

City of Mesa

HOME-ARP Allocation Plan

Substantial Amendment



The City of Mesa has been allocated HOME Investment Partnership Program American Rescue Funds (HOME-ARP) through the U.S. Department of Housing and Urban Development (HUD). HOME-ARP funds assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing assistance to increase housing stability. This plan outlines the City's intended uses of HOME-ARP funds, within the eligible activity categories, to achieve these outcomes.

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1. Executive Summary

The American Rescue Plan of 2021 (ARP), also called the COVID-19 Stimulus Package, Pub.L. 117–2 (March 11, 2021) provides \$5 billion to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country. These grant funds will be administered through HUD’s HOME Investment Partnerships Program (HOME) and are known as HOME-ARP funds. Eligible HOME-ARP activities include acquisition and development of non-congregate shelter, tenant based rental assistance, supportive services, HOME-ARP rental housing, administration and planning, and nonprofit operating and capacity building assistance. A certain portion of HOME-ARP funds must assist people in HOME-ARP "qualifying populations," which include:

- Sheltered and unsheltered homeless populations, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302(a));
- Those currently housed populations at risk of homelessness, as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act (42U.S.C. 113060(1)).
- Those fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking.
- Other families requiring services or housing assistance or to prevent homelessness.

In September 2021, HUD announced that the City of Mesa will receive \$5,605,694 in HOME-ARP funds. This supplemental funding was allocated by formula under the HOME entitlement program. To receive the HOME-ARP allocation, the city must develop a HOME-ARP Allocation Plan that will become part of the State’s FY 2021 HUD Annual Action Plan by substantial amendment. The Allocation Plan includes 1) an outline of the consultation and public participation processes undertaken, 2) an assessment of the needs of qualifying populations and gaps in local housing and services systems, and 3) planned uses of HOME-ARP funds for prioritized populations and eligible activities.

To ensure broad input into the HOME-ARP Allocation Plan from stakeholders and the public, the City engaged in consultation with stakeholders and the public, including an online survey, virtual consultation sessions, direct contact with HUD-required organizations that did not participate in a virtual session, a 15-day public comment period, and a public hearing.

The needs assessment and gap analysis identified the following needs and gaps that may be addressed using HOME-ARP funds:

- A 2022 Point-in-Time (PIT) count found a total of 2,113 persons experiencing homelessness in Maricopa County's East Valley region, which includes Mesa, Chandler, Scottsdale, and Tempe. Of those counted, a total of 1,170 persons (55%) were unsheltered in the region and 451 within the City of Mesa. The unsheltered homeless estimate in the East Valley rose by 24% from 2020 to 2022.
- Households earning between 0-30% of AMI are more likely to be cost-burdened. Cost burdened households pay more than 30% of their income towards housing expenses making them at risk for homelessness. Among renters in the City of Mesa who earn less than 30% AMI, 84% are cost burdened (a total of 12,590 households). Further, among all renters in Mesa who are cost burdened, 70% earn below 50% of AMI (a total of 23,315 households).
- Emergency rental and utility assistance distribution totals reflect a scale of housing insecurity in the City that persists beyond the COVID-19 pandemic. According to data reported to the U.S. Treasury, 9,374 City of Mesa households received a total of \$55 million in emergency rental and mortgage assistance payments between December 2020 and January 2023. Recent data (from March 2022 - January 2023) indicates a continued need for assistance for 2,092 households (a total of \$16 million disbursed).
- The Household Pulse Survey measures the percentage of adults in households not current on rent or mortgage payments. While the number of households throughout the Phoenix-Mesa-Chandler Metro Area experiencing housing insecurity has decreased since August 2020, recent data helps establish a few key baseline estimates: more than 45,000 households recently missed a rent/mortgage payment or have slight or no confidence in their ability to make next month's payment on time.
- The Household Pulse Survey also estimates the number of households at immediate risk of eviction or foreclosure (within two months of the survey date). From October through December of 2022, an average of 52,000 households in the Metro Area viewed eviction or foreclosure as either very likely or somewhat likely.

- The City has increasingly high rents and historically low vacancy rates. Nation-leading population growth in Maricopa County has outpaced the development of new affordable units. As such, rents increased 27% from December 2020 to December 2022 and vacancy rates have ranged from 2.5% to 6.0% over the same period.

To address these needs and gaps, the City will utilize HOME-ARP funds for acquisition and development of non-congregate shelters supportive services, which is not an eligible activity under HUD's HOME Investment Partnership Program (HOME). The City will utilize these one-time HOME-ARP funds to fill the gap of available shelter beds for persons transitioning out of emergency shelter into more stable housing offer individualized, strength-based case management and supportive housing services designed to promote housing stability and self-sufficiency. The increase in supportive services available to better assist and reduce the size of the increasing unsheltered population as identified in the 2022 point in time count by providing additional resources and connecting them with existing resources. The City leverage other available resources, including Community Development Block Grant funds (CDBG) and HOME Program funds to ensure support services and permanent rental housing is available to make the most impact in the community.

2. Consultation

In developing this Allocation Plan, the City conducted a diverse outreach strategy to engage the community and stakeholders through three methods. An online survey was published in English and Spanish, a series of four virtual community meetings were held, and direct one-on-one outreach to stakeholders was conducted to collect specific information around needs of qualifying populations. This section summarizes the consultation efforts made by the City.

The City's HOME-ARP Community Needs Survey was open from January 11, 2023 – February 3, 2023. The survey was made available in English and Spanish and received a total of 176 responses. A summary of the results is attached as Appendix A. The survey explored issues of fair housing, housing affordability, and the needs of those experiencing homelessness, at risk of homelessness, and other vulnerable populations. When asked about the greatest housing needs that can be addressed with HOME-ARP funds, 83.5% said preservation of existing housing was very important, 74.4% of respondents said production of new housing units was very important, 65.9% said supportive services, homelessness prevention services, and housing counseling was very important, 47.7% said tenant based rental assistance was very important, and 43.8% said

expanding non-congregate shelter opportunities was very important. When asked about priorities for services for those experiencing homelessness, those at risk of homelessness, and other vulnerable populations, respondents selected mental health services as very important. Written responses to an open-ended question asking about community needs for qualifying populations contained themes related to affordable housing availability, knowledge of available resources, supportive housing, navigation advocacy, accessible housing units, location of services, transportation, programs and services for seniors, mental health services, and substance abuse services.

The City also held a series of four community meetings to solicit input and consult with key stakeholders that serve and support the qualifying populations identified in the HOME-ARP guidance issued by HUD in September 2021. At these meetings, the City provided an overview of HOME-ARP, reviewed the eligible qualifying populations, discussed the eligible uses of funds identified within the guidance provided by HUD, and described the required components of the HOME-ARP allocation plan including the process and anticipated timeline for submitting the plan. During the sessions, the City solicited questions, comments, and feedback about the eligible uses of funds through an interactive dialogue. Notice of the meetings was posted to the City’s website on January 11, 2022, and invitations were sent to 168,375 individuals throughout the City. Registration was requested for attendance and the total number of registrants is listed below along with the total number of individuals in actual attendance.

Meeting Date	Meeting Topic	Registrants	Attendees
January 18, 2023 2 pm MT	Homelessness and Special Needs	90	48
January 19, 2023 1 pm MT	Housing	88	43
January 19, 2023 4 pm MT	Community Services	76	26
January 25, 2023 6 pm MT	Community Services and Housing	31	16

Overall themes in the meetings are summarized below:

Homelessness and Special Needs: Feedback from this meeting primarily focused on the need for more permanent supportive housing units, the development of more affordable and safe housing

units for low-income households, increased access to childcare assistance and transportation, services that increase self-sufficiency (job training, access to employment, financial education, etc.), navigation resources, resources for seniors, diversity in location of services and childcare, accessible and reliable transportation, and wraparound supportive services-primarily mental health and substance abuse disorder treatment, and medical care.

Housing: Feedback from this meeting primarily focused on the need for the development of more quality affordable housing units, incentives for landlords to provide affordable housing units, navigation services, the development of more accessible units, development of more senior housing, the availability of units that accept housing vouchers, community education, wraparound supportive services, more transitional housing units, on-going case management, and the need for collaboration.

Community Services: Feedback from this meeting primarily focused on the need for case management services, the development of more affordable housing units, services for seniors, services that increase self-sufficiency (life skills, employment services, financial education, etc.), navigation services, wraparound supportive services – primarily behavioral health and substance abuse disorder treatment, and mental health.

Community Services and Housing: Feedback from this meeting primarily focused on the need for educational and vocational support services, employment services, the development of diversion and prevention programs for at risk households, increased access to childcare and transportation services, legal aid services, and the development of more affordable housing units.

Finally, the City had one-on-one meetings with stakeholders to further explore the needs of those experiencing homelessness, those at risk of homelessness, and other vulnerable populations. Invitations for interviews were sent to 29 stakeholders and the overall themes from these conversations included a significant need for more affordable housing units and the preservation of existing affordable housing options. Stakeholders discussed the gap between the amount of available affordable housing units and the need of those who are lower income earners and on fixed incomes. Given these challenges, some stakeholders recommended creating partnerships to develop unused properties and land to create affordable housing units. Stakeholders also noted a need for diversion services to keep people housed. Some stakeholders also noted the need for navigation support – understanding processes, locating and connecting to resources, and advocacy – and the need for diverse locations of wraparound supportive services.

A. Organizations Consulted

List organizations consulted

Agency/Organization	Type of Organization	If a Service Provider, Qualifying Population Served	Method of Consultation
Robson Street Villas HOA	HOA	N/A	Registered for community meeting
A New Leaf	Non-profit	Fleeing Domestic Violence, Vulnerable Populations, Homeless, At Risk of Homelessness, Veterans, Seniors	Online Survey Invitation, Stakeholder Interview, Registered for community meeting
ACCEL	Non-profit	Disabilities, Youth, Vulnerable Populations	Online Survey Invitation
Aid to Adoption of Special Kids	Non-profit	Youth, Vulnerable Populations	Online Survey Invitation
Arizona Brainfood	Non-profit	Youth	Online Survey Invitation
Arizona Burn Foundation	Non-profit	Vulnerable Populations	Online Survey Invitation
Arizona Center for the Blind and Visually Impaired	Non-profit	Disabilities	Online Survey Invitation
Arizona Department of Housing (manufactured housing)	Public Agency	Homeless, At Risk of Homelessness	Online Survey Invitation

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Arizona Department of Veterans' Services	Public Agency	Veterans	Online Survey Invitation
Arizona Division of Aging and Adult Services (DAAS)	Social Services Provider	Seniors	Online Survey Invitation
Arizona Division of Child Support Services (DCSS)	Social Services Provider	Youth	Online Survey Invitation
Arizona Fair Housing Center	Non-profit	Fair Housing	Registered for community meeting
Aster Aging, Inc.	Non-profit	Seniors	Online Survey Invitation, Registered for community meeting
ASU	Education	Youth	Registered for community meeting
Big Brothers Big Sisters of Central Arizona (BBBSAZ)	Non-profit	Youth	Online Survey Invitation
Bloom365	Non-profit	Fleeing Domestic Violence, Vulnerable Populations	Online Survey Invitation
Boys & Girls Clubs of the Valley	Non-profit	Youth	Online Survey Invitation
Brentwood West	Housing Provider	Seniors	Registered for community meeting

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Brinshore	Housing Developer	N/A	Online Survey Invitation
Carry Me Productions	Advocate	Homeless, At Risk of Homelessness, Vulnerable Populations	Online Survey Invitation, Registered for community meeting
Casa de Amor	Non-profit	Homeless, At Risk of Homelessness, Vulnerable Populations	Registered for community meeting
Catholic Charities	Non-profit	Homeless, At risk of Homelessness, Vulnerable Populations	Online Survey Invitation
Catholic Charities Community Services	Non-profit	Homeless, At Risk of Homelessness, Fleeing Domestic Violence, Fleeing Sex Trafficking, Veterans, Vulnerable Populations	Registered for community meeting
CeCe's Hope Center	Non-profit	Homeless, At Risk of Homelessness, Vulnerable Populations, Fleeing Human Trafficking, Youth	Online Survey Invitation, Stakeholder Interview
Central Arizona Shelter Services, Inc. (CASS)	Housing Provider	Homeless, At Risk of Homelessness, Vulnerable Populations	Online Survey Invitation, Stakeholder Interview

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Chicanos Por La Causa (CPLC)	Non-profit	Homeless, At Risk of Homelessness, Vulnerable Populations	Online Survey Invitation
Child Crisis Arizona	Non-profit	Homeless Youth, Youth, Fleeing Domestic Violence	Online Survey Invitation, Stakeholder Interview

Chrysalis Shelter for Victims of Domestic Violence, Inc.	Non-profit	Fleeing Domestic Violence, Vulnerable Populations	Online Survey Invitation, Stakeholder Interview
Circle the City	Non-profit	Homeless, At Risk of Homelessness	Online Survey Invitation, Registered for community meeting
City of Mesa Human Services Division	Public Agency	Homeless, At Risk of Homelessness, Vulnerable Populations	Online Survey Invitation
City of Mesa Department of Innovation and Technology	Public Agency	Vulnerable Populations	Online Survey Invitation
City of Mesa Development Services Department (Planning)	Public Agency	Vulnerable Populations	Online Survey Invitation
City of Mesa Education and Workforce Department	Public Agency	Vulnerable Populations, Youth	Online Survey Invitation

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City of Mesa Fire and Medical Department	Public Agency	Vulnerable Populations	Online Survey Invitation
City of Mesa Housing Authority	Public Housing Authority	Homeless, At Risk of Homelessness, Veterans, Disabilities, Seniors	Online Survey Invitation, Stakeholder Interview, Registered for community meeting
City of Mesa Off the Streets Initiative	Public Agency	Homeless, At Risk of Homelessness, Vulnerable Populations	Online Survey Invitation, Stakeholder Interview

City of Mesa Police Department	Public Agency	Vulnerable Populations	Online Survey Invitation
Community Bridges, Inc.	Non-profit	Homeless, At Risk of Homeless, Veterans, Vulnerable Populations	Online Survey Invitation, Stakeholder Interview
Community Legal Services	Legal services, nonprofit	Fair Housing, Fleeing Domestic Violence, Vulnerable Populations	Online Survey Invitation
Community Medical services	Healthcare	Vulnerable Populations	Registered for community meeting
Copa Health Inc.	Healthcare	Vulnerable Populations	Online Survey Invitation
Desert Mobile Home Solutions	Real Estate	N/A	Registered for community meeting

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Desert Sounds Performing Arts	Education	Youth	Registered for community meeting
Dignity Health Foundation East Valley	Healthcare, nonprofit	Vulnerable Populations	Online Survey Invitation
Dress for Success Phoenix	Non-profit	Vulnerable Populations	Online Survey Invitation
eXp Realty	Real Estate Investment	N/A	Registered for community meeting
Family Involvement Center	Non-profit	Homeless, At Risk of Homelessness, Vulnerable Populations, Youth	Registered for community meeting

Family Promise - Greater Phoenix	Non-profit	Homeless, At Risk of Homelessness, Vulnerable Populations, Youth	Online Survey Invitation, Stakeholder Interview, Registered for community meeting
Feed AZ Students	Non-profit	Youth, Homeless Youth, Vulnerable Populations	Registered for community meeting
Floater's Foundation/Millet House	Non-profit	Homeless, At Risk of Homelessness, Fleeing Domestic Violence, Fleeing Sex Trafficking, Vulnerable Populations, Disabilities	Registered for community meeting

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Foster Arizona	Non-profit	Youth, Homeless Youth	Registered for community meeting
Fresh Start Women's foundation	Non-profit	Vulnerable Populations	Online Survey Invitation
Furnishing Dignity	Non-profit	Vulnerable Populations	Online Survey Invitation
Future for KIDS	Non-profit	Youth, Vulnerable Populations	Online Survey Invitation
Gorman and Company	Housing Developer	N/A	Online Survey Invitation, Stakeholder Interview, Registered for community meeting
Greater Phoenix Urban League	Non-profit	Homeless, At Risk of Homeless	Registered for community meeting

Homeless Youth Connection, Inc.	Non-profit	Homeless Youth	Online Survey Invitation
HomeSmart	Real Estate	N/A	Registered for community meeting
House of Refuge, Inc	Non-profit	Homeless, At Risk of Homelessness	Online Survey Invitation

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Human Trafficking Institute	Non-profit	Fleeing Sex Trafficking	Stakeholder Interview
ICAN: Positive Programs for Youth	Non-profit	Youth	Online Survey Invitation
Imani Family Services, LLC	Healthcare	Vulnerable Populations	Registered for community meeting
Interim Public Management	Consultant	N/A	Registered for community meeting
Kingdom Builder Group	Housing Developer	N/A	Online Survey Invitation, Registered for community meeting
KTAR News	Radio Station	N/A	Registered for community meeting
Local First Arizona Foundation	Non-profit	Vulnerable Populations	Online Survey Invitation
Lutheran Social Services of the Southwest	Non-profit	Vulnerable Populations	Online Survey Invitation

Maggie's Place, Inc.	Non-profit	Homeless, At Risk of Homelessness, Fleeing Domestic Violence	Online Survey Invitation, Stakeholder Interview

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Make an Investment in Love and Kindness	Non-profit	Vulnerable Populations	Registered for community meeting
Makers of Care, Inc	Non-profit	Vulnerable Populations	Registered for community meeting
Maricopa Association of Governments (MAG) (human services)	Continuum of Care	Homeless, At Risk of Homelessness, Vulnerable Populations, Seniors, Fleeing Domestic Violence	Online Survey Invitation, Stakeholder Interview
Maricopa County Human Services Department	Public Agency	Vulnerable Populations	Online Survey Invitation
Matthew's Crossing Food Bank	Non-profit	Homeless, At Risk of Homelessness, Vulnerable Populations	Online Survey Invitation
Mesa Community Action Network	Advocacy	Homeless, At Risk of Homeless	Online Survey Invitation
Mesa Community College	Education	Youth	Registered for community meeting
Mesa K-Ready	Non-profit	Youth	Online Survey Invitation
Mesa Mobile Estates	Real Estate	N/A	Registered for community meeting
Mesa Prevention Alliance Coalition	Advocacy	Vulnerable Populations	Registered for community meeting

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Mesa Tribune	Newspaper	N/A	Registered for community meeting
Mesa United Way	Non-profit	Vulnerable Populations	Online Survey Invitation, Registered for community meeting
Midwest Food Bank - Arizona Division	Non-profit	Homeless, At Risk of Homelessness, Vulnerable Populations	Online Survey Invitation
Mission of Mercy	Non-profit, healthcare	Vulnerable Populations	Online Survey Invitation
NARAL	Non-profit	Vulnerable Populations	Registered for community meeting
Native American Connections, Inc.	Non-profit	Homeless, At Risk of Homelessness, Vulnerable Populations	Online Survey Invitation, Stakeholder Interview
Native American Fatherhood & Families Assoc.	Non-profit	At risk of homelessness, vulnerable populations	Online Survey Invitation, Stakeholder Interview
Native Search Solutions	Non-profit	Vulnerable Populations	Stakeholder Interview
Notiosha Ministries International	Non-profit	Vulnerable Populations	Registered for community meeting

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Oakwood Creative Care, Inc.	Non-profit	Seniors	Online Survey Invitation
P82 Project Restorations	Non-profit	Vulnerable Populations	Registered for community meeting
Paz de Cristo Community Center	Non-profit	Vulnerable Populations, Homeless, At Risk of Homelessness	Online Survey Invitation
Pennrose Development	Housing Developer	N/A	Online Survey Invitation
Phoenix Rescue Mission	Non-profit	Vulnerable Populations	Online Survey Invitation
Raising Special Kids	Non-profit	Youth, Disabilities	Online Survey Invitation
Rebuilding Together Valley of the Sun	Non-profit	At Risk of Homelessness, Veterans, Seniors, Disabilities	Online Survey Invitation
Red Mountain United Methodist Church	Religious Organization	N/A	Registered for community meeting
Ronald McDonald House Charities of Central & Northern AZ	Non-profit	Youth, Vulnerable Populations	Online Survey Invitation
SAGE Counseling	Healthcare	Vulnerable Populations	Registered for community meeting

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Save the Family Foundation of Arizona	Non-profit	Homeless, At Risk of Homelessness	Online Survey Invitation, Stakeholder Interview
Sojourner Center	Non-profit	Homeless, At Risk of Homelessness, Fleeing Domestic Violence	Online Survey Invitation
Southwest Fair Housing Council	Legal Services	Fair Housing	Online Survey Invitation, Stakeholder Interview
Streets of Joy	Non-profit	Homeless, At Risk of Homelessness, Veterans, Disabilities	Registered for community meeting
St. Vincent De Paul	Non-profit	Homeless, At Risk of Homelessness, Vulnerable Populations	Registered for community meeting
Teen Lifeline	Non-profit	Youth	Online Survey Invitation
The Arizona Republic	Newspaper	N/A	Registered for community meeting
The House of El Elyon	Non-profit	Youth, Vulnerable Populations	Registered for community meeting
True Wellness Support Services	Healthcare	Vulnerable Populations	Registered for community meeting

UMOM	Non-profit	Homeless, At Risk of Homelessness	Online Survey Invitation
United Food Bank	Non-profit	Vulnerable Populations	Online Survey Invitation
Valley of the Sun United Way	Non-profit	Homeless, At Risk of Homelessness, Vulnerable Populations	Online Survey Invitation
Valley of the Sun YMCA	Non-profit	Youth	Online Survey Invitation

B. Summary of Feedback Received

Stakeholders and the public that offered feedback largely agreed on the need for more affordable housing units and the preservation of existing affordable housing units. Some stakeholders discussed the idea of utilizing unused and publicly owned land and properties to create affordable housing units. Feedback also concentrated on the concern for increasing rent prices, the need for more wraparound services in diverse locations, the need for more accessible and reliable transportation, and the need for housing navigation services for at-risk populations - understanding processes, locating and connecting to resources, and advocacy. Stakeholders also noted the increasing population of seniors who are homeless or at risk of homelessness.

3. Public Participation

The City began its public participation process with a Community Needs Survey distributed throughout the City and during community engagement public hearings. This survey was used to gather information from respondents on their views on the specific needs and priorities within their communities. After the completion of the Community Needs Survey process, survey data was evaluated, and this information was used as a starting point for discussion with various individuals, groups, and organizations during focus group sessions held online. This wide variety of contacts included: local officials, substance abuse and mental health organizations, COCs, housing advocates and developers, homeless services advocates, and other members of the

public. The City conducted four meetings between January 18 and 25, 2023. The public sessions included presentations to explain the HOME-ARP Allocation Plan and an opportunity for citizen comments. The meetings were held virtually via Zoom.

Additionally, a presentation was made at the Housing and Community Development Advisory Board on February 2, 2023 to review the findings of the plan and solicit public input on the uses of HOME-ARP funds. Two members of the public were present for the presentation.

Notices for all public sessions were posted on the City's website and social media and distributed directly to local officials; developers; non-profit organizations; and the Continuum of Care.

Once drafted, the plan was released for a 15-day comment period beginning February 20, 2023 and the Plan will be reviewed and approved by City Council on March 6, 2023. A copy of the draft Plan was posted on the City's website.

A. Date of Public Notice:

The notice announcing the public comment period and public hearing was published on February 19, 2023.

Substantial Amendment: The notice announcing the public comment period was published on April 19, 2026.

B. Public Comment Period:

The City published notification of a 15-day public comment period on February 19, 2023. The 15-day public comment period during which the draft was available on the City's website began on February 20, 2023, and ended on March 6, 2023. No public comments were received.

Substantial Amendment: The City published a 15-day public comment period on April 19, 2026. The 15-day public comment period during which the draft was available on the City's website began on April 20, 2026, and will end on May 4, 2026.

C. Date of Public Hearing:

The City Council reviewed and approved the Plan on March 6, 2023, at a Mesa City Council meeting. No public comments were received.

D. Efforts to Broaden Public Participation

The City utilized a variety of outreach methods to announce the community meetings including:

- Listed the meeting details on the City of Mesa’s website.
- Including the meeting details in the monthly *Housing Highlights Newsletter* which is sent to 2,357 subscribers.
- Participated in a radio interview with KJZZ to talk about the upcoming community meetings.
- Posted ads about the meetings on Facebook – in both English and Spanish. The English posting had 147 comments and 533 registration link clicks. The Spanish posting had 6 comments and 197 registration link clicks.
- Included the meeting information in Councilmember Jenn Duff’s monthly Community Newsletter.
- Sent the meeting invitations to the 364 emails on the State’s “Neighborhood Leaders” distribution list. 180 recipients opened the email and 22 recipients clicked on one or more of the links provided.
- Posted the meeting details on Nextdoor. The post received 2,319 impressions.
- Included the meeting information in the *OpenLine Newsletter* for Mesa Utility customers and reached 166,911 residents.
- Provided a presentation on the Plan’s findings and opportunity for questions at the City Council Study Session on March 2, 2023.

E. Comments and Recommendations Received

Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing.

No comments were received during the 15-day public comment. The comment period was published on February 19, 2023. The public comment period began on February 20, 2023, and ended on March 6, 2023.

Substantial Amendment - Any comments received during the 15-day comment period will be included in this section.

F. Comments or Recommendations Not Accepted

Summarize any comments or recommendations not accepted and state the reasons why.

No comments were received during the 15-day public comment period, February 20, 2023 through March 6, 2023.

Substantial Amendment: All comments received during the public comment period will be accepted.

4. Needs Assessment and Gaps Analysis

A. Size and Demographic Composition of Qualifying Populations

The needs assessment and gap analysis must evaluate the “demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations.”¹

The qualifying populations are as followed:

- Homeless
- At-risk of Homelessness
- Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking
- Veterans and Families that include a Veteran Family Member
- Other Populations (Other Families Requiring Services or Housing Assistance to Prevent Homelessness and Households at Greatest Risk of Instability)

There are several demographic overlaps of these discreet qualifying population categories as defined in the HOME-ARP Guidance. For this needs assessment section, two primary categories will be used; Homeless and At-Risk of Homeless. Within these large categories, needs and gaps of other qualifying populations will be described.

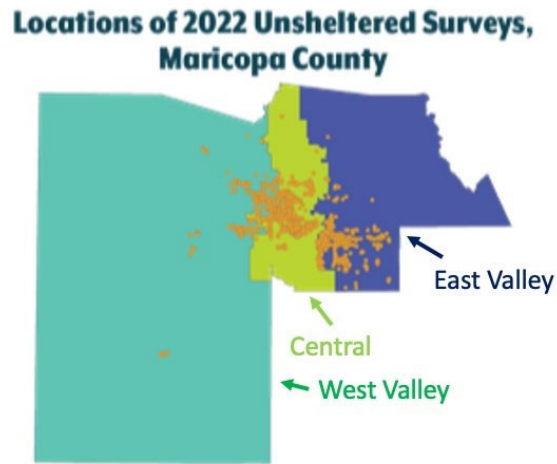
Homeless Individuals, as defined in 24 CFR 91.5

The 2022 Maricopa Regional Continuum of Care Point-in-Time Count Report notes that, while a complete point in time estimate was conducted in 2022, pandemic-related data collection issues prevented a comparable count from being collected in 2021. As such, data collected in 2021 and

¹ HOME-ARP Guidance.

2022 do not allow for comparison. This Allocation Plan provides 2022 data wherever possible, and 2020 data in cases for which 2022 data is not yet available.

Regional Data Collection: The City of Mesa is in the East Valley region of Maricopa County. Other major municipalities in the region include: Chandler, Scottsdale, and Tempe.

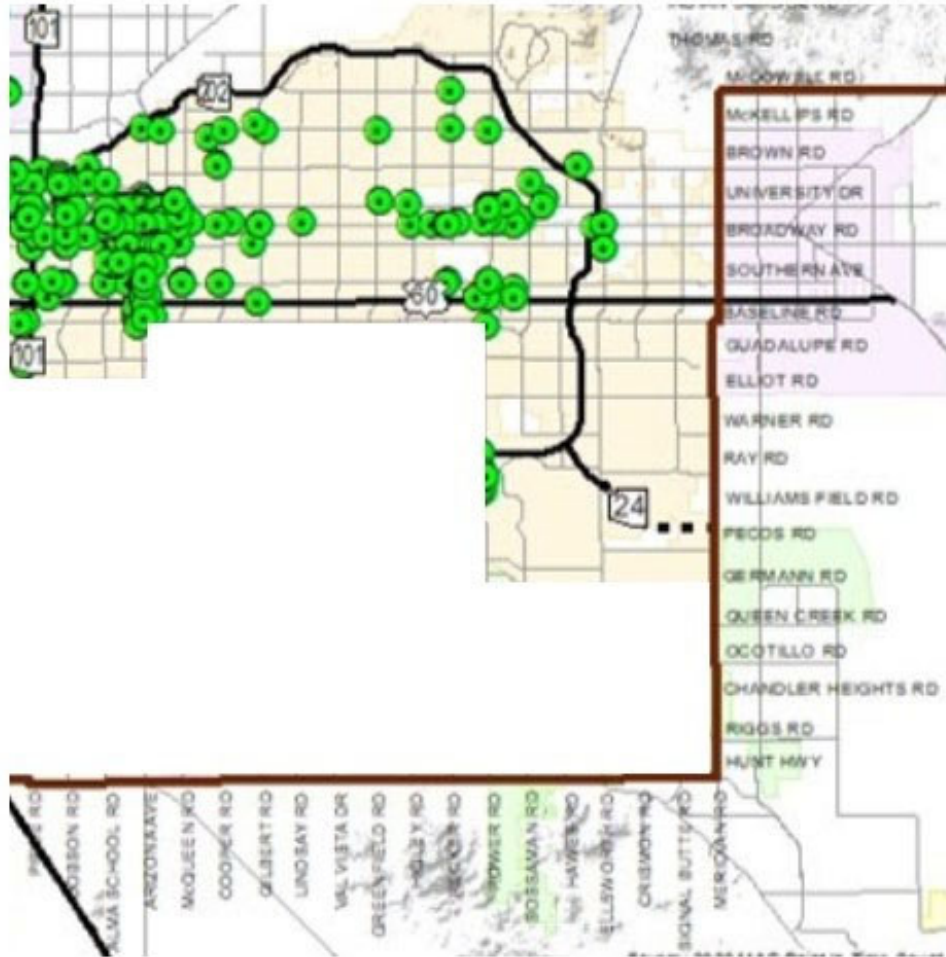


Source: 2022 Point-In-Time (PIT) Count Report, Maricopa Regional Continuum of Care

Data for 2022: According to the 2022 Maricopa Regional Continuum of Care Point-in-Time Count Report, 2,113 persons in the East Valley region of Maricopa County were identified as homeless. 943 (45%) of those persons were identified as sheltered, and 1,170 (55%) were identified as unsheltered. With 451 persons identified as unsheltered, the City of Mesa represents 39% of the East Valley Region’s unsheltered population.

The 2022 Maricopa Regional Point-In-Time Count produced a geographic view of each unsheltered individual or family surveyed. For the City of Mesa, homeless persons were most likely to be located in the City’s Downtown neighborhoods, near mid-city RV/Mobile Home communities, or near the Power Road/60 Freeway intersection.

Locations of Unsheltered Homeless from 2022 Point-In-Time Count



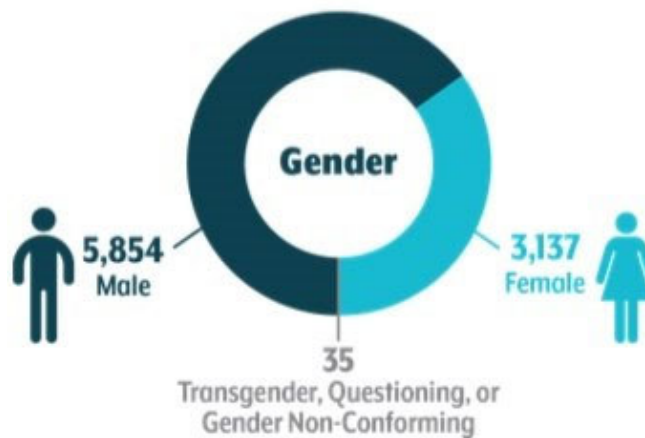
Source: Maricopa Regional Continuum of Care (<https://azmag.gov/Programs/Homelessness/Data/PointIn-Time-Homelessness-Count>)

As shown in the Point-In-Time Count Report graphics below, adults (age 25+) accounted for 78% of Maricopa County’s 2022 PIT population and is higher than the 2019 ACS 1-year estimate for the proportion of adults in the County (67%). Per the Point-In-Time report, the proportion of adults and youth reported from the PIT count increased slightly from 2020 to 2022, while the proportion of children decreased. Children represented 14% of the County’s overall count, with 90% of all children identified as sheltered. Youth (age 18-24) represented 8% of the County’s overall count, and 56% of all youth were identified as unsheltered.



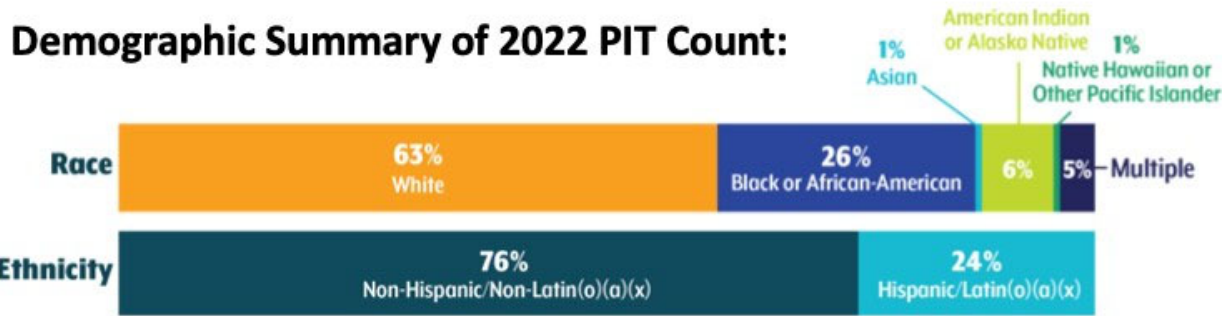
Source: 2022 Point-In-Time (PIT) Count Report, Maricopa Regional Continuum of Care

The proportion of persons by gender has remained consistent in recent years, per the Point-InTime report. In 2022, 65% of persons identified as male and 35% identified as female. 35 persons identified as transgender, non-conforming, or questioning.



Source: 2022 Point-In-Time (PIT) Count Report, Maricopa Regional Continuum of Care

With respect to race and ethnicity, the majority of persons counted identified as white and non-Hispanic. Roughly a quarter of those counted identified as Black or African American, 6% identified as American Indian or Alaska native, and 5% identified by multiple races.

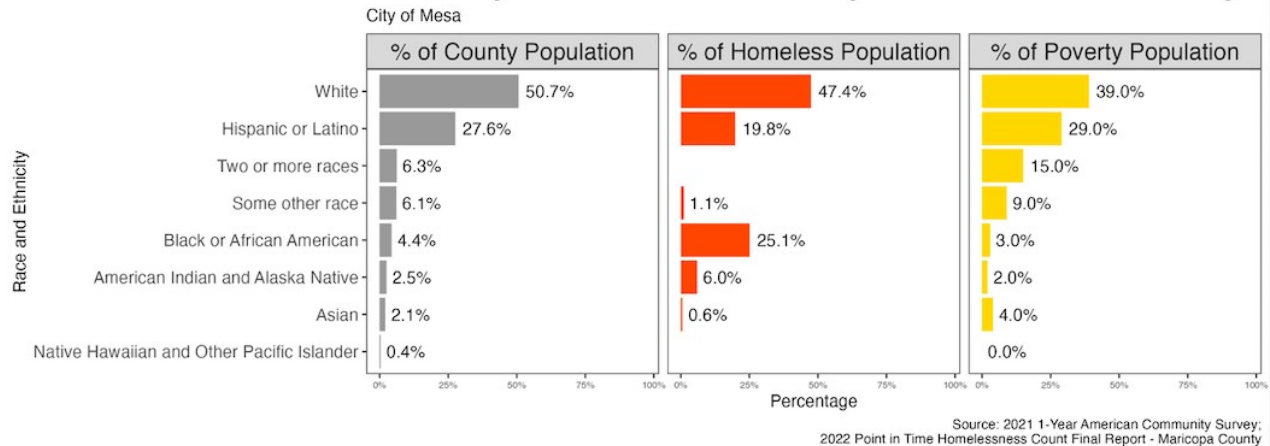


Source: 2022 Point-In-Time (PIT) Count Report, Maricopa Regional Continuum of Care

The racial proportion of the Point-in-Time Count population differs significantly from the County’s overall population and the population that experiences poverty. The proportion of Black or African American individuals identified (26%) far outpaced the overall proportion of Black or African American individuals in the city (4% of all city residents). Additionally, the proportion of American Indian or Alaska Native individuals counted in the PIT Count was roughly three times higher than the ACS population estimate for the County (6% in the 2022 PIT Count; 2.5% in the Census count). Proportions of individuals identifying as Asian, Hispanic or Latino/a/x, and by multiple races were all relatively lower in the PIT Count than for Maricopa County as a whole.

The proportion of Hispanic and Latino individuals reported in the 2022 Point-in-Time Count (20% of the homeless population) is notably smaller than the proportion that experienced poverty (29% of all Mesa residents who experienced poverty). While poverty and homelessness are generally linked by race and ethnicity, this discrepancy may be attributed to the undercounting of homeless Hispanic and Latino households. Stakeholders reported that several factors result in Hispanic and Latino households who experience homelessness being undercounted. Those factors include fear of government programs and a willingness of family to provide shelter for each other. As a result, overcrowding among Hispanic and Latino households is often witnessed by those who serve this community. As a result, the number of Hispanic and Latino households actually in need of services is likely higher than the data would suggest.

Poverty/Homelessness by Race and Ethnicity

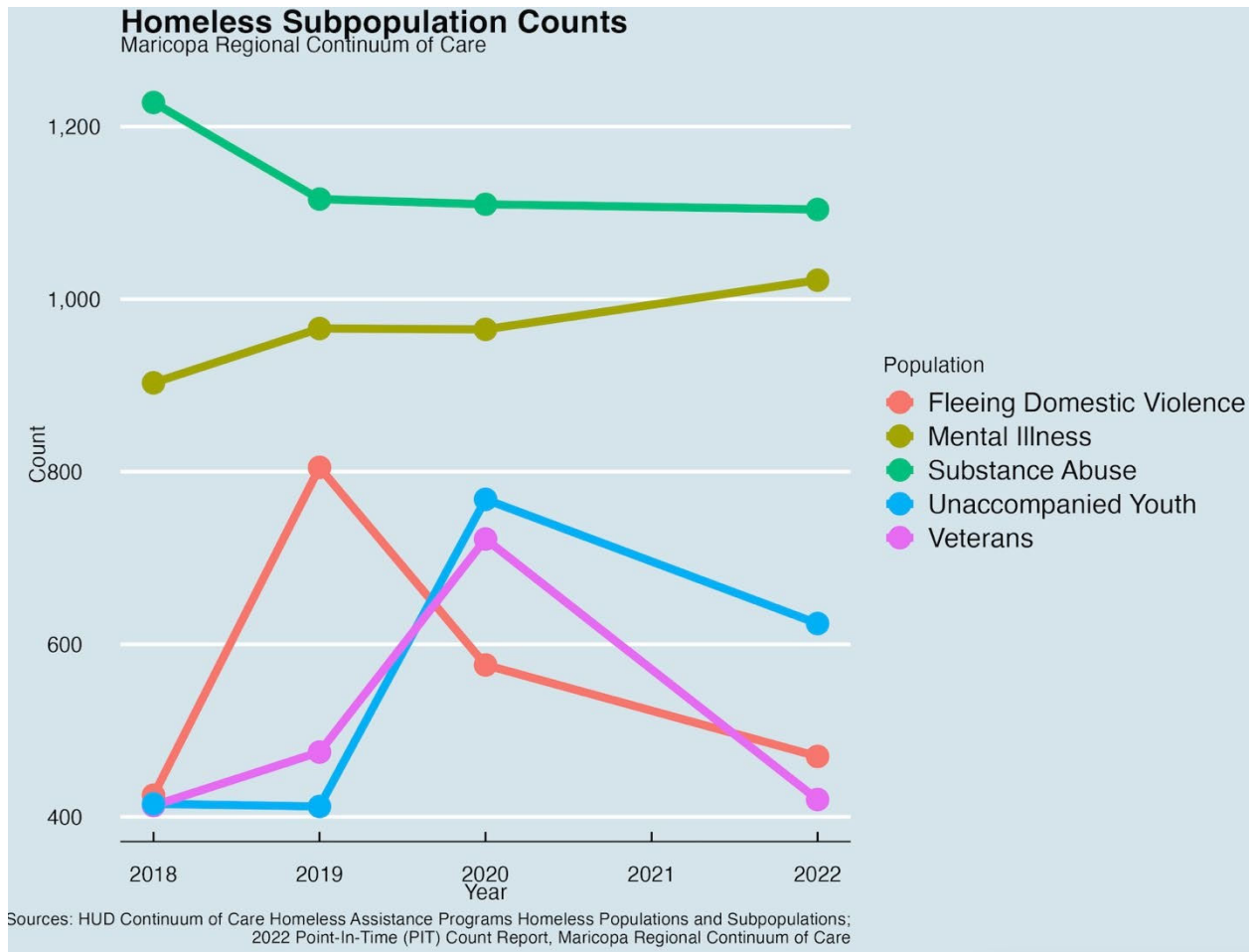


The racial proportion of the PIT Count also differed by sheltered and unsheltered status. White and American Indian/Alaska Native individuals were relatively more likely to be unsheltered. White individuals made up 68% of the unsheltered population and only 55% of the sheltered population. American Indian/Alaska Native individuals made up a proportion of the unsheltered population (7%) that was almost double the proportion of the sheltered population (4%).

Veterans, Victims of Domestic Violence, and other Categorized Populations

HOME-ARP Guidance specifically identifies individuals “Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking” and “Veterans and Families that include a Veteran Family Member” as two qualifying populations eligible to receive assistance.

When looking at the different self-identified categories of homeless persons throughout the Maricopa Regional Continuum of Care for the 2022 PIT Count, 12% (1,104) struggled with chronic substance abuse, 11% (1,022) had a mental illness, 5% (470) were fleeing domestic violence, and 4% (420) were veterans. 624 individuals (7%) identified as unaccompanied youth; this proportion has increased significantly in recent years:



Veterans in the Phoenix Metro Area who experienced homelessness in 2022 are more likely to be seniors and more likely to be chronically homeless than other populations. The Central Arizona Shelter Services (CASS) reported in its 2022 Impact Report that 48% of the veterans it served in 2022 were chronically homeless, and 58% were 55 years or older. Further, stakeholders reported that in general they are seeing higher rates of homelessness among the senior population as discussed more below.

Homeless Families and Youth

The 2022 Point-In-Time Count identified 550 families experiencing homelessness. Those 550 families represent 1,946 individuals, or roughly 3.5 persons per family. This total likely underestimates the true total of families experiencing homelessness, as volunteers can have a difficult time locating families staying in vehicles or other locations hidden from view. The same

report notes that “almost all families identified in the PIT Count were either in emergency shelter or transitional housing”²²

Roughly a third of families who experienced homelessness in 2022 were fleeing domestic violence, according to Central Arizona Shelter Services, the operator of the Metro Area’s second largest family shelter. Of all children served by this provider, 40% were under the age of 5 years old.

Homeless Seniors

According to the CASS 2022 Impact Report, 50% of individuals who are experiencing homelessness in Arizona were over the age of 50. CASS served 1,717 seniors over the age of 55 in 2022, which represented a 43% increase over the prior year. Among the potential causes of this increase are the effects of recent inflationary pressure and rising rents, which have created 2-3 year waiting lists for senior-subsidized housing and have a greater impact on individual with fixed incomes.

As will be referenced below in a geographic overview of renter cost burden, some of Mesa’s highest concentrations of cost-burdened renters exist in census tracts that contain senior focused RV/Mobile Home communities (those located between the intersections of between Broadway Road/N. Lindsay Road and E. University Drive and Higley Road).

At Risk of Homelessness, as defined in 24 CFR 91.5

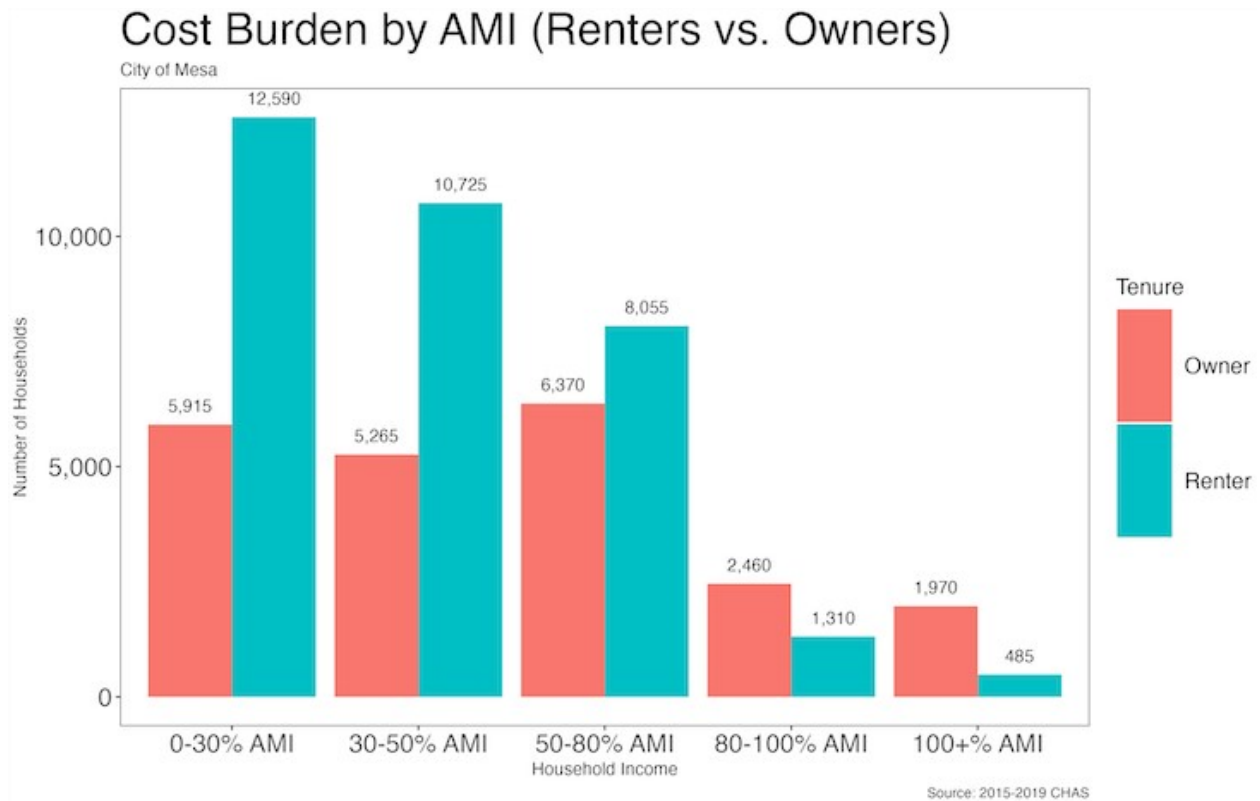
As defined in the HOME-ARP Guidance, households at risk of homelessness are those with incomes below 30% of AMI that do not have resources or family, friend, or faith-based support networks to prevent homelessness, and:

1. Has moved because of economic reasons two or more times during the 60 days,
2. Lives in the home of another because of economic hardship,
3. Has received a 21-day eviction notice,
4. Lives in a hotel or motel, which is not paid for with assistance from a charitable organization or government,
5. Lives in overcrowded conditions as defined by HUD, OR

² Maricopa Regional Continuum of Care 2022 Point-in-Time Count Report, Page 3
(<https://azmag.gov/Portals/0/Documents/MagContent/2022-PIT-Count-ReportFinal.pdf?ver=mHByGa3hHNtmeOOfMZxtA%3d%3d>)

6. Is exiting a publicly funded institution or system of care.

Cost burden, which is the ratio of housing costs to household income, is an indication of housing need, and the need for reduced rental costs. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs," which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. Renter households who pay more than 30% of their income for rent and utilities are considered cost burdened. In the City of Mesa, households earning between 0-30% AMI are more likely to pay more than 30% of their income towards housing expenses.³ Among all renters in the City of Mesa who earn less than 30% AMI, 84% are cost burdened (a total of 12,590 households).



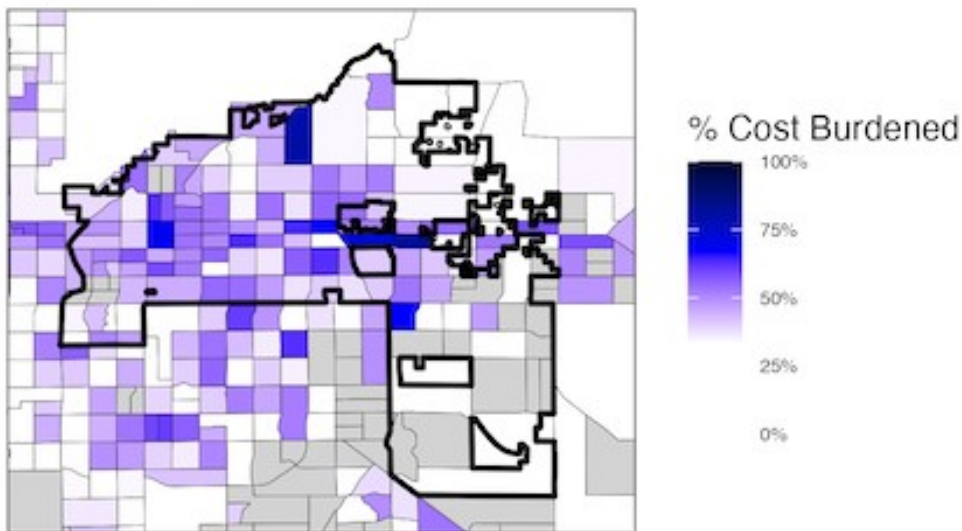
³ Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs," which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) 2015-2019.

According to data from the 2015-2019 HUD Comprehensive Housing Affordability Strategy, more than 40% of renter households in a majority of census tracts for which data was collected were cost burdened. Areas of concentration include the neighborhoods surrounding Downtown Mesa and several senior-focused RV/Mobile Home communities located between the intersections of between Broadway Road/N. Lindsay Road and E. University Drive and Higley Road (in the center of the city):

Renter Households with Cost Burden

City of Mesa



Source: 2015-2019 CHAS, Tigerline

COVID-19 Related Emergency Rental Assistance

Many of the eligibility requirements for the U.S. Department of Treasury's Emergency Rental Assistance Programs overlap with HOME-ARP eligibility requirements, including:

- At risk of homelessness or experiencing housing instability (e.g., past due notice, nonpayment of rent, or eviction notice) and

- A household income less than 80% AMI.⁴

Data from the City of Mesa Emergency Rental, Mortgage, and Utility Assistance Program can help quantify those individuals and households in Mesa who are housing insecure. According to City program dashboard, the City has disbursed over \$55 million in payments, serving 9,374 households.⁵

- These payments began in 2021 but recent statistics show continued need for assistance. Between March 14, 2022 and October 6, 2022, \$12.8 million was disbursed to 1,520 households.
- The average amount of assistance for the program has been just under \$5,900 per household.⁶

Emergency Rental Assistance disbursements will soon cease as the program completes its final cycle. As of January 24, 2023, roughly \$551,000 of a total \$57 million in assistance had yet to be disbursed to Mesa residents. This assistance provided timely support to tenants and low-income homeowners. Given ongoing market-related pressure, its effect in staving off evictions and foreclosures may only be temporary, though. The City may face an ERAP-related “eviction cliff” as this federal assistance for cost-burdened renters winds down.

Housing Insecurity and Eviction

Additionally, data collected in the online Household Pulse Survey, which measured housing insecurity throughout the COVID-19 pandemic found that households experiencing housing insecurity⁷ in the Phoenix-Mesa-Chandler Metro Area decreased significantly from September 2020 to May 2022. However, the latest available estimates (from March through May of 2022)

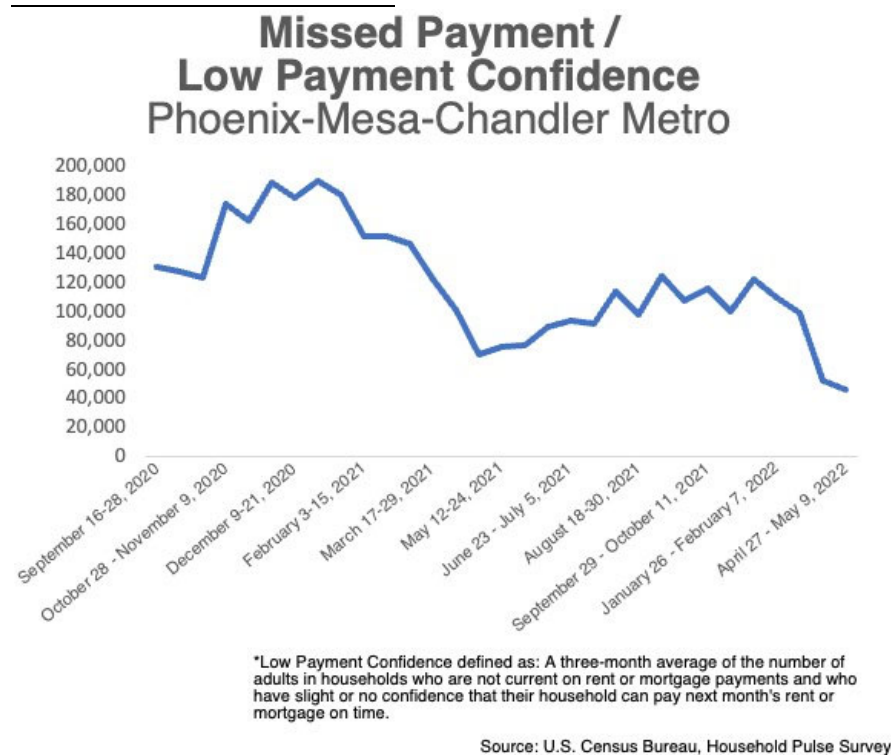
⁴ While 80% AMI is the upper limit of assistance, many state and local ERA programs have developed systems to prioritize assistance for households earning 30% AMI.

⁵ Mesa Emergency Rental, Mortgage and Utility Assistance Program Dashboard (<https://data.mesaaz.gov/stories/s/ERAP-Dashboard/drz4-3caq/>)

⁶ Ibid

⁷ Housing Insecurity as defined by the Household Pulse Survey includes households that have missed the last months’ rent or mortgage payment, or who have slight or no confidence that their household can pay next month’s rent on time.

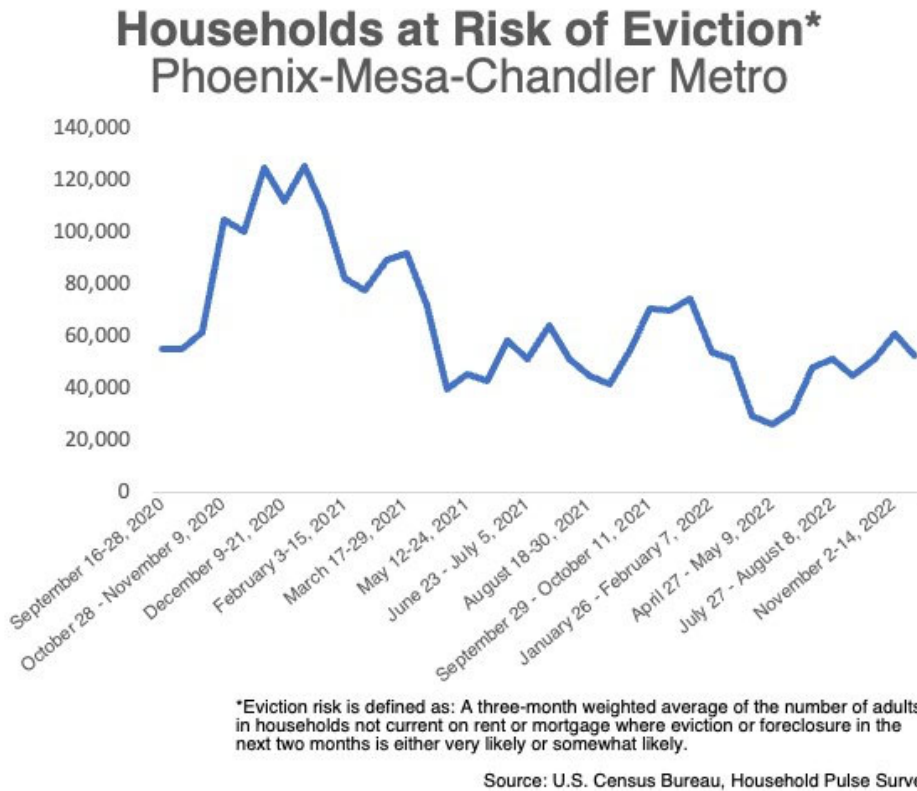
indicate that more than 45,000 households recently missed a rent/mortgage payment or have slight or no confidence that their household can pay next month's payment on time.



While the number of households throughout the Phoenix-Mesa-Chandler Metro Area experiencing housing insecurity has decreased since August 2020, this data helps establish a baseline data point of an average 118,000 households in the Metro Area experiencing housing insecurity in a given month between 2020 and 2022.

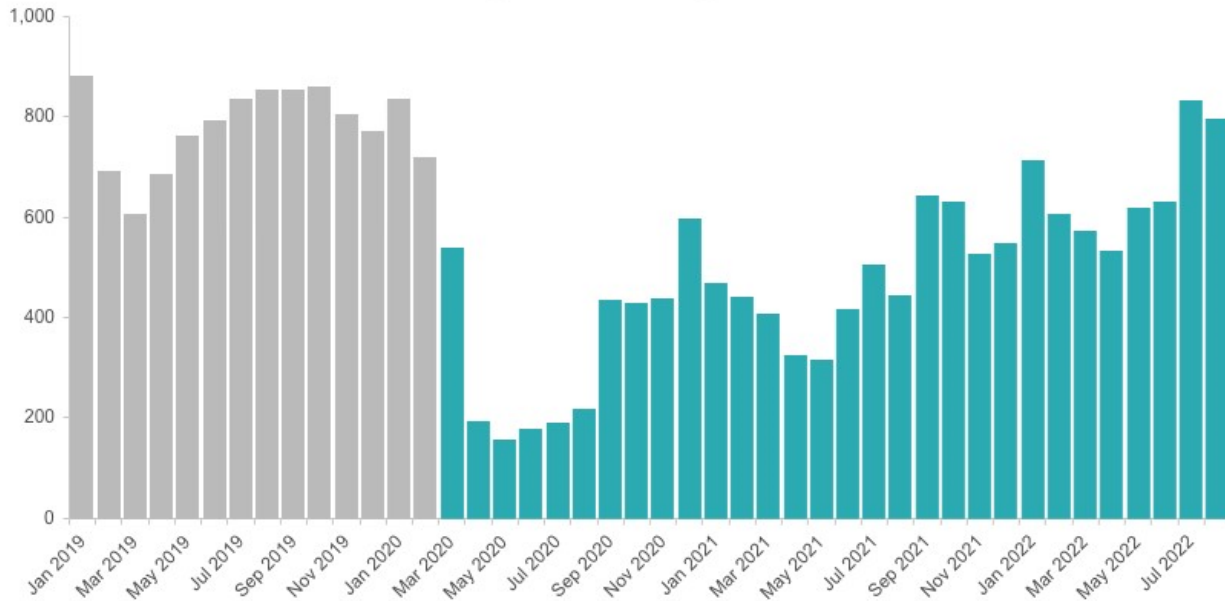
The Household Pulse Survey also measures the percentage of adults in households not current on rent or mortgage were eviction or foreclosure in the next two months is either very likely or somewhat likely. The graph below details the residents in the Phoenix-Mesa-Chandler Metro reporting that eviction or foreclosure was likely between August 2020 and July 2022. While the trend of likely evictions or foreclosures has decreased throughout the period, reports from May - December 2022 indicate that evictions and foreclosures may be on the rise. During this period a

total of 369,365 individuals reported that they were facing eviction or foreclosure in the next two months.



The above Household Pulse Survey responses indicate a level of concern held by tenants and homeowners in the Metro Area. These estimates exist alongside a current snapshot of eviction filings in Maricopa County Justice Courts (shown below) that depicts a growing trend in eviction filings. July and August 2022 saw the highest two-month total for eviction filings (1,628) in Mesa since the start of the pandemic:

Monthly Eviction Filings in Mesa January 2019 to August 2022



Source: Maricopa County Justice Courts*

Note: On this chart, gray represents pre-COVID numbers

While it may appear as if the Household Pulse Survey data may overestimate eviction risk, several caveats should be noted when comparing the two sources. First, the above survey questions represent the entire Metro Area (of which Mesa represents approximately 10% of the population), whereas the eviction filing data below represents only the City of Mesa. Additionally, survey responses represent forward-looking concern, as tenants and homeowners are asked to estimate their level of housing insecurity within the next three months. Finally, eviction filing data includes only those cases filed in court, and does not include cases of self-eviction, tenant harassment, or eviction agreements made directly between landlord and tenant. The true number of evictions that occurred in August 2022 in Mesa is thus likely to be significantly more than the 795 filed in a court.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the HOME-ARP Notice

HOME-ARP Guidance specifically identifies individuals “Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking” as a specific qualifying population eligible to receive assistance.

According to a 2022 Annual Report produced by A New Leaf, a Mesa-based organization that supports families and individuals facing homelessness and domestic violence, 7,508 domestic violence survivors were assisted in the prior calendar year.⁸ The organization provided 77,750 nights of safe shelter to 2,344 people in need. A New Leaf also handled 8,801 calls in 2022 into its hotline; at least 805 of those calls came from Mesa residents. The organization placed 32 Mesa city residents into shelter in 2022. Maggie's Place, a Phoenix-based organization that provides housing and services to pregnant and parenting women, reported housing 88 adult women and 37 children in 2022. The agency receives 70 unduplicated calls per month on average from homeless mothers and is at full capacity. Roughly a third of those served were human trafficking victims and over two-thirds were victims of domestic violence. Over 60% of the organization's adult clients suffer from Opioid Use Disorder (OUD). The number of meals served to clients increased significantly in 2022 to a total of 50,076.

Chrysalis, an organization that offers an array of trauma-informed programs for individuals and families impacted by domestic abuse, reported that it typically serves around 1,000 victims of domestic violence a year as well as 100-200 offenders. During the pandemic, they have provided more services to less people. They have seen a 30% increase in counseling services as well as an increase in length of stay in the shelter.

With respect to those fleeing domestic violence who have been reported as homeless in the 2022 Maricopa Regional Point-In-Time Count, the count found 470 people (5% of the homeless population counted) identified as victims of domestic violence.

According to Child Crisis Arizona, each year, 23,000 young adults in the United States age out of the foster care system. On their 18th birthday, 20% are homeless and on the street. It is estimated that 70% of young people who become victims of human trafficking were in the child welfare system.

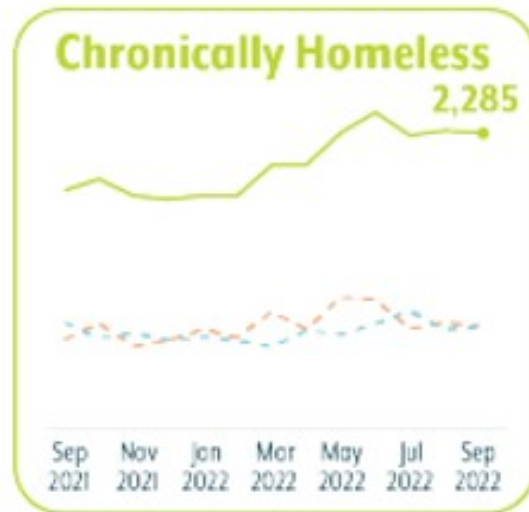
Other Populations Requiring Services or Housing Assistance to Prevent Homelessness and Other Populations at Greatest Risk of Housing Instability, as defined by HUD in the HOME-ARP Notice

The HOME-ARP notice defines families *"Requiring Services or Housing Assistance to Prevent Homelessness"* as households (i.e., individuals and families) who have previously been qualified as "homeless" as defined in 24 CFR 91.5, are currently housed due to temporary or emergency

⁸ A New Leaf, 2022 Annual Report (<https://www.turnanewleaf.org/wp-content/uploads/2023/01/A-New-Leaf-2022-Annual-Impact-Report.pdf>)

assistance, including financial assistance, services, temporary rental assistance or some type of other assistance to allow the household to be housed, and who need additional housing assistance or supportive services to avoid a return to homelessness. From 2016 to 2022, the total number of chronically homeless has increased by 73% in Maricopa County. This year the chronic unsheltered number has decreased by 7% since 2020 while the chronic sheltered number has increased by 85%. The chart on the recent trend in chronic homelessness in the county reveals that, while the number of people who meet the chronic homelessness definition did not change significantly over the most recent quarter of data, the total has grown by 24% from Q3 2021 to Q3 2022.

Maricopa County: Chronic Homelessness Trend



Legend solid line Actively Homeless Households - - - - Inflow - - - - Outflow

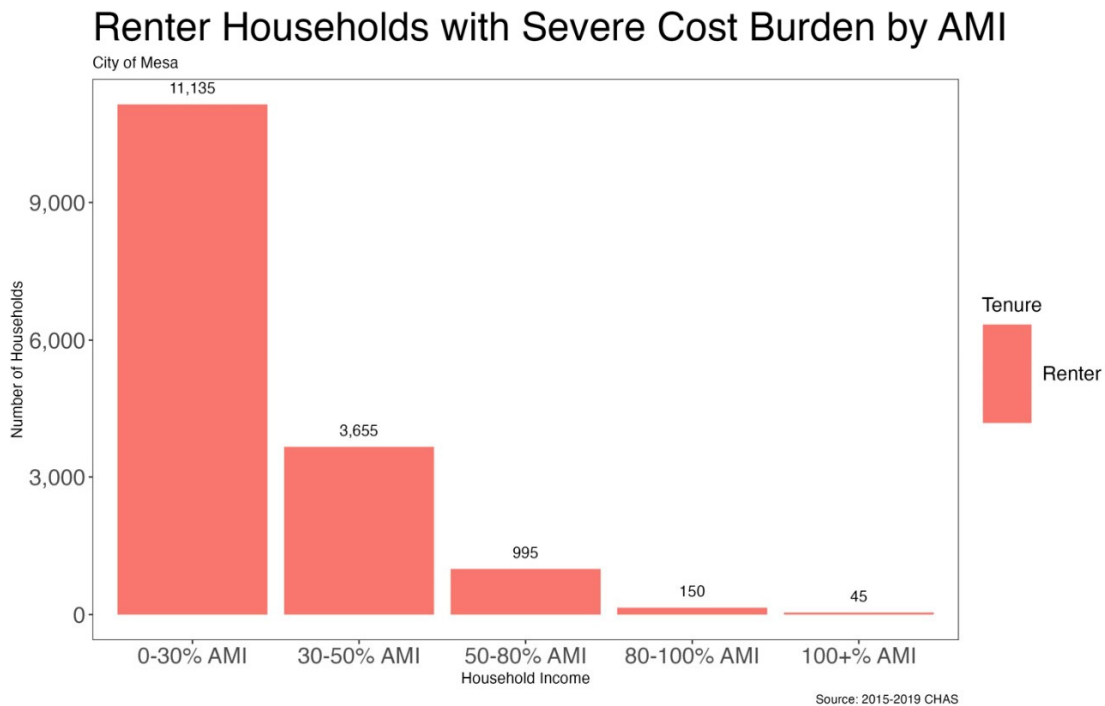
Chronically homeless households, as defined by HUD, are persons with a long-term disabling condition who have been continually homeless for a year or more, or at least four times in the past three years where the length of time in those episodes add up to a year or more. These households are likely to need greater supportive services and case management to stay housed once housing is secured for them.

The HOME-ARP notice defines “Other Populations at Greatest Risk of Housing Instability” in two ways. The first definition includes those with annual income that is less than or equal to 30% of the area median income, as determined by HUD and is experiencing severe cost burden (i.e., is

paying more than 50% of monthly income on housing costs.) In the City of Mesa, there are over 11,000 extremely low income and severely cost burdened households, which places them at imminent risk of becoming homeless.

The second definition is that the household has an annual income that is less than or equal to 50% of the area median income, as determined by HUD, and meets one of the conditions of “At risk of homelessness.”

In the City of Mesa, there are 22,075 households earning between 0-50% AMI that are severely cost burdened or paying more than 50% of their income towards housing expenses.⁹ Of these severely cost-burdened households, 14,790 or about 66%, are renters and the majority are earning below 30% AMI.



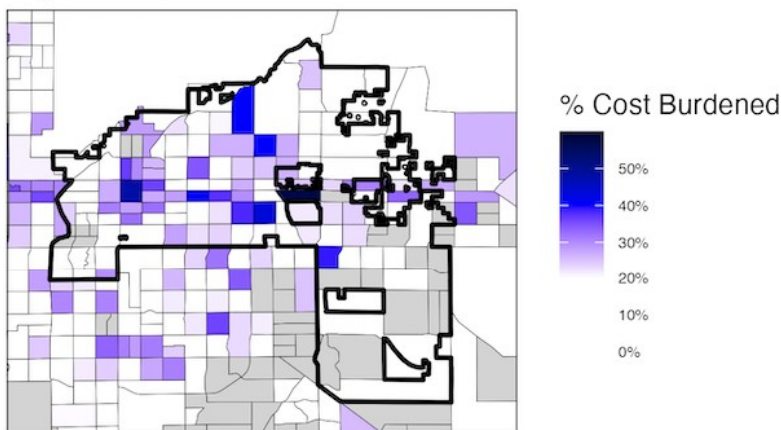
⁹ Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs," which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) 2015-2019.

The map below shows the geographic distribution of the estimated percent of all renters who are severely cost burdened.¹⁰ Seven census tracts report more than 40% of renters with a severe cost burden. Areas with severe cost burden for renters overlap with those for which are highlighted previously: the neighborhoods surrounding Downtown Mesa and several senior focused RV/Mobile Home communities located between the intersections of between Broadway Road/N. Lindsay Road and E. University Drive and Higley Road.

Renter Households with Severe Cost Burden

City of Mesa



Source: 2015-2019 CHAS, Tigerline

HOME-ARP Guidance specifically identifies “Veterans and Families that include a Veteran Family Member” as another eligible population under HOME-ARP. Veteran homelessness is discussed in the Homelessness section of this Plan.

Research shows that people with disabilities are likely to fall into this qualifying population. Stakeholders reported that people with disabilities live on fixed incomes and their rent burden grows as rents increase thereby making them more likely to be at risk of homelessness on a consistent basis.

¹⁰ Severe Cost Burden: renter households for whom gross rent is 50% or more of household income.

Several stakeholders also noted concerns that many households residing in mobile home communities may fall into this population. According to the City's 2019 Master Plan Update, Mesa also has a large inventory of mobile homes representing 10% of its total housing stock. The 17,672 mobile home inventories in Mesa is greater than Phoenix's mobile home count of 15,456 units, and Mesa has the largest share of mobile home parks in the County (23%). The Master Plan

Update noted that approximately 35% of Mesa's mobile home inventory is comprised of units that are now more than 38 years old and more than 2/3 of all occupied mobile homes are occupied by households where the head of household is 65 years of age and older. Concerns with deteriorating units for those on fixed income coupled with increases in mobile home parks being sold suggest that even those who own their units are at greater risk of finding themselves facing housing instability as they may be forced to move or experiencing increasing rates of housing cost burden.

B. Current Resources Available to Assist Qualifying Populations

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing (Optional).

Affordable and Permanent Supportive Rental Housing

The City's 2019 Master Plan Updated reported that approximately \$174 million of Low-Income Housing Tax Credits (LIHTC) (881 units) and nearly \$133 million of Private Activity Bonds (1,040 units) have been used to construct or renovate 1,921 units of affordable housing in Mesa. Further, as of that date, HOME funds had been used to subsidize the construction of seven LIHTC projects.

According to the 2021 HIC, there are 5,868 permanent supportive housing beds and 1,750 rapid rehousing beds throughout the CoC. Regarding the stock of affordable rental units, the National Low Income Housing Coalition estimates that 24,050 units are both affordable and available in the Phoenix-Mesa-Scottsdale Metro Area.¹¹ This total represents an estimated shortfall of 118,178 units for households earning less than 50% AMI. Of the total number of affordable units, only 4,810 are estimated to be affordable and available to households earning less than 30% AMI.

The City of Mesa Housing Authority operates two project-based Section 8 properties with supportive services for formerly homeless individuals and families with two episodes of shelter

¹¹ The GAP, National Low Income Housing Coalition (<https://nlihc.org/gap/state/az>)

living. Other organizations, including New Leaf and several Low-Income Housing Tax Credit properties also provide permanent supportive housing options.

Congregate and Non-Congregate Shelter Units

As indicated in the 2021 HIC (Housing Inventory Count), the Phoenix, Mesa/Maricopa County Continuum of Care had 4,432 total year-round shelter beds for people experiencing homelessness: 601 are described as family units, 2,026 are described as “family beds”, 2,387 are described as adult only beds, and 19 are described as child only beds. Of these total year-round shelter beds, 1,621 are reserved for chronically homeless, 313 are reserved for veterans, and 104 are for youth.

Those experiencing homelessness in Mesa are served by several emergency shelters both within the City and within Maricopa County. Stakeholders interviewed for this Plan discussed that while there is always a need for more shelter assistance for those experiencing homelessness, especially as Mesa sees more transient homeless individuals finding their way into the City, the amount of shelter resources is more compatible with need for emergency assistance than the availability of affordable units for those seeking permanent living solutions.

Supportive Services

The City of Mesa has a large range of service providers with more available at a regional level. When asked what resources are well provided in the community, those consulted thought that, employment and workforce development, emergency rental assistance, and services for veterans were readily available.

Tenant Based Rental Assistance

The City of Mesa Housing Authority administers over 1900 housing vouchers with a preference for those experiencing homelessness. MHA also administers Veterans Affairs Supportive Housing vouchers. MHA’s voucher utilization rate is typically at 98%, however, since the beginning of the pandemic it has been difficult to find units where households can use the vouchers due to low vacancy rates and increases in market rents that make it less attractive for landlords to participate in the program. The current utilization rate is about 92%. MHA is actively reaching out to landlords to encourage participation in the voucher program. Efforts include offering incentives for program participation, agreeing to cover damages up to \$2,000, and assisting with application fees and security deposits.

With respect to HOME TBRA, the City of Mesa was awarded \$200,000 for a term ending in February 2023. Community Bridges, a local service provider, was awarded an additional \$487,088 for a term ending in December 2023. The two grantees have assisted a total of 148 clients as of November 2022.

C. Unmet Housing and Service Needs of Qualifying Populations

Describe the unmet housing and service needs of qualifying populations.

Homeless Populations, as defined in 24 CFR 91.5.

According to the 2022 Maricopa Regional Continuum of Care Point-in-Time Count Report, 2,113 persons in the East Valley region of Maricopa County were identified as homeless. As indicated in the 2021 HIC (Housing Inventory Count), the Phoenix, Mesa/Maricopa County Continuum of Care had 4,432 total year-round shelter beds for people experiencing homelessness. While this would appear to be sufficient beds to house those experiencing homelessness, some shelter beds are reserved for specific populations such as families, veterans, and those fleeing domestic violence. Further, shelters tend to be concentrated in specific areas so that needs are not met for all people experiencing homelessness. Stakeholders also noted that Mesa sees a large transient homeless population arriving from outside of Mesa. See additional discussion in Section 4D below on gaps in shelter resources to better understand unmet need of those experiencing homelessness.

At Risk of Homelessness, as defined in 24 CFR 91.5.

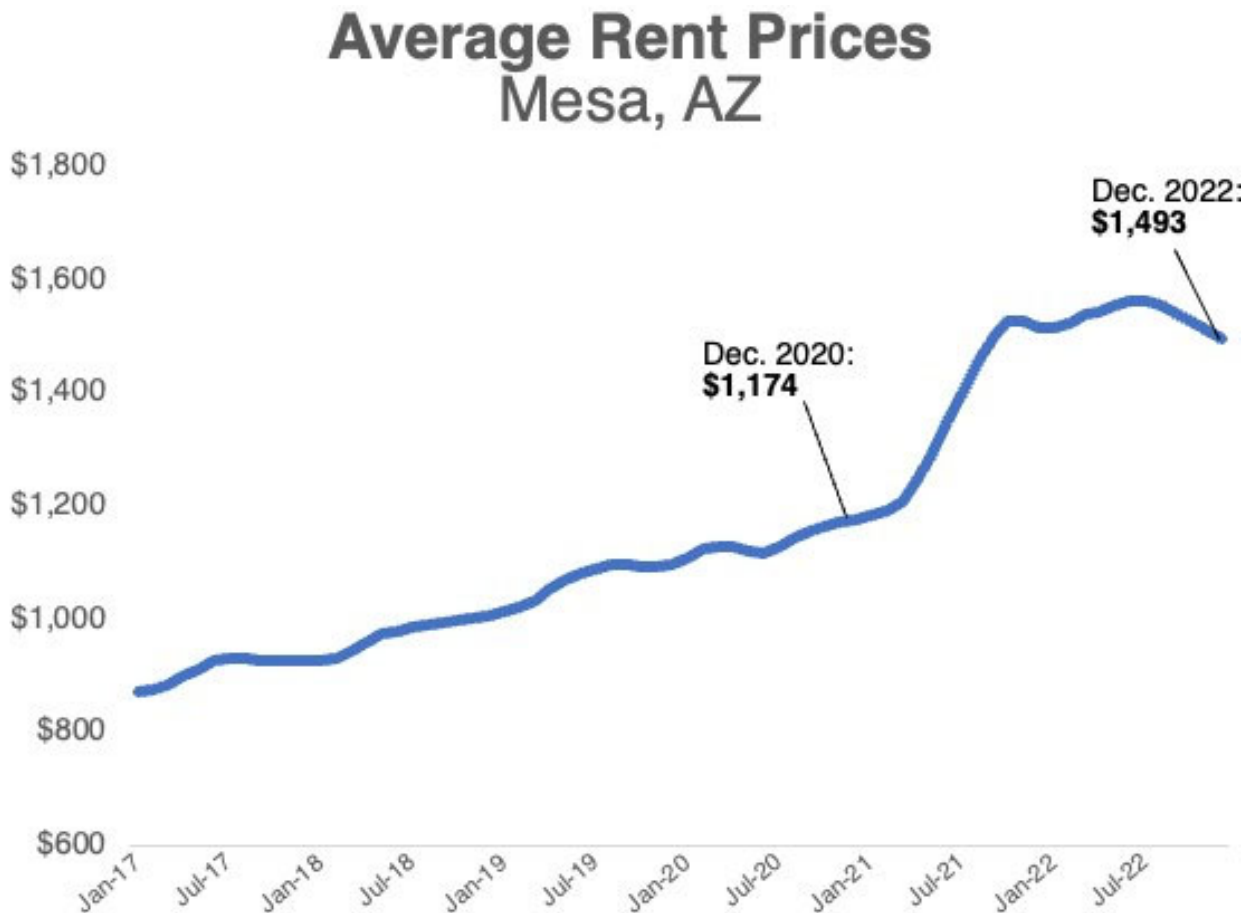
Cost burden and extreme cost burden are the most common housing problems for Mesa households earning less than 30% of AMI. Among all renters in Mesa who are cost burdened, over 70% earn below 50% of AMI: 12,590 households under 30% AMI and 10,725 households between 30 and 50% AMI.

As incomes for many renters stay stagnant, costs of rents have been increasing. Maricopa County was the fastest growing region in the nation from 2020 to 2021 according to Census population estimates, and the stock of available housing has not kept pace. The imbalance between the limited available housing stock and a growing population led to a 29% increase¹² in the median rent for a Maricopa County apartment, making Maricopa County the second most expensive county in Arizona.

¹² Per RealData (data covering 50+ unit complexes only); fact cited in the 2022 Maricopa Regional Continuum of Care Point-In-Time Report.

According to Apartment List, an online data source for rent and vacancy information nationally, the current median cost of a 1-bedroom unit in Mesa is \$1,247, a \$266 increase since December 2020, and the current median cost of a 2-bedroom unit is \$1,439, a \$307 increase since December 2020. See graphic illustration below for a view of average rents for all unit sizes. As rents increase,

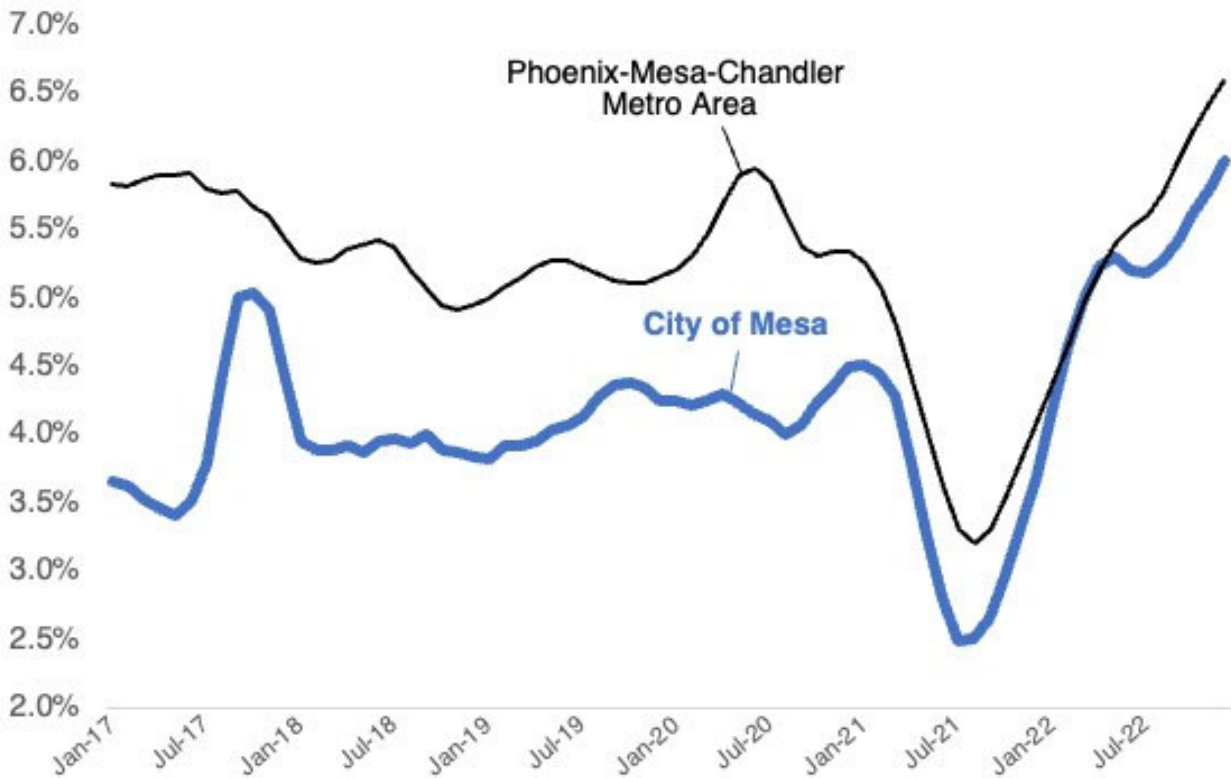
renters will spend increasingly higher percentages of their income on housing costs, which will further deepen concerns of housing instability.



Source: Apartment List Rent Estimate Data, December 2022

Rising rents are, in part, the result of decreases in available vacant units. From 2017-2022, Mesa has had fewer apartment vacancies relative to other cities in the Phoenix-Mesa-Chandler Metro Area. Limited housing availability has contributed to the increasing rent costs over this same time period. Influx of industry to the area is likely to affect vacancy rates in the short term.

Vacancy Index Mesa, AZ



Source: Apartment List Vacancy Estimate Data, December 2022

The increase in vacancies that has been observed from 2021 to 2022 has occurred in tandem with a spike in evictions across the Metro Area. In May 2021, 313 cases of eviction were filed in the City of Mesa. More than double the number of cases were filed in the month of July 2022 (795 filings).

According to a report prepared for the Arizona State Legislature¹³ on housing affordability across the state, the state's central region (Maricopa County and Pinal County) is short of at least 97,500 housing units with monthly rents less than \$1,250 to relieve its housing availability and affordability problem. Increasing rents have led median and higher-income households to downsize, increasing the demand and price pressure on smaller and more affordable units. This pressure has resulted a reduction in the true supply of affordable units across the State. Renters

¹³ ("Analysis of Housing Availability and Affordability in Arizona"), Anderson Economic Group LLC

earning less than \$50,000 in Maricopa County have seen the most significant reduction in affordable housing supply.

The recent report on housing affordability cited above also notes that rising rents and low vacancy rates are crowding out would-be first-time homeowners. These are often households compelled to rent a relatively larger unit to accommodate their family but would prefer to own a modestly priced single-family unit.

[Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice](#)

The 2022 Point-In-Time Report identified 470 homeless victims of domestic violence. Domestic violence or human trafficking survivors often lack easy access to short-term shelter and quick access to medical and mental health and other services.

Those fleeing domestic violence who use intervention services (e.g., counseling, information services, human resources, or employment assistance programs), and other workplace support services have a much better positive outcome, including a more positive outlook, greater drive to achieve their goals, better mental health, stronger workplace performance, and lower rates of absenteeism. Stakeholders consulted indicated that many victims fleeing domestic violence may be employed but are adjusting to being self-sufficient and need a safe place to land and establish a new life. Stakeholders reported that childcare and transportation are some of the biggest needs of those fleeing domestic violence outside of counseling services.

Further, experts generally concur that the programs and needs of children experiencing domestic violence have increased with the rising incidents of violence in families making their needs a heightened priority. Children need an environment with programs to address the trauma they have experienced.

With respect to those fleeing human trafficking, stakeholders reported that identifying those who are experiencing human trafficking can be challenging due to their transient nature. It was noted, however, that an estimated 70% of sex trafficking victims have spent time in the child welfare system and so addressing the needs of children in that system and providing support for youth aging out of foster care can help to prevent them from falling into trafficking situations.

Other Populations Requiring Services or Housing Assistance to Prevent Homelessness and Other Populations at Greatest Risk of Housing Instability, as defined by HUD in the HOMEARP Notice

Severely cost burdened households are those with housing expenses greater than 50% of their income and earning less than 50% of AMI. In the City of Mesa, there are 14,790 renter households earning between 0-50% of AMI that are severely cost burdened or paying more than 50% of their income towards housing expenses.¹⁴

The issues already discussed in the previous sections for those at risk of homelessness, including cost burden, apply equally to those facing housing instability.

Summary of Unmet Housing and Service Needs

Unmet Housing Needs:

The largest unmet housing need in the City is the scarcity of affordable housing units, especially for lower income households. The state's central region (Maricopa County and Pinal County) is short of at least 97,500 housing units with monthly rents less than \$1,250 to relieve its housing availability and affordability problem. Increasing rents have led median and higher-income households to downsize, increasing the demand and price pressure on smaller and more affordable units. This pressure has resulted in a reduction in the true supply of affordable units across the State. Renters earning less than \$50,000 in Maricopa County have seen the most significant reduction in affordable housing supply. Further, as discussed in more detail in Section 4.D, the number of units in the City of Mesa with rents under \$1,000 in large buildings has dropped from 29,665 in 2016 to 2,817 in 2022, creating conditions that could have led to housing insecurity for up to 26,000+ households whose incomes did not keep pace.

Substantial Amendment - The community has a significant population of people experiencing homelessness and at risk of homelessness, and there is a significant gap between the supportive services available. As the City sees the demand for non-congregate shelter space, the need for services to assist vulnerable populations access shelters and assist them with transitioning from shelters to permanent housing has significantly increased.

¹⁴ Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs," which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Unmet Service Needs:

The greatest unmet service needs are in navigation services to assist low income and vulnerable populations in finding and securing units. Mental health services, especially for those fleeing from domestic violence, are also a high priority unmet need. See Section D for more information. Transportation and childcare were also service needs that were identified as unmet needs.

Substantial Amendment - There is an increasing need for services that provide clients with case management, assisting with community resources and other programs based on their unique needs, with an emphasis on reducing barriers and promoting long-term stability. These resources include, but are not limited to, programs that assist with employment assistance or job training, legal services, behavioral health, obtaining identification cards and birth certificates, life skills training, enrollment in benefit programs, and financial coaching.

D. Gaps within Current Shelter and Housing Inventory and Service Delivery Systems

Identify any gaps within the current shelter and housing inventory as well as the service delivery system.

Affordable Housing and Rental Production

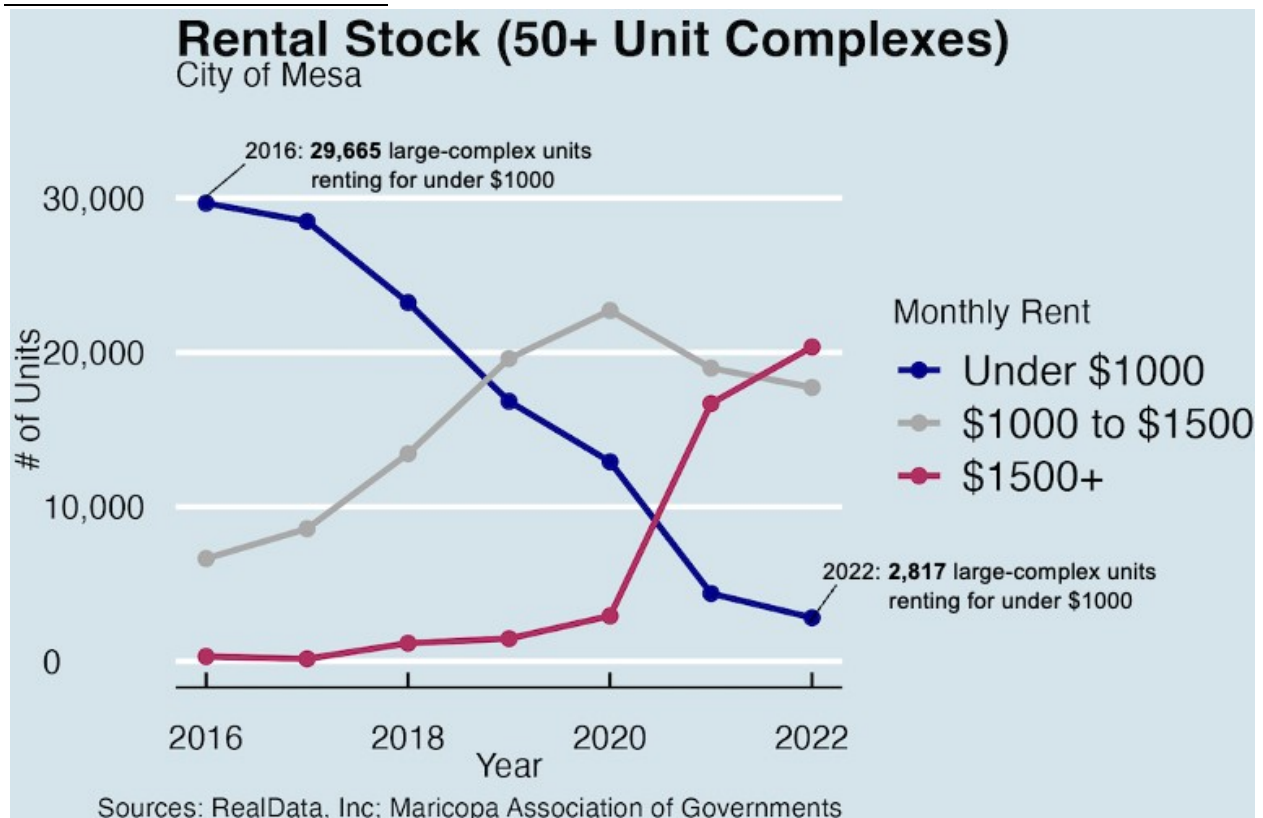
While the booming economy of the region has resulted in unit production, those units are often not affordable to renters with low incomes. Further, as industries expand, workers relocate to the area and force vacancy rates down. The result is that those in need of affordable units are forced to seek units farther from places where amenities are concentrated. For those without transportation, this can mean a lack of access to basic needs and the physical and mental health care services they require.

The National Low Income Housing Coalition's estimate of 24,050 affordable and currently available units within the Metro Area represents a significant gap between need and supply.¹⁵ This total represents an estimated shortfall of 118,178 units for households earning less than 50% AMI. With fewer than 5,000 of these units estimated to be affordable and available to households earning less than 30% AMI, production of housing stock that can be afforded by a range of household incomes (from extremely low-income households to those earning below 80% AMI).

Market data from large rental properties (those with 50 or more units) highlights the declining stock of affordable housing in Mesa. While the overall stock of large-building rental housing

¹⁵ The GAP, National Low Income Housing Coalition (<https://nlihc.org/gap/state/az>)

increased from 36,619 units to 40,898 units from Q4 2016 to Q3 2022, new and existing stock caters to residents with incomes above the median. As shown in the chart below, the number of units with rents under \$1,000 in large buildings has dropped from 29,665 in 2016 to 2,817 in 2022, creating conditions that could have led to housing insecurity for up to 26,000+ households whose incomes did not keep pace:



Stakeholders also noted the need for more accessible units in the community for those with disabilities and generally for seniors. The City of Mesa Housing Authority reports that 62% of its voucher holders are seniors or have disabilities and that it is difficult to find accessible units, especially those that are affordable. Further, a fair housing advocate consulted for this plan indicated that the most common fair housing complaint relates to reasonable accommodations for those with disabilities, which indicates that landlords aren't understanding or making the modifications that are needed for those with disabilities.

Congregate and Non-Congregate Shelter Units

A comparison of emergency shelter and transitional housing beds and family units totaled in the 2021 Housing Inventory Count to the 2022 Point-In-Time Count reveals a shortfall in adult-only and veteran beds:

Homeless Needs Inventory and Gap Analysis				
Nightly Shelter Inventory	Family Beds	Family Units	Adult Only Beds	Veteran Beds
Emergency Shelter	1,265	366	1,553	47
Transitional Housing	761	235	780	212
Individuals in				
Nightly Homeless Population	Families	Family Households	Adults	Veterans
Sheltered	1,715	485	2,282	297
Unsheltered	231	65	4,798	123
Shelter Gap*	Family Beds**	Family Units	Adult Only Beds	Veteran Beds
Emergency Shelter & Transitional Housing Need	80	51	(4,747)	(161)

**Shelter Gap calculations are sensitive to the categorization of shelter inventory by population served (i.e. the narrow surplus in family beds shown above would show as a deficit if 80+ family beds were recategorized as adult-only beds.)*

***Family Bed gap calculation assumes a 1-1 relationship between Family Beds and Individuals in Families.*

According to both sources, the total number of year-round shelter beds reserved for chronically homeless individuals (1,621) exceeds the estimate of the number of individuals experiencing chronic homelessness (1,287). However, almost half of those experiencing chronic homelessness remained unsheltered. Further, stakeholders reported a rise in the number of chronically homeless people with greater rates of transient homeless individuals appearing within the City for assistance. As a result, the PIT counts likely do not reflect the need of chronically homeless individuals. With 259 beds reserved for veterans, the CoC has a shortfall of 161 beds relative to the number of veterans experiencing homelessness in 2022, which was 420.

Supportive Services

Substantial Amendment - Mesa and the surrounding region are home to a wealth of services for vulnerable populations, however, stakeholders and non-profit service providers indicated a need for more services paired with housing to give households support in obtaining and maintaining

their housing and other basic needs. Stakeholders report that onsite case management results in greater stability for residents.

Universally, stakeholders consulted for this plan, including those who are service providers, indicated the highest priority need is more affordable housing. However, they also noted the need for navigation services to assist low income and vulnerable populations in finding and securing units. Affordable units are scarce and the process of determining eligibility and completing application processes can be daunting. Further, affordable units are not always located in areas accessible to services that are needed so connecting people with resources to meet their needs even after housing is identified is a need. As eviction rates continue to rise and homelessness increases, there is a growing need for diversion services to ensure that more people do not become homeless.

With respect to those fleeing domestic violence, human trafficking, and sexual assault, Chrysalis reported a waitlist of over 100 people for therapy services. While telemedicine has enabled the organization to serve more people, it is not always possible for clients to find a safe place to meet. The organization noted a need for increased clinical services for this population as well as a need for childcare for those with children.

Substantial Amendment - In general, there is a significant need for increased levels of various supportive services in and around Mesa to address the wide variety of needs being experienced by residents. In addition, there is also a lack of support for vulnerable populations in gaining access to critical resources.

Tenant Based Rental Assistance

The City of Mesa Housing Authority (MHA) reported there is a need for more landlords that will accept vouchers – particularly for larger units. Currently, about 65% of vouchers are used for 2-bedroom units or less. MHA experienced a drop in its voucher utilization rate during the pandemic as vacancies dropped and rents increased, enabling landlords to easily rent units at market or above market rents. MHA is engaging landlords in outreach to expand the pool of units that are available to voucher holders.

While the connection between landlords and willingness to participate in the voucher program is the most pressing gap in delivering tenant based rental assistance, it should be noted that the Mesa Housing Authority maintains a waitlist that is full and currently closed. The last time the waitlist was opened was in August 2022. In the two weeks that the wait list was opened, over 20,000 applications were received with 7,000 received in the first 24 hours. The housing

authority conducted a lottery and placed 4,000 applicants on its waitlist leaving a 16,000 household gap for those seeking a position on the waitlist.

With respect to specific populations in need of tenant-based rental assistance, more assistance is needed for people with disabilities as the number of available accessible units are never enough to meet the need.

E. Additional Characteristics Associated with Instability and Increased Risk of Homelessness

Optional: Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME- ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here.

The City does not plan to formally adopt additional definitions of “other populations,” however, a look at additional characteristics that can help clarify the stressors on those facing housing instability in Mesa is useful. The high-cost burden is a housing characteristic strongly linked with instability and an increased risk of homelessness. Inability to earn a living wage directly affects the cost burden that households face. The National Low Income Housing Coalition estimates that the hourly wage needed to afford a one-bedroom apartment in Maricopa County is \$19.85. A single parent with three children would need to work 65 hours per week at minimum wage to afford a one-bedroom apartment at fair market rent.

F. Identify Priority Needs for Qualifying Populations

The following priority needs have been identified for qualifying populations (in no specific order):

- Affordable housing units for low-income individuals, especially those transitioning from vulnerable situations
- Preservation of existing affordable housing units
- Diversion programs to keep people housed
- Housing navigator services to assist people in accessing affordable housing options
- Supportive, wrap-around services for those coming out of homelessness

G. Determination of Level of Need and Gaps in Shelter and Housing Inventory and Service Delivery Systems

The level of need and gaps in shelter, housing inventory, and service delivery was determined through an analysis of data and series of community outreach efforts, including an online survey and stakeholder interviews. The data presented in this Allocation Plan is a compilation of data collected from Census, ACS, CHAS, PIT count, data from organizations on the populations served through their programs, and the current Consolidated Plan. Stakeholders consulted to assess need and gaps included the public, the COC, homeless service providers, veterans' groups, domestic violence agencies, the public housing agency and other public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

5. HOME-ARP Activities

Method(s) of Selection

Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors.

HOME-ARP is a new one-time funding program authorized by the American Recovery Plan Act of 2021. HOME-ARP program requirements do not mirror the requirements of the HOME Investment Partnership Program (HOME program) and potential applicants should not rely on knowledge of the HOME program when contemplating or applying for HOME-ARP funding. Applicants are advised to review HOME-ARP Notice CPD 21-10 on the HUD Exchange for more information.

A. Direct Administration by PJ

Describe whether the PJ will administer eligible activities directly.

The City of Mesa will administer the HOME-ARP allocation and oversee all projects to completion. The City will contract with subgrantees for the implementation of activities and monitor all activity delivery.

B. No Use of Subrecipient to Administer Entire Grant

If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program.

The City has not provided funds to a subrecipient or contractor prior to HUD’s acceptance of the HOME-ARP Allocation Plan and will not allocate funds to a sub-recipient nor contractor to administer the entire HOME-ARP grant.

D. Use of HOME-ARP Funding – (Substantial Amendment Changes in Red)

Categories	Funding Amount	Percent of the Grant
Supportive Services	\$280,285 \$4,764,840	85%
Acquisition and Development of Non-Congregate Shelters	\$4,484,545	80%
Tenant Based Rental Assistance (TBRA)		
Development of Affordable Rental Housing		
Non-Profit Operating		
Non-Profit Capacity Building		
Administration and Planning	\$840,854	15%
Total HOME-ARP Allocation	\$5,605,694	100%

E. Distribution of HOME-ARP funds In Accordance with Priority Needs

Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis.

Substantial Amendment - To address these needs and gaps, the City will utilize HOME-ARP funds for supportive services, which is not an eligible activity under HUD’s HOME Investment Partnerships Program (HOME). The City will utilize these one-time HOME-ARP funds to fill the gap of available supportive services for persons transitioning out of emergency shelter into more stable housing. This will help address the growing unsheltered population within the City of Mesa as identified in the Needs Assessment and Gaps Analysis.

Additionally, the City leverages other available resources, including Community Development Block Grant funds (CDBG), Emergency Solutions Grant (ESG), and HOME Program funds to ensure support services, tenant-based rental assistance, and permanent rental housing is available to make the most impact in the community.

One of the City's main priorities and focus regarding increasing affordable housing is Low-Income Housing Tax Credit (LIHTC) projects. The City has been in conversation with multiple developers and non-profit organizations to encourage new LIHTC within the City's jurisdictional boundaries. Recently, City elected officials and City met with the Arizona Department of Housing (ADOH) leadership to express the need to amend certain criteria identified in the Qualified Action Plan (QAP) as several of these restrict developers to a limited geographic area in the City. There is a need for affordable housing in all areas of the City.

Rationale Funding Based on Characteristic Needs Identified in the Gap Analysis

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities.

Substantial Amendment - The City of Mesa's HOME-ARP Needs Assessment and Gap Analysis indicate a clear need for additional supportive services for populations that are homeless or at greatest risk of homelessness. Several organizations that operate within the City of Mesa have expressed the need for additional services that provide a wide variety of support including legal services, employment assistance, and various education programs. There is also the need for services which can connect vulnerable populations with existing programs that fit their specific needs, both by informing them of the existence of such programs and helping them access this assistance.

6. HOME-ARP Production Housing Goals

A. Estimated Number of Affordable Rental Housing Units for Qualifying Populations

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation.

Not applicable. Proposed services do not include affordable housing with the use of HOME-ARP funds. The City intends to leverage its HOME Partnership Program entitlement funds to develop affordable rental housing.

B. Rental Housing Production Goals and Correspondence with Need

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs.

Not applicable. Proposed services do not include affordable housing with the use of HOME-ARP funds. The City intends to leverage its HOME Partnership Program entitlement funds to develop affordable rental housing.

7. Preferences

A. Identification of Preference

Not applicable. No preferences have been established.

B. Using Preference to Address Unmet Need

Not applicable. No preferences have been established.

8. Referral Methods

PJs are not required to describe referral methods in the plan. However, if a PJ intends to use a coordinated entry (CE) process for referrals to a HOME-ARP project or activity, the PJ must ensure compliance with Section IV.C.2 of the Notice (page 10).

Not applicable.

9. Limitations in a HOME-ARP Rental Housing or NCS Project

Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice.

Not applicable. No limitations are being implemented.

10. HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#).

Not applicable to chosen HOME-ARP activities.

APPENDIX A – SUMMARY OF SURVEY RESULTS

City of Mesa HOME-ARP Community Needs Survey

176
Responses

16:17
Average time to complete

Active
Status

1. I am completing this survey for:

● myself. 161

● my organization. 15



2. What zipcode do you live in?

161
Responses

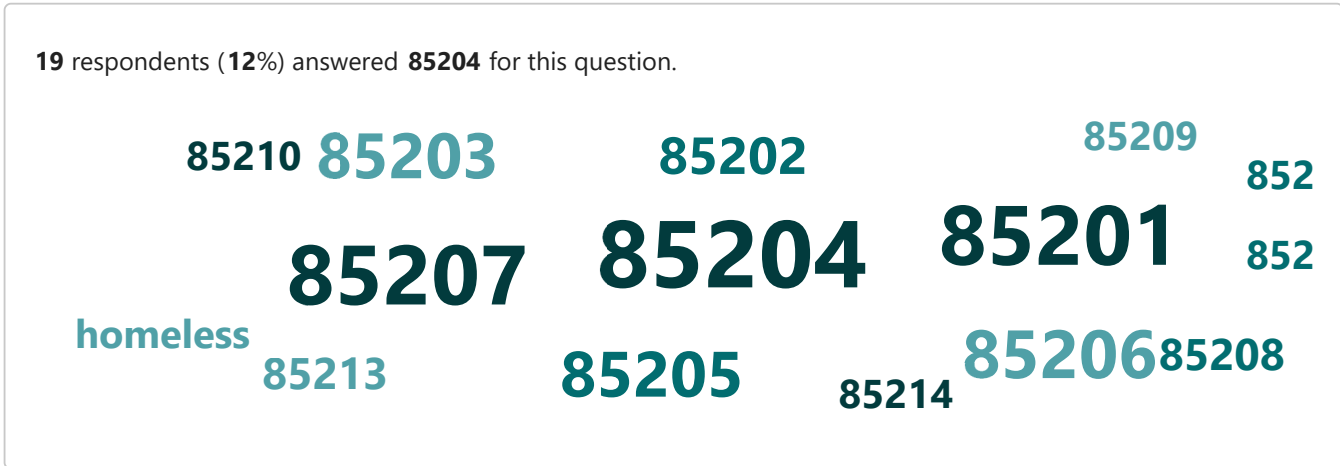
Latest Responses

"85206"

"85207"

 Update

19 respondents (12%) answered **85204** for this question.



3. How long have you lived in the City?

- I am not a City resident 6
- 5 years or less 33
- 6 to 10 29
- 11 to 20 29
- More than 21 64



4. What is the name of your organization? (Optional)

12
Responses

Latest Responses

🔄 Update

2 respondents (17%) answered **Inc** for this question.



5. What is the primary population your organization services?



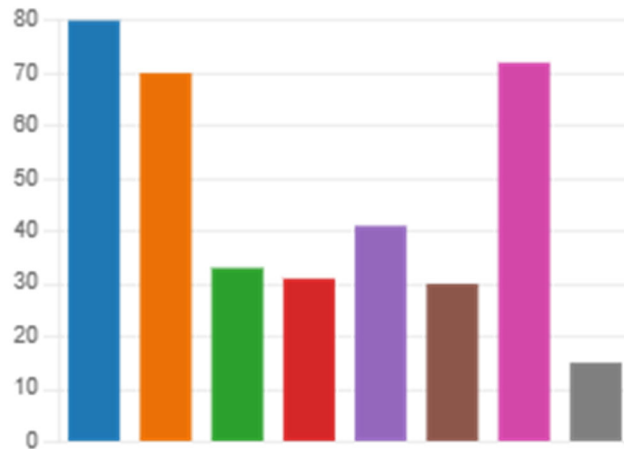
🔄 Update

3 respondents (20%) answered **families** for this question.



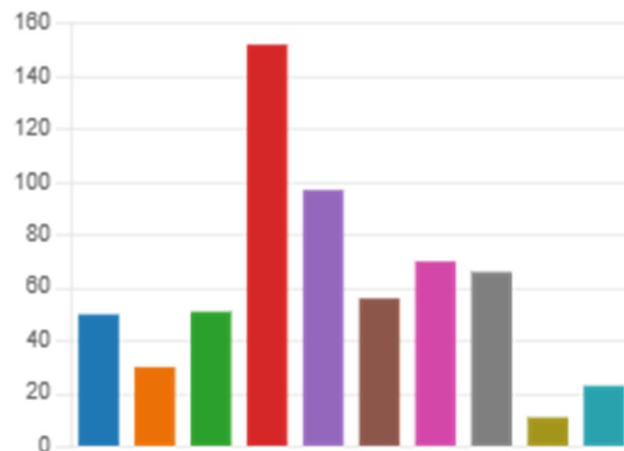
6. Have you or those you serve experienced any of the following in the past 2 years? (Select all that apply.)

● Difficulty paying rent and/or mortgage	80
● Difficulty paying utility bills	70
● Overcrowding (too many people living 33 in one home)	33
● Domestic Violence	31
● Homelessness	41
● Application for housing being denied	30
● None of the above	72
● Other	15



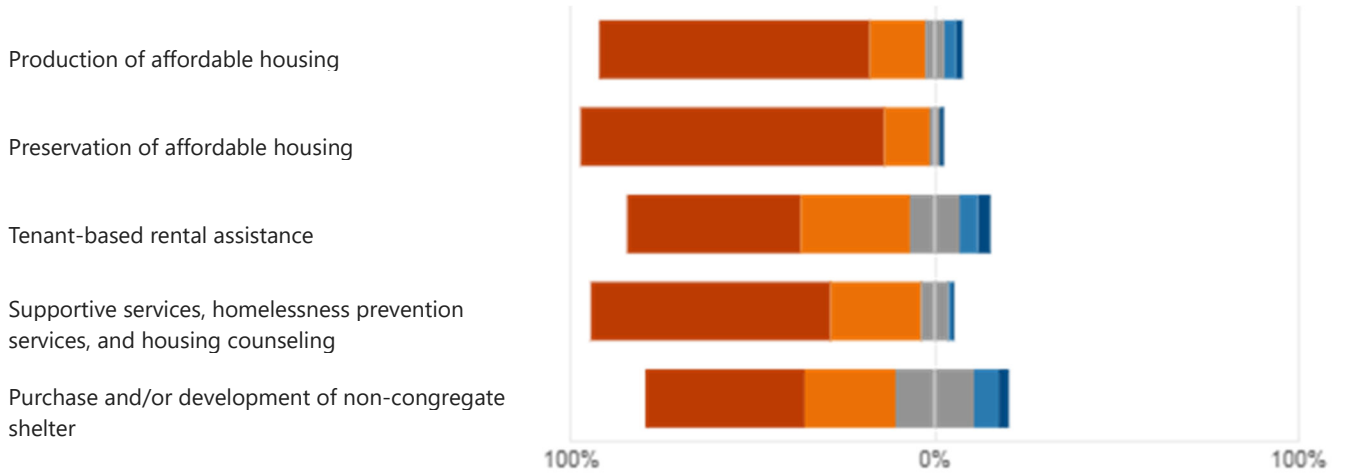
7. What are the barriers to finding good housing that you have experienced or observed?

● Accessibility for people with disabilities or disabling conditions	50
● Housing restricted based on age	30
● Condition of housing units	51
● Cost of housing	152
● Affordable housing options available only in certain areas	97
● Distance to employment, shopping, and/or services	56
● Transportation or access to public transportation	70
● Cost of utilities	66
● None of the above	11
● Other	23



8. HOME-ARP funds can be used for the specific housing needs listed below. Please rank the following HOME-ARP categories based on the needs of people experiencing homelessness, those at risk of homelessness, and other vulnerable populations in your community.

Very Important Somewhat Important Neutral Somewhat Unimportant Very Unimportant



9. Please identify your priorities related to services for those experiencing homelessness, those at risk of homelessness, and other vulnerable populations at risk of housing instability.

■ Very Important
 ■ Somewhat Important
 ■ Neutral
 ■ Somewhat Unimportant
 ■ Very Unimportant

1. Assistance with moving costs

1.



2. Case management services

2.



4. Education services such as instruction or training in consumer education, health education, substance prevention, literacy, English as a second language, and General Educational Development

3.



5. Employment assistance and job training

4.



6. Supplemental food assistance

5.



7. Housing search and counseling services such as tenant counseling; assisting individuals and families to understand leases; securing utilities; and making moving arrangements

6.



8. Legal services for advice and representation in matters that interfere with ability to obtain and retain housing

7.



9. Life skills training such as budgeting of resources and money management, household management, conflict management, shopping for food and other needed items, nutrition, the use of public transportation, and parent training

8.



10. Mental health services such as crisis interventions; counseling; individual, family, or group therapy sessions; assistance with understanding and/or accessing needed medication; and combinations of therapeutic approaches to address multiple problems

9.



11. Outpatient health services such as services to assist individuals in understanding their health needs; accessing appropriate medical treatment and medication; and providing preventative care

10.



12. Outreach services including crisis counseling; addressing urgent physical needs, such as providing meals, blankets, clothes, or toiletries; actively connecting and providing people with information and referrals to homeless and mainstream programs; and publicizing the availability of the housing and/or services provided within the geographic area

11.



13. Substance abuse treatment services such as participant intake and assessment, outpatient treatment, group and individual counseling, and drug testing

12.



14. Provision of transportation to and from medical care, employment, child care, or other services; assistance with car maintenance or repairs

13.



15. Assistance with utility deposits

14.



100%

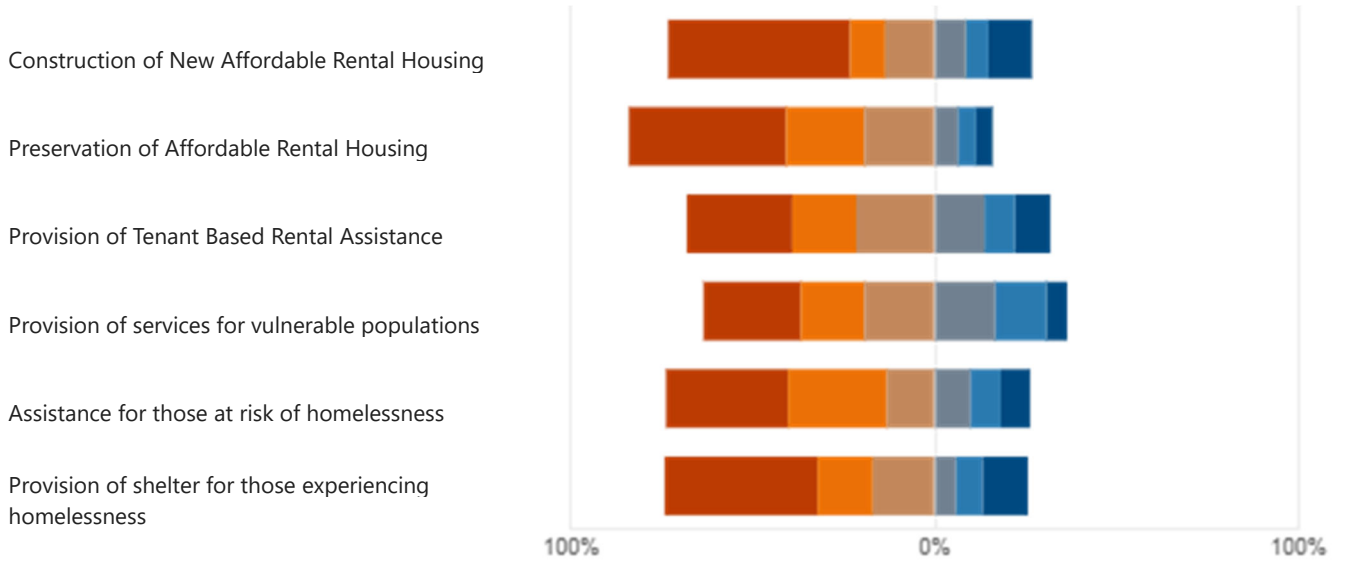
0%

100%

3. Childcare

10. Rank the following activities starting with 1 being most underfunded and with the greatest need, and 6 being the least underfunded with the least need.

1 2 3 4 5 6



11. Are there other categories you feel are underfunded and with a great need that can be addressed by HOME-ARP?

86

Responses

Latest Responses

[Update](#)

35 respondents (41%) answered **housing** for this question.



12. What is the primary language you speak?

English	170
Spanish	1
Not applicable - answering on behalf of an organization	5
Other	0



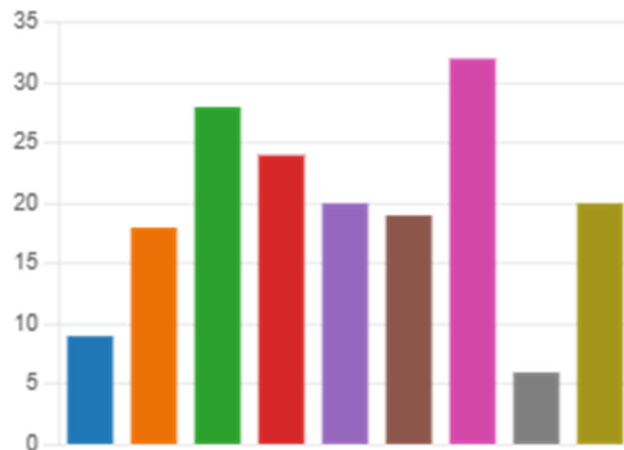
13. Do you have a disability or disabling condition?

Yes	37
No	113
Prefer not to answer	15
Not Applicable - answering on behalf of an organization	11

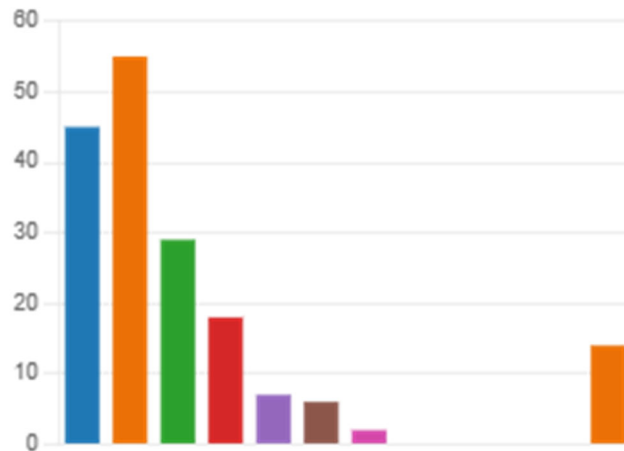
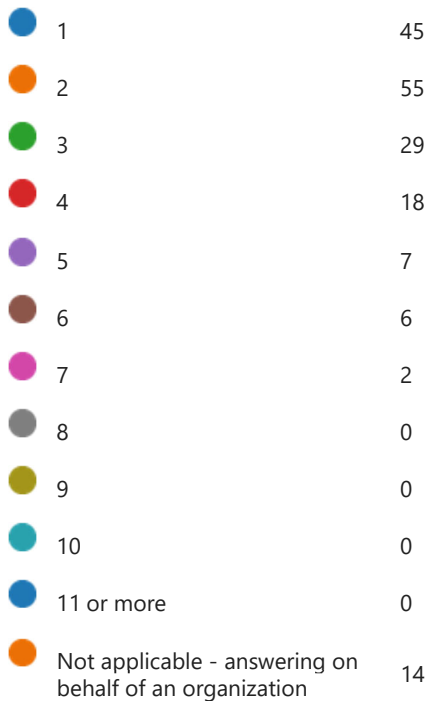


14. What is the total annual income of your household (before taxes)?

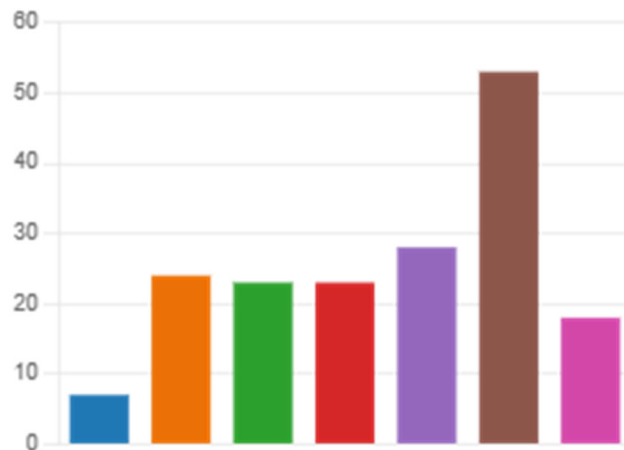
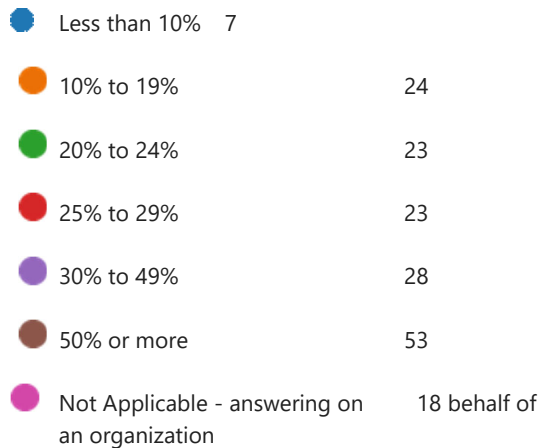
\$0 - \$14,999	9
\$15,000 to \$24,999	18
\$25,000 to \$44,999	28
\$45,000 to \$59,999	24
\$60,000 to \$79,999	20
\$80,000 to \$99,999	19
\$100,000 to \$199,999	32
\$200,000 - more	6
Not Applicable - answering on behalf of an organization	20



15. How many people are in your household?

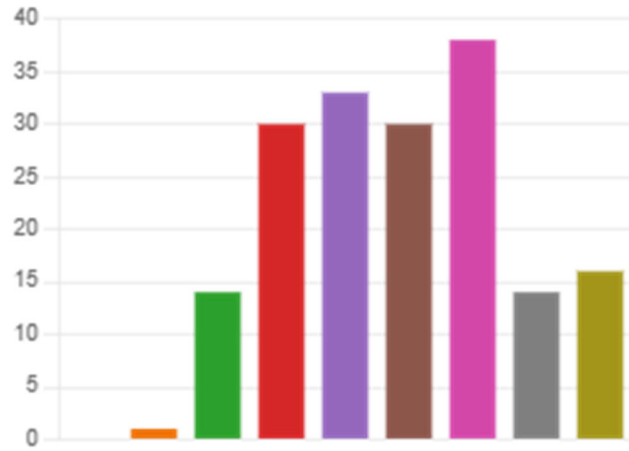


16. About how much of your total household income is spent on housing (includes mortgage, rent, insurance, and utilities)?



17. What is your age?

● Less than 18	0
● 18 to 24	1
● 25 to 34	14
● 35 to 44	30
● 45 to 54	33
● 55 to 64	30
● 65 to 74	38
● 75 or older	14
● Not Applicable - answering on behalf of an organization	16



18. What is your gender

● Woman	121
● Man	31
● Non-binary	1
● Prefer not to say	9
● Not Applicable - answering on behalf of an organization	14



19. Please share any additional comments regarding housing and community development.

88

Responses

Latest Responses

Update

35 respondents (40%) answered **needs** for this question.



APPENDIX B – PUBLIC NOTICES

AFFIDAVIT OF PUBLICATION

See Proof on Next Page

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

Steve Strickbine, being duly sworn, says:

That he is Steve Strickbine of the City of Mesa, a weekly newspaper of general circulation, printed and published in Tempe, Maricopa County, Arizona; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

February 19, 2023

That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Steve Strickbine

Subscribed to and sworn to me on this 19th day of February 2023.



Notary Public

My Commission Expires: October 14, 2025



CITY OF MESA
Public Comment Period
(February 20 – March 6, 2023)

Date of Publication: February 19, 2023

PUBLIC NOTICE

City of Mesa HOME Investment Partnerships Program-American Rescue Plan (HOME-ARP) Funds, Section 3205 of the American Rescue Plan Act of 2021, Public Law 117-2 Public Hearing

HOME-American Rescue Plan (HOME-ARP) Allocation Plan

The City of Mesa was awarded \$5,605,694 in HOME-American Rescue Plan (HOME-ARP) funds as a one-time allocation from the U.S. Department of Housing and Urban Development (HUD). In accordance with the federal regulations, 24 CFR, Part 91, the City of Mesa (City) is required by HUD to prepare and submit a HOME-ARP Allocation Plan to receive HOME-ARP funds.

The HOME-ARP Allocation Plan is a strategic plan identifying the needs and gaps of service to assist individuals or households who are experiencing homelessness, at risk of homelessness, and other vulnerable populations, by providing affordable housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability. The HOME-ARP Allocation Plan defines the categories of use of federal HOME-ARP grant funds to address these needs.

A draft version of the City's HOME-ARP Allocation Plan will be available for review and comment during a 15-day public comment period. This document is available for public review at the Housing and Community Development office, 200 S. Center Street, Bldg. 1, Mesa, Arizona, 85210 or on our website [Plans, Amendments & Reports | City of Mesa \(mesaaz.gov\)](https://www.mesaaz.gov/plans-amendments-reports).

A public hearing will be held on March 6, 2023, starting at 5:45 p.m. at a City Council Meeting: Upper-Level City Council Chambers, 57 E. First Street, Mesa, Arizona 85201.

Notice of Public Comment Period

A public comment period regarding the FY 2021/2022 proposed HOME ARP Allocation Plan will begin on **Monday, February 20, 2023**, and end on **Monday, March 6, 2023**. All written comments received no later than March 6, 2023, will be considered.

Written comments may be sent to: Michelle Albanese, City of Mesa, P.O. Box 1466, Mesa, AZ 85211-1466. You may also contact her at (480) 644-4546, or via e-mail at Michelle.Albanese@mesaaz.gov for further information.

The City of Mesa is committed to making its public meetings accessible. For accommodations, translation, or additional information, please contact the City of Mesa Community Services at least 48 hours in advance of the meeting at (480) 644-3661; or e-mail: Marcella.Magallanez-Snow@mesaaz.gov; or AZRelay 7-1-1 for those who are deaf or hard of hearing.

Si necesita información en español por favor de llamar al 480-644-2767.

Michelle Albanese, Housing & Community Development Director
(February 19, 2023, The Mesa Tribune.)



CITY OF MESA

**Public Comment Period
(February 20 – March 6, 2023)**

Date of Publication: February 19, 2023

PUBLIC NOTICE

City of Mesa HOME Investment Partnerships Program-American Rescue Plan (HOME-ARP) Funds,
Section

3205 of the American Rescue Plan Act of 2021, Public Law 117-2 Public Hearing

HOME-American Rescue Plan (HOME-ARP) Allocation Plan

The City of Mesa was awarded \$5,605,694 in HOME-American Rescue Plan (HOME-ARP) funds as a onetime allocation from the U.S. Department of Housing and Urban Development (HUD). In accordance with the federal regulations, 24 CFR, Part 91, the City of Mesa (City) is required by HUD to prepare and submit a HOME-ARP Allocation Plan to receive HOME-ARP funds.

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Si necesita información en español por favor de llamar al 480-644-2767.

Michelle Albanese, Housing & Community Development Director
(February 19, 2023, The Mesa Tribune.)

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- Preapplication
- Application
- Changed/Corrected Application

*** 2. Type of Application:**

- New
- Continuation
- Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

City of Mesa

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

86-6000-252

*** c. UEI:**

E2Y8LRS18AU3

d. Address:

*** Street1:**

P.O. Box 1466

Street2:

20 E. Main Street Ste. 650

*** City:**

Mesa

County/Parish:

*** State:**

AZ: Arizona

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

85211-1466

e. Organizational Unit:

Department Name:

Community Services

Division Name:

Housing&Community Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

*** First Name:**

Michelle

Middle Name:

*** Last Name:**

Albanese

Suffix:

Title: Housing and Community Development Director

Organizational Affiliation:

*** Telephone Number:**

480-644-4546

Fax Number:

480-644-2923

*** Email:**

michelle.albanese@mesaaz.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*** Other (specify):**

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnership Program ARP

*** 12. Funding Opportunity Number:**

N/A

*** Title:**

HOME Investment Partnership Program

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Acquisition and development of non-congregate shelter, and development and preservation of affordable housing, supportive services, and program administration

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="5,605,694.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value=""/>
* g. TOTAL	<input type="text" value="5,605,694.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes
- No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

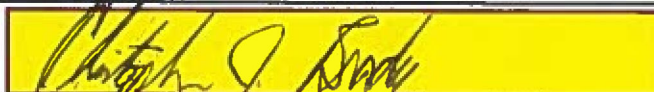
Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:



* Date Signed:

HOME-ARP CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the participating jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

Uniform Relocation Act and Anti-displacement and Relocation Plan --It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.

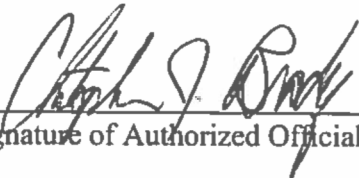
Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and program requirements.

Section 3 --It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

HOME-ARP Certification --It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program*, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.



Signature of Authorized Official

3/23/23
Date

City Manager

Title

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE City Manager
APPLICANT ORGANIZATION City of Mesa	DATE SUBMITTED 3/23/23

ASSURANCES - NON-CONSTRUCTION PROGRAMS

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1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
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14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE City Manager
APPLICANT ORGANIZATION City of Mesa	DATE SUBMITTED 3/23/23