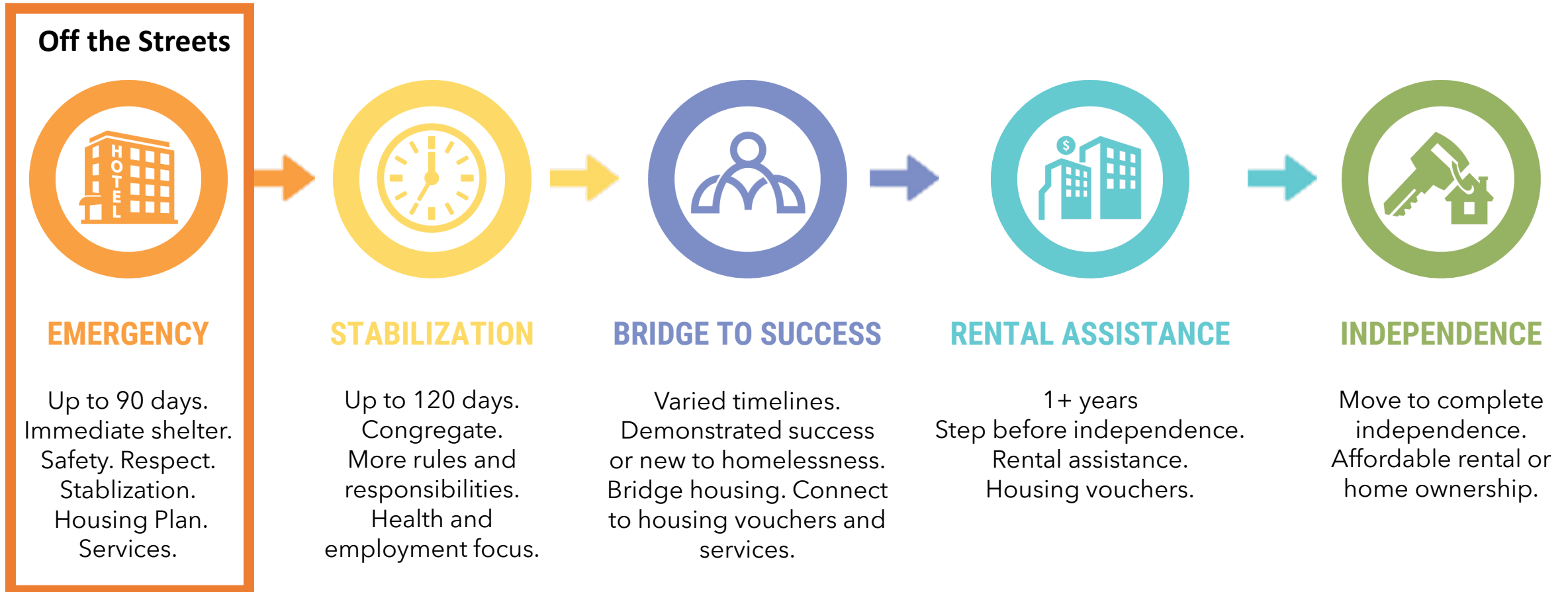


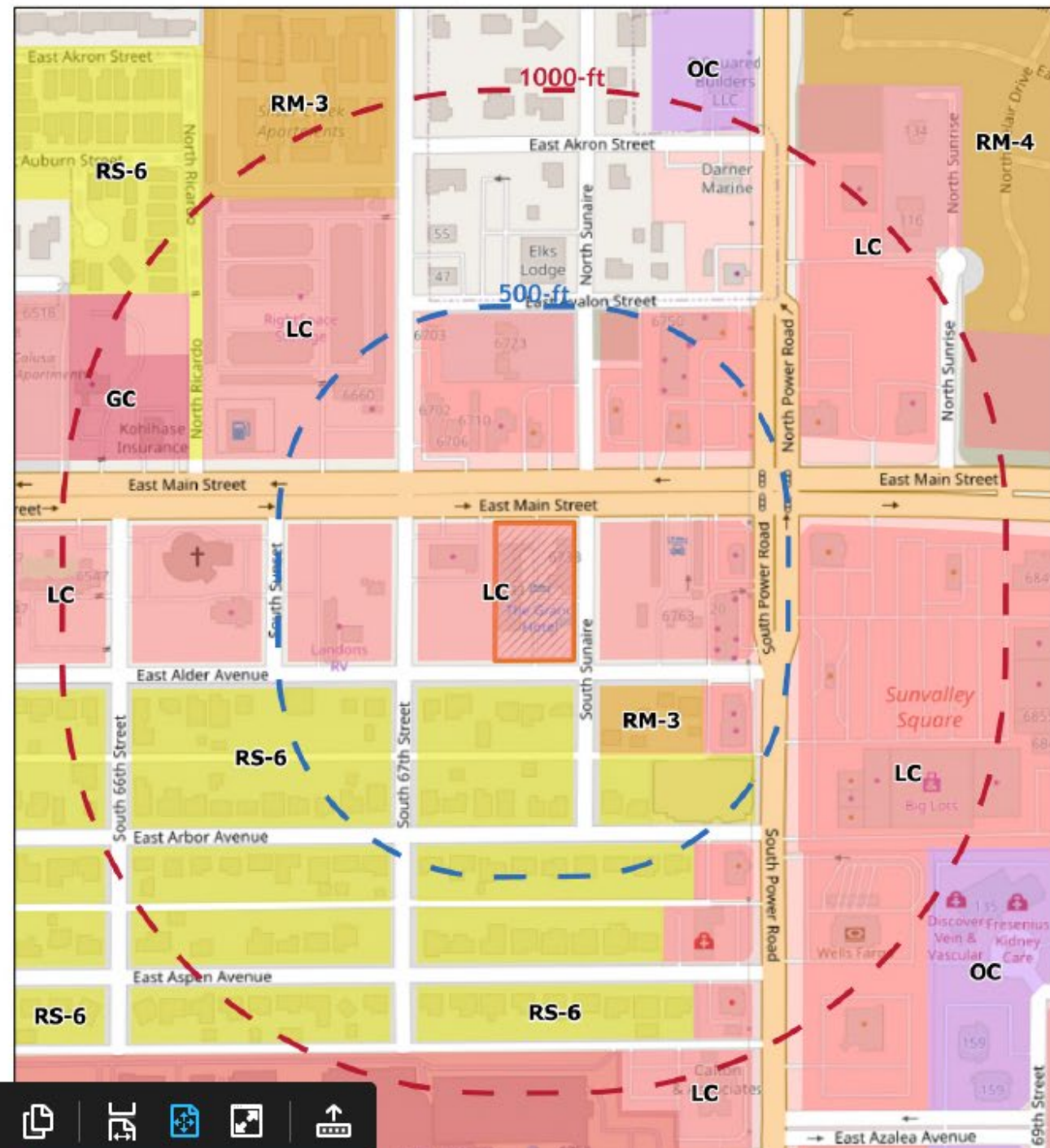
# **Public Hearing Council Use Permit for 6733 E Main Street**

**November 6, 2023**

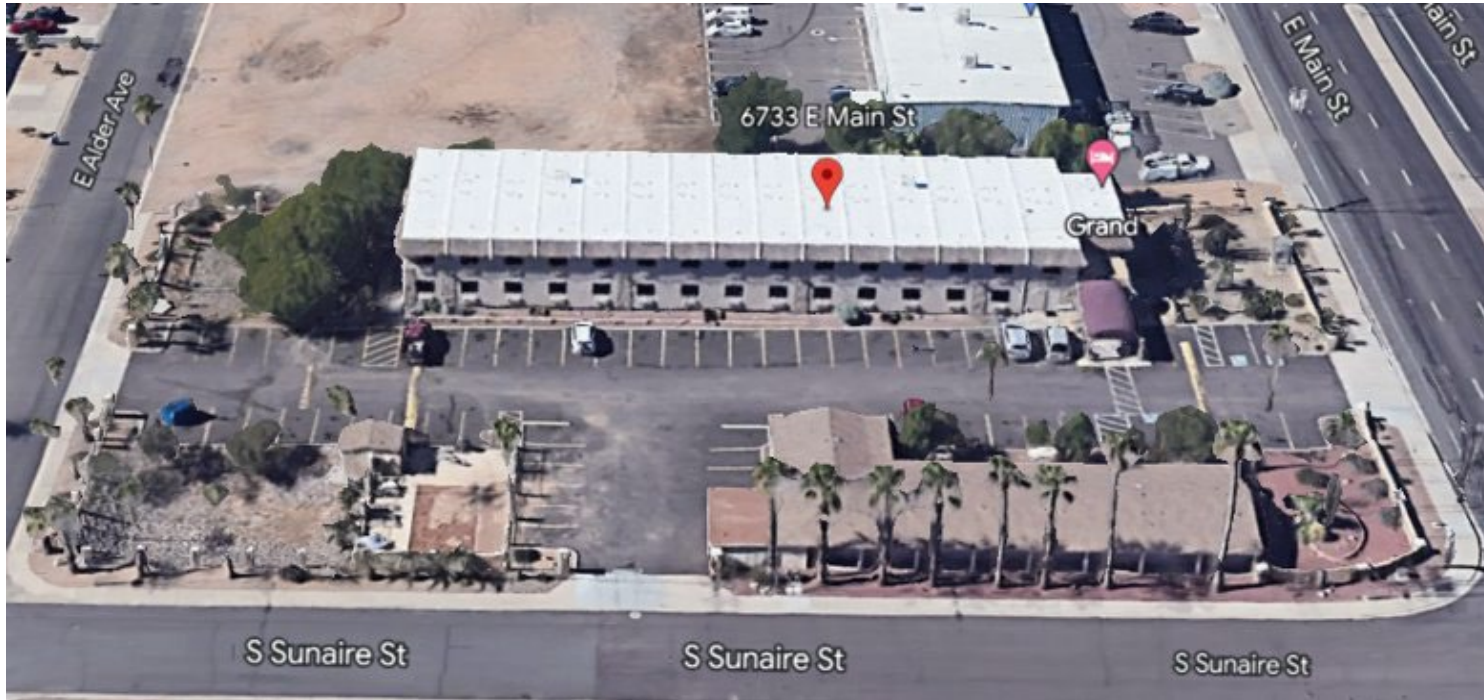
Lindsey Balinkie, Deputy Director Community Services

## Mesa's Pathway to Housing









- Change use from a hotel to a social service.
- Longer-term solution for Mesa's Off the Streets program.
- Limited use for temporary housing program serving seniors, families and domestic violence victims.
- Limited use is part of Good Neighbor Policy as a stipulation to Council's approval.

- Program has existed for 3 years in Mesa
- Temporary housing program for people experiencing homelessness
- Referrals from Mesa Police, Fire, Parks
- Tool to allow City to enforce urban camping
- Mesa's most vulnerable individuals are served
- Closed campus
- Case management to connect to services
- Rules and requirements
- Up to 90-day stay





## Who we serve

- 1,871 clients served
- 64% of clients report one or more disability, 39% have physical disabilities
- 21% are survivors of domestic violence
- 12% are aged 62+
- 49% women
- 276 families
- 19% are youth under 18
- 16% employed at time of entry
- 7% pet owners
- 73% successfully graduate



A close-up photograph of a woman with long dark hair and green eyes, looking slightly to the left. The text "OFF THE STREETS" is overlaid on the left side of the image in a large, black, sans-serif font.

OFF THE  
STREETS

[Off the Streets 2023 Video Link](#)

## **Good Neighbor Policy a stipulation to Council's approval.**

- City of Mesa oversight
- Will only serve families, elderly and DV victims
- Area police patrols and dedicated police officer onsite 24/7
- No sex offenders
- Most services provided off campus
- No walk-up or drop-in services are available or allowed.
- Nonprofit partners case management and on-site oversight 24/7
- Improved, clean and well-maintained campus
- Phone line and email provided to surround neighborhood.
- Proactive homelessness outreach.
- Ongoing program improvements explored
- Curfew enforced for program participants 10 pm.
- No visitors are allowed without permission and monitoring.



Provide neighborhood with existing city services:

- Police engagement.
- Update existing lights with LED bulbs.
- Neighborhood clean up dumpsters.
- Neighborhood registration.

Comprehensive safety/amenity review of nearby neighborhood; implementing feasible improvements.

- New streetlights,
- Slurry Overlay Seal
- Mesa Shade Tree program.

*The area of focus for this policy implementation is the residential neighborhood immediately to the south of the property, generally from Power Road to 64th Street, and Main Street to Aspen Avenue.*

## Street Light Map



X: 76784





**Main Street entrance from the corner of Sunaire Street and Main Street**

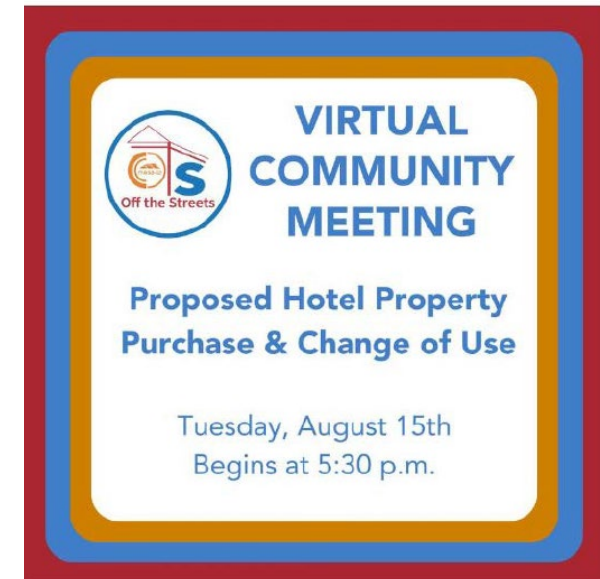




**Southside of property from Alder Avenue**



- Three community meetings
- Three rounds of door-to-door visits and discussions with area residents
- Meeting reminders and program updates via web, email, social media, flyers, resource line.
- Bi-lingual Spanish translation and interpretation.
- Additional neighborhood meetings by request.
- Responding to calls and emails to the city.
- Connections to online resources and an extensive Q&A.



- Acknowledgment of citywide issue and more services are needed in Mesa.
- Desire for services in East Mesa and spreading service citywide.
- Awareness that City ownership of property and police presence will bring positive impacts to the neighborhood and the program.
- Desire to volunteer and giveback.
- Goal of helping to minimize stigma for serving families and individuals in crisis with application of the right staffing, public safety and social service resources.
- Proud of city/community response to helping people and success of Off the Streets program, especially the focus on families, elderly and domestic violence victims.



NIMBY concerns/impact on property values.

- Response: Good Neighbor Report with commitment to uplift the area, provide communication feedback line.

Concern with current public safety in neighborhood and area – drug use, sex offenders, crime in neighborhood and at businesses.

- Response: Mesa Police Department Public Safety meetings, connection and increased focus, Good Neighbor Policy addresses dedicated police presence, strong rules and program structure.

Concern with bringing additional homelessness to the area.

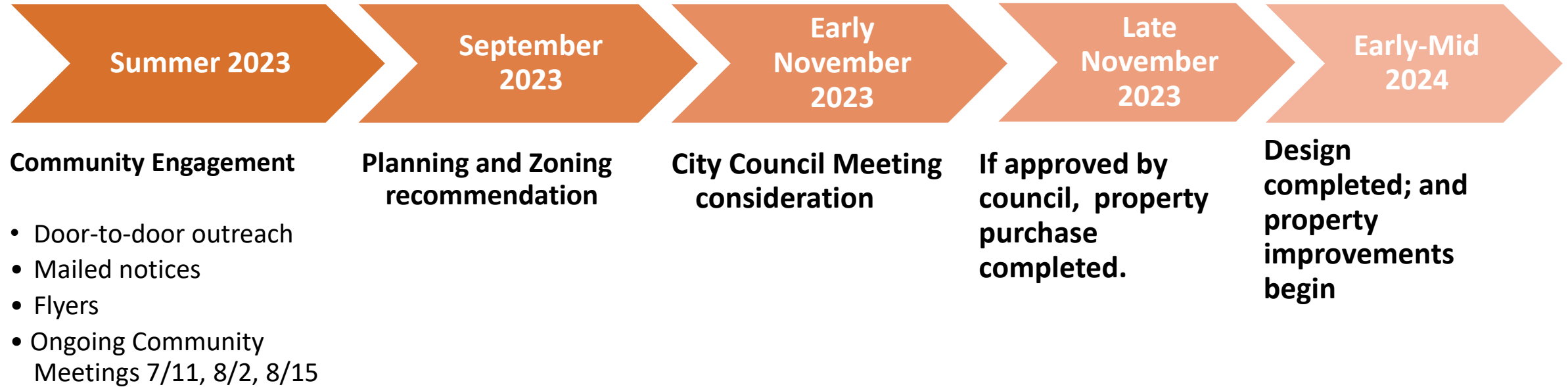
- Response: proactive outreach underway to respond to existing homelessness in the area, closed-campus referral program.

Maintenance of property/area and commitment of the City overtime.

- Response: Comprehensive assessment of neighborhood to infuse resources and updates to streetlights, street surface, trees, cleanups, ongoing neighborhood engagement.

Fear of type of facility will be used for alternate social services.

- Response: Limited use outlined in Good Neighbor Report, with requirement for council approval for change.





mesa·az





- Existing program has demonstrated success and strong partnerships.
- East Mesa location to spread services citywide.
- Service tool for Mesa first responders.
- Ownership of the property allows Mesa to control quality, supports program continuation, population served, property sale/transfer.
- Federal funding supports long-term stability.
- Ongoing cost savings and cost avoidance.
- Good neighbor commitments: strong program and stronger neighborhood.



# Negotiations— Price and Process

## PRICE

\$8.7m Offer by owner

\$6.9m Offer by City

\$7.44m Negotiated settlement

- \$4m Maricopa County ARPA
- \$3.44m City ARPA

\$106k per key. Within avg. per key cost for same uses in AZ.

## PROCESS

First Appraisal

Review of Appraisal

Due diligence inspections

Improvement designs and cost estimates (underway).

Environmental Phase 1

If approved, City to close on property in next two weeks.

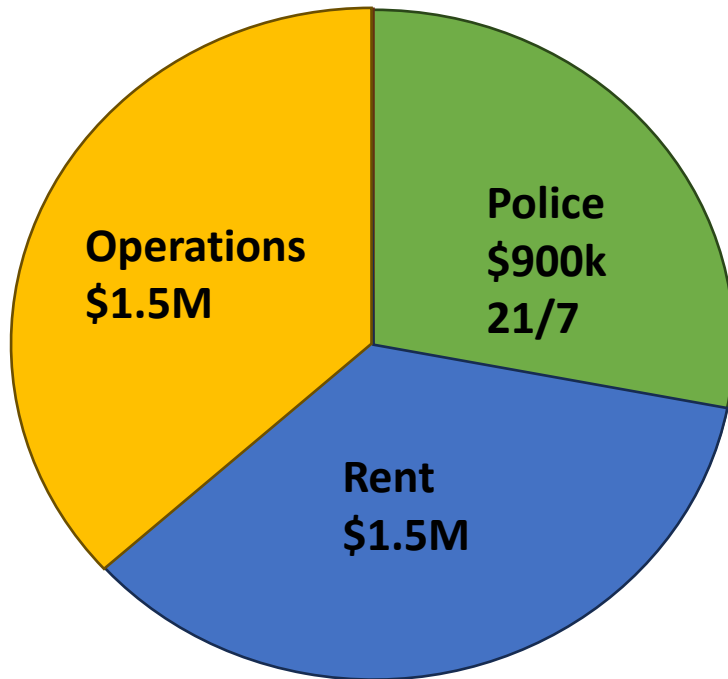
Staff to consider phased move-in process, if possible.



## Off the Streets Budget Estimates (Conservative)

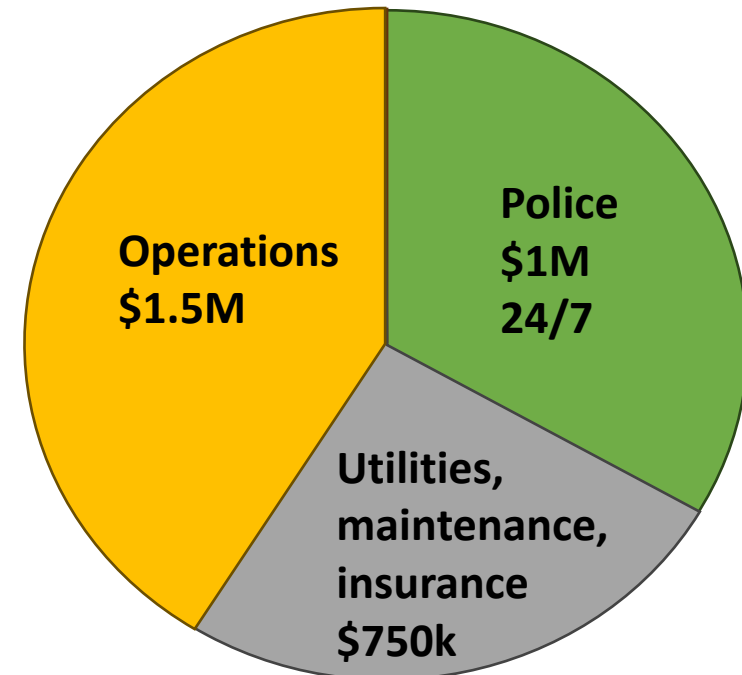
### Lease

\$3.9M per year



### Own

\$3.5M per year



**Possible savings \$400k per year or more.**

**Federal funding available through end of CY 2026.**

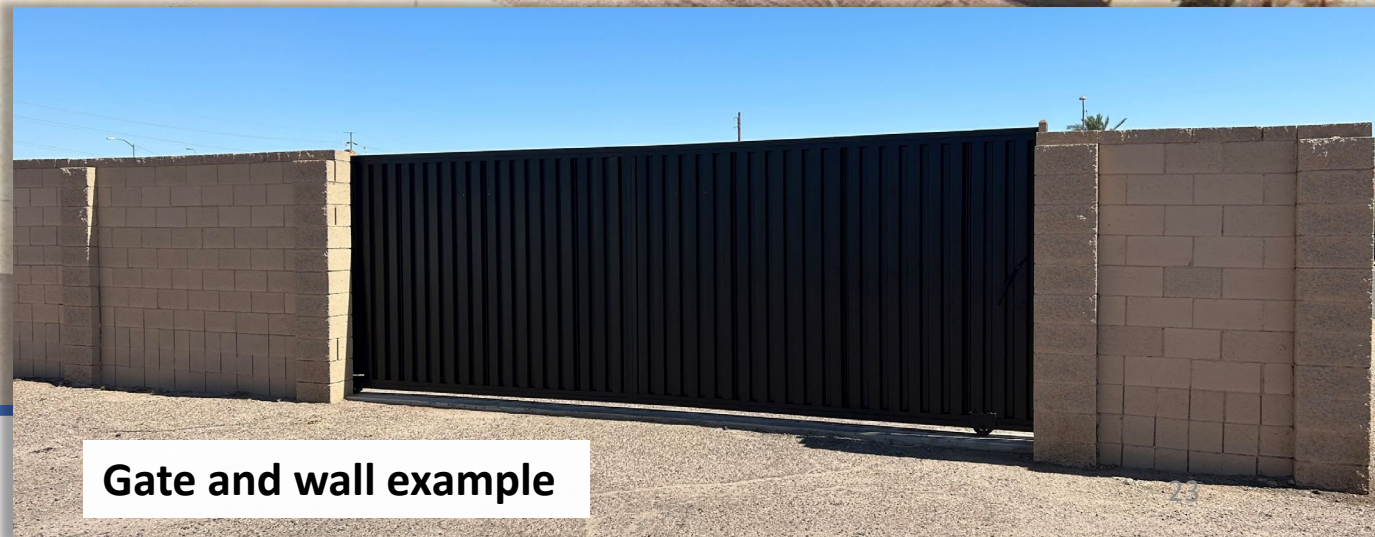
**\$3.5M per year = less than 1% general fund budget.**

## Public Safety Improvements

- Lighting
- Cameras
- Secure walls and gates
- Dedicated police presence

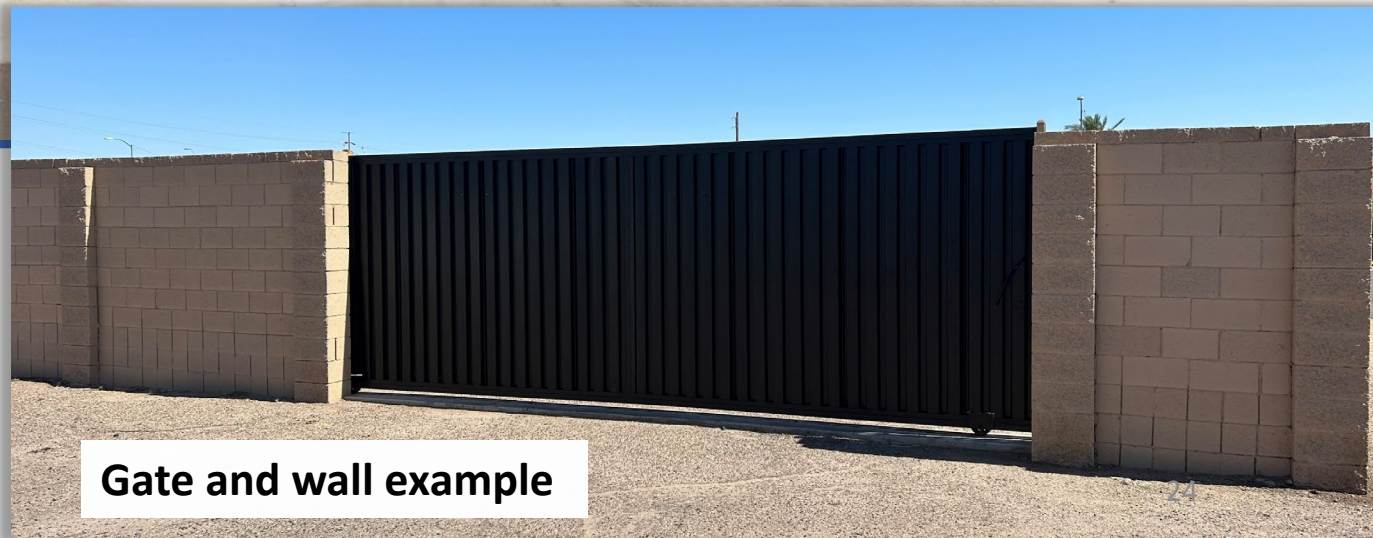






Gate and wall example







## Service Enhancements

- ADA ramps and walkways
- Shaded play area
- Pet friendly common area
- Landscape improvements





**Proposed dog friendly area**



**Proposed play area**

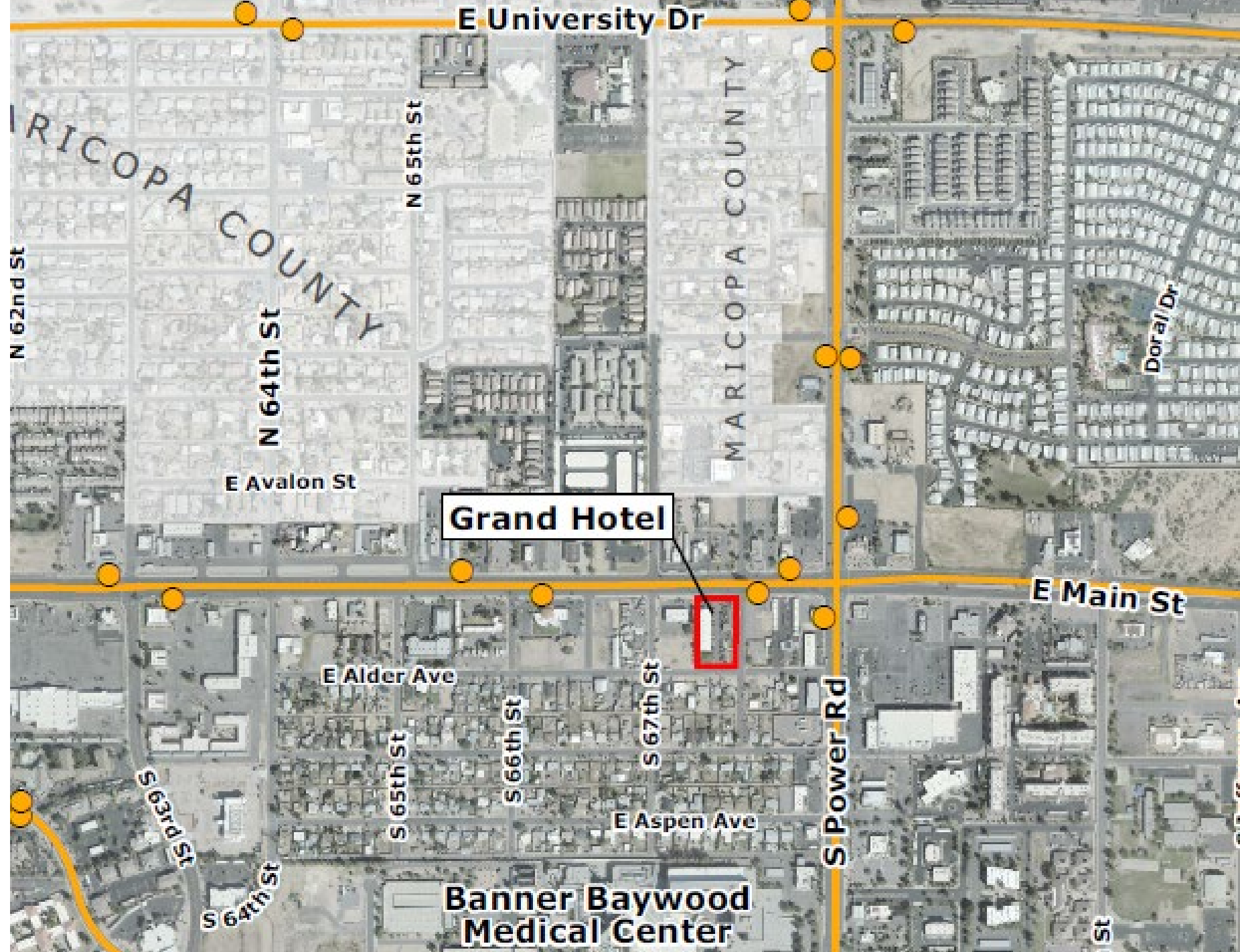




- 6733 E Main Street
- Power and Main
- 70 Rooms
- Built in 1973/1985
- 1.34 acres











- Immediate housing, stabilization, respect and dignity
- Focus on most vulnerable
- Tailored plan for priority needs and housing
- Staff with lived experience and passion for service
- Onsite: 24/7 program oversight, case management, peer support, transportation, life skills training, triage nursing and crisis response
- CBI/regional services off-site: dedicated team of medical and behavioral health professionals, addiction treatment, therapy, SNAP, employment/jobs training, healthcare