax Credit (LIHTC)	6	4	14	21	11	1	57
Increased Homeownership for racial and ethnic minority populations	8	10	8	21	10	0	57
Homeowner housing rehabilitation	2	10	18	20	7	0	57
Rental housing rehabilitation	6	11	12	20	7	1	57
Retrofitting existing housing to meet seniors' needs	2	7	22	20	6	0	57
Rental assistance	5	13	15	19	5	0	57
ADA (Americans with Disabilities Act) improvements	1	5	25	19	6	1	57
Mixed income housing	5	10	14	16	12	0	57
Mixed use housing	4	10	11	15	16	1	57
Other	1	0	1	8	18	29	57
Housing demolition	6	17	14	7	13	0	57
ADA improvements	0	0	0	0	0	57	57
Heating/cooling HVAC replacement or repairs	0	0	0	0	0	57	57

Table 1.2 Providing Decent and Affordable Housing City of Mesa Housing and Community Development Survey	
Question	**Response**
Do any of the following items act as barriers to the development or preservation of affordable housing in the City?	
Lack of available land	7
Cost of land or lot	21
Cost of materials	18
Cost of labor	22
Permitting fees	13
Permitting process	18
Impact fees	12
Construction fees	11
Lot size	6
Density or other zoning requirements	14
Not In My Back Yard (NIMBY) mentality	31
Building codes	5
ADA codes	4
Lack of affordable housing development policies	20

Table 1.3
Providing a Suitable Living Environment
City of Mesa
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following INFRASTRUCTURE activities:							
Bicycle and walking paths	1	12	12	24	5	3	57
Water quality improvements	2	10	12	19	10	4	57
Flood drainage improvements	2	5	18	19	10	3	57
Sidewalk improvements	1	15	19	16	2	4	57
Water system capacity improvements	2	11	12	16	12	4	57
Street and road improvements	1	9	26	15	1	5	57
Storm sewer system improvements	1	8	16	15	12	5	57
Sewer system improvements	3	10	12	12	15	5	57
Solid waste facility improvements	3	10	13	11	15	5	57
Bridge improvements	5	13	14	4	17	4	57
Other	2	0	1	1	11	42	57

Table 1.4 Providing a Suitable Living Environment City of Mesa Housing and Community Development Survey							
Question	**No Need**	**Low Need**	**Medium Need**	**High Need**	**Don't Know**	**Missing**	**Total**
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the City:							
Homeless shelters	5	3	13	28	4	4	57
Facilities for abused/neglected children	1	4	13	25	10	4	57
Youth centers	1	8	16	20	7	5	57
Senior centers	1	7	18	18	8	5	57
Community centers	1	7	19	16	8	6	57
Parks and recreational centers	3	6	22	16	5	5	57
Fire Stations/equipment	4	7	15	14	12	5	57
Residential treatment centers	5	8	17	12	9	6	57
Healthcare facilities	4	8	17	11	11	6	57
Childcare facilities	3	10	20	9	10	5	57
Public buildings with improved accessibility	3	19	12	9	9	5	57
Facilities for persons living with AIDS	5	11	8	3	26	4	57

Table 1.5 Providing a Suitable Living Environment City of Mesa Housing and Community Development Survey							
Question	**No Need**	**Low Need**	**Medium Need**	**High Need**	**Don't Know**	**Missing**	**Total**
Please rate the need for the following HUMAN And PUBLIC SERVICES in the City.							
Homelessness services	4	1	9	32	6	5	57
Mental health services	2	1	12	31	6	5	57
Substance abuse services	3	1	11	31	7	4	57
Fair housing activities	6	8	4	25	9	5	57
Youth services	3	6	13	23	8	4	57
Senior services	2	6	14	23	7	5	57
Transportation services	3	6	20	19	5	4	57
Employment services	1	9	19	19	4	5	57
Food banks	3	6	19	19	5	5	57
Services for victims of domestic violence	0	2	23	18	9	5	57
Tenant/Landlord counseling	3	9	12	17	11	5	57
Crime awareness education	1	11	17	17	7	4	57
Home-buyer education	5	6	19	16	7	4	57
Healthcare services	4	8	17	14	8	6	57
Childcare services	2	11	19	13	7	5	57
Mitigation of lead-based paint hazards	3	16	10	9	13	6	57
Mitigation of asbestos hazards	2	17	11	8	13	6	57
Other	1	0	0	3	12	41	57

Table 1.6 Needs of Special Populations City of Mesa Housing and Community Development Survey							
Question	**No Need**	**Low Need**	**Medium Need**	**High Need**	**Don't Know**	**Missing**	**Total**
Please rate the need for the following HOUSING types for special needs populations in the City:							
Emergency shelters	0	5	13	21	10	8	57
Transitional housing	3	7	10	20	9	8	57
Shelters for youth	1	6	15	16	11	8	57
Senior housing, such as nursing homes or assisted living facilities	4	6	19	12	7	9	57
Housing designed for persons with disabilities	1	7	21	12	8	8	57
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	2	1	16	22	8	8	57
Rental assistance for homeless households	3	2	11	27	6	8	57

Table 1.7 Needs of Special Populations City of Mesa Housing and Community Development Survey							
Question	**No Need**	**Low Need**	**Medium Need**	**High Need**	**Don't Know**	**Missing**	**Total**
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the City.							
Homeless persons	3	1	11	30	4	8	57
Persons with severe mental illness	3	3	7	30	6	8	57
Veterans	2	3	13	24	7	8	57
Persons with physical disabilities	2	4	16	22	5	8	57
Persons with developmental disabilities	2	3	16	22	6	8	57
Persons recently released from jail/prison	5	6	6	22	8	10	57
Seniors (65+)	1	10	12	21	5	8	57
Persons with substance abuse addictions	5	3	13	21	7	8	57
Victims of domestic violence	1	2	16	21	9	8	57
Persons with HIV/AIDS	3	11	9	11	15	8	57

Table 1.8 Enhancing Economic Opportunities City of Mesa Housing and Community Development Survey							
Question	**No Need**	**Low Need**	**Medium Need**	**High Need**	**Don't Know**	**Missing**	**Total**
Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the City:							
Attraction of new businesses	1	4	10	32	3	7	57
Retention of existing businesses	0	1	10	34	5	7	57
Expansion of existing businesses	0	3	19	23	5	7	57
Provision of job training	1	7	14	22	6	7	57
Provision of job re-training, such as after plant closure, etc.	1	9	16	18	6	7	57
Foster businesses with higher paying jobs	0	2	16	29	3	7	57
Enhancement of businesses infrastructure	1	4	15	18	12	7	57
Provision of working capital for businesses	1	7	19	13	10	7	57
Provision of technical assistance for businesses	0	7	20	12	11	7	57
Development of business incubators	2	8	17	13	10	7	57
Development of business parks	6	13	13	9	9	7	57

Table 1.9 Providing Decent and Affordable Housing City of Mesa Housing and Community Development Survey	
Question	**Percent Response**
If you were in charge of distributing funds in the City how would you allocate your resources among the areas below?	
Housing	27%
Infrastructure	16%
Public Facilities	13%
Human/Public Services	19%
Economic Development	24%

Public Input

Group 1

Comment: I have a question related to the Census data. By the time we did the 2020 Census, data will be 2021, when do we actually get that data and how does that get incorporated.

Presenter: It won't be incorporated in this Consolidated Plan, because we won't be getting the data till after we have completed the Plan. Your next Consolidated Plan you will be able to incorporate that data.

Comment: Typically, our data in our ConPlan is three years online, so typically we will get this information three years after it was taken so we are in a cycle, so ACS is used.

Presentation

Comment: So, we just submitted our Annual Action Plan for 2019, are those projects and goals are going to be attached to the new ConPlan?

Presenter: No, so every time you do a new Consolidated Plan you will develop new goals. It is not to say that some of those goals will not be the same or very similar, but they will be different. Your new Action Plans will link to the new Consolidated Plan.

Presenter 2: There will be new projects and I think we talked about how we were going to go through that process in December.

Comment: So that will be connected to this Plan.

Presenter 2: That will be connected as the first year one of the Plan.

Presentation

Comment: The certification, what are the standard criteria for establishing that certification?

Presenter: That is something we are going to talk about. We are going to go through what it means now to certify that we are affirmatively furthering fair housing.

Presentation

Comment: I think my only concern or issue is when you look at where transportation is that is going to be in those higher concentrations/ lower poverty areas in Mesa. When you start to go to the higher income less concentrated there is lack of transportation. So that is one of the issues I have here in order to be able to develop and really do to help the concentrate. Any thoughts on that?

Presenter 2: None yet, but I am sure we will work through these things. Typically, your mass transit systems that is your train or your bus routes, they are offering access to lower-income neighborhoods and the higher income neighborhoods don't really need that access because they have private vehicles. So, to the extent that that contributes to a concentration or is that a resolution to a concentration? That we hope to extract from our quantitative data.

Presentation

Comment: What is the process that we are expecting from you guys in regard to what your plan is? I see there is a draft letter here, but can you give us some idea of what the process may be.

Presenter: We are going to be meeting with him tomorrow and fine tune the details, but the general process is you will be creating this survey. There will be two surveys. There is one for the Consolidated Plan and there is one for Analysis of Impediments. Those surveys will be distributed to the public. We will talk about how long that will be open, but typically we keep it open the entirety of the process. Throughout this process we have a series of focus groups and community meetings that we will be coming and present to you and get information from the meeting. We have also talked about having some stakeholder groups, but we will be meeting again with folks like you to talk about the process. During that time, we are collecting data and we are submitting biweekly progress review memos and then when we get to the point where we will be submitting a draft for internal review. So that will be the complete document that will give the city a chance to look at this and supervise feedback. Before I get to that point, we will be having meetings, probably monthly, progress review meetings and we will see where we are at and what we have gotten accomplished and we will start working on a set of strategies. We will be giving you data along the way so we know what we are working with and then we will present for the AI or the Consolidated Plan a set of goals or actions that the City then can comment on. We can then work through what will the City be able and willing to do over the course of this five-year period. Once you receive the draft for internal review you will have time to look at it and get it back to us and we will submit a draft for public review and this draft will go out for 30 day public review period for both the Consolidated Plan and the Analysis of Impediments during that time we will make a public presentation for both of those documents to provide comments back on the drafts. Then at the close of that period we will complete the final document and submit that to HUD.

Comment: I would like to go through a few of those. On challenges in the community based on what happened in comments, the public comments for our last ConPlan and has carried through every year since from certain neighborhood community members and they have done a really good job of convincing our council that this is an issue of the low-income housing tax credit projects that have been done around West Mesa that has been and it is overly concentrated is the feeling. So, we have not really been able to demonstrate how that, if that is an over concentration. It just so happened that the way the state ran their low-income tax credit competition they got extra credit along the light rail and so that is where most of the projects happened. So, there is a big strong movement to not develop where the transportation it, the services, the employment areas are so there is a lot of effort to push it away and it has resulted in no development or very little development as a result of that. So, that is one of our challenges making sure that we understand that issue and we either debunk it or say that is true and we need to look at continuing to develop in other areas. As far as community outreach we do have community outreach experts in the room which I think they can talk about what methods have worked for them. Other considerations just to let you know we are in finishing up an intergovernmental agreement with neighboring communities being Tempe and Chandler, they already have put out their surveys, but it is basically a survey that has been used. So, we already have some results. We haven't gotten them, but they are going to give us the results because of their community events of what they have gotten surveys for people who live or work in Mesa that might have been at those community events. We also want to allow that, our survey to include anyone that might want to come to a community event but live in those communities to complete those and we will share that with them. So that is another source of information. I think that was the only comments I have. I think…

Comment: What is the target percentage of reaching our population on the two surveys?

Presenter: It can really vary. Some jurisdictions get really good feedback, but sometimes it is a little harder to get people to respond. I don't know if there is a set number.

Presenter 2: This is not a statically based survey. It is subjective in how it is distributed, and it is sent out via email with this link that people could go to. So obviously they are getting surveys in groups already so…

Comment: I would like to change that. I don't want to do the typical thing where we get a certain segment of our population. I want to really look at our demographics and we know where those pockets are with high concentrations, Spanish speaking community. We should make a better effort of reaching out to a cross section.

Presenter 2: The idea there would probably hold some of the public input meetings in your targeted area. There is also a Spanish version of these surveys and we could hand those surveys out at those public input meetings which would be good way to get them, but again you invite people to come. Do they come? Hopefully. Those that did come they are not necessarily representative of the entire population. We will have to work and prepare…

Comment: Do they have to be present to take the survey?

Presenter 2: No, you do not.

Presenter: You can always have a paper print out of your surveys at libraries and other locations to encourage people that may not have internet access to complete those surveys or a computer at the library where they can complete that survey as well.

Comment: As far as other sources of data we are going to be wrapping up by the time you will be wrapping up a Housing Master Plan that could be and would be good to kind of connect it and see what kind of comments and public input were from those, because that has been done within the past year. So that is something that has been in the process.

Comment: I think some other sources that you could look at and possibly utilize (Not Discernable) violations, as well as our utilities, because we have regional customer and numerous people that are behind on their utilities and that is a good indication that they are struggling and that they are low-income and they can't afford (Not Discernable) and that would be a good source for you to have and look at.

Presenter: Thank you.

Comment: So back to the community outreach. We spoke about that this morning and one of the things that we talked about was the fact that and there was a presentation last year and there were many things that stood out to me that I want to share today. The housing and community development was predicated in 1974 and in 1974 people used newspapers and all these years later we still use the same basic methods to advertise and reach out to the community to gather information and we generally did not do a very good job of it at the time. So, part of the discussion was trying to figure out some new ways to make certain that we do a better job this time to reaching out to the community. That is part of the reason why the outreach folks are here. They need to hear from you folks in respect to things that you have done, things that you are currently doing, and things that you recommend the we could do to get the word out to folks in a way.

Presenter 2: Social media, you should be able to host on your website the documents that are being produced. They are user friendly format and not necessarily IDIS format, but something that is visually appealing and easy to look through, Spanish, English and those kinds of things all improve your role in communicating with your clientele. I would certainly recommend that you do that. We can have that conversation at another time.

Comment: Sure.

Comment: I think the challenge that we have talked about to is just getting that far. Helping them understand why this is important and holding their interest long enough and I know we need to use government terms and that, but when you are experiencing a challenge in the community to take time out to seek out a survey and understand how that will impact you done the road is a lot for us to expect form people. Even for me to wrap my head around this completely takes a lot of concentration and him making me come here, but I think we can do some and a better job of maybe creating some more or different language around it maybe to help people to understand it and groups can help with that too to get it out to their members in the community having it be pushed by community leaders to and stakeholders to getting it out to people they know are experiencing these issues is helpful.

Comment: The very idea of using words like Consolidated Plan and Analysis of Impediments are automatic turn offs, what are those things mean and then you go into complete HUD speak and then you lose the crowd and then you want to talk about it and that is just in English and to go a step further and go to Spanish would be harder. So, trying to come up with new and innovative ideas and get the word out in a different kind of way. We are mandated to do them and there are minimum requirements that are established to do it, but it doesn't really say where it should be done at. It used to, but there is no reason why it couldn't be held at a restaurant today. There is no reason why a public meeting couldn't be held by a webinar, but we don't do those things because we are doing the minimum requirements and we are doing them in such a way that as far as the governmental speak it is most definitely a turnoff.

Presenter 2: The webinar thing that is especially useful if we are doing for example a Consolidated Plan for an entire state. There are states that do those, and we do that for them, and we have used that tool in our state work, and we have also used it in our entitlement work. People have some disabilities and are at home with a computer can attend. So, these are all really great approaches and we will be talking more about that tomorrow, but I want to emphasis the stakeholder outreach is this group and we intend to meet with you a few more times. We will give you the status of what things look like and what the data is telling us and what do you think the data is telling the data say. I hate it or I love it, and this is what we want to hear.

Comment: It is a little confusing. You are trying to get surveys on two different things, but for the public that is going to be really confusing. Is there a way to do a joint survey that combines it? Why would I have to do two different surveys?

Presenter 2: Typically, the same audience doesn't fill out both surveys. The Fair Housing Survey is really targeting more stakeholders to the fair housing issues. Of course, we want citizens to fill it out if they come across it, but often it is like administrators in public housing or program managers or somebody who is involved in the housing industry as a provider of some form and they are filling out the fair housing survey. Sure, we get some public and we are delighted to have it, but we are in a way target g a different audience.

Comment: The draft letter said to city citizens.

Presenter 2: It will say that.

Presenter: We are not trying to discriminate. If somebody is in the city and they want to participate, we wholeheartedly welcome that, but as he was saying with the Fair Housing Survey it just tends to be more housing providers or people who are in the industry verses that Housing Community Development Needs Survey, we are targeting a broader audience with that, but we don't and we are not saying no to stakeholders, we are talking to the whole city. It is a little bit different.

Presenter 2: Mostly it is the advocates who represent some disenfranchised organizations. It is difficult to reach out to these groups, so we are trying to reach out to their representative. You are looking at tomorrow's agenda.

Comment: I am glad I am looking at it.

Presenter 2: Come tomorrow if you can fit it in your schedule. So, what outreach methods have you used that have not been successful?

Comment: Define success?

Presenter 2: Attendance.

Comment: If we get at least since I have been here, if I get one person that is major.

Comment: That is.

Comment: One person?

Comment: If you want participation bring up a controversial subject, because then you will hear it. That is the only time that we get participation is with a controversial subject. Then we have a lot of comments and a lot of and I have been here for years in this department and a controversial subject come up and that is right we are lucky to get anyone to participate and to get anyone to show up. Usually staff out numbers the people that show up. Then a controversial subject then you get a lot of people, not a lot of people…

Comment: Then what?

Presenter 2: You get a lot of comment, both for and against.

Comment: Mostly it is against.

Presenter 2: Mostly it is against.

Comment: Or if you go to where seniors congregate on the west side the senior center on the east side the Red Mountain multigenerational center where there is a lot of the older folks. They tend to participate and give their opinion a lot more.

Presenter 2: Is there a time of day that works best?

(Crosstalk)

Presenter 2: I mean morning, afternoon, or evening?

Comment: Probably morning, afternoon I think at all to get the most you know.

Comment: You do need evening meetings for other populations that are working and going out into a place that feels safe and welcoming.

(Crosstalk)

Comment: And meeting them where they are. We keep inviting them to come to the Mesa City Plaza building. They are not comfortable being there and it is content that is not attractive to people. If you have a lot of other things and you are struggling to pay your rent, you are not taking time to look at a Consolidated Plan.

(Crosstalk)

Comment: Another place to look at is Celebrate Mesa.

Comment: I don't think it would catch their attention there.

Comment: But if you had like a tiny incentive and a kiosk there.

(Crosstalk)

Comment: What is an example of a questions that are in the survey.

Presenter 2: We ask…

(Crosstalk)

Comment: Is there more than ten?

Presenter 2: There is more than ten.

Comment: That is too much.

Presenter 2: It is a few pages, but it shouldn't take more than five minutes.

Comment: Can it be set up to work with little kiosk?

Presenter 2: I …

Comment: We have had other outreach efforts where we have had them set up and it has been going in and fill it out very quickly and submit it.

Comment: On a tablet.

Comment: You get a lot of people that come up and come into the lobby at City Plaza and people come up to your department. A lot of people have to sit and wait at your department. A kiosk there and you have a captured audience.

(Crosstalk)

Comment: Wednesdays, those are your meetings right there. People are waiting.

Comment: I would also say that what our neighboring communities have done is they have held ice cream socials type events at the school in the evening and a movie, I'm sorry it was a movie and ice

cream or snow cones. That way they would get people there and they would have a lot of people there with iPad asking people for…

(7Crosstalk)

Comment: We did a workshop for the Smart City and so we did it at the Mesa Arts Center in the evening and we hoped to get around 20 people and we ended up with about 150 because we offered some food for them.

Comment: I think they had empanadas as the free food.

Comment: Is there a way to collect information visually, like to have large maps in our lobby that people can go and point their answers to. It does go back to what kind of questions and what in of the information is going to be the most valuable to collect.

Presenter 2: I like the large map idea.

(Crosstalk)

Comment: We have an annual landlord seminar. (Not Discernable) Last year we had with staff as well there were 150 attendants, many were landlords.

Comment: What month was that, October?

Comment: October last year and we are looking at probably then end of the year.

Comment: What is that timeline of how long the survey or you will want us to?

Presenter: Typically, you keep the survey open for the whole length that we are developing the plans. So, I think our finial we are completing that in May. So, we can have this survey open that entire time.

Comment: Basically, soon to May.

Presenter: Yes.

Comment: I think maybe housing should give you a list of all of the things that they are doing in the communities so you can use this opportunity to do that. That is probably just one thing that you guys do. The other one your housing voucher recipients come into their class.

Comment: When do you do your HOA meetings, the trainings?

Comment: We start our first one in September.

Comment: That is well attended too.

Comment: Those are well attended, and they are getting loaded with a lot of different HOAs stuff that is coming out. So, I don't know how…?

Comment: I just think that at the beginning or the end when they are walking in and waiting. If we have staff, there.

Comment: Does it have to be with their own program, or can it be with other city programs?

Comment: We could tie it into other ones.

Comment: If you are getting, City of Angels does that education and if you are getting so many questions.

Comment: One of the things that since 1995 has been a part of the process is the use of CDBG funds for Wi-Fi access. (Not Discernable)

Comment: So, part of our Smart City is to expand the public Wi-Fi (Not Discernable) farms and local facilities, but the concern of the mayors and something that we would like to do is get more people connected and have access to internet. That effects their ability to be educated and their ability to be able to access surveys and all of these things if they do not have connectivity. So, what we would like to do is to be able to expand and have Mesa public Wi-Fi into underserved communities to start with and eventually across the City of Mesa. So we are looking at West Mesa right now there is a company that wants to come in and open and in Mesa provide highspeed internet access and we are talking about a private partnership and how we might be able to partner together and leverage some of their infrastructure to help the communities without Wi-Fi. Certainly, shift their priority and I know that it is Mesa and the mayor (Not Discernible).

Presenter 2: Other comments or concerns?

Presenter: Any other comments on what the city is doing? What the city can do to improve its programs? What kind of barriers is the city facing and addressing the needs of the community?

Comment: I think the City's social media platform are doing well. They are getting more and more people connecting. Our neighborhood outreach office started, and now other departments are doing really well with reaching out to Nextdoor. How many did you say? Is it 80,000 are on Nextdoor and that is a really good way to connect? I think what we are doing really well as a city is trying to connect with our largest diversity group which is our Hispanic population with our Mesa en Espanol. So, we do have social media feeds in Spanish for those that want to see it in Spanish. That is growing and people are doing a good job there.

Comment: In general, my comment about downtown.

Comment: In general?

Comment: It has the lowest population density in the entire city, and we are half a million people. So, it is the exact opposite of what you would expect in our city so there is a huge push to add residential to downtown and make it a much more active and vibrant place. Surrounded by the graphic perspective downtown and all of the light rail corridor is low- to mod- Census tracts and everything that is served by light rail is a target area for us and there is a lot of efforts to try and just revitalize downtown in general through housing. There is a ton of opportunities for new housing stock and maybe just over here on the other side of the street from where we are is 27 acres that the city owns that we are trying to get residential development for. But we also have the political issues and she brought it up a little bit, the idea of inclusionary zoning at the state level is not even allowed and at the local level it would be frowned upon unless it was something that the developer was willing to do on their own. So, finding ways to incorporate affordable workforce housing into downtown has been a real challenge especially with the politically use these days to get market or above market as out goals.

Comment: Is that where you are at?

Comment: I would think, and our economic development efforts have been very successful as far as trying to bring a variety of jobs to Mesa. I don't know if they are all accessible to everyone that lives in Mesa, but that has been a real focus from the City perspective. We have a tech corridor now and so that the housing is a very critical piece as we try to continue to bring in employers especially of the high-tech environment. So, I think that has been positive. Barriers I think there is still a big disconnect with our Hispanic community. We have a strong area of where Spanish is the primary language and they are not as connected into the city as other populations. So, I think that is a barrier that we need to do better at, but …

Comment: I think that barrier is social as well as physical in some ways. If you think about going back to downtown, if you think about it there are streets on each edge, and I think almost a physical barrier for people to come out of the neighborhoods and mostly Hispanic neighborhoods into our downtown. There have been several efforts to try and find ways to creatively break down those barriers, but it is physically and social.

Presenter: Any other comments.

Comment: (Not Discernable) Would you comment on the homeless problem please?

Comment: It has been a growing issue, obviously in Maricopa County in the last five years a 175 percent increase in our unsheltered homeless, 22 percent in the last year alone. Unsheltered homelessness is a significant challenge for us. Shelter beds, housing, homeless supportive housing, all of that is in dire need, but as it was mentioned the political will isn't there yet. So, we are doing a lot of unique things to try and combat that, but one of our biggest issues is I believe is the growth in the county has been so significant in the last couple of years that the housing inventory is so crushed right now with demand. The prices are so high we are squeezing our regular working people out of homes that is because the housing cost is so much. Employment department rates from 2014 until now is a significant difference. The last time I looked it was 785 in May of 2014 and now it is 1,550 in 2019 for one to three-bedroom apartment rates. That is and income has not kept up with that. So currently HMIS says we have about 3,200 homeless in Mesa, but that is not counting the additional significant portion at least 30 percent more that are not engaging in services that we only get data from extrapolation from law enforcement and police and possible contacts. So, we kind of modified court judicial system to be more of a kind of a service connection instead of incarceration. We are engaging that 30 percent much better, but the 3,200 is still. (Not Discernible) We are doing good things.

Comment: I think you will see when you do the survey, you are going to see a lot of crowded units, because of the market rent. I work in housing and we are seeing one-bedrooms renting increases with 100 to 200 dollars a month. They are going in and putting in a new floor and paint and front door and charging 200 dollars more because they can get it. So, I think when you do the survey you are going to see a lot of these over crowed housing because just like in the recession a few years back their generations were moving in together. I think you are going to see that and that is because of the market right now and a lack of housing. That I think is the increase in the homeless as well is because they can't afford rents right now.

Comment: We have an extremely low vacancy rate compared to most communities. So, our housing stock is really limited in addition to people see big increases in their rent and not being able to assist in that. We, Mesa was number one for midsize cities in the country for highest increase in rent which you will see.

Comment: I work on the ESG side and we fund the shelter in the rapid rehousing programs and then I work on several communities in trying to streamline the processes to expedite and get the people through and into housing that they need. So, working with them and so we are always trying to stretch our resources and help each other with these processes.

Comment: I think from my perspective the one thing I have to say is in the past other cities have been focused on doing more of the same and I think what Mesa is really trying to do is look at different ways to do it. An example is our judicial system. We literally changed it so police officers at the front end can site a person into as different kind of court that is completely restorative and rehabilitative with no incarceration to get that person connected and just rethinking how we are doing it in the whole process is what makes is different right now. More of the same is not working. It is like we are a hospital with a 24 wait to get into the emergency room, so we are building bigger waiting room instead of going back to the doctor and 17 doctors on one computer to try and get everyone through the process. So that is the big thing we are trying to do is go upstream and figure out why the process took so long.

Comment: I think another thing is that where the programs are located and the programs that help homeless are focused here on one side. If you drive to the east side and places I have never seen before that there is a large population growing in those areas. So, and social services are in other areas.

Comment: There is one new service on Power and University just east of that is why there is just a big population you have seen their recently. On certain days of the week there is clothing, and food and stuff is why. I think that is the only thing out there.

Comment: There is a recent court decision that changed how enforcement issues work. You have to enforce certain laws and services through the court now with camping and trespassing on a property unless there is a shelter bed for it with 3,200 homeless and 96 shelter beds.

Comment: Well with public services and some of the things that you are involved in (Not Discernable).

Comment: The CDBG plans we have the supportive services that go along with the housing and the shelters (Not Discernable) we offer services there. We pay for the services to help them more through the process and help them get what they need. (Not Discernible) to help these families through and find housing as well as the center they have a homeless base and that is helping to bridge the gap to address them. So, these were pieces that were missing in the past and we got ones that have partnering on certain days to help folks with the system and find out where they are at in the services that they don't even know that they are out there sometimes. Have I left out any of those? Those are the primary agencies that offer the supportive services. They are one of our strongest agencies as far as helping with the outreach crisis intervention and things like that of that nature and help bridge the gap in being folks that are either homeless or facing homelessness dealing with crisis dealing and bridging the gap to help them get the support, because if you are dealing with a mental health issue or a drug addiction issue a lot of times they need people out there helping them to guide them along through the process. It is just so many steps (Not Discernable) As long as we work with these programs or agencies there are still so many things that we keep learning about and hearing about that we didn't exist unless you are actually going through it or hearing somebody's personal stories. There is a whole lot and I think as far as barriers that in itself is a barrier, the lack of knowing.

Comment: Primarily we contacted those places and have navigators at the service center where folks are going to get meals and other services, I have coordinated there for them at that moment as well as they have coordinates in the field to go out to folks. The navigators we use in the field are either formally homeless or recovering. They are fantastic and they are the most engaged and they bring to the

table a level of credibility with the folks that they are working to help out of homelessness a level of credibility that is just unmatched. I think it is really a fantastic process.

Comment: One other area that we haven't spoken about (Not Discernable) is accessibility and strictly requirements. Could you fill that in?

Comment: I have just some blanketed overall statements in terms of what the City is doing well. So, we started to adhere to Title 6 ADA requirements as a city and have a centralized reporting system that we do for that, but in terms of internally in the city we do have a good ability to collect data and to be able to share data in order to get that cross sectional information. The City does have an open data source that pretty much all of the departments feed a lot of their major stats into excel sheets that you can download. I think that will hopefully be a primary source where you will be able to find a lot of the information in code for the police department, and fire, and what not. So, I think in terms of what we do for all of our ADA information, what we do with our Title 6 information and throughout the City is just making that data into, taking it out of the content of government language, and just flat numbers on a paper and what does it mean to and how it looks in Mesa. Mesa is really big about making the information and taking what works in other areas and fitting it to the City I think that will be very important moving forward in all of these different processes and in the reports and outreach and everything that is done in that regard. Our challenge is since obviously the Federal Government has reduced the monitoring and oversites to what protections they will enforce or have us enforce it is making sure that others are still very inclusive. It is and we like to take things beyond the bare minimum of what we have to do into what is both recaching our demographics and our customer service and what is the right thing to do. So, ADA for an example we know that we need to go out to meet our participating community. We need to find those voices and we don't expect them to come to us and looking at things like web accessibility and things like street infrastructure. We are looking at infrastructure, so it is a more comprehensive look at different areas of aspects. We were looking at quality and inclusion and just doing a lot of things out of the box.

Presenter 2: That sounds great.

Presentation

Group 2

Introductions

Presentation

Comment: What is the scope. What could possibly be in and what should we not be thinking about. I saw housing, but then we also started talking about education. How should we think about what is in…?

Presenter 2: The Consolidated Plan, education is not a part of it, but in the fair housing evaluation, something called the Analysis of Impediments to Fair Housing Choice, we do look at access to community assets. If you live by a good school that is a great thing your children can go there, but if you don't live by such a good school then maybe you want to move or something like that. So that is how education and other community assets come into play.

Presentation

Comment: Notice the Alzheimer's disease is one of the top five causes of death in the US. It is the costliest disease to care for and it is robbing entire families and not just the individual that has the disease it is robbing the entire family of any wealth that they might have and bringing them into poverty. It is a huge issue that is only seen in the top and housing is a huge issue.

Comment: I would say homeless families are grossly overlooked when we quantify the problem of homelessness because of their lack of visibility and we totally do not take into account the significantly high numbers of families that are doubled up that are not recognized by HUD as being homeless because they are doubled up when in reality they are every bit as vulnerable as families on the streets.

Presenter 2: What do you think is a priority?

Comment: I believe that if we don't intervene in the lives of families, we are missing the boat in terms of having a significant impact on our future generations for our community.

Comment: Well, one of the things that you mentioned was education and if you are low-income and even if we have an open district policy, if parents don't have adequate transportation and jobs that allow them to transport them to a better school district they are missing out.

Comment: One of the other challenges we see a lot of the other communities we work with is social isolation. Whether it is the seniors, whether it is the youth, they are tending to just isolate themselves and for kids sometimes it is video games, for seniors it is something else. It is really something that could be threating to the future.

Presenter: What are some outreach efforts that have been successful or not successful for reaching some of the marginalized communities in Mesa that we could employ or steer away from unsuccessful side for reaching and see what people's needs are?

Comment: This is going to be a terrible thing to say and I am going to preface it with coordinated entry is a great idea in theory, but it is not a great idea when we are the largest county in the country and the East Valley does not get served well with coordinated entry. So, we go to isolating because you can't get to coordinated entry to get accessed and the assessment tools are terrible.

Comment: Did you ask what are some of the things that are successful?

Presenter: Yes, if you have ideas of what has been successful.

Comment: I don't think that the relationship between the City and the education of the citizens is very unique to issues across the country. Our issues are there are very prominent and very helpful.

Comment: I would say partnerships in general. I sing this song everywhere I go, but it is all about relationships and it is so much easier if I have a family that is better served and say a family that I can call and say Laura or she can call and say Kathy, because the more we collaborate and consolidate our services for people seeking them it is better that way instead of these one off things that we are all guilty of doing and training. Partnership and collaboration work.

Comment: I feel like I am hearing two things and one is around solutions to the challenges and then I also feel like I am hearing you ask just in general how to connect with marginalized communities. So, are we answering both questions and one?

Presenter 2: The answer is yes.

Presenter: Yes, we want to know where the challenges are, but we also want to talk to the people who are facing those challenges and so on one hand yes we want to know what those challenges are and how can we solve them, but also how can we just reach out to people in the community who then could have a comment on what we are doing and participate in this process more.

Comment: For that specific question I have had a lot of success by simply being able to compensate people for their time, especially for those on the margins because they are vulnerable communities. Everyone at this table we are paid or have some capacity to it sit here and give our opinions when a lot of people are thinking when my next paycheck is and when am I going to get food. So, it is really a luxury to comment in this way. So, I think the number one thing to really get and hear from our citizens is to compensate for their time and say that this is valuable, and we know that you have so many competing demands. So, something that I have done in the past and particularly with the City of Phoenix has been to provide $25 an hour for people's time. So, it is a living wage and it is meaningful to them and also providing food to ensure that they can get adequate compensation for their time.

Comment: I would second that or say that I have also seen that be successful. In the family services, family navigational environment they do the same thing as a standard practice. They have great success in getting the voice of the families they serve and integrating it into the work that they do. Just by compensating people. That is really all that it takes.

Comment: The City of Mesa has a community court that has a presiding judge and that seems to have a very positive impact for people that are going through the court system that are typically in there from an interim standpoint and not really serious crimes, but giving them an opportunity and many of them have mental health issues, giving them an opportunity to get into a wraparound service type of environment and manager or at least monitored through eh court system. I think it had some pretty good success going through that. What typically happened is you have a team of navigators, but having those folks then be involved with those particular organizations and getting them in there. I think they have had a fair amount of success "graduating form a community court" verses staying in that system and going in and out of jail repeatedly. Likewise, you can do similar kinds of things in the hospitals and people coming out of the emergency room that need help as well that might be an opportunity to reduce revisits.

Comment: What are the efforts in this process to get community input and not just from the providers but from the people who are being served.

Presenter: We have a survey and we are in the process of developing a survey for both the Consolidated Plan and the AI. We will be talking more about the specifics tomorrow, but we have a series of Focus Groups and Community Meetings and then we will be submitting a draft that will go out to the public and we will have another set of meetings when that draft is lot to the public as well.

Presenter 2: We have, at least today, we have been talking a little bit about which locations to hold these meetings. What targeted audience do we want to work with that day, whether we should have translators there sometimes we can use a webinar style meeting for persons with disabilities or seniors or others who might not be able to leave their home, but they can attend. We just need to communicate with them in some way to send them an invitation via email. So that is one of the challenges of doing that approach. So, we are up in the air a little bit of how many different things we are considering, but we have made a proposal to do these community meetings and these focus groups and have these stakeholder meetings like this.

Comment: Is there a budget to potentially pay people or compensate them for their time?

Presenter 2: I think I would like to defer that to him.

Comment: No but let me qualify that. I like and I love your idea. It makes a lot of sense. We place a lot of constraints on people that we need to hear from and we say thank you and go back to work. Recognizing that in many cases those people are taking time off from work or would be actively seeking work had they not been with us. I agree that and one of the things that she will most definitely do differently is one we will talk about it and the fact that you brought up is it is huge and second for the groups that we will be meeting with we will figure out some way to provide a compensation. It may not be monetary I will tell you that, but it will be something to let people know that we recognize them and appreciate them. Again, I thank you for bringing it up today. It is a great point.

Comment: Piggybacking on her comment, I think it is going to be very difficult that you can hear a lot more than just the agencies. I think we are seen as someone are jaded somewhat from a standpoint that

we always have our hand out and it is never enough, and we need more, more, more, and more. I think our message sometimes gets lost. Whereas I think if you would do some focus groups at whether it is a community college or whether it is in the schools with the educators or whether if it is at even businesses I think that from us would be very helpful because it would carry much more weight and it wouldn't just be the providers that always seem to need more.

Comment: I know you all do it, but I have 20 captative people next door doing a career class that would be more than happy to give feedback. We feed them. We know if you do not feed people they will not come and the other thing is if you provide and even if it is just outreach material for the other agencies in the area that may be able to help them or even the education or the liaisons or things like that. I think than you are killing two birds with one stone. You are getting the information that you want from the people who need it the most, but then you are also providing a service. I agree that we should pay people, but I know that that is not going to happen, but at least providing them with outreach material for people who may not know it is there to help them in the community.

Presenter 2: I hope you all signed the sign in sheet and put your email down there because you will be communicated with the various survey instruments then you can share with your clients, you friends, your grandmothers whatever and help us to generate some additional input.

Comment: Can we circulate those?

Comment: I don't disagree with surveys, but we do surveys through SurveyMonkey all the time and getting response via survey verses in person you are not going to get the same response.

Comment: I think what you were recommending is kind of piggybacking these meetings onto current things that are happening.

Comment: Right.

Comment: For things that people are already showing up for.

Comment: Right.

Comment: Even with Boys and Girls Club, even if you did a sign up at the beginning of the school year you have an active audience of people who are already there.

Comment: I think that is a really great plan. You could even do an inventory for taking some time of what are the activities that are coming up in the next two months and be able to do that, so you are not asking people to get additional time and energy.

Comment: So, I have a question and it is partly personal and partly professional; I have been here almost five years and here is my question. Who are your contacts with the African American community in Mesa?

Comment: Cliff Moon is the biggest one.

Comment: Cliff Moon?

Comment: Bruce Nelson.

Comment: So, do you feel that your programs are adequately addressing the needs of the African American community in Mesa based upon what you just told me?

Comment: We have a disparagingly large number of African American clients in our programs. We try and make sure that our programs address that, but as a white person and I am going to be blatantly honest…

Comment: You always are.

Comment: I am never going to be able to meet the needs of my clients culturally, because I haven't walked through anybody else's shoes but my own. I can emphasis and I can sympathize, and I can try and match them to services, but I can never have the same experience. I won't even have the same experience as Kathy.

Comment: So, before you answer that question, let me ask you one more. How does say the family go about reaching the African American community? You offered me a solution question, but I am asking a different type of question. How are you outreaching?

Comment: How are we outreaching? We outreach all the time. We do it through church groups and congregations. We do it through agency contacts, we do it through public meetings, we do all kinds of things.

Comment: I will say we are really limited by the constraints put on us by HUD.

Comment: That is a very important point that the HUD makes it nearly impossible to do the type of outreach the needs to be done, but not just for African Americans, but for everybody.

Comment: We could say the same thing for our Asian population.

Comment: I was going there.

Comment: We haven't necessarily thought about it in that way in terms of specific outreach to various ethnicities other than outreach to our neighborhood and those that happen to be there. It is something that we have talked about and it is something other vulnerable populations, the elderly, LGBTQ and youth community and things like that that we haven't done anything that is that specific.

Comment: (Not Discernable) we actually have split it that way in the last year with some very specific data. We saw disparities in service between residents and legal services not matching up to who uses it. There were demographics and a geographically overlay especially (Not Discernable). So, for us one of the things that we have done is really just try to make personal contacts with folks and build up personal networks. What I am saying is sometimes it is easier to go to the large organizations and say hey, (Not Discernable) we will serve them, but I have found that the best way is to find trusted members in the

community through and I will just use myself through personal relationships with people who I know in the community who just know everybody and why do they know everybody. Then through those personal relationships say where should I be and it may not be, you know, the big tabling festival with 60 tables, it may just be like this really small thing with a bunch of key people in the room that doesn't really have a lot to do with legal services, but I am here and I get it. That sort of thing has gotten us a little bit farther in our outreach for legal services where folks see us as I'm not getting evicted, so I don't need you. You know we are there for all the other things. So one of the things that I would say is that we have found success in really making personal relationships and asking someone who coordinates that for the organization and the way that I have had my staff do that and the attorneys and other counsels and that sort of thing is by making them be on boards and making them be in groups and making that be a stronger part in what we are doing, we are all over worked but it makes a difference if you are on a commission or on a council and it doesn't have to line up exactly with your day to day work. That is not the outcome. The outcome is from who else in on the commission. So, for us we find those smaller type of things had helped in just sharing our staff with others and trying to put those personal relationships together as a way with outreach discussion when it comes to outreach based on ethnicity in particular, that has gone farther. Oh, yeah, they were at and I know so and so. That sort of thing rather than the other ways that haven't been as effective for us.

Comment: I asked the question in large part because and as I said in my opening statement, we the City of Mesa need to do a much better job. I know that I beat you in asking the question. That is one because as our funding sources look at us, they ask these questions. You know your population has a breakdown of such and are you truly representing the needs of the people. What are you doing? What are your outreach efforts? The one answer that we hear more often than not is exactly the one that you said, we are open, come. It is not working and so we are looking at that. We are asking about that with the LGBTQ community as well. We are interested in finding out what you are doing so that we can do a better job of it as well too.

Presenter: Just along those lines as we hold these community meetings are there any physical places in the city that are more inviting or welcoming to different populations in the city? That might be something for us to consider.

Comment: That is a tough one. Especially if you start getting into the root causes of things like homelessness for example. We are going to put an affordable housing community on Val Vista and Main and whether or not the neighborhood community is going to be accepting of that is a totally and we run into issues in the Western Mesa all the time with hey you want to do this and as soon as it is a go you are going to bring more people with SSI into my neighborhood and you are not doing it here. So that is a real challenge on how to overcome some of those barriers when you look at we are going to put in an affordable community of 100 homes of tiny homes or whatever it might be in this particular location and then you start to socialize that idea and start getting feedback from the different neighborhoods, I don't know that is a tough one. I don't really know. I live in East Mesa and so I have heard overtime that it is a little bit easier to do it out in East Mesa verse down here because it is kind of saturated from a central standpoint, but I have a feeling that you are going to run into the same thing or the same kind of concern when it starts getting out to different areas. Especially when you thought homelessness.

Comment: Is that in lieu to the political issues that he was talking about?

Comment: I agree totally. In fact, I was going to refer back to what he was saying about the political side of it. You see that.

Comment: (Not Discernable) the constituency so that they understand as supposed to just this lack of (Crosstalk) we have to find a way to do a better job of sharing with people who are resistant to what we are trying to do and why it is actually beneficial rather than being problematic.

Comment: Do you think, and I will ask this collectively of everyone here. One of the things that I notice when I arrived in Mesa that no one ever wanted to use the C word, concentration, in terms of low-income housing stock and in the Western part of the City, West Mesa. The question is a. Do you think that we have actually created a concentration environment in the West Mesa area and 2. What do we need to do differently so that perception is eliminated? I will throw that out to everybody.

Comment: Does anyone here live specifically in West Mesa?

Comment: Yes, I do.

Comment: So, what would you feel is the pulse of the community and what could change that?

Comment: West Mesa keeps moving east.

Comment: Exactly, where do you draw the line.

Comment: These days they say it is Gilbert Road.

Comment: This is true.

Comment: Where the light rail ends.

Comment: I think when you look at some of the demographic data, like poverty and concentration of kids connected with the foster system or the juvenile delinquency system, all of that data points to the fact that West Mesa has some problems that need to be addressed and I am not saying this of everyone it is too global of a statement to say that there is resistance but when we talk about meeting people where they are at this is where low-income people live now. It seems to that education piece that you are talking about. A LIHTC can be a solution, not part of the problem, but getting it built it is a very misunderstood animal. Those of us that do the research we know that projects like Escobedo, Ashley raise the quality of life in a neighborhood and improve the quality of life financial and the property values and the properties around it and those kinds of things and…

Comment: This is the other thing that I will say, you asked about concentration. There wouldn't have been a concentration in the Westside if we hadn't been pushed to the Westside. So, if you are looking at now the reverse which is gentrification. I mean it was put in West Mesa because it was the only place anyone was willing to let any of the non-profits purchase and now you can't purchase, I mean we

couldn't afford to purchase in the Eastside of Mesa. It is you are damned if you do and you are damned if you don't.

Comment: Both points well taken.

Comment: The other thing I will say about that is it was really pushed by the QAP and requiring it on the light rail we would've been more than happy to go out further at that time, but you couldn't get points on the QAP at that time.

Comment: So Qualified (Crosstalk)

Comment: Action Plan.

Comment: So Qualified Action Plan is what QAP is? That is how the LIHTC, Low-income Housing Tax Credits are basically scored.

Presenter 2: I have looked at some of the data that we will be considering in the Analysis of Impediments and there are several Census tracts on the westside that are classified as racially or ethnically areas of poverty, which means 40 percent of the population lives in poverty and 50 percent or more are non-white. So, the question we face as a city is what are we going to do about that? That flows to the Consolidated Plan and we take action. So that is going to be my question when we get to that point, what are we going to do about it? So, there are several choices and you can rehab, you can ask people to please leave and don't live here, that is really not feasible, but those are potential actions. I can see it coming. Those things exist. They don't exist everywhere, and some geographic areas don't have them, and they still have to do their consolidated Plan and AI and consider that one little piece, but you do. There are four or five Census tracts that we need to consider what action we are going to take with those things.

Comment: In the not too distant past minorities were regulated to this part of town. That is where they basically had to go, and I think families set down roots and generation after generation it continues to perpetuate. So, I am not surprised by your data.

Presenter 2: It is actually not my data. It is HUDs data.

Comment: The data.

Presenter 2: You perked up when I was talking there. I kind of want to hear what you have to say.

Comment: I guess my body language is telling. I think something that would be really important, and I don't know how politically feasible t is, but to really bring in economic development. This can't be like a silo only housing community development issue. When we think about it a big piece of not being able to afford housing has to do with the wages that you get. Directly related to that. So how can we promote more living wages both with small businesses and non-profits in the area and making sure that people who are working at your non-profits don't have to rely on public assistance. Making sure that there is a range of economic development driver specific to income and not just the affordable and yes that is

important but it also needs to be linked to and keep having the affordable housing if you don't increase wages and have that be a priority and not and also thinking about it is not just attracting Class A office space because you are gentrifying the area. You are latterly saying we only want people who earn this much, and we don't want anyone else. So, I feel like it has to be linked to an economic development plan, but I don't know how politically feasible that is because It if a difference of framing economics and thinking of what is helpful and what is not.

Comment: And you bring up a very good point because our efforts to create jobs are you know we follow STEMN and so we are looking for those high paying jobs and were are not talking to the extent that we should be about jobs at the lower income levels of the spectrum.

Comment: So, for example I am assuming you have, but let me and look at Phoenix for example and they have that central corridor and god knows and I have been around long enough and that was a mess not that long ago and now it is cool. It is a cool place to go and there are lots to do and restaurants. Gilbert, I mean Gilbert has that kind of a row now that is central which is really cool, and Chandler has done the same thing. What can we do? It is well what you are saying about the economic development, but how do you promote that? I have been here 45 years and downtown has always been downtown. Please I am not trying to bad mouth, I have lived here 45 years so obviously there is something good here, but at the end of the day and it is tough. You go to these other cities and it is rocking. It is a destination. People want to go there, and we don't have that even with the light rail. Something is missing and is there something from a city leadership standpoint that you can learn from other cities to say here is how we did it. Here is what you might want to consider and maybe it is over five years or maybe it is over ten. I don't know, but it just seems like there is an opportunity there to drive more economic kinds of things that other cities are already doing and really very successful at it.

Comment: I think the challenge that is though if you look at the demographic making of let's say Gilbert to Mesa there are more people of color here. Sometimes it comes to be like a racist issue in some ways of how you promote things and Chandler is actually having a similar problem with their low-income communities because the downtown is gentrifying historically people of color neighborhoods. So, it is not and a little be we don't want to just look to what are other cities doing because you have that piece of you have to look at the dynamics.

Comment: I agree and don't agree. I see Phoenix even like where you used to get around Washington and Jefferson, that 16th Avenue and 7th Avenue even that is starting to and that is becoming and that was tough at one time and those are tough neighborhoods and they probably still are, but boy you go down those main corridors and you can see some good things happening there.

Comment: Unfortunately, they pushed out a lot of people of color and there are a lot…

(Crosstalk)

Comment: …and hold the people that live here and deserve to be able to have that. It is complicated.

Comment: I agree.

Comment: And Mesa now has industrial corridors that it didn't five or ten years ago. I mean that is what is happening in Mesa. No, we are not pushing our downtown, but we are bringing big business here and that is very new and very different.

Comment: Downtown Mesa is probably not going to be recognizable in years from now.

Comment: I hope so, I have been here for 45 years and I have been hearing that.

Comment: Long term plan for downtown Mesa is a pretty profound. There has been a whole lot activity in terms of affordable, market rate housing, businesses being purchased, property being purchased. There is and it is going to change.

Comment: I second that. ASU is going to be a major game changer downtown and like he said we are involved in some other things that haven't been broadcast yet that will, and some things have happened. If you are downtown go to the Nile that is an example of a new program that is a Community Development Block Grant program that is helping to change the tide around there.

Comment: I think this economic driver is that is has to happen. It just has to.

Comment: One thing that I will say and you guys both touched on it and you mentioned STEM. Our surveys for our clients last year, they moved eight times as kids. They are not getting enough education to be able to meet a STEM qualified job and you can't have someone move from affordable to market rate unless they can make the wage, but they can't make the wage if they haven't had the education to make the wage. We have very few job training programs in the east valley that are short term to give people enough training to get them further along in the market.

Comment: I have been working on a project, we have, and our team is working in Mesa this year that works on addressing that with the commerce department. It is taking and basically the larger industrial manufacturers in Mesa and a new credential that has been (Not Discernible) that it is a short term one year program that we have a kid who was (not Discernable) who could barely get a credential that could get them into this manufacturing business and where there is high wage earning potential and move their way up. To be looking at programs like that where there is a pipeline vision and an entry point outside of traditional school as well I think is something in Mesa in particular when we identify where in the valley we were going to launch the program, the ten mile radius we were going to launch this, because of the potential, because of the industrial complex that is here in line with the students that need it. I think also looking at that (Not Discernible) and how are we approaching opportunity outside of traditional where we are creating this short one year. Okay we know you didn't do well in school and this is another thing and see how this works. Just because you didn't do well in school it has nothing to do with this. If you do well in this and it is one year and (Not Discernable), but if it works out it could change your whole life. Something really like easy and quick and to me for all of our programs to continue to not overwhelm the people that are coming in and does have to do an indefinite from the five year on and the economic development and invest in that group of young people, 16 to 24, who are in the middle. They might be homeless now, but those kids can still go in a program and are we really targeting them for that kind of a movement or are we almost lowering them, lowering the potential by

saying let's just get them in and no let's try to push them through a little bit farther by combining some of these programs and I think one of the things that I would like to see in Mesa in particular form our research is really having a more partnered approach for someone with the other community development and organizations when it comes to the youth and the way that we are moving kids into the economic partner with the business community, because they were extremely because they don't have enough people to fill these jobs anyway. So, what we are saying is okay there is a group of people that need jobs and there are people in 15 years that are going to be retired. We need to be looking at a more holistic approach to that entire circle that I am not sure is or has been represented, but for me I would like to see that represented a little bit better.

Comment: Is there like a big picture Mesa, this is who we as a city want to be that can provide context for some of the priorities?

Comment: Yes and No. The yes is the city's master plan which sets forth be it planning, be it zoning, be it employment opportunity, be it housing, be it affordable housing, that document establishes the philosophy. The Consolidated Plan and on the other hand is first and foremost as he talked about it a HUD tool. The difference is that the ConPlan and the Analysis of Impediments to Fair Housing both have the responsibility of capturing the needs of the entire community and focusing on what are we going to do with their money that address the needs of low- and moderate-income people?

Comment: One of the things that you could do is a suggestion in trying to get the word out. I think of things like is you could get a partnership and somehow endorse the Consolidated Plan. You could go to the Chamber of Commerce and present what the Consolidate Plan is and they get that endorsed and maybe the way that you do that is maybe you go on Mesa Morning Live and present your and what is happening. There is a bigger audience than people realize. What you are doing is you are attracting a broader and you could have a survey and you could present it and it would be well received, but those are the types of things that would expand what you need to do to get that word out.

Comment: Would it be feasible and I don't know the thinking about the analysis or the level of research that would be done or what data that would be available, but would it be possible to do some sort of inventory or assessment of the percentage of jobs that are living wage or below living wage in the City. I don't know if there are specific data sets that you could pull from, but would that be something that could maybe be included in the analysis of impediments so that there is just a baseline like this is the percentage of jobs that is not living wage so of course you are not going to be able to get people to afford housing.

Presenter 2: We would be happy to enter that data if we have it.

Comment: The is a community action association known as Wildfire has that information. They have an initiative called Raise Arizona and they I don't know if they have exactly what you are talking about, but they have the exact living wage for all parts of the county, the entire county.

Comment: As a reference point.

Comment: They did a couple of years ago, but…

Comment: Maybe if that data linked to what he is saying about connecting with economic partners in the area to be able to say let's push this agenda and lets encourage small business owners to tell us what is needed in terms of grants or funding to help support that to at least you are helping support the economic piece of the housing.

Presenter: Are there any other local data sources that would be useful in collecting data about Mesa or the population?

Comment: Do you have an example of one?

Presenter: Do you have an example?

Presenter 2: Sometimes communities collect specific data on their own local that maybe is not something generated by the state or generated by the federal government and this index or this data gives us some flavor for quality of life or indicators or other types of issues. That is what we are looking for to see if those things exist here and we would like to incorporate that information. Particularly if it can tell us something about the city itself, inside of the indicators are not as good as another side and what can we do and what are the key issues there. Of course, we can use federal data and have geographic maps that show these things and show the color gradations between east and west and downtown and so on. It would be nice if you had something like that or one of your community members.

Comment: We do. Our program did a Community Needs Assessment and it is 50 to 70 pages a year ago. So, we have that with maps and all of that.

Presenter 2: That would be great.

Comment: (Not Discernable)

Comment: Hasn't it only been a year since all of the providers provided a bunch of information to the city for a council meeting?

Comment: That is correct, and that information will be made available. I forgot all about that. That is right.

Comment: The homeless, the Department of Education collects the information from the homeless liaisons to quantify those families that are doubles up as well and homeless.

Comment: I think also to your point that you mentioned earlier, the health care and zip codes and your life expectancy to zip codes. The Robert Wood Johnson Foundation, the one that links the life expectancy and zip codes, so I don't know if they have down their work specifically in the east valley.

Comment: Annie E Casey also does it on youth for Arizona.

Presenter 2: So, tell me what the city is really doing well.

(Crosstalk)

Comment: There has got to be a reason that I have lived here 45 years.

Comment: The City of Mesa quite frankly steps up more to the plate than any other city in my opinion. They give more and they are more involved, so they do a lot. It is just that they have a lot, we have a lot of challenges to address.

Comment: Especially considering the size.

Comment: And geographic distribution.

Comment: There is a huge geographic sprawl as a city, I think.

Presenter 2: I am confused, let me return to your comment. Earlier you were talking about the lack of political will to accomplish much of these things and now you are saying we are a great city; we are real at the forefront. That seems like those two statements conflict one another. Could you explore that?

Comment: One of the things an unintended consequence that the City of Mesa has to deal with is the district system and what I mean by that is what you have now is a situation where you have one council member in a district that does not want something to happen the power to get that changed is extremely difficult, because they are not in a sense thinking what is best for Mesa. They have to deal with a need your vote for something else so if this individual does not want this then it is going to be very difficult to get something passed. I think that is an unintended consequence and so when I talk about political will I am saying that when you talk about affordable housing and then there is and you know it is completely identified and something that the community needs, but the mindset now even amongst the agencies it is not going to get done. It is basically been communicated to us and not in a mean way, but it has communicated with us that of the powers that be the will and the drive to have affordable low-income or whatever you want to call it, affordable housing is a no go. At the same time Mesa is very philanthropic in the City's point of view to give as much to the agencies. It is simply not enough. They are much more generous than some of the other cities.

Comment: My impression and I don't live in Mesa and have just been involved in the last year is that the growth got heavier. It has just gotten so big so fast that the structure for making decisions for the whole town hasn't really caught up with where the town is. We are doing such amazing growth, but it just hasn't all come quite together, because its…

Comment: This is what I will say to tack onto, and the Council has political will, but the constituents in some districts are so loud that the NIMBYism is too high. So, the political will of the people in those particular districts is so strong that that council member even if they support affordable housing will never go for it.

Comment: You know what is impressive with Mesa too, a few years back I had a chance to be a part of the Mesa Leadership Program and to realize the number of agencies out in Mesa out and supporting people is pretty phenomenal. It is amazing how many. I didn't know or realize and all of a sudden you

start noticing. Firsthand experience it is phenomenal. I think it is a very supportive and caring community. Personally, I always liked it because it has more of a small-town kind of a feel even though it has 36 or 35th size wise in the country. That is a pretty good size city of all things said and done. I think the school system and my kids went through the school system here and they did well. I think the school system is doing good. So, I think when you put a lot of things together, I think it is a very caring and concerned community, buy it is growing fast and now there is growing pains. It is a big geographic city. It has a lot of different geographic pockets around the city too which I think has its challenges as far as managing that. So, I think there is a lot of positive there, but let's go figure out how to tackle some of these issues.

Presenter: Along those lines what City programs or efforts can be improved?

Comment: I think zoning can be difficult. So, you mentioned earlier tiny homes. That might be an option, but not in the city, because of zoning. It is not because of political will. There are zoning issues

Presenter 2: What about scattered sites?

Comment: For tiny houses? No.

Presenter 2: Not for tiny houses, but for smaller affordable housing units.

Comment: It depends on the zoning. For instance, there is a historical neighborhood across the street. It is very substance on what size you can actually do which is difficult. So really it depends on the neighborhood and it depends on the zoning.

Comment: I think that speaks for the same idea instead of it being siloed as in terms of government departments, there really should be this more cohesive effort of trying to get in the economic development zoning. You can't have everyone on the same page, but at least there is more like a collective impact approach even in like the government sphere, because if it only housing and community development that cares about this thing than you are going to have this other pieces that are disconnected and not really putting all efforts concerted to the issue. I think that is an opportunity of improvement to be more cohesive within our government departments function in this particular issue.

Presenter 2: So, you are recommending that, right?

Comment: Yes, that is my recommendation.

Comment: I think one of the things that might be a big challenge and maybe even hurt us, but might help the city is maybe the city to your question needs to decide do we try and spread what we have so thin that everybody gets a little bit of it verses what do we really want to do to make an impact and make something different happen. So, it may not be equally distributed. It may have to be decided that this is going to be housing or this or that and it can't be six other things. I just through that out as a fair question.

Comment: That is something that we wrestle with. When we do our planning we are always thinking that we are going to have less resources and miraculously over that last couple of years that has not been the case, but still we are in a situation where we have no choice, but to spread the wealth as best we can, but unfortunately if we have specialty things we are not able to do it. This year was the first year we a paradigm shift as to funding less hosing and more infrastructure. There is a reason like that I suspect I probably will take it as the city realizes it actually can do more in the long run by doing long range planning. To do that you have the non-profit organizations and talking about political, I make certain that we provide for them as well too.

Presenter 2: The City gets 5.4 million from these programs and when you think about that it is really…

Comment: A drop in the bucket.

Presenter 2: It is not sufficient to address all of our needs. So again, this is coming back to where I started an hour and 15 minutes ago is, we are going to have to prioritize and allocate those resources.

Comment: I think one of the things that is not taken enough into consideration is the leveraging that non-profits do for every dollar we bring in X number of private contributions to sure up that dollar of service that in essence the City is buying. We try to quantify that a little bit with our collaboration of homeless providers and I am not sure we really got to the articulation of that impact that I hoped we would have. It is something to be considered.

Comment: (Not Discernable)

Comment: I am taking it all in.

Comment: When I became a member of the Housing Board in 2003, I believe that we had in the City of Mesa four HUD senior housing building and this was in 2003. We still have four HUD senior housing buildings. No more and no less. Three of them are in West Mesa and one of them is in East Mesa. I think at that time we had 1,500 Section 8 voucher and I believe we still have 1,500 Section 8 vouchers. Lack of money on HUD. HUD has even though as he said every year, we think we are going to have less and we are always told at the beginning and we have been fortunate at the we somehow manage with almost level funding, but nothing has changed in almost two decades with HUD. It is very difficult to overcome not having any more money. So, everything is status quo nothing changes. That is why when we all say we are not going to have any more affordable housing; we know we are not going to have any more affordable housing.

Comment: I will say the one thing that has change through is the housing has gotten older and I know you have talked about trailers and we have had a lot of affordable people living in trailers that have become so dilapidated and had to be condemned that we have ended up with less affordable housing.

Comment: The senior housing buildings are 20 years older than when I started doing senior services. Everything is just older and less maintained and there is no money. Yes, you are absolute right that is what has changed. Everything is older.

Comment: I agree with you totally. I think we have opportunities to leverage the LITCH dollars if we can garner the political will to do that. You can go back and rehab a LITCH project after a certain point, like refinance it and fix it up so maybe those are opportunities that we could look at to revitalize that aging stock of housing that is so priceless. Just a thought.

Group 3

Introductions

Presentation

Comment: I don't know if this is the time. I have seven things I want to mention, and I am not sure how, if this is the best time?

Presenter 2: Anytime is a good time.

Comment: Let me kick it off. So, we work with folks with disabilities and here in Mesa right now we have about close to 20 percent of the population has a permanent disability that effects one or more major life activity. Translating to about 9,999 people. That number is going to go up with baby boomers and seniors to close to 25 percent in the next 20 years. So, we are looking at 125,000 people. So, in looking and two main things that we are looking at that ability 360 and the folks that we get call from. She is our information referral person and she gets 300 calls per month and fully each month 100 of those are housing related. The two main issues that are affordability and accessibility. So, I just found that last month in June average rent in Mesa went up 60 dollars since the first of the year and now sits at 1,054 dollars. When you translate that…

Presenter 2: That is average market rate?

Comment: Yes. When you translate that the means that a person would need to earn $19.48 per hour or $40,518 a year. If you are working minimum wage here in the State at $10.50 an hour you would have to work 56 hours a week at minimum wage to afford a one-bedroom. You would have to work 70 hours a week at minimum to afford a two-bedroom apartment. Minimum wage here is $10.50 and it will go up to $11. Conversely folks that we work with who are either receiving SSI or SSDI their monthly income checks are just north of 750 dollars, 750 to 800 a month. They can then afford if you take the 30 percent range at 2 and a ¼ per month. Slightly lower than the $1,054 that is required now. Slightly lower. So, what we are looking at is the fact that the City and Mesa does reflect the nation. It is a crisis that nobody is really dealing with and that is that folks on SSI and SSDI would not benefit from 30 percent housing. With the income levels here you would need to subsidize down to an 18 percent level. If you took part of the monies to assist for subsidies obviously is you went down an extra 12 percent to the 18 then you would be able to serve those folks, but obviously money does not go as far and you would not be able to serve as many, but for the 100 calls she gets each month, you talk about 30, 50, 80 percent housing it is pointless, because folks can't afford that. So that is point one on the affordability. Point 2 is the City needs to continue increasing home modification programing. Again, I mentioned at the onset of introductions we have enjoyed an 18-year partnership with the City, and we need to ramp that back up and get that back going again. So that we can do modifications to apartments and homes and help with the accessibility piece, because folks that have accessible apartment don't have many choices, so they don't move. Choices and options and freedom in this country is what we are all about. So, we want to partner and be a part of the solution on that one. Our third point is and part of that is there should be incentives for more this will be my third point; built in incentive for more accessibility in new

construction. Not only for rentals, but single-family homes as well. You can be much better off doing accessibility on the front end then having to go back in and widen the doorway for $800 or you know having zero step entrance rather than the 4-inch step in front. There should be incentives for more accessibility in all new types of housing. Fourth point, we are recommending for the city is more beefed up fair housing education and enforcement. HUD dollars have been reduced in this area and we know that folks with disabilities are the number one topic of fair housing complaints and many of those then are surrounded around service animals. So, what would be beneficial for the entire community is having more education, training, and enforcement of existing laws on fair housing. Next point are the mainstream vouchers. The new and second round of mainstream voucher applications will be due September 5th. We would love to partner with the city in that regard and be an apart of the solution. Mainstream vouchers are for four basic groups, homeless, threat to homeless, nursing home placement or threat of nursing home placement. Sixty percent of all homeless folks are folks with disabilities. So, that takes into account part of the priorities here as well. So, the mainstream vouchers are important. We are also saying marketing, marketing to add landlords and units. Mesa is no different than any other city in the valley and those across the country, fewer and fewer landlords want to get involved with any type of subsidy program. Sort of what he said is they can get their fair market and they don't have to monkey around with any subsidy programs, evaluations, assessments, paperwork, but there needs to be concerted effort by the city to do better marketing to get more units available. I talked to another city just yesterday and they said that they are not going to go ahead with mainstream applications and that application for vouchers because they have a tough time finding units that will work with them. There again neighbor of Mesa has the same issue. The next one is a visitability ordinance, here again we want to partner. Visitability has six very basic sets of features of accessibility for new builds. There is precedence over the country to places in Arizona where those six minimally invasive features of accessibility help to increase all new housing. My last point is 60 percent of those that are homeless are those with disabilities themselves. So I guess in conclusion my part, my comments would be to take the 2015-2019 Consolidated Plan and would say up your number one priority from this time from investment and economic growth and workforce development to number 7 and bring 7 back up which is affirmatively furthering fair housing which includes one increase the supply of affordable units and units accessible to people with disabilities; 2, increase fair housing education and build capacity for fair housing testing and reinforcement, and 3, support improved access to community resources. This is not a niche population in town. It needs to be addressed. Thank you for your time.

Comment: One of the things that I did not hear in your presentation and I might have missed it, I apologize for that is criminal justice. That is a major issue for people that have a finally in their background or who have a family whose child has a felony and therefore are not supposed to be in the home and some of those issues. We are working on trying to decrease the prison population, but they have to go somewhere in the community successfully and I am not hearing anything about that population for helping them transition smoothly and they would also be mostly likely in the low-income bracket. The other thing is have we thought about creative solutions instead of one apartment for one person. I know when I was going to college you would get together friends and you would split an apartment with those. We had roommate parties, where it helps low-income individuals to find people and go you have a similar sleep pattern and activity and stuff and why don't we go together and pull our

incomes together which then qualifies for housing and just both be on the lease. So, I just thought we could do something creative to solve.

Comment: I think shared housing is a great option. I think you are exactly right, and it is done in other cities. Northern California where rents are so expensive people cannot afford them. There is a whole shared housing coalition. There is a whole shared housing website. So, if you need any information on that I am thoroughly on board with that too. It can work for everybody. Just the attainable housing is do important.

Comment: Years ago, I worked with our area senior center and shared housing was a part of their programing and I as a person with a disability shared my home with a young woman and her daughter. I know that was also working where a widowed senior had a home and could have a young person to help out with chores and what not. That was a win win for both of them so that concept certainly works, and I can speak personally from it.

Comment: It really can save a lot. We have such a growing senior population especially in the East Valley. We can help people from getting evicted in the first place by having them have an ability to even set it up where you know you have a assistance with background check for your roommate if the people are willing where you know you are safe, but then you don't have the seniors who lost their spouse and now are on one social security income verses two and now have to leave their homes and yet they can have safety and they can have support and I think that and there just needs to be more creative problem solving to it.

Comment: That was your first question.

Presenter 2: Pretty quiet over here.

Comment: I think from my standpoint it really goes back to that working family and those credit issues. You have single parents out there. You have families that may have gone through a divorce or through some type of disability or just misplacement from a job and got laid off and it effects their credit and it effects those credit scores and when people are out there those landlords and they are looking at credit scores and not necessarily looking at the issues that may have led to some of those adversities on a credit report or how long that has been on there and things like that and they are just looking at some facts that are checking a box. You have a lot of families out there that can't stand on their own and especially the single parents. You have a single mom or in some cases a single father with a child or multiple children and it is a struggle for them to try to find affordable housing and those middle incomes., those workforce incomes that they are making and they don't qualify for assistance, but it is a struggle for them because then they still can't afford a lot of the basics especially when rental prices and even home ownership, mortgage prices, it is just too much and utilities, foods and whatever the children are needing for school, for transportation. You are not getting to some of the other things. I think really looking at that affordability, but how are you or how are they accessing the factors in order to even get them into housing. It is really an issue.

Comment: Community Needs Analysis, we need some childcare. A lot of people need childcare when they go to doctors. A single parent cannot take their child to a doctor's appointment for whatever reason and they need someone to watch your child. If they need to go to a job interview; if they need to go to go look for a job. DES does have a program where they can help with childcare, but there is a large waiting list.

Comment: Again, for those that can't afford it if you have a child under five years old that is almost a mortgage payment putting them in there or sick days. If a child is sick you can't take off all of this time because with a sick child, you are missing out on income a lot of the time so…it is a struggle.

Presenter: Another part of this process is just reaching out to the community and the public and these people that are facing these need and we wanted to pose the question to you, if you have any outreach efforts that have worked or haven't worked to reach marginalized communities or person with disabilities to get them involved with this process?

Comment: A lot of people didn't know where to go for a problem. Is there a place to go where there is a touch screen that asks I ahead problem, where do I go to get this answer? The answers are out here, and I am sure they are out there, but they have no idea where it is. Is there one place? The library with a kiosk. I have this and here is where you should go for that information.

Comment: 211.org is a resource online.

Comment: It has been substantially, and the new legislature just cut funding for it. So, Crisis Response Network is the one that manages it and now it is going to a reduced measure of an automated system with no people contact and it is not going to be updated very often. The 211 is a very helpful resource for a lot of those questions and their rights and things like that.

Comment: You can go online. There is no central housing clearing house. The people that call me that want to relocate, and I have to ask them if they have been here. It is a great place, but rents are very high. So, when they are and what's a phone number that I can call to get all the information, but there is no housing clearing house for different city, for different populations, so that is just not available.

Comment: I think too that a lot of people use the 211 resource I know when they ask me I will always help and here is the 211 resource and as a non-profit leader, it would be really helpful if we knew of the resources, knew of the contacts. So, if you were able to somehow do an info session and a call out for non-profits and anyone that is serving the community to come in and have that information readily available that can serve the special communities. Especially those that are dealing with marginalized and underrepresented areas and communities that they all have that information on hand so that when those questions do come and they do come often and we are just not giving out a 21 resource line, we can say that if you live in the City of Mesa here is specifically where you need to call and where you need to go on the website and things of that nature, but a lot of them don't know that information and a lot of the people that are interacting with those communities don't know that information.

Presenter 2: I think she was talking about methods for outreach to particular groups and if you have found success in your methods could you share that with us?

Comment: We have very active social media accounts and it gets the word out to folks that way. We have quarterly newsletter/magazine on site, website. We reach out to our partners in the community and other non-profits and word of mouth really in the disability community is a powerful way as well.

Comment: There is a number of low-income people that so have smart phones. It is the way to type in employment and apply for jobs and those types of things. They tend to have a higher than you would support of smart phones. So, having community text messages or again we do a lot of word of mouth. We go to the shelters once or twice a week and we put flyers up there. The homeless communication web is actually pretty swift if you can get it to the right locations. One thing you have to remember is it becomes very challenging to a homeless person to remember what day of the week it is. So that is a factor that you will have to play, because you don't have a work schedule, a school schedule and the days just kind of blend together. So that is a factor having open dialogs that are a few meetings in a row at the same time and the same place may be a beneficial thing to attract more and food. Have food at the event and you will have more people.

Presenter: Are there any physical spaces in the city that are more welcoming to people that you work with that would be beneficial place to hold public meetings to gather people in attendance?

Comment: Libraries.

Comment: They are great.

Comment: We have a large facility here in Mesa and we can open it up for whoever shows up. Libraries and I don't think schools would be a good thing. You would have some people who wouldn't be able to participate.

Presenter 2: Your facility is where again?

Comment: University and it has a room about 2 or 3 times the size of this room.

Presenter 2: I assume it is all ADA…

Comment: It is all ADA and it is mostly the front door does not have an automatic opener, but everything else is wheelchair and other compliant. The bathrooms

Comment: Who are you with again.

Comment: Stars Stand Together. There is one in Scottsdale, but we are Star.

Comment: I have a question. It seems like the conversation has just come back several times to the that there is just not enough affordable housing. So, is this plan the right place to make the plan to create more affordable housing or tis that what is the focus here?

Presenter 2: It is. Can you answer her question?

Comment: It is the right plan, but it shouldn't be perceived as the end process. You know the discussion about the need for more affordable housing is political one too. You elect people every four years to help make decisions about things like this. The money that we receive from the Federal Government is just a very small amount that is used and split across so many different ways that it cannot even begin to address all these pieces that we have been talking about today. There are other resources that would combine with what we get would help make a difference. But ultimately those are decisions that elected people make and you know the part that you play in the process is where you are crucial to achieving the end goal to getting more affordable housing.

Comment: I guess the reason I asked was where train of thought was my role is in government grants and we learned about you and do we try to bring that money to Mesa, because it doesn't look like that is here now. We are looking for those kinds of recommendations here.

Comment: So, let's talk about you for a moment and that actually started out as a HUD program, but it is no longer a HUD program. At its core and its original intent, it did a couple of things. One it provided economic opportunities for people and it still does and the second thing is to provide a skill that can be used for life. Anybody that comes through those programs they end up going onto trade school and training through the program and have a job for life basically. The other thing is from my perspective helps to keep young people off the street with a skill or a trade. Combined with maybe a CC or even Mesa Public Schools or say another non-profit, it is one of those things that can set the stage very nicely to do what we do. That is not only affordable housing development, but transformation. So yes, absolutely.

Comment: (Not Discernable) The community results in more affordable housing so it really has my attention right now and being so new I am not sure if I am out on my own planet or if this makes sense.

Comment: Absolutely at the end of the day our discussion it is about not only affordable housing, but the goals to maintain that regardless of the population that you find yourself be it special needs, be it low-income, be it senior, but at the end of the day that is what we want to do.

Presenter: Another is we wanted to get your feedback on was is there any local sources of data that we can turn to to enhance the other data sets that we will be pulling from? Is there anything that you are aware of locally that we can use in this plan?

Comment: They heard about the CNA that you all did last, so that is…

Comment: Thank you.

Comment: So, what are your sources of data and what are you looking for?

Presenter: (Explanation of data sources.)

Comment: Can You explain what CHAS and HMDA is?

Presenter: (Explanation of CHAS and HMDA.)

Presenter 2: (Explanation of Data and Surveys.)

Comment: It is roadblock right now, but there is a program or at least there was, and I used to run a homeless program in my prior job. At that time there was a HUD program that I think was a federal program that you could apply if you wanted to buy an apartment complex and rehab it, but you didn't have all of the money. You could use some federal loan and you would have to get so many units based on how much you borrowed for HUD low-income housing in your unit. Do you know and what the City of Phoenix kept a report of this housing and this housing and this housing has so many units? Are you first of all aware of what program I am talking about?

Presenter 2: Generally, I am aware of the kind, but I do not know the precise program you are talking about.

Comment: I just came across the packet a week ago and I just can't visualize the name of the cover on the packet. My thought is they are still doing this. It would behoove the City of Mesa to look at who's on that list and do they actually have the required units rented to low-income individuals and if not, are they sitting vacant or improperly used to higher income people who are not in the subsidized program.

Presenter 2: We did a bunch of work in the southern US for a state. There were a lot of PHAs that came to the table and one of the stories that they told was that their large units are having trouble filling their large units, because families are smaller nowadays and so they are not allowed to lease these to small families, so they go vacant. So, one of the objectives of our work there is to go back to HUD and say if we have these that remain vacant shouldn't we actually lease them to someone? So that is where it is at. I was just thinking when you were talking about the low-income housing tax credit program, which the developer will sell the tax credits and get some money to help fund the project, but there are troubles with the housing tax credits here? Right?

Comment: Right. We have talked about this in the first group and more extensively in the second group today and I spoke about it in my opening remarks. There is not that big of an appetite for multifamily housing of low-income people. A lot of the program is just that. A couple of organizations over the last couple of years had some really wonderful ideas to do affordable housing projects and the political will wouldn't allow it to move forward. It doesn't, mean that we shouldn't continue to try, and it doesn't mean that we will stop identifying affordable housing as a priority. The example that you gave, and I put my compliance hat on for a moment and it troubles me to hear what you said, because generally those units stay full otherwise the developer doesn't make any money. I don't think that that would be a problem here, but again there are a lot of mitigating factors that go into a decision like that; one being location. It is very difficult and property prices have escalated and if you try going further east that means there are more subsidies that are required to make affordable housing work and in the area in Mesa at was being the pilot program years ago which is the western part of the community where we are at now, there are groups that have been organized and have done very well and are certain that no housing development takes place. So, it is not to say that from a city standpoint that we don't at least don't recognize that there is a need, but we do recognize equally that there is a need for voices to be heard form you all to elect people as well and that is statewide too.

Comment: To your question about other local sources, the data I would probably suggest going to some of the more localized organizations that do research and data for certain groups like the State of Arizona and they come out with a report every couple of years on different segment, but they do a lot of reach and reporting on areas throughout Arizona which would include the major cities that are around the Phoenix metro area. So, they may have some day. They may have gotten it from some of your sources or they may not. I would check with others like the Hispanic Chamber because they would be tracking certain demographic area and information in certain areas and organizations like that.

Presenter: Thank you.

Comment: I don't know if any have been done, but I think maybe it came out briefly in the last, but if there is anything like an economic impact study report for an organization or industry in this area. I was previously with Boys and Girls Clubs and they had a group at ASU, I think that put that together for them a few years ago and they were able to and it ended up showing that for every one dollar that Boys and Girls Club spend or that you gave or whatever it generates like 18 something in value to the community. So, my thought is maybe an organization of that size in this field has done something like that and has their own work that can be used or maybe one from a municipal field. If we don't have that kind of data, that hard dollar translates.

Presenter 2: That is a good idea.

Presenter: Shifting a little bit. What are some things that the City is doing well? Or what are some things that the City is not doing well? What ways can the City improve or what ways are working for the City and engagement or addressing need?

Comment: I think for workforce is get the City buses to go further out. (Not Discernible) people can't get to work because they can't get the bus. I don't know how far the transit system, but at least get the buses.

Comment: Sometimes a few year ago (Not Discernable) Southern and a few other streets around that area and no one got on the busses at that time. There was a metro stop out there past our road. No one knew it was up and running.

Presenter 2: That is interesting.

Presenter: Any other comments on the City's role?

Comment: Have you thought about connecting with ConTrans and some of the other taxi services to see analysis if those would be people without cars so you would probably have a higher density of low-income population in that area to also help and just be another map of where your needs are and where the population is currently living.

Presenter 2: We haven't really considered that yet. The data does seem to be difficult to get a hold of.

Comment: I don't know if the city has this, but I think it would be nice for people who do get the Housing Choice Vouchers that are coming up and some of the nice things to help with affordable housing, people call me and they want a list of who accepts the vouchers. So, I don't know if the city internally a list has of who would accept housing choice vouchers, but that might be a nice thing that could be done that would benefit the citizens.

Comment: Does the city and one thing I haven't heard come up at all yet is like the issue of addiction or drug use and how does that relate to does the city do anything in that area as it relates to housing?

Comment: I can't and please state that again.

Comment: I was just noticing that the issue of drug addiction and drug use hadn't come up at all and I was just wondering what does the city do well or need to improve relating so closely to peoples housing. Is there anything that the city is doing in terms of that particular issue.

Comment: Through this last funding cycle we are not funding anything that addresses drug abuse. As a part of the continuing associated with housing which lead to homelessness in some instances. We have chosen to put a much greater emphasis on housing folk, but by the same token I don't really recall having any organizations that ask for funding this last cycle or the last couple of cycles that addressed drug abuse. I do find that strange now that we are talking about that. More have been geared towards homelessness and wrap around services, but not that issue in particular. I don't know if that is a sign that things are getting better, but a few years ago we did an end of homelessness and we see how that worked out too. Thank you for that.

Presentation

Focus Group 1

Presentation

Comment: I'm older, like, can you give me a cross street of worth those?

Presenter: Yeah. So, this is Main Street here. Right, right. I'm trying to find one going this way. It's hard to this is Grant here.

Comment: That is a country club.

Comment: First off, so you say namelessly yeah means this one right here.

Presenter: Okay, so it's one block south of Main and a few blocks west of Grant. Well, there might be smaller streets in here that are rambles. This is Grant I'm sorry, Gilbert.

(Crosstalk)

Presentation

Comment: How do you evaluate environmental health and how are there areas that Mesa has been identified as having lower environmental health.

Presenter: So unfortunately, this data comes from HUD and it's a little bit dated. Primarily it comes from air quality data. I don't have the maps with me today, but there are some areas that do have lower ratings than other areas in Mesa, but we cannot verify when the state as a collective. So, that that piece of this is a little bit not as useful as these other portions that we're looking at.

Comment: Is it? Is it near airports? Where is it, Near where it’s considered a superfund?

Presenter: I wouldn't be able to comment on that without the background.

Presentation

Comment: So, what is access to low poverty mean?

Presenter: So, the lower your score, meaning means that you have you're exposed to more poverty. So geographically, you know, let's look at Hispanic households in the City of Mesa are exposed to more poverty than those who have these higher scores as we're seeing with white households. The neighborhoods that they're living in, have lower poverty rates.

Presentation

Comment: Can I ask one question we get into answering those questions. I'm curious why the city didn't look at the McKinney-Vento homeless numbers in conjunction to the Point-in-Time?

Presenter: When we're doing this, we'll probably we'll be looking at more homeless numbers. HUD likes us to look at this Point-in-Time numbers.

Comment: I know I understand that. We know that the Point-in-Time numbers right are not necessarily accurate for families.

Presenter: Right, right. That's definitely something that we will be looking at.

Comment: Can we answer these questions?

Presenter: Yes, please.

Comment: (Crosstalk) involved with a funding solution for affordable housing and homelessness issues affecting me personally on properties that I own. So, what has the city been able to help in allowing affordable housing?

Presenter: I don't know if one of the city employees here wants to comment on the programs the City doing in recent years.

Comment: We I'm working with VASH and we go out in the city have a program with the police department. I don't know right now, but they go every other month and service that area and connect data and try to get services for the homeless. Mainly, housing health benefits, get them back all the way up recovery. That's what they have been doing for the past year.

Comment: One of barriers I see for people accessing housing is we have the highest addiction rates in the country. And when you're looking at trying to connect people to services to prevent addiction, there's not enough of them.

Comment: Isn't just availability, affordable housing, lack of.

(Crosstalk)

Comment: There isn't and the whole economics of things you know things are getting more expensive, people are making more, which is resulting in they can't afford housing and they are out on the street, right?

Presenter: In a few slides, watch, you're talking about the proportion of people who can't afford housing.

Comment: But transitional housing once they hit homelessness and they want the help and there is a one to two year wait for transitional housing.

Comment: Plenty of time and opportunity just to fall.

Comment: To your point, like House of Refuge out in east Mesa when you're gone through that transitional program for two years, and then they need to move on to affordable housing there just isn't any. And that's that's what we're that's where the backlog is.

Comment: I think one of the things that we experience as well as if there if there is an apartment that's affordable, typically our clients can't get into it because of their background and their history.

Comment: Landlord still I heard one time and maybe this is old news, but the Section 8 vouchers that we're all interested in, because the market, the open market is just a better deal flow rather than…

Comment: Well, the other thing is, I mean, even for my mother, who lives in the city of Mesa, she's 79. She rented a unit, and when you came up for renewal, it went up by 17%. She's on fixed income and she can't afford it.

(Crosstalk)

Comment: But even for our low income clients, most of them get in at a rate and then as soon as the lease comes up for renewal, it goes beyond our means.

Comment: Or units that start off as affordable then as their vacancies the owners will upgrade that you know, put in better appliances, put in new countertops, and then suddenly those are renting higher. And they will do entire chunks of their larger complexes at a time and once they're available, right there, they're priced out of affordability.

Comment: The market so strong, that it is buying up aggressively the properties that people have difficulty finding a home. But if they even save up their money, finding a home to buy. So, home ownership is very challenged right now and so, you see a 10% drop in ownership over the last 10 years.

Comment: So, I think the other thing is, too, is that as soon as like for programs that have vouchers, when FMR goes up, then typically it makes it affordable for some of our clients but the apartment complexes just raise their rent to match 105% of whatever the allowable is.

Comment: And we were speaking of how high eviction rate is, and then that blemish on your history, when there's just a fraction of the percentage, you know, one into one affordable rental unit for 25 to 30 families who are looking for it, then the wrench that landlord rather can choose to rent to whoever pleases or she your corporation. And of course, you're not going to choose somebody with poor credit history or eviction. None of those are protected classes under fair housing. So, there there isn't anything to give folks an advantage to try to remain stable or remain in Mesa or its it is difficult once you've had any sort of history, your undesirable them and in the market climate now. People can choose to who they rent.

Comment: And then and then to piggyback on that, if they choose, you know, just an individual that's not working with a voucher, they usually get their money right up front. And if they're working with one of our programs, there's a delay and how they're going to get paid. The security deposit the application fee, first month's rent sometimes,

Comment: And there's the perception that they're less desirable renters.

Comment: Yeah.

Comment: Affordable housing for like workforce housing to you know, that gap with from affordable housing. You've got that group my son falls into that group. He has got his master's, he works for City, the Glendale Economic Development as a good job, but because there's high student loans and high rents, in car payment, car insurance, whatever, it's just he is strapped, and it's very typical for police and nurses. I mean, there's that group that hadn't done anything wrong and yet, it's affordable housing for them. It's just just like, everyone else's struggle. So that's a big deal.

Presentation

Comment: What is the percentage in the gray versus the red for 2017?

Presenter: I don't have that with me. But if you leave your email address, I can email you that number.

Comment: Because I mean, just that one bar right there. Most of our clients will never be homeowners with what they owe.

Presenter: Right. Right.

Comment: But yet the number of apartments being bought are gonna be constructed, is like a third.

Presenter: And, you know, that's one of the challenges is, does the city need more apartment units than are currently being produced? Is that something that maybe the city is lacking?

Comment: they need affordable.

Comment: Right, right.

Comment: Right, because even those apartments in that gray area…

(Crosstalk)

Comment: They're all stainless steel appliances, right?

Presentation

Comment: So, if you overlay that map on your previous poverty map?

Presenter: We've compared them you know, we're seeing, you know, these areas here in West Mesa with the lower rents we're seeing the higher rates of poverty. You know, so basically the opposite what you're seeing here.

Presentation

Comment: Kids that age out of foster care, a lot of families transitioned out of transitional. It's just and the pricing and the struggle trying to get projects approved in certain areas or whatever, so that's needed to make sure it is available.

Comment: More assistance in helping people acquire ownership because this craziness of aggressive equity for homes possible the generational equity and the counts they continue to work.

Comment: And the City does have a HOME program the house home for homeownership. We do have options for families transitioning and children aging out. So, we did receive vouchers for that this year? And we have the best program for veterans. There's just doing a lot of outreach. And they do have programs out there. The numbers are just high and it's a nationwide problem and we are always trying to do the best we can make affordable housing is something that you need, but there are programs out there that need to service are ready and we have to supply a program that is..

Comment: Yeah, it's more for the agency so for the vouchers for (Not Discernible) having the foster care, we've had for the vouchers and…

Comment: They're actually placed in?

Comment: they are sending them to us and we just go ahead and sure it is difficult, like like to find time to talk right. And then we also have a new program. We're doing having better outreach program, trying to educate the language and even know it is a benefit renting with a voucher, but a lot of times they don't want to wait for the money, because government money and we're going to have today's have to have a lot of things we have to cross out but we are doing and to keep on trying to reach out and then you know what, we have all services here for that.

Comment: I do think that legislatively, we need to make some changes because bottom line, cities can't require new builders to put in affordable housing or even a mix. So, unless we're willing to change some things, politically, and zoning wise, but the bottom line is we don't have enough affordable housing and different types of affordable housing, in our community. I mean, even with your charge on mobile home that used to be more of an option I think people, but they were closed. And there's been no upkeep on a lot mobile homes that that's not even an option to do mobile homes either.

Comment: Then you have neighborhood groups that say not in my backyard.

Comment: Exactly

Comment: Then you're stuck with where do you put them? Even if you could do new or rehabilitated housing, or hotels that are abandoned or whatever you have to renovate them, the neighborhood groups the same nope, not here. You can't do it here. So, where do you put them?

Comment: When hospitals are built, for example, or other kinds of industries that serve people, frequently they will have some commitment to also serve a certain percent of indigent people. So, in other industries, it's not uncommon to say yes, you can have the vested Carrot Top dollar, but we also connect to serve basic needs in our emergency rooms or what have you seen in other industries, there's that model. We don't see that enhancing. So, when somebody, a new developer is given permission to use all of this land and zone…

Comment: There's a tax incentive.

Comment: Just to show the the increase is in higher income areas, higher property values, which is great for the overall economy of the city, but there's nothing to meet the housings needs and the graphs were showing a real polarization. There's more poverty and more high end in the middle folks. And then, of course, folks in poverty have no housing opportunities. It would be interesting to see if for future development, if the builders could be given an incentive or as a condition of even permission to build their development. That they must have a percentage that are more affordable. That would just be the kind of legislation that she was talking about. So that if you're going to build in the City of Mesa that and tear down and rebuild or the new land that you're developing on have some sort of requirement that a percentage be more modest in size and more modest in price so that it is a mixed neighborhood.

Comment: So, change state legislation that would allow that be required.

Comment: And a certain percentage of workforce.

(Not Discernible)

Comment: And I think the state housing fund was (Not Discernable).

Comment: And I think also changing the perception of affordable housing. Everyone thinks the image of, you know, downtown Los Angeles and rows and rows of streets, the streets of all these tents and tents are going to start magnetize into these areas. And they're not I mean, they're run by profit, you know, nonprofit premier like to see that up on Main Street. It's amazing drive around that property 24 hours a day, and it's very well kept and there's certain rules they have to follow in order to be there and it's just not in my backyard like you were saying. That perception it has to change because my property that I own and right by the State University and commercial and right behind my property is is housing so they are in your backyard, they are in the alleys. Let's put a bit more humane facility.

Comment: And renters rights, the conditions of

Comment: (Crosstalk) affordable housing…

(Not Discernable)

Comment: So, what has to be done to change this? It is bigger than you or us. What has to be done to change that. So just seems like there's some fundamental things. And we're all recognizing that this is the problem. We have to fix it Mesa not alone. Tempe's in there, Scottsdale, everywhere in the country. It's it's, it's a problem. Right. So, so, what do we do? How do we fix this? How do we change?

Presenter; Yeah, you know, that's I do this all over the country. That is the question that I don't think any of us have the answer to. We are seeing this dynamic incomes of the top growing, and this dynamic of incomes at their bottom growing and housing is not meeting the needs of, you know, half of the renters.

Comment: it is the working poor. People making $15 an hour and they're working their butts off and trying to raise a family and doing all the right things and they can't afford it. You see that all the time. I work at a non-profit and we're not paying people more> I don't know about others, but we need a residential housing supervisor with a master's degree and am paying $17 an hour with a master's degree $17 an hour. Now, and I don't think we're unique I think its kind of, how do people pay for.

Comment: One of the things you don't see in the statistics is the growing proportion of young adults, people with college degrees who are still living with their parents, right, or moving back in and out of dorms back into their parents once they graduate because even with a college education and a good job, they still can't afford to live on their own. And that's kind of something that isn't really on the radar of the… (Not Discernible)

Comment: Well, that's why I think the homeless liaison members need to be included in this because the Point-in-Time is not an accurate number of the number of families and kids living in poverty, unsavory conditions.

Presentation

Comment: How about healthcare? I went to Arizona Department of Housing seminar in Scottsdale August and one of the breakout sessions was done by a medical student. I forget her name, but the program is called the Elaine Project. The Elaine Project was named after an Uber driver who was driving in Tempe and killed a homeless woman. Her name was Elaine. Her family got a big sum. And they helped sponsor this gal's program and she medical student and the large in the in Phoenix and the worst hospitals in Phoenix and was just realizing oh my gosh, this is the real problem. Somebody gets cut they go to the ER they get meds they never go fill them, because they don't have the money to two weeks later, they're having their hands swollen. So, there's no follow up there's no and so she was somewhat tracking and so she put this project together. Toyota sponsored her, put a big they've given her name bands for their navigators drive around because apparently, I don't know enough about this, but apparently homeless people are somewhat territorial, they don't really go too far out of an area. And so, they are always following up with. Okay, well meet you there at eight and we will go to the doctor, they come in with them to the doctor to be able to talk to. So, there's some I know imagine one person times however many people there are and going through this and trying to make this right for them. That's just one half aspect. I went to a meeting in Tempe, United Land Institute, sorry, I can't think of the name right the off the top, Urban Land Institute and the panel there had a gal from United Healthcare and so they're recognizing this problem because of hospitals statistics, and, they're really trying to make an

effort to put programs together to be able to reach to when they're in the hospital, you know, help them move on to transitional, whatever the housing level they qualify for. So, it's, I think there's some people starting to see and it's just a little and it just really bothers me just this whole affordable housing.

Comment: Some kind of wraparound housing. So, it's not just the housing so you know, looking at their, their health and their jobs and investment that for them to transition into a place where they can get that assistance to transition. So, it's more than a shelter. It's more than there's usually a number of things that homelessness is not just soft, and in order to transition it, you know, able to secure job, secure another way to find a healthier way of life. There's a lot of and I don' think we exercise that in Mesa and providing some different options which will improve their lives. As far as for the homeless, but I think as far as the properties that we sell any amount that we sell house, we put requirements on about how to manage and affordable workforce and market rate housing on the developers. Because we own the land and mixed income housing.

Comment: This is gonna be an obvious one, But I think a challenge that service providers basically needs is constantly trying to find funding to actually serve to do the services, right. And there's just not enough housing and the different types whether that emergency, transitional, rapid, affordable, permanent supportive, any of them.

Comment: And then even when you do have those programs, it's great to focus on the families or the individuals that have become homeless, but if there's more funding for eviction prevention, it would be so much cheaper to keep them housed than to try to lift them up out of homelessness, once they have lost their house

Comment: Arizona has the highest number of people living with Alzheimer's in the country. Those that receive services are either really low-income or have any type of wealth those that are your working class don't have access to services. Assisted housing cost to house members at least $8,000 a month. Some people can't afford that. So, they're moving in with their adult children and their adult children are trying to work and care for their loved one. It's the whole huge mess. There is not a lot of services support to be able to provide the support that people need to keep them in their home and there's not enough diversity in the sector to provide affordable system services or housing for people.

Comment: Well, the other thing I wanted to comment on was your disability number for the zero to five. And I'm not sure that that's an accurate number. And I think that especially with lower income families who are just struggling to make ends meet, trying to get the kids evaluated to really truly be identified, doesn't happen.

Comment: I'm wondering where that data came from. It might be families who are actually receiving Social Security benefits for their young children, that are declared disabled is a massive, very, very small percentage of children who actually was following the broad spectrum of having a disability, which would require the family services

Presenter: The numbers are from the American Community Survey. Which is, happens annually. It's much it's like a Census, but a sample size. So those numbers can be off. It'll be interesting to see if the 2020 Census that reduce the change in those numbers, but they're self-reporting. So, if you identify your child is having a disability, but as you said, if they haven't been able to access services, those numbers could be much lower than they actually are.

Comment: Well, I will say in 28 years that we've been servicing homeless families, we have more families today that have children with multiple disabilities than we've ever had in history.

Comment: And sometimes that contributing factor to losing housing, because a parent is losing their employment because they so frequently need to miss and try to find care for the child. And you were mentioning that well, then watching the cost burden so that you're literally one paycheck away from being homeless and that's where the high returns come from. So that if you keep your employment you can keep your housing and frequently the health of your children is what's contributing to the loss of employment.

Presentation

Comment: Is transportation including in that?

Comment: To a degree. A lot of these funds can't be used to maintain public transportation. It can be used as a public service to provide, you know, transportation for low to moderate income households to access services. But public transportation can be funded.

Comment: Just transportation kind of came to mind as an inhibitor, maybe not in the corridor, when you get outside it gets more complicated getting around town.

Comment: More people go out outside the edges of the suburbs because it's cheaper, but then the transportation. So, you need to have affordable housing in areas where there's employment, the schools, and whatever and that's the problem, I think.

Comment: Well, even with the affordable housing issue. We've been told that the city's fine with it as long as it's beyond how roads there are no social services adequate to help those families or transportation.

(Not Discernable)

Comment: I don't know if public facilities and infrastructure would include the City of Mesa power grid. I live within the City of Mesa and so my electricity is provided by the city center that small area and it scares me to see the condition of the transformers great and and I'm wondering how long some of these things that our neighborhoods are gonna take with it and put the rust out and the chemicals and of course there are all the older ones above ground here that the area cables and I'm wondering if that is even on the city's radar to upgrade that before it becomes life threatening, before it becomes a super fund cleanup area and before there are areas of power for weeks at a time.

Presenter: Yeah, unfortunately, these funds from HUD cannot be used for maintenance like that. The city's general fund for that

Comment: Is that on the City's radar? I don't know what that is.

Presenter: Yeah, I don't know. I can't comment on that, but…

Comment: Transportation overall, you know, is the solution to (Not Discernible)

Comment: Have better public transit. And also solves the environmental things, for family only been on one card or, you know, (Not Discernable)

Presenter: What about economic development? Are there areas of the city that maybe are in need of certain economic development or households that need access to jobs, to households need public

transportation to physically access jobs to people, low to moderate income households have trouble accessing childcare so that they can go those jobs. Is that an issue in the city?

Comment: Yes, but I do think and I'm going to date myself, I mean, used to offer JTPA, job training, partnership, very short term training, but a lot of our families are not computer literate, they may not be literate, and they don't have job skills, right. So, trying to get short term jobs, training skills to get them a higher wage is difficult.

Comment: Even just being able to access those programs and services to be able to apply. Everything that I see is moving to electronic application, right. And if the families don't have access to internet, computers, and they don't know how to use them, then that's a barrier in itself, because how are they apply for the services?

Comment: I know that libraries have computers but is there a higher need than what's offer?

Comment: Yes, because I mean, one of the things we've instituted is work readiness. And we assume people know how to scan, we assume that people know how to download a resume, people know how to use fax machines. And the bottom line is they don't. So, we're teaching literally basic skills that people need to get a job.

Comment: And even when there are the services that you're talking about, it can be difficult for people to know where to go, how to connect with those services, the the live operators from the 211 service and they discontinue the funding for that is gone. So it is it even that was hard sometimes to get through, but if you could speak to a live person that could hear your multiple needs, and then tell you where to go to apply for this, this, it didn't make any more availability, but at least it help people connect and I don't know if the funding that you're talking about for this focus group, if any that can be diverted to support that. But again, she's mentioning people don't have the skills to go online and look for it. And if you've ever been in the press one for this, two for that, that's the only navigation they have that and even if you are patient enough, and finally, oh, no, no, we're gonna apply this one. I also have this this this concern and your backpack. And it's a barrier so that people now are even having an easy time even finding where to go.

Comment: Just looking at the infrastructure needs, even if they do have a cell phone and that's how they're contacted and that's how they're being reached by email. You know, if they're not able to pay for housing, how are they able to pay that cell phone bill, or how you're going to focus on food first, feed your children yourself before you pay a phone bill, or a utility bill and so then if you can't be reached if your phone is cut, and then you can't be reached, and when you do reconnect it, you're spending a lot more money on that. And then just lose your phone number, are you having a new one, and they're not having access to check their email. So that's probably another barrier.

Comment: Economic development, and that's kind of it. So, in those corridors, where there's, you know, a higher concentration of people in poverty and those kinds of things. But when you look at, if you look at, for example, the Asian corridor that's really starting to blossom like Dobson Road. I mean, that's kind of my life and I love to go eat there and we have I mean, it's kind of fun, the Plaza and its really kind of start to take off. I mean, it is there other economic development kind of opportunities in those areas that the city can help foster. I'm not here to tell you what they are, but it just seems like there might be that opportunity to take advantage of that somehow what they are like, again, like the Asian corridor for whatever reason, it's just starting to kind of takeoff and blossom. I mean, how do you take advantage of that?

Comment: Something else you see the older areas of Mesa nearby. We be in our home for 25 years. Mesa Riverview, for example. Wonderful, love it, the businesses there had a tremendous sales tax incentive to to move in there. The developer gets those funds back for X number of years. So, it was great. Yes, there are new jobs. It was counted as new jobs. However, so many of the businesses there have been located in other areas of Mesa, closed those locations, and then moved to Mesa Riverview. So you're left with blight, you know, in our areas, I drive down streets that years ago used to have thriving businesses and they're all closed and shutter and transient people are camping out behind and the only businesses that are attractive at all to come back are the quick check cashing, title loan places or the bagel shops. And some of these that are in traffic patterns of kids walking to school. There's been a real decline in the older areas, and they said it's a real shame. And it overlaps directly now with your lower income areas. And I'm not sure what the city can do to attract businesses back to that area because the market factors will tell them, Oh, no head to east Mesa, put your business where the higher incomes are. So, it’s kind of is that worsening cycle. And I'm not sure how (Not Discernable).

Comment: In the poverty areas there was street vendors who would sell tacos and things like that. Well, that has all been shut down because they were locating it wasn't appropriate zoned to do that and understand But if in these areas that are food deserts that need economic opportunity, and are very ambitious and trying to figure something out if we allow zoning so that we could allow this tiny little cart, you know, you know, they of course have to have their licenses and they have to be, you know, have all their food handling. But to allow in an area that wants it, there's a demand, and we just shut them down. And now there's a large stretch without even a restaurant, because the demand was to have some, somehow we could figure out some kind of zoning to accommodate that and also embrace what we need to do to get the safe city and then into the impoverished areas and we can figure out some broadband internet provider to an area that they can tap into, because on the priority list for whatever is not on their list, and yet they can't function without it.

Comment: So, we provide that for areas we have broadband in downtown Mesa for businesses here and we could do that in the poverty areas.

Presentation

Focus Group 2

Presentation

Comment: Is that adjusted for population?

Presenter: These numbers are not. They're just straight count numbers. They're not adjusted for population. Right. So, it's not we're not seeing a percentage. We're just seeing numbers.

Presentation

Comment: Is that adjusted for growth?

Presenter: So, the percentages are based on the actual population in the city. So you know, in 2000, we had 35,000 people living in poverty, and that's 8.9% of the population. In 2017 is over 75,000 people living in poverty, and that's 15% of the total population in 2017.

Presentation

Comment: Why is why is Caucasian not listed?

Presenter: Because the way the disaggregation analysis system works is its non-white minority households versus white households, we're looking at the level of which minority populations are integrated into non- minority house or areas.

Presentation

Comment: We've been hearing comments about low standard of quality of housing, landlords, with 15 tenants that complain which predominantly is effecting lower or disable lower income or disabled communities, especially if they have a voucher especially in areas of access to services, or transit, or grocery stores. We also have extremely low amounts of rental housing. That's available that what's needed on the lower end in construction?

Comment: And that's across the country. Right? The market right now across the country is so high that the rents are…

Comment: Housing for sort of like 100% or more. I was at a couple of hearings a year or so ago regarding development, have a project and for a senior program, the senior program and I guess that was the standard was for pricing. So, it throughout the be middle income or subsidized or whatever, whenever we say this, they have something sure that comes to the term like fair market housing or something. And then the rent rest was going to talk about there, where the that's the main housing area is if they approved with like, senior apartment for one bedroom was going to be $1,300. They thought that was reasonable. Oh, I just finished one of these developments in Scottsdale and I have a waiting list. This is the response I got. So, I think they're not paying attention to the majority of the people that live in the area. They're already on fixed income. And then they skewed the rates just like the County's assessment, one person buys a $1 million house in a $50 neighborhood and everybody's taxes go up. And so there has to be another way of assessing what is affordable. Then it's not clear on how the

methodology is being done. And also that goes along with the traffic and the parking because a whole bunch of other things they don't play into the formula to look at when it needs to be done. So that is whatever. I don't have an answer for the resolution for that. It appears to be down the streets, or we're going to call it down there is to build a high rise, which they call the color monstrosities. I don't know where that comes from, but anyway, they get more and more housing in that city. And I don't know if that's really what become the neighborhood or they're not really looking for.

Comment: One of the other barriers we've seen is city council against affordable housing or speaking out against it. But the idea of when we like it, but not how you show it in the last couple years, we have and no one seems to have come up with anything acceptable. I worry that is a concern. I agree that there is an aversion to affordable housing. I also want to share this week that with the recent report that Mesa has the lowest per capita income of in county, Maricopa that the desire is to raise to have more market rate housing so that people who are making a higher wage will move into Mesa to move us out of that slide. I concern deeply is an understatement that we are, we're doing everything we can to not provide for the people who live in this community and that don't happen to have adequate resources.

Comment: I'm with the Ability, representing folks with disabilities and I have a list and I can give you but nine points out of 20. I don't want to disrupt your flow there, but first of all, yeah, I think it's pretty commonly known finally that there's a silver tsunami happening where the number of people above 65 or, you know, comes out there, wherever it is. It's just, we're not make we're not providing housing to meet this onslaught of seniors. It's just not, right now in Mesa in the valley. We have about one in five folks with disabilities. I see your stats there. And with the aging process, it's soon going to be, one in four and said it's a crisis mode and everybody in this room knows that rentals, homeowners, what we're just not building to meet those needs. Second point is to have programming that helps to modify current units rentals and homeowners for accessibility because while it shows some surprise your stats that there's more units proportionally than there are folks with disabilities. That's not been our experience at all. And so, every time that you can keep people in the home, in the community, we're saving taxpayer money to the tune of $29,000 per person, per year rather than nursing home placement with $29,000 per person per year would say. Third point I'd like to make is provided that the city's providing incentives and even requirements for greater accessibility in all new housing. Developers will say will build to wherever the customer wants. Most of the time people want to know what's available. And if you make a standard to have a zero step entrance, it's 32 inch door, lever hardware, the outlets and electrical switches at different heights, reinforcement around the toilets and the tubs in construction. That cost is one half of 1% extra to put those features in. If you do it 100% then you have that in for across the board. We're also working on national level with HUD to raise the percentage from 5%, accessible and physically disabled and two, for hearing impaired to double that chance for to better meet the realities of the population here in town. So, having incentive requirements. Fourth point, if I may, public policies addresses accessibility from targeting 100% of all units and go down if necessary. For example, a two story building without an elevator. Now you've dropped down 50% rather than people in the housing industry, feeling this onerous, laborious task to go all the way up to a 5% requirement. Look at it from a different paradigm say listen to everything hundred percent and then we worked out from there. Policy that ensures that people with disabilities, by the way was actually secure those accessible units, maximizing the designs. Too often at our agency we hear of able bodied families going into those precious few successful units. There needs to be some change there on a city level. We need to work harder to gather where those accessible units actually are, because we were working with a couple other housing authorities who have mainstream units for people who are homeless and nursing homes. And we've gotten a number of folks vouchers, but the housing authorities themselves don't even know

where, what units are available. So, they are extensions and probably time out where you can even, that's that's atrocious, but it also is we talked about affordability, another piece of the accessibility integrated, affordable. When you look at 30 to 50 or 80% AMI people on SSI or SSDI, social security, that percentage is only 18% AMI. So, 34 30, 50 or 80 is beyond their means. There are at 18%. That's not getting them. Increase efforts to enforce the fair housing laws, because steps here may some everywhere. Most cases are related to folks with disabilities. Also, the city can do better job offers and encouraging disability awareness training to staff. So, they actually know how provide better customer service and increase their revenue by having more customers. And then the last point I'd like to make is to explore community partnerships that was introduced, shared out and there's been many other states that have incentive programs, and there is nothing in the State of Arizona.

Comment: It's just that it is it is an issue of finding housing, especially with we have a large number of very small employers that may not be familiar with the Fair Housing Act. Maybe things that skirt it up is fair housing is poorly enforced and poorly educated too. So, you know, we do hear a lot about things of that. But we just really I mean, valley wide. I think one of the things that we can think about and our neighborhood cities to think about fair housing and think about access to housing and think about increasing housing supply in a growing community, not just borders, and how do we how do we work with other communities to show that we're not? There we are being conscious of placement of housing and access to services and transportation and jobs.

Comment: Just to get a take on what they've been saying. I mean, the biggest complaints I hear in my neighborhood is that I've worked with in the clustering of, the perceived clustering of affordable housing and once you get a clustering of service and we have good transportation, then you have affordable housing wants to follow because they have access. Which is on its face a good model is and they got services here, they have transportation and all that kind of stuff. But then the neighbors have a hard time with their churches and schools being inundated by folks that are living in crisis. And, you know, I saw that firsthand at Emerson Elementary School, my kids attend at Emerson Elementary School. And I would watch five or six Child Crisis Center vans pull out and drop off about eight kids per van. And so if you do the math, that's almost two full classrooms of kids that are in crisis type situation, going to a single elementary school. So, fast for that and say, what impact does that have on test scores and what the impact have one school a free school lunch, reduced lunch. What impact does that have on reset perceptions of school? What happens when that happened? So, I think need to be very careful about how services and housing are clustered and placed to make sure that we're cognizant of the impact on schools and the impacts on churches and the charity and non-profit groups for the folks that have these kinds of issues. We've had conversations with Crescent Center, and the result was child care centers. Never thought to that. Oh, my gosh, that's, that's so what what do they do? Now they take one van to each of the elementary schools, which was a great solution. So sometimes it's looking those conversations, and that's going to be the nature of my next comment as a facilitated conversation. The way this room set up to set up for facilitating focus group is entirely wrong, and have rows and rows of people have somebody stand up look thoughtful. A few people stand around, you're taking notes. This isn't the focus group. This is the chat box. Okay, you're checking the box that you have a pblic meeting. Where the people in this room that have actually had an issue of accessing housing and when are you meeting with them. Do you have a plan for that? That's a question.

Presenter: We have public input meetings that are scheduled.

Comment: How are you doing outreach directly to people who have these issues? Right now you have a room full of professional activists (Crosstalk) know I know most people, most guys, you know, to set up a

room in rows like this, you're not facilitating a high quality conversation. You're, you're, you're checking the box. So, City of Mesa knows better than this. You guys know community development, you have been doing it for a long time. I've admired I have been a long supporter. Of the Community Development Department in Mesa, shame on you for setting up two meetings in the middle of the day, don't include the actual people that aren't accessing. That have exactly the problems we want to hear about. We can tell you anecdotally what we experienced, but so you hear from somebody actually doing it, and you get people in a circle with respect face each other. It's a whole different conversation. So, I would hope that you'll take that in your notes that you need to seriously think about how you do a focus group that you get professional assistance, you get facilitation assistance. So, you don't do it like this, again, in the community, and that you do at an hour that the neighbor who has an issue that they would express could actually attend somebody else's. I get paid to do this kind of stuff for a living now, folks that are neighborhoods…

Comment: That is our public meetings which are going to be in…

(Crosstalk)

Comment: ... is a public meeting. But it's a focus group, to get the public here to meet with us to tell us those needs exactly what you're saying is going to happen in December. And we're reaching out to neighborhoods, we're reaching out to all (Crosstalk) that is going to happen. And that is going to be a whole different format with this is a different focus today. But we are doing that, we're going to use a lot of your resources that we can send to you for you to send out. We're doing the Next Door. We're doing the Facebook, where neighborhood outreach is going out to the neighborhoods to do flyers. So, there's a lot of work that is going into that.

Comment: Yeah, I just, I just had a hard time with this.

(Crosstalk)

Presentation

Comment: Is that house of refuge area and also is that the issue that is driving those numbers?

Presenter: Right here? It really could be.

Comment: There is not a lot of people that live down there.

Comment: That looks like an anomaly?

Comment: No. You gotta put the two sides together. All the new development is in the Gateway area. Yeah, those homes that are being built there at higher prices. So, there's an explanation of why the colors that way the blocks, I guess. It's a couple blocks away, there's different makeup of the community.

Comment: So, what are you trying to say with these slides? I mean, it's kind of like go back a couple of slides. It's like what wait, wait, what's the story you're trying to tell here? It's not real clear.

Presenter: The main point of this is just to illustrate that we're seeing large portions of the public that can't afford their house. So, what can we do about that as community? What? We have these resources

from HUD, we have the CDBG dollars, we have these HOME funds, can we use that to help, you know, create more housing, or in some way alleviate these needs that we're seeing seen such a massive scale.

Comment: What is the total amount of HOME and CDBG funds that you are getting?

Comment: For 3.5.

Comment: You're not gonna scratch the surface on this issue with 3.5 million.

Presenter: Right. Right, the question now is how are we going to use these funds? You know, what housing needs are in the community and how can this be addressed?

Comment: When you are trying to butter the bread across 60 agencies that are applying for CDBG and HOME dollars, you're not gonna have any kind of impact. Until you get a focus on transformative community projects, which is a term coined five years ago, where you put large amounts of money and in two or three key projects, that's that's really, as long as you try to give United Food Bank 20, and 20, and everybody else, you know, you just give a little bit across, it's just not impactful, you have to focus on a single or two or three large housing projects focused, laser focused on housing affordable, building issues.

Comment: That's interesting a comment, because we're working through our housing master plan process right now. And we're meeting with Council and our housing Community Development board and we're saying, we're seeing the same things in our housing, the same data, these are the needs, these are our barriers, these are the things we need in Mesa, and because of the growth, because of the high market rents, because of the low-income families, what can you do so the Housing Master Plan is telling us, this is our needs, and we take it to the Council as part of the city plan. But besides our hedge funds, this is about a Consolidated Plan for the funds we get from HUD. But what does the city overall need to do? Do we need to do those incentives to get more developers here? Do we need that but can we, excuse me, can we take our HOME funds and do to like sets or two other developments that will help the disabled have more units to help us have more affordable rentals for those that are rent burdened, they may have great income, but they still are rent burdened because there's still 30% more of their income. So, all this is great information that we need for the Housing Master Plan. And I think we'll be going to Councill the first of January if I am not mistaken on the Housing Master Plan, we have an opportunity to voice those concerns at their meeting of all these things to make sure that they are focusing on these needs that we need to do these little projects. That another thing that we have really been talking about exactly what you've been saying, on instead of doing 30 projects, we do 15 and consolidate our projects and really make an impact on some of things with the city needs. So this is all…

Comment: There's a lot of flexing on nonprofits including…

(Crosstalk)

Comment: They may increase the minimum on some of the CDBG projects to get more…

(Crosstalk)

Comment: You know that this is interesting because we're working on three major projects Consolidated Plan, the Housing Master Plan and another one and all of this is the same things coming

on. And I have seen and I've been in housing for 10 years because I worked with him and with you. That I've seen a different focus to share, a different open minded so let's see what happens.

Presenter: Comments on, you know how we can use these funds for housing, what would be the most impactful way to use these funds to help alleviate these issues in Mesa.

Comment: One of the issues that we're definitely facing this issue of (Not Discernable) So, the single now they have half the income they had. And we have more and more people over 65 show up at our office that either need a rental assistance right now or they are out on the street. If we give them rental assistance today, they still haven't come next month because their incomes going to change. So, I think we have to try to sell this concept for a while we've got to get outside of the box of what we think housing looks like. And we got to take a look at the affordability of micro homes, especially for the elderly and for the millennials that are looking for our first time home. This idea of everybody needs 2500 square feet to live, it's just utter bullshit. So, we've got to find a way that we can create more space, that's more affordable, that will prevent people from finding themselves living out of the cars or living on the street. And that and the most vulnerable of those populations are young people ageing out of foster care, the elderly, and single moms that we've got address those issues in ways that may not look like what we've done before.

Comment: Yeah. So I have been involved with some projects with HUD vouchers and last year the city could not find enough housing and turned back voucher. Take a look at the county as a whole picture. Things are not quite as bad. But here there was just no they had the accessibility to leave or do that but nothing happened. It's still me it's increasing. You go from flow to peak like you're up to 24 looks like you're doubling it's great, but it's only 24 compared to 240, next door attempt. So, they buy buildings and rehab them, and put whole bunch of people in one and a third building now to acquire. And we need to maybe I should partner with a group that knows how to do this for that subtype or other, disabled or whatever. It's the same kind of an issue where the people who have the need and we have to provide for that.

Comment: But you know, and part of what I said earlier about being accessible across the board, because that way, you don't start to create segregated housing, and go back to the day where you have a ghetto and you know, disabled over here, seniors over there. And I mean, what if your group and then you've got segregated housing that way. If you have it affordable, 100% accessible to everybody. Just the basic premise of visitability, six features of accessibility that are very easy to do is that everybody could go to each other's home to watch the Cardinal game on Sunday. It's not going to just, you know, two or three model homes that were made with the features, but you can go visit your neighbor for Sunday's game. That should be done by policy. Rather than having to put funds in it.

Comment: On the east coast they call it planning or development, but they have it all mixed and not everybody was in the same section, but it was the needs of that general population were being meet. So, when you create a community put it in one place that he has the ability to be with accept all of the situation. So but I don't know outside of the heading towards the game we are and we don’t have a lot of empty space to start from and that is also a part of the problem. It is mostly down around that area that used to be Chandler Heights. So anyway, there's the other other way some people are doing in communities and I'm not sure proper kind of thing. But there's been some places where there have been abandoned homes that cities have taken over by eminent domain or whatever and rehabbed it. I don't know if there's availability in the do it later. Those are some things and going around to different places, but we are looking at needs so much greater than ones and twos. So…

Comment: You almost need to decide what type of population you want to address, because you can't spread butter around to be able to do it. Yeah, I know it's hard to keep the political will focus on senior population. So, you can either do single moms, or refugees or seniors or disabled, but with that amount of money…

Comment: You're talking about for a period of time invested all…

Comment: Two, three, four or five year periods. What the city did in a fight to afford during the NSP programs had a pretty dramatic impact on property values. And that's it because all of them tend to show us down there got invested, most likely. And you could see through the recession property values within a different price response than anywhere else in the city. And it was kind of surprising. But that was billions of dollars going into rehab and I think those neighborhoods are better for it in the long run. Couple that with the City's investment in parks in those areas to help stabilize the area. But, you know, one of the things I would love you guys to take away as you just need to decide what you're going to focus on and focus on a few big transformative projects, and you just have to hope the market takes some of the other stuff on so who's the most affordable population that you want to address? Politically, it's probably seniors is probably the easiest if you're going to put an affordable housing complex and somebody over 62 or 65 depending on what your spot you're gonna hit the least opposition around that than you will in any other type of housing. I don't know if that is where the greatest need is or not? But, you know, it's it's tough when you throw five questions on slide, like, where do I start with this? You know, go back a couple slides here. These maps that you put together about housing concerns. I mean, what does what does that even mean? I mean, you have these percentage ranges that you picked. You know, it's it's hard to understand, are you trying to say here that the west side has a lot of affordable housing concerns? Prices are lower on the west side than anywhere else in the valley. You know, maybe it's flipping it.

Presenter: You know, the highest percentage of people who have those things like cost per second talked about so high percentage of people that are having trouble affording their housing. It was also the area that we saw that has the highest rate of poverty. Over here, a lot of those areas correspond. So lower income households, even if the rent is lower, like we see the median contract a few slides back. The rent is lower, we're still seeing that these households in these areas have those cost burdens at a higher rate than in other areas in the city.

Comment: How did you come up with those? What was the driver on those families, it's pretty small. I can't see from here. You are at 649?

Presenter: 689. I have to verify this with our data analyst, but you know, the statistics you have …

Comment: I know, but that can tell a lot of different stories depending on where make that headline. I'm not seeing, I'm not hearing much in northwest Mesa for anybody renting a two bedroom under 800 bucks.

Comment: Well, and this is year 2017. Okay, and so just I work in housing and I work with the voucher program and we are seeing across the whole city, we're seeing where for a one bedroom $100 to $200 rents increase every year, the last two years. So, so, this 699 our payment standard and I don't know the exact number is over $1,000 for a one bedroom. That's the fair market rent. We know the fair market rent is behind a year or two. We saw the largest jump from last year to this year on the fair market rent. So, you're going to see I could see this is just my opinion. I don't have data with me, but in the yellow

areas, I could see the one bedrooms possibly being in the $900s the two bedroom about $1,100, In these green and blue areas, they are 12 and 1,300 for a one bedroom.

Comment: The other struggle with this map doesn't have clear correlations to what you're seeing for rents.

(Crosstalk)

Comment: …are probably okay, but I think the rent amounts have changed. That's all but to just compare it, I think we're probably pretty close with what I see.

Comment: So, so, here's something that is a question for me. So if you're (Not Discernable), the family that was in need, it was a family of six, living in a house that had a half address so it was a house behind the house, one working outlet, all the windows were boarded up, they're paying $750 a month rent. When I came to the city and said I liked that land because I mean, so we gave them $400 to try to cover and they evicted them, regardless, even though the promised that they would not, right. When I talked to the city about coming in and doing some code work, and the response I got was, will do it if you send this, but if there are other people in there that are living in places that are under code, you just put, you know, several families on the street. Well, that's not a burden I want on your shoulders here, you know, I'm saying so not only are the rents ridiculous, but in some situations, those people will be better off living in their cars.

Comment: I just want to respond to your question about the which populations do we serve and prioritize? I'm confused by that in the sense that, a. if you have everything accessible, b. the if you have it affordable then or you go with mixed income projects. Where would it be that you still have to pick and choose your population to put the money?

Comment: One you're not gonna have everything affordable, you're not accessible? No, but your question is kind of…

Comment: No, no I understand his point.

Comment: Accessibility from a blueprint to the time that you get a key. It's less than 1%. Less than 1%. So, you are not putting anybody out of housing you're still working within your, your budget. You have a tight budget as a developer.

Comment: They have $3 and a half million dollars to spend on this.

Comment: Okay, let me there's…

Comment: Spread the butter really thin or you focus it on one thing, but you can't do both. I sat in a chair the city's CDBG thing for eight years and I saw project after project (Crosstalk) works and you only have so much money. So, if you focus you can have an impact. If you spread the butter, it's just gonna, you're gonna.

Comment: And I agree and we've got your point and it is in the notes and we'll make sure because this is what you need to go to Council. I can't make decisions today on what we need to do. You had a comment back to you. We can't make those decisions today. But we want your input. Okay, we want your input. So we know what we need to target. We do have to have goals and strategies for our

funding, we must have that whatever that goal is, whatever that strategy is, we have to do. And I agree, we only have a certain amount of money and we need to focus on things but we have to make sure it's a big focus to make these big problems get accomplished little by little. So, I didn't mean to interrupt I didn't mean to do that, but we don't want to make it. We can't make a decision today. But we need all this feedback. Absolutely. Did you have a comment?

Comment: Yes, I just wanted to agree with this gentleman right here that I feel is kind of segregated two groups to focus on these were really looking for affordable housing for the (Not Discernible).

Comment: Exactly and once that's provided, it should be inclusive of anyone and everyone. So that's okay. And we do need it for everything that we find that…

Comment: So, let's just gonna add that. We're just putting context and the discussion we're having right now, Consolidated Plan and how the City of Mesa utilizes the limited federal funds it has.

Comment: What in the next five years do we need to focus on?

Comment: So one of the things that we can look at as we can keep without spending a single dollar of federal funds as we can require that every future house be accessible. The city could do that by having a code amendment with a residential codes. That require that all types of homes have visitability requirement. So, that's a separate conversation, than dollar amount so we can focus on (Crosstalk).

Comment: And it's called and its incentives for builders. There's, this is a big huge picture, big picture.

Comment: Is there any distinctions in the system for the people that are the manufacture homes parts, where they, you know, they have a way that you have doublewides, you know in the house.

Comment: Okay, so I…

Comment: I noticed that the city tended to want to reduce those.

Comment: Okay, so this is kind of going through our Housing Master Plan discussion, and we have a lot of different areas to go but our Housing Master Plan discussion talks about aging housing, manufacturing replacements, it's talking about our current apartments or single family home that is aging, what programs do we have to help rebuild up to code we don't have families looking into these, these structures that are not good. We know we need more ADA units, we know we need more affordable housing, we need more elderly housing, all of that is everything that we have data for our Housing Master Plan. We had the think tank was a lot of our partners, we had public come out and give us information and that's what we're working on too. So, this Consolidated Plan is saying, what are we going to do with our HUD dollars today to accomplish a piece of what the city needs, because we need the incentives or other things that are going to bring the developers out to do more, because we know the city can't do that. So, I didn't mean to cut off, but I think we have to move on because I think you need to be involved and give your input with Housing Master Plan, because that is going in the City General Plan of what needs to happen in the next 20 years with our housing. That has to be a part of that.

Comment: One, one is that the city needs to take a look at those plans that are in the works, for example, the development standards package.

Comment: Yes, they are doing that.

Comment: It's a great idea, but it's misguided and that it's increasing, it will increase the cost of developing housing, which will ultimately increase the cost of housing. It's mostly focused on suburban new construction development. So it's just going to increase this east/west, divide that we see by increasing housing costs, increasing or decreasing accessibility of that housing, from a monetary standpoint. And same thing with the Housing Master Plan, is that, you know, have sat through a few of those events. I don't know what to do with it because of just…

Comment: I have I have something to say and I'm going to share this and I don't share with a lot of public meetings that I feel it's probably happening, what's happening with housing is an elephant and my my thing, I tell my staff every day or every day, every meeting is how do you eat an elephant one bite at a time. So we have this huge elephant in the city. With all this housing issues we have, we have to just take bites have two projects a year where we get more housing into Mesa do incentives for some of this. These are the things we have to do. And that's what we've got now. So, if you don't mind, we can answer questions more if you're okay and then move on to another thing.

Comment: The second thing is if you look at the history of Mesa, if you look at the yellow areas, especially on the left side, those are the areas of formerly high investment areas that where the rich parts of town. Those people still own those houses and they moved to the blue areas and the rent that they're charging might have 7, 8, 900 hundred dollars a month the rent isn't going to read. (Not Discernable) They're taking that money and putting into other areas outside of there for this, this, this investment from the landlords cause (Not Discernable).

Comment: And we have a lot of control over that. But we've got to see what we can do. So good discussion about really great discussions.

Presentation

Comment: That darkness blue area what is that?

Presenter: Up here?

Comment: What area is that?

(Not Discernable) (Crosstalk)

Comment: We're seeing is the senior…

(Not Discernable) (Crosstalk)

Comment: This kind of this is just my opinion, this is almost the same as the same slide, the same discussion, we were just having that the different groups that you that are in need, housing and services. And I know that we've talked a lot about how the west side is got a lot of our affordable housing, you know, we need more out east, but the Housing Master Plan, we need to do that, but there's not the transportation, there's not the buses, there's not that kind of thing. So, with our discussions with the Housing Master Plan, we talked about getting transportation involved in this so we can see what we can do about getting that.

Comment: So, one of the biggest issues with that is that if you actually look at the development patterns of the low-income housing tax credits, half of the units, half of all four is east of Gilbert Road.

Comment: Exactly.

Comment: There's a perception of You know, because we had previously there was an incentive to build and new affordable housing can't afford to be in these areas anymore. There's a perception that that's true, because recent developments have that most of our units are not this side of town. The other thing is that it might be nice to have a bus that goes out there but unless we have five services going out there seven days a week, until midnight, which you look at you talk about the resources, not the transportation is but being able to go out there for 20 people to use it. It doesn't make sense to have a huge city expenditure to go to very few people. If there's not jobs and when I say services, I'm talking about grocery stores that are in walking distance, drug store, your doctor's office, not just you know, in addition to your churches, your schools.

Comment: Another thing we talked about too is and this came from the Housing Master Plan is DDS, Social Security Office, you know, there's those services as well, that needs to be out there. But we've talked to city departments about transportation and is there a way we can do smaller ones not that great big. So, it's what we need and to make sure we have on time but with a smaller we may be able to do that. So, all of this is coming out, but I think you're right, can we have that down?

Comment: So, this is knocking down barriers to private money and, and quite honestly, faith groups who are willing to do much of this work if they didn't have to constantly bang their head against regulations that are really nonsensical. So, transportation being an issue, but holy cow, many of those places would buy a couple of vans where hire people to drive them and take them to those places without there being a need for public transportation. If they could get permission, just permission to use land in a way that they see fit. So, it's not a matter of the city needing to do anything. It's the matter of the city needing to stop doing some things.

Comment: Like policy change.

Comment: That was a huge thing. When we had our Housing Master Plan meetings, policy and policies.

Comment: When people talk about affordable housing, there's several connotations I can take. So you have programmatic, affordable housing, whether in the form of senior or tax credit or some of these programs, subsidized by the Department of Treasury, housing developments, and so when they rightly says that after on the east side of the road half on the west side of the road is actually correct. However, the challenge the neighbors are feeling is that affordable housing, programmatic, affordable housing, which I would always prefer over this next type of housing, which is slum landlord housing. You have an overabundance of older apartment complexes, duplexes. Fourplexes, triplexes, on the west side. So, it's just a natural housing pattern in the city. So, when you add programmatic, affordable housing to the slum landlords, plus available with Section 8 vouchers, you do end up with some clustering. That that's what the neighbors are pushing back against that's what it because the you end up overburdening the schools, overburdening churches, and social welfare organizations. And so that's why this transportation piece you identified is so important about how that all plays in, so I think you really need to be really careful about placement, but also address policy change as an issue.

Comment: Isolated transportation in the city and yet they do incredible work.

Comment: The one thing they talked about and that it the van that goes around downtown is that we get something like that out east. I mean, those are just some ideas of suggestions. So, I think we're inching outside the box we're looking at ways that we need to find.

Comment: I just want to say that he is absolutely right that the slum landlord housing has to go. We also have to acknowledge that when we do fix those houses (Not Discernible) to take care of the housing needs to happen replacement costs, west Mesa was for a number of years the highest percentage increase in rents in the valley. More consider continuing to see that refurbishment replacing which is fantastic. The market taking care of that, but we're also seeing a great increase of evictions because rent increase, so not a true eviction, but people just not have the leases renewed or they're just not renewing the leases. So where do those people go increasingly, islands to trailer homes that are either less quality because we don't have enough quality affordable housing that is well managed that is the most important part of affordable housing is well managed which the slumlords are not doing a good job of.

(Crosstalk)

Comment: The displacement is the issue and we do need to the house behind my house has a they just boarded it up and I'm very glad, but that families now gone. You know that that unit can't be replaced because it was left to fester for so long.

Comment: I think the displacement replacement

69:25

gives you the opportunity to spread the love you know that that so the unit got displaced from the west side, there's an opportunity to add maybe some units in some more desirable location. One of the things I always said about west Mesa I will support affordable housing all day long in west Mesa as soon as you finish the first affordable housing complex in Las Sendas. Why not? Like like could be…

Comment: You can't get anywhere from Las Sendas. Where can you walk to from Las Sendas?

Comment: There is a whole shopping center out there.

Comment: Those are some of the most dangerous roads to walk or bike.

Comment: Every road is dangerous to walk or bike.

Presentation

Comment: The biggest thing is I agree with him, but we need to be thinking about big projects and money on projects that will have 10/20 years of impact. Then moving to the next project. So rather than 20/50,000 dollar problems, let's, let's fix the roofs or whatever of the places that are supporting people in poverty that are making changes that are having those, let's take care of that type of investment and millions of other things, but taking big chunks of that that have long lasting impact, so we don't have to come back to it for another 20 years.

Comment: I think it's important here that you define what you mean by public facility or hierarchical structure. Because you have what he just described, which is an improvement to a social service organization that is serving low and moderate income populations. The other half, which happened for years and years and years in the city. Where investments by the city's and CDBG dollars to supplant general fund dollars and so the tendency is to supplement a general fund investment in a low and moderate area. What was happening for me years was that they would take the CDBG dollars, invest those in the low and moderate areas and then take the general fund dollars to spend in the high growth areas. And so when you think of public facility one of the best things I think the city can do is invest its own money through either bonding or general dollars and their improvements in parks, of senior centers, improvements of some of those facilities, like multigen centers and stuff, and not pull from CDBG and leave CDBG dollars to address these needs. So it's where the city starts to siphon off large amount of CDBG dollars into public facilities or even frankly, same single family home housing rehab, which takes a huge amount of CDBG dollars has for years and years and years. You know, when you're talking about how many units in the city again, single family home 62,000. So you know, you're able rehab maybe 80 units a year. I mean, that's just a slow drip. I mean, you're having more units deteriorating during that year, the ones you're fixing. And so that's why going back to the transformative point that money stopped doing the single family home housing rehab. Single Family market is attacking that issue and things happen there. But I think you need to be really careful how you what are the political and the infrastructure that the city's money, get the city out of pulling money form CDBG and using their own general fund dollars and leave the CDBG to address pressing needs.

Comment: If the city wanted to they could spend all of their money.

Comment: And they did for years. They spent 92% of CDBG dollars to supplant general fund dollars in low income areas. I did the stats.

Comment: Supplanting is illegal. I guess what I'm saying is, you know, projects like the housing rehab project that programs funded at its peak usage you got a million and a half dollars per year. Now, it's way less than that. That program was gutted. Okay, so the small. Well, I'm not gonna say rightly so or not rightly so, but the impact that that has when someone on a single fixed income comes and says, you know, my AC unit has a bit of dust and I don't have $7,000 to get a new one. I only get $600 a month from Social Security. Oh, by the way, my roof is also leaking and I need a replacement roof. The people that that program helps are in need of these dollars. So, I'm not so sure that I would be so quick to brush that aside, throw that in and lump it in. I mean, I think that that is important program, you know, for years, the city and you know, they do not have this, you know, property taxes, the same revenue source. So, they, they are they they need to rely on these programs and I think taking the money away, picking on the housing rehab program is a little unfair. I might call you out on that one.

Comment: That's okay. I did work in that program.

(Crosstalk)

Comment: You also have to ask the question, is that person in the right type of housing if they can't afford to fix their roof are fixed? Or should they really be in that kind of housing? Should they…(Crosstalk) I don’t think that a question that government should answer?

Comment: Should you kick someone out of their house, because they're old?

(Crosstalk)

Comment: That people are just one paycheck away from, you know disaster?

Comment: You know, before before I work in this area professionally, I never would have ever imagined that there would be second programs to help people. So, I personally, having worked on these programs, I appreciate your words that that our staff to manage the programs, I would like to see less politicization of the dollars and see them actually meet the needs that are in the community instead of, you know, meeting your constituents needs because you know, they're in your district, and those kinds of things.

Comment: Wow. So be really careful right now, what you're saying how you're saying it. I think you need to be really, really careful because those constituents are your taxpayers, and they're your residents and they're your voters. And so I think you need to be really careful with the dripping sarcasm about the residents of this community the way you just described it, because that's really…

Comment: I am not describing any residents in this community. Don't put words in my mouth that aren't there.

Comment: Constituents are your residents.

Comment: I was talking about politization of a process process so let's be clear on that.

Comment: But how you're describing that.

(Crosstalk)

Comment: These are some of the goals and strategies for Housing Master Plan on whether we try to rehab more housing in the City of Mesa or not. So, again that's the time that we need to voice our yes.

78:37

ASU took over the Williams Air Force Base do we have any place you left in Mesa with that kind of space to do something for a group or community, so I know (Not Discernable), and there's no place to stick a trailer. So my areas on…

Comment: And that is the scripts that we have in the Master Plan is where do we have properties that we could put some multi housing or neighborhoods. So they are connected. There are some there are some.

Comment: They are not over here.

(Crosstalk)

Comment: So, are we okay with this?

Presentation

Participants who attended the West Mesa community meeting on January 9th, 2020 were offered the opportunity to share one last comment at the end of the community meeting answering the question: "*What's the one issue that you feel the City needs to prioritize for these communities?"* Here are the answers from participants who wanted to share a final thought on the index card offered:

- Daycare for families that can't afford childcare, as well as resources for those with less education, like (Undocumented, single mothers).
- Affordable housing, workforce housing, transitional housing, shelter/emergency
- Blighted commercial spaces
- Housing for homeless and low income
- Affordable houses and apartments for rent, in good conditions, for low income individuals and families with young children.

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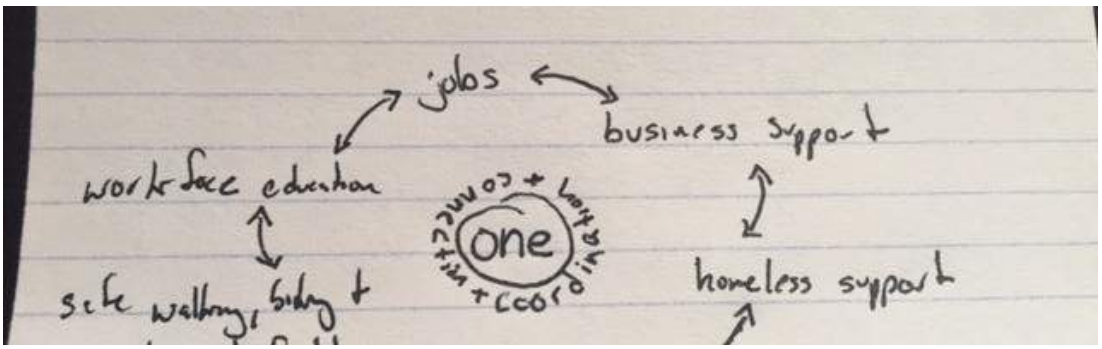
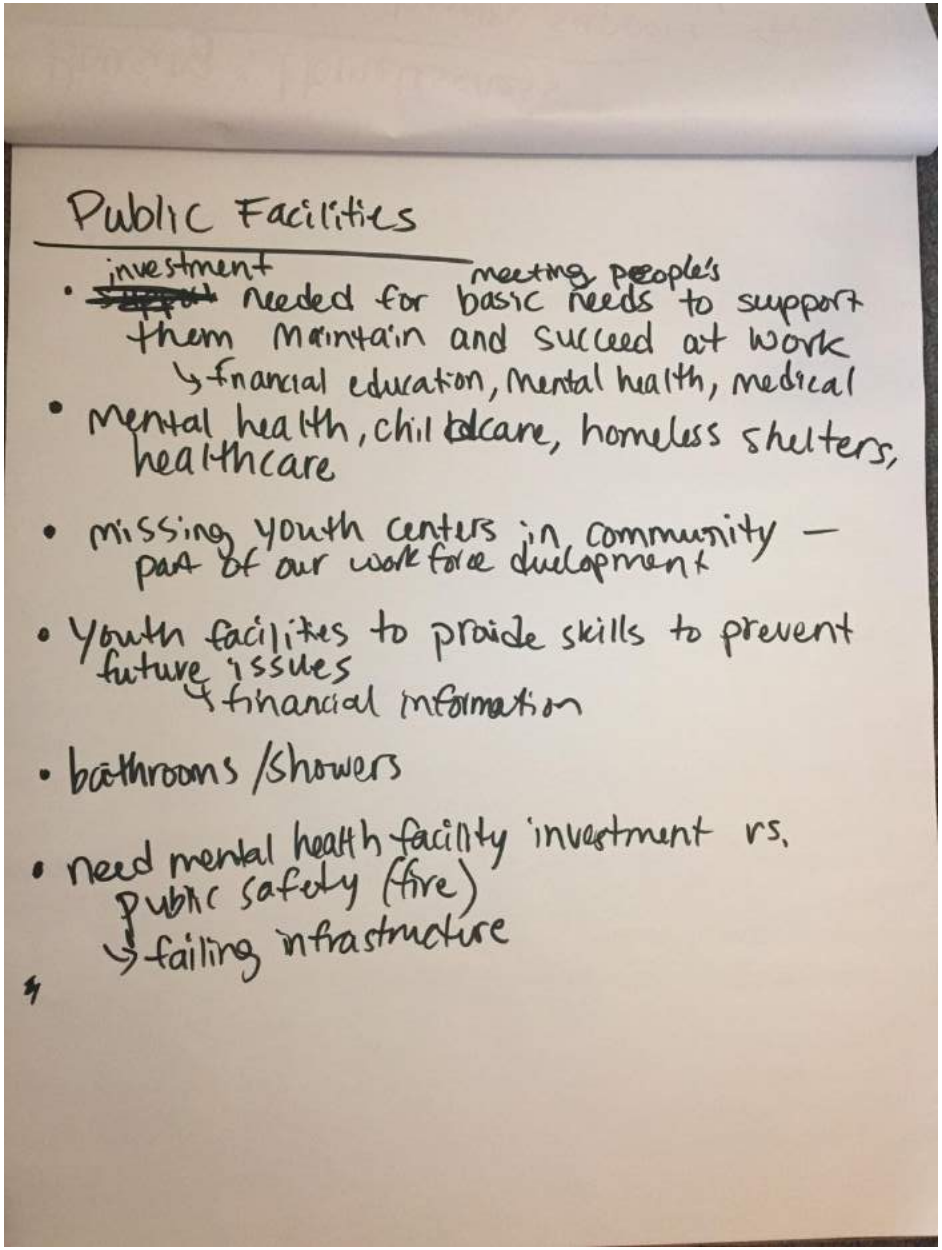
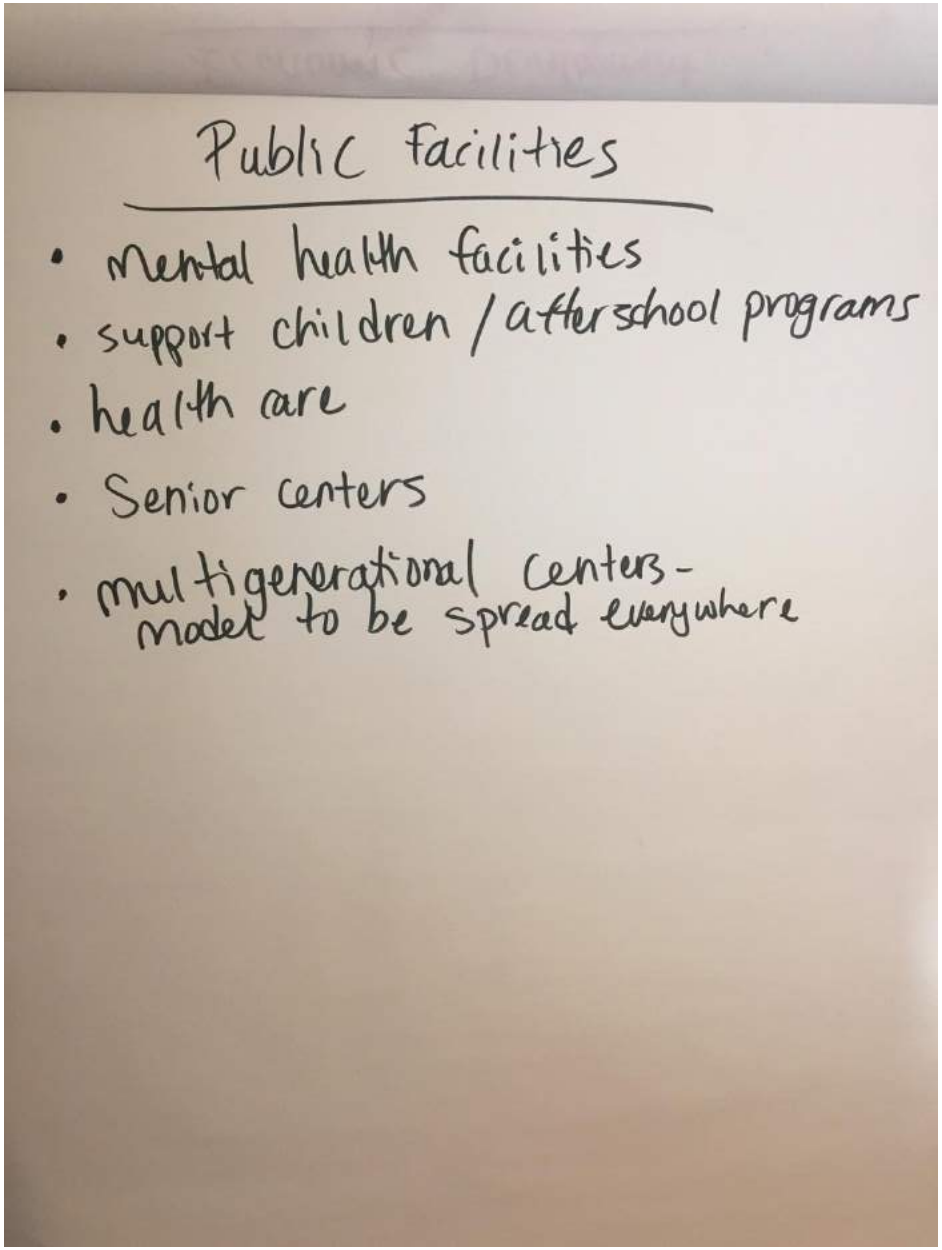
- Advocate and secure housing options commensurate with the below-median residents in the corridor; by extension, support for housing security (limiting or mitigating adverse market forces; recognizing housing as a human right, etc.) as a top priority.
- I would like to see a better messaging- resources to communicate a central message of how to obtain services or navigate the city's complicated structure.
- Affordable housing in West Mesa with supportive resources and education for residents. Youth-focused centers and life skill development.
- Affordable housing in West/Central Mesa. Financial stability services not at new leaf.
- Building affordable housing and workforce housing
- Affordable housing (both rental and home ownership)
- Safe homeless shelter/housing with full services and support
- Economic development: consolidated plan that documents and map specific businesses and needs of downtown corridor as basis for program development
- Focus on housing vacant building property owners accountable for blight and perceptions; city bathrooms; city to focus on 5-day work weeks-allowing permitting to move quick; homelessness, mental health, resources
- Homelessness- provide with mental health support and address the whole person, instead of temp solutions

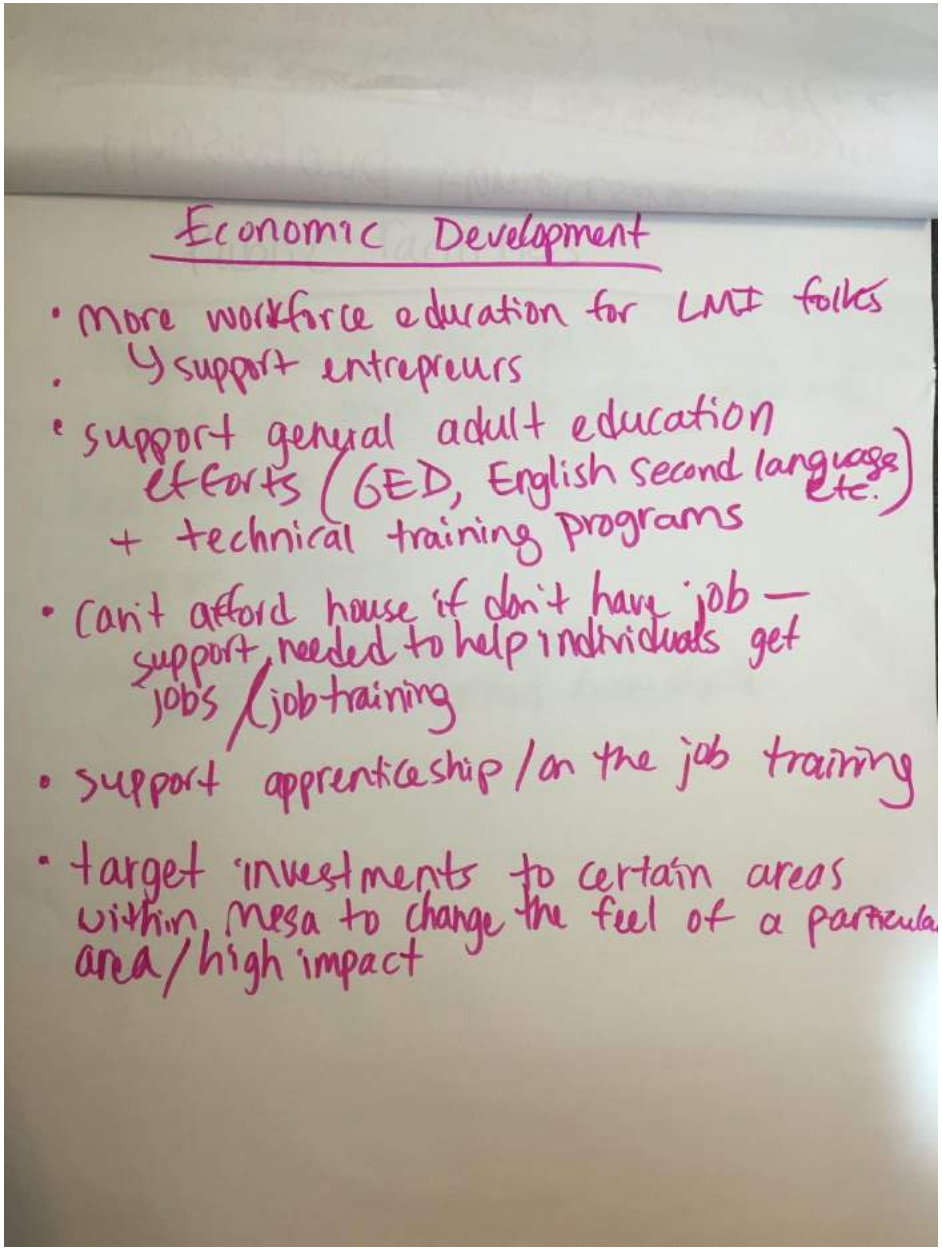




Public Facilities

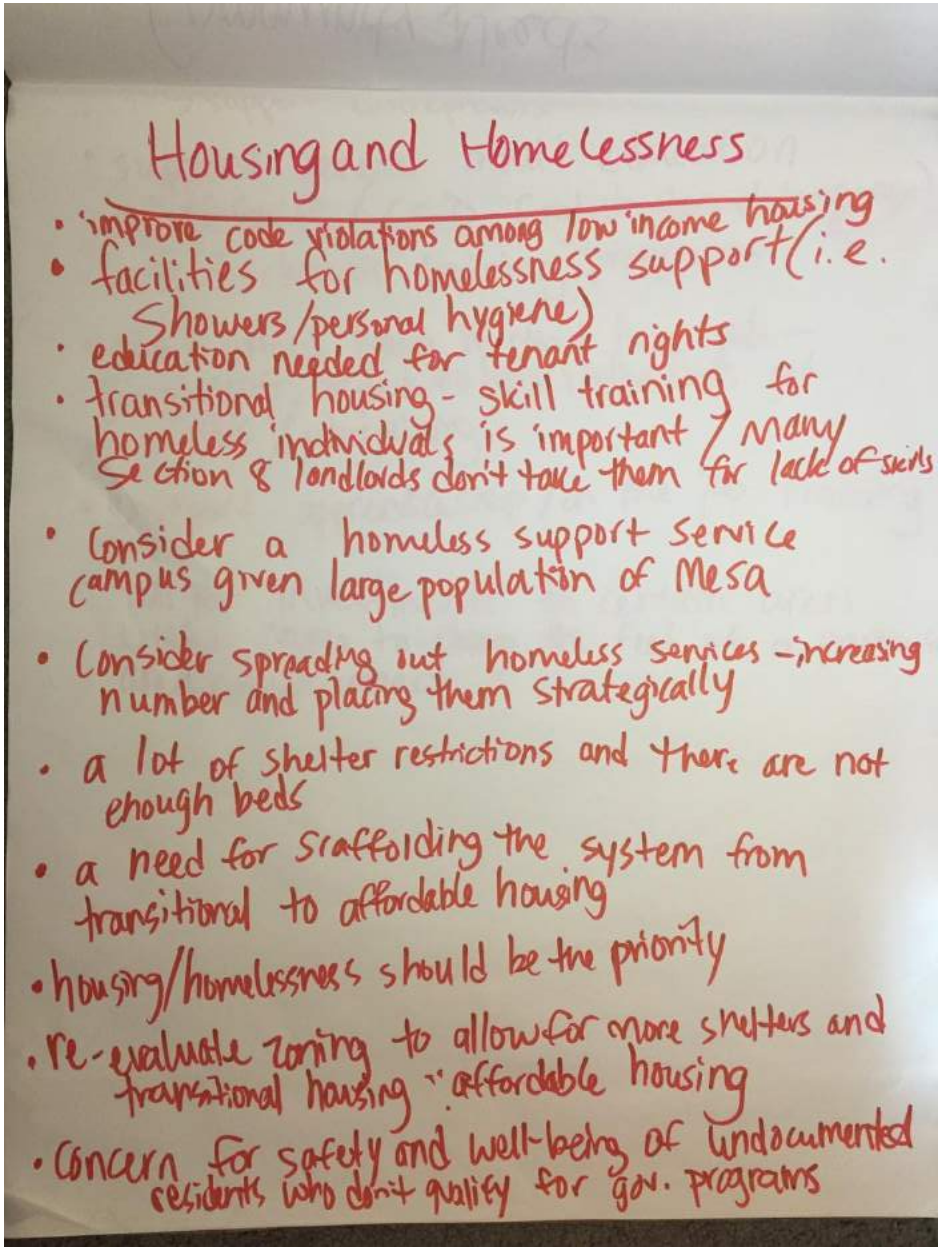
- investment needed for basic needs to support meeting people's them maintain and succeed at work
  - ↳ financial education, mental health, medical
- Mental health, childcare, homeless shelters, healthcare
- missing youth centers in community — part of our workforce development
- Youth facilities to provide skills to prevent future issues
  - ↳ financial information
- bathrooms / showers
- need mental health facility investment vs. public safety (fire)
  - ↳ failing infrastructure


Public Facilities
• mental health facilities
• support children / afterschool programs
• health care
• Senior centers
• multigenerational centers - model to be spread everywhere



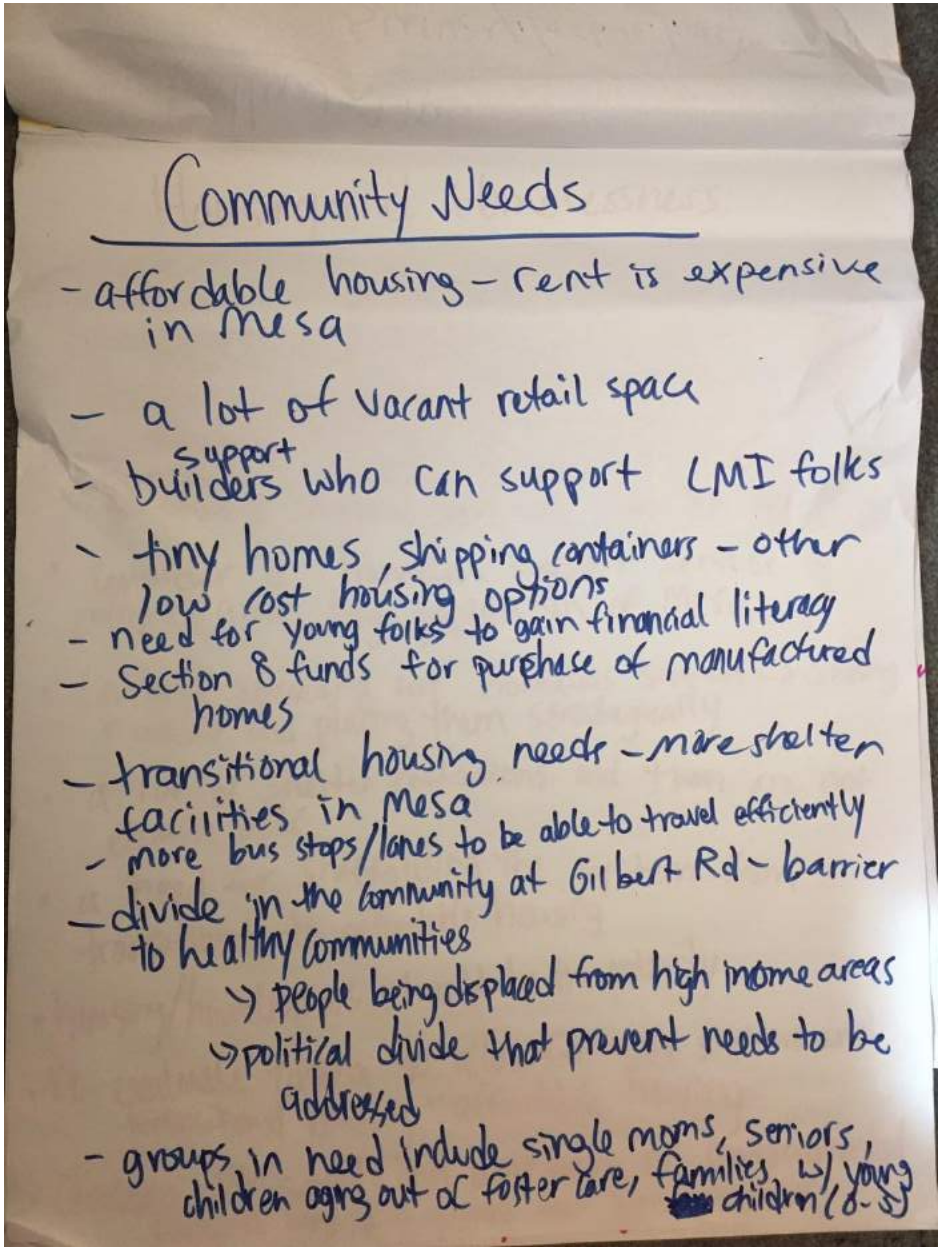
Economic Development

- more workforce education for LMI folks
- ↳ support entrepreurs
- support general adult education efforts (GED, English second language etc.) + technical training programs
- Can't afford house if don't have job — support needed to help individuals get jobs / job training
- support apprenticeship / on the job training
- target investments to certain areas within Mesa to change the feel of a particular area / high impact



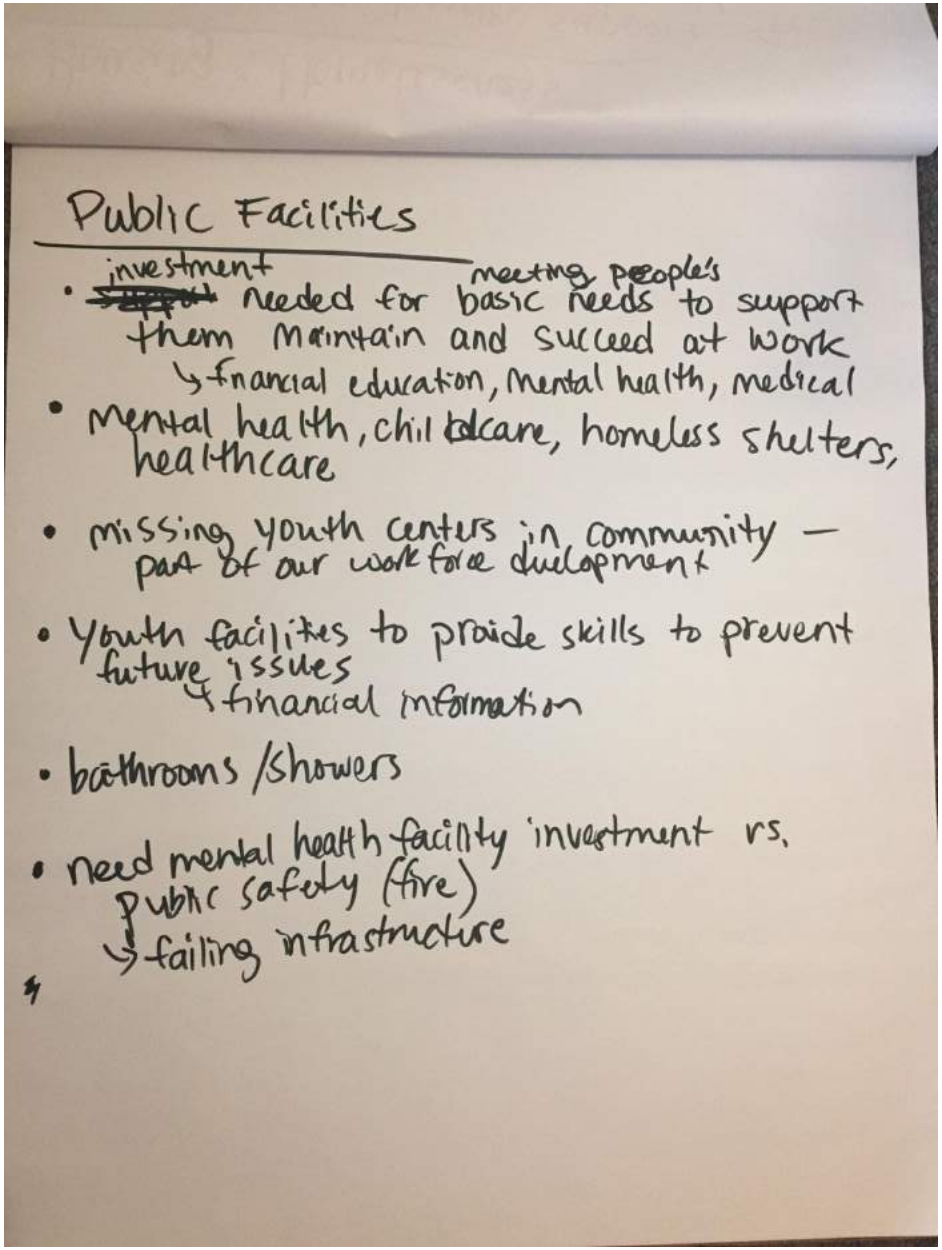
Housing and Homelessness

- improve code violations among low income housing
- facilities for homelessness support (i.e. Showers/personal hygiene)
- education needed for tenant rights
- transitional housing - skill training for homeless individuals is important / many Section 8 landlords don't take them for lack of skills
- Consider a homeless support service campus given large population of Mesa
- Consider spreading out homeless services - increasing number and placing them strategically
- a lot of shelter restrictions and there are not enough beds
- a need for scaffolding the system from transitional to affordable housing
- housing/homelessness should be the priority
- re-evaluate zoning to allow for more shelters and transitional housing & affordable housing
- Concern for safety and well-being of undocumented residents who don't qualify for gov. programs



Community Needs

- affordable housing - rent is expensive in Mesa
- a lot of vacant retail space
- builders who can support LMI folks
- tiny homes, shipping containers - other low cost housing options
- need for young folks to gain financial literacy
- Section 8 funds for purchase of manufactured homes
- transitional housing needs - more shelter facilities in Mesa
- more bus stops/lanes to be able to travel efficiently
- divide in the community at Gilbert Rd - barrier to healthy communities
  - ↳ people being displaced from high income areas
  - ↳ political divide that prevent needs to be addressed
- groups in need include single moms, seniors, children aging out of foster care, families w/ young children (0-5)



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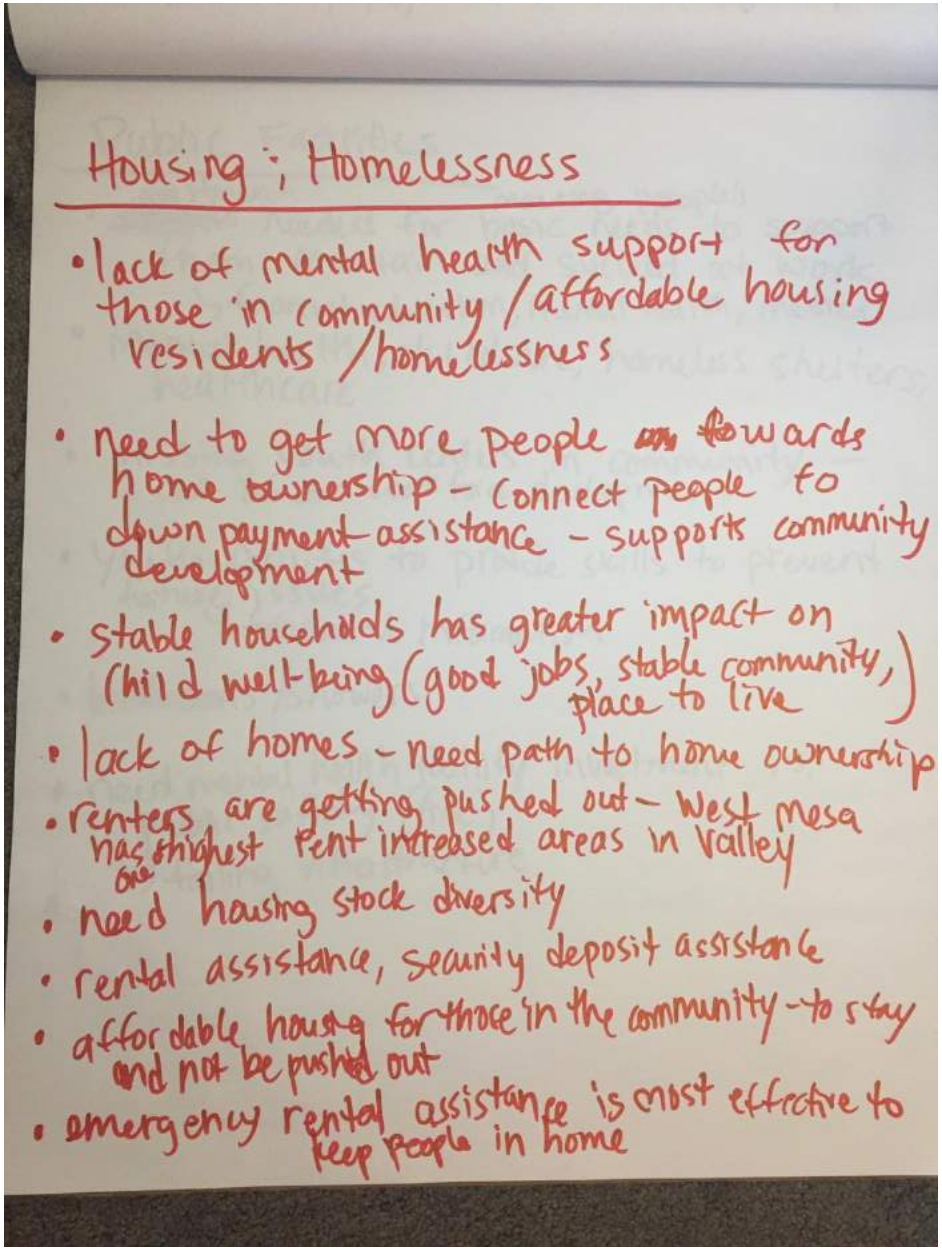


Housing ; Homelessness

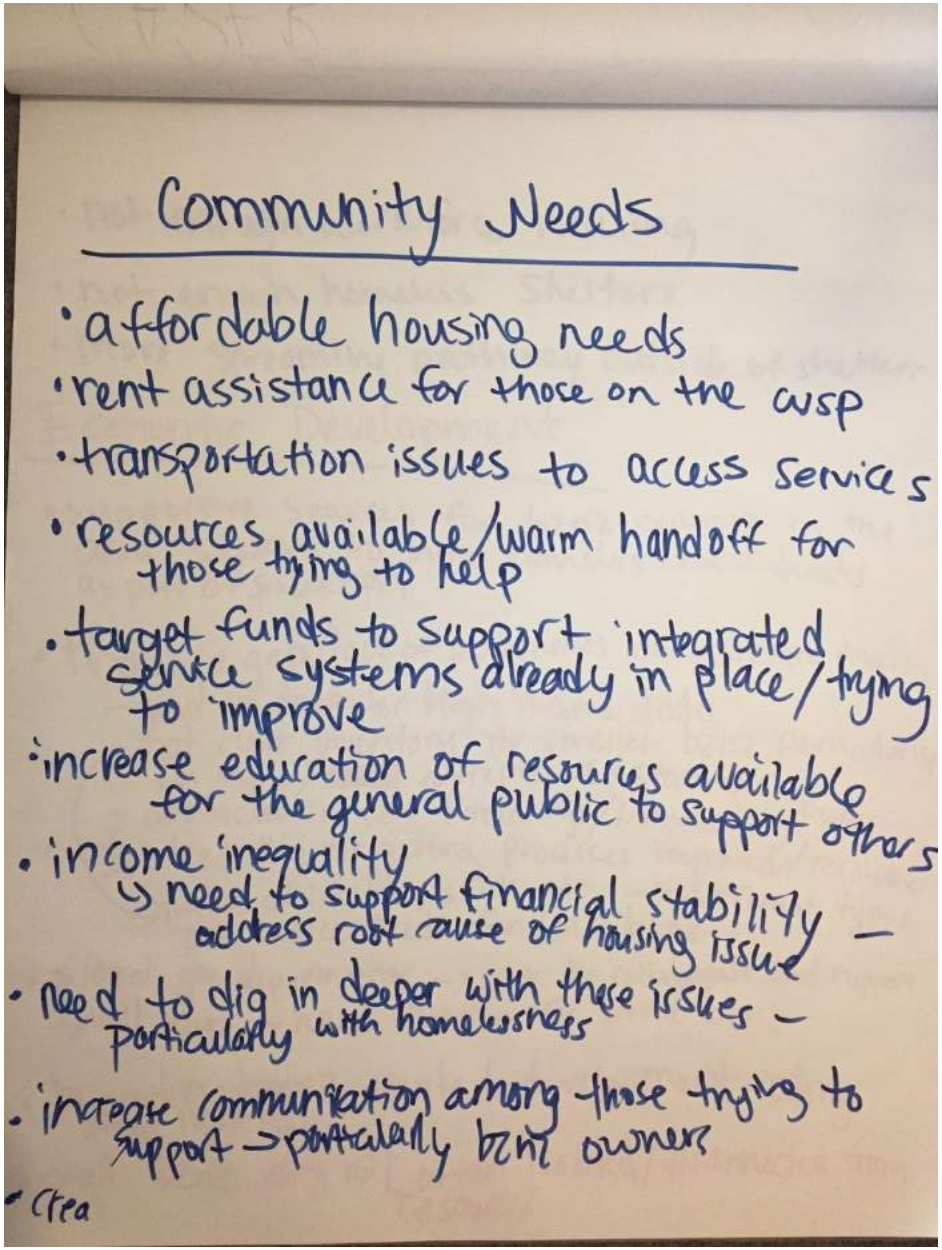
- lack of mental health support for those in community / affordable housing residents / homelessness
- need to get more people towards home ownership - connect people to down payment assistance - supports community development
- stable households has greater impact on child well-being (good jobs, stable community, place to live)
- lack of homes - need path to home ownership
- renters are getting pushed out - West Mesa has one highest rent increased areas in valley
- need housing stock diversity
- rental assistance, security deposit assistance
- affordable housing for those in the community - to stay and not be pushed out
- emergency rental assistance is most effective to keep people in home

- not enough workforce housing
- not enough homeless shelters
- more streamline pathway outside of shelters

Economic Development

- supportive services for bznz owners in the area seeking to hire homeless individuals as part of solution
- there's a gap/lack of awarenesses of bznz on main
  - good on data for high income data
  - not clear inventory for smaller bznz, particularly on Main / [redacted] entrepreneurs / startups
  - obstacles in self-funded orgs / bureaucracy issues
  - streamline for getting processes improved / resolved
  - nature of industries, skills etc. → different types of service needs for LMI bznz
- siloed gov. departments → work to collaborate and support small bznz - need champion for small bznz
- broaden transit oriented development along entire light rail
- small bznz along rail often isolated / disconnected from resources

- investing small dollars make a significant impact w/ small bznz → support the Mesa economy further
  - ↳ need more accessible gov support/systems/infrastructure to support small bznz
- leverage existing Federal dollars with city funding
- city accountability to the small bznz
- increase # of jobs through supporting more small bznz - interelate funds to build local economy further
  - ↳ leverage funds to support ecosystem of local economy (workforce education)
- communication/community engagement to ensure small bznz know about local resources available and connecting those that exist
- awareness needed about Mesa activities/events/development to support small bznz
- issues w/ empty buildings: safety → reputation of downtown influences people coming



Community Needs

- affordable housing needs
- rent assistance for those on the cusp
- transportation issues to access services
- resources available/warm handoff for those trying to help
- target funds to support integrated service systems already in place/trying to improve
- increase education of resources available for the general public to support others
- income inequality
  - need to support financial stability – address root cause of housing issue
- need to dig in deeper with these issues – particularly with homelessness
- increase communication among those trying to support → particularly bzn owners
- Crea

To: City of Mesa Housing and Community Development

From: Ability360 Darrel Christenson 602 296-0530 darrelc@ability360.org

Date: January 7, 2020

Ability360 5- Year Consolidated Plan Input

1. There is a "Silver Tsunami" here in the Valley with a rapidly growing number of residents over the age of 65 and the number of people with permanent disabilities is growing to now be roughly 1:4. We are in crisis mode with the severe lack of accessible housing (rentals and homeowners) to meet this need. Therefore, I would like to suggest a few recommendations to the City.

2. Reinstate accessible home modification programming through CDBG funding and assist persons to stay at home in safer, more independent home settings rather than forcing people to move to more costly nursing homes or institutions where costs are on average $40,000 more per person per year instead of home and community based services.

3. Provide incentives AND requirements for greater accessibility in all new housing stock. Visitability standards include 6 easy features that can be incorporated for less than 1% in new projects and less than $100 extra in single family homes. These features include: A zero-step entrance at the front, back or side of the house depending on the site conditions, B. doorways that provide 32" of clearance, C. at least a half-bath on the main floor, D. lever door hardware, E. electrical outlets and environmental controls in reachable locations between 15 - 48" off the floor, F. reinforced walls in ground-floor bathrooms behind the toilets and showers/ tubs for future grab bar installation.

4. Public policy that addresses accessibility from the view of targeting 100% accessible in ALL units (and going down if

necessary such as a 2 story rental with no elevator access to the 2nd level), rather than going up to a meager 5%/ 2%/ 2% as required by the Fair Housing Act. Demographics show that this does not come close to meeting today's needs and demographics.

5. Policy that ensures that persons with disabilities on waiting lists secure openings of accessible units, maximizing the design of the units. (Too often we hear that able-bodied individuals secure the precious few accessible units when they become available.)

6. Work harder to gather accurate information on where accessible units exist. Self-verification is not good enough as misinformation abounds when it is self-reported.

7. Increasing efforts to enforce Fair Housing laws across the board for all protected classes.

8. Offer and encourage Disability Awareness training to new hires, staff and management of property management companies and those who are involved in the City's various housing programs. This will both improve customer service and increase revenue to those who not only have accessible units, but who are sensitive and aware of the customer service issues to those residents with disabilities.

9. Explore community partnerships to introduce Shared Housing programs as has been the case in other cities and states. None currently exist anywhere in the state of Arizona.

Input from a Representative of the Maricopa Association of Governments

- How can Mesa increase coordination?

Mesa is a great partner and always willing to step up for community initiatives and projects. They coordinate with the Continuum of Care, serve on committees and workgroups and communicate regularly. I don't know what else they could do because they are already exceeding expectations.

- What are the highest needs for services in Mesa?

Mesa needs affordable housing, emergency shelter services, more rental assistance programs, additional homeless prevention resources and diversion services.

- What is Mesa doing well to address need?

They are using their services in creative ways to address community needs. Their willingness to continue to apply for Mainstream Vouchers and FUP Vouchers is much appreciated.

- What can be improved?

We urge our PHA partners to always apply for the maximum number of vouchers HUD approves them for.

- What challenges do you see Mesa facing in addressing need?

Regionally the biggest challenge facing all communities is the lack of affordable housing and the dwindling number of landlords willing to rent to people with rental assistance vouchers.

- Can these be overcome?

Mesa cannot solve this issue alone. We need a regional response and strategy to engage landlords and preserve/create affordable housing.

- Other comments/concerns

As stated above, Mesa is a great partner. They are leaders in the region and serve to inspire other communities to do more.