



# City Council Report

**Date:** October 16, 2023  
**To:** City Council  
**Through:** Christopher J. Brady, City Manager, or  
Candace Cannistraro, Deputy City Manager  
**From:** Natalie Lewis, Deputy City Manager  
**Subject:** East Valley Men's Center Bridge to Housing Project  
Coronavirus State and Local Fiscal Recovery Funding Award  
(District 1)

## Purpose and Recommendation

Approving and authorizing a resolution to allow the City Manager or his designee to enter into a subrecipient agreement with A New Leaf, Inc. for a grant of Coronavirus State and Local Fiscal Recovery Funds for the East Valley Men's Center Bridge Housing Project.

## Background

A New Leaf, Inc. ("A New Leaf") is an Arizona nonprofit corporation with a 501(c)(3) nonprofit designation, requested Coronavirus State and Local Fiscal Recovery Funds ("ARPA Funds") to construct and develop an expansion of the East Valley Men's Center ("EVMC") located at 2345 N. Country Club Drive, Maricopa County, Arizona, APNs 136-17-043A and 136-17-043B (collectively, the "Property"), for a bridge (transitional) housing project to provide housing and support services ("Bridge Housing Project"). The Property is located directly adjacent to the jurisdictional limits of Mesa and within Maricopa County's planning jurisdiction.

The Bridge Housing Project will consist of a minimum thirty-unit efficiency resident building, supportive services building, covered ramada, Property improvements (including fencing and landscaping, façade upgrades, and a redesign of parking), and related expenditures and start-up costs for the expansion of the services offered at EVMC. The total amount requested for the project is up to \$9,500,000.00 in ARPA Funds. Please see the site plan and renderings included in the accompanying PowerPoint presentation for more information on the development of the project.

The Bridge Housing Project is designed to serve one of the inventory gaps for the City's Pathway to Housing by assisting individuals who previously experienced homelessness

and who are either successfully exiting the EVMC emergency housing program or who are graduating from Mesa's Off-the-Streets Program or other regional programs where participants are stabilized, sober, working or ready to work, and are ready for their next step in their housing plan.

A New Leaf recognizes that the City of Mesa consistently provides more financial support than any other local jurisdiction in the valley and, therefore, as a part of the provision of the ARPA Funds for the Bridge Housing Project, A New Leaf will commit for a period of twenty (20) years, through restrictions placed on the Property, to a minimum of an annual average 50% use of the EVMC and Bridge Housing Project by Mesa-based individuals for both emergency and bridge housing on the campus, where Mesa-based is defined as:

- 1) Individuals directly referred to participate in the project from the City's Off-the-Streets Program, or by City Police, City Park Rangers, or an authorized partner of City;
- 2) Individuals whose last known residence of a minimum of one (1) year was at a Mesa, AZ street address; or
- 3) Individuals who are served at an area regional facility supporting those who have experienced homelessness who are transferred to the transitional housing program on the Property, but whose last residence of a minimum of one year was at a Mesa, AZ street address.

A New Leaf anticipates serving approximately 100 men per year at the Bridge Housing Project, a minimum of those men being Mesa residents.

The design, construction, and development of the Bridge Housing Project, which will be completely enclosed with fencing and have landscaping that compliments the surrounding neighborhood, will consist of four main components, plus additional start-up costs as outlined below:

- A minimum 30-unit efficiency resident building of approximately 7,763 square feet that will not exceed two-story height construction. Individual housing units will be approximately 300 square feet each. The resident building and units will be constructed in such a quality way as to require low maintenance and have a life expectancy of at least fifty (50) years. While simplistic in design, the units will be designed to provide a sense of graduation or elevation at the EVMC campus, the goal being that these units become a motivator for the individuals in the emergency housing program, representing a step forward in housing for the graduates into these units. Individuals will be allowed to stay in the bridge housing for up to 180 days.
- A supportive services building of approximately 3,000 square feet designed to provide intake services, case management services, counseling services, and to house a health clinic and exercise gym.

- An outdoor ramada of approximately 1,000 square feet with some basic amenities, such as benches, shade and gathering spaces.
- EVMC façade and internal-building upgrades, painting, and other improvements, including a redesign of parking on the Property, that are designed to improve the overall EVMC campus by adding continuity to the campus and quality aesthetics to support the surrounding area.
- Allowed start-up costs related to the Bridge Housing Project that will include the acquisition of new passenger vans so that EVMC staff may shuttle and manage participant activity off-site.

Once complete, the Bridge Housing Project will become a part of the EVMC campus and programming. Elements of the EVMC programming are outlined below.

- Onsite services provided will include a clinic, gym, and counseling services. EVMC will work with other agencies to provide basic level health care at the campus. The onsite healthcare is expected to lessen the burden of emergency response by the Mesa Fire and Medical Department.
- EVMC will continue as a closed campus model (i.e., individuals will only be allowed to leave during the day for a reason that relates to their recovery, such as job, healthcare, jobs training at the Workforce Center @ Mesa, or other needs directly tied to the individual's path to recovery).
- EVMC will not accept Level 2 or Level 3 sex offenders into any on-campus program on the Property.
- Individuals who discontinue progress or take steps backwards in their recovery may be provided housing and services at the EVMC emergency housing, at Off-the-Streets, or at another location in the region best suited for the person's recovery needs, rather than at the Bridge Housing Project.

## **Alternatives**

Staff recommends Council approve the resolution and authorize the City Manager or his designee to enter into a subrecipient agreement with A New Leaf for a subaward of up to \$9,500,000 in ARPA Funds in order to complete the Bridge Housing Project.

Council may choose to modify the amount of funding awarded to A New Leaf as a subaward or to request changes to the scope of work to be provided by A New Leaf. Depending on the changes, the project schedule, or site plan may be impacted.

Council may also choose to deny the funding request and not authorize the City to enter into the subrecipient agreement. The result will be that the Bridge Housing Project will not be completed, and the existing EVMC campus will not be improved.

## **Fiscal Impact**

No general funds are being requested. The \$9,500,000 in funding will be from ARPA Funds, which specifically allow for the support of capital projects, like the Bridge Housing Project, to create long-term infrastructure and solutions to address homelessness. All costs of the project above the subaward provided pursuant to the subrecipient agreement, including annual operation and maintenance costs, will be the responsibility of A New Leaf, from other funding sources, such as funding received from donations or competitively received federal, state, or local grants.

## **Coordinated With**

The following City Departments: Financial Services, Engineering and Community Services

## **Attachments**

- Resolution
- PowerPoint with site plan and renderings