



City Council Report

Date: July 11, 2022
To: City Council
Through: Christopher J. Brady, City Manager
Mike Kennington, Deputy City Manager
From: Natalie N. Lewis, Deputy City Manager
Subject: Agreement with A New Leaf to provide Bridge Housing and Services, and using federal rescue plan funds (District 4)

Purpose and Recommendation

Approve Resolution ____ to allow the City Manager or his designee to enter into an agreement with A New Leaf and to invest \$2,500,000 in Coronavirus State and Local Fiscal Recovery Funds (ARPA funds for men's bridge housing and support services through December 31, 2024).

Background

A New Leaf owns two parcels at 1311 East University Drive in Mesa (see attachment b), known as the Helaman House property. This property has been used in the past to provide social services and housing, most recently as services for teens. The property is currently vacant, and the City and A New Leaf are interested in standing up some well needed bridge housing to serve as a place of transition for men showing consistent progress in their recovery and as they seek semi-permanent or permanent housing. See attachment c showing how this program will directly add capacity to Mesa's Housing Path to Recovery.

Discussion

The Helaman House program shall provide emergency housing and other emergency programs and services to Mesa's single men, ages 18 and older, who demonstrate the ability and means to successfully transition from homelessness with minimal support, including those that have held a job for at least one (1) month, are currently drug free, and do not have significant outstanding legal/justice issues.

There will be a minimum of 12 individual bedroom units available, and men will be able to remain in this housing for 60 days (average), but no more than 90 days. With turnover, A New Leaf anticipates being able to serve approximately 100 individuals per year, or a minimum of 250 individuals through the end of the Agreement. Qualified staff will secure and/or provide services onsite 24x7.

Support services to be provided include, but not limited to:

- Jobs training and upskilling through the Workforce Center @ Mesa
- One dinner meal every day and access to a kitchen for men to make other meals
- Financial management classes and counselling
- Transportation to jobs or other off-campus human services, if needed
- And access to housing programs, including Emergency and Housing Choice vouchers, rapid rehousing, or tenant-based rental assistance.

Each program participant will be required to create a Housing Stability Plan within 30 days starting the program. This Housing Stability Plan will include a requirement for men to save a portion of their income for future housing expenses.

The program will meet will be measured by the following performance metrics:

- (1) 80% of Clients will obtain or maintain employment, or increased income compared to prior to their involvement in the Program;
- (2) 85% of Clients will report an increased knowledge of community support services to help maintain long-term stability;
- (3) 75% of Clients will report securing stable housing upon exit;
- (4) 85% of Clients will demonstrate an improvement in assessment scores in one or more areas including safety, housing, social functioning, health, substance use, and mental well-being.

During the full term of the agreement, bridge housing and services at the Helaman Property will be designated for individuals who are graduating from Mesa-based or regional programs or men who have lived in Mesa prior to becoming homeless. The City of Mesa will have priority for use of this resource, with no less than 75% of the beds dedicated to Mesa.

Alternatives

Council may reduce the funding available for the program. Doing so would either cancel or shorten the duration of the program.

Council may take no action. A postponement may require follow up Council action in August and that would postpone A New Leaf's ability to complete the start-up enhancements this summer for a launch soon after Labor Day. Cancelling the program may cause A New Leaf to find other ways to utilize the property.

Council may approve the proposal (recommended). Staff will keep Council apprised of the program's progress and impact, and ensure proper documentation is maintained in accordance with the Agreement and federal requirements.

Fiscal Impact

Attachment d provides a draft budget for how A New Leaf plans to invest up to \$2.5m from the City's ARPA funding allocation for transitional housing and support services. If approved by Council, A New Leaf would complete all necessary start-up activities and outfitting the rooms and facilities this summer, with a tentative opening for services right after Labor Day. Services would continue for Mesa for 28 months.

Coordinated With

Community Services Department, City Manager's Office, City Attorney's Office, and the Mesa Finance Department.

Attachments

- a Resolution and Agreement
- b Site map
- c Housing Path to Recovery
- d A New Leaf—proposed 28-month program budget