



COUNCIL MINUTES

March 8, 2012

The City Council of the City of Mesa met in a Study Session in the lower level meeting room of the Council Chambers, 57 East 1st Street, on March 8, 2012 at 7:32 a.m.

COUNCIL PRESENT

Scott Smith
Alex Finter
Christopher Glover
Dina Higgins
Dennis Kavanaugh
Dave Richins
Scott Somers

COUNCIL ABSENT

None

OFFICERS PRESENT

Christopher Brady
Debbie Spinner
Linda Crocker

1-a. Hear a presentation, discuss and make funding recommendations for the FY 2012/13 Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Human Services programs.

Director of Housing and Community Development Tammy Albright reported that in the last two years CDBG and HOME programs experienced over \$1 million in reductions. She displayed a PowerPoint presentation (**See Attachment 1**) and reviewed the FY 2012/13 funding recommendations for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Human Services programs. She briefly summarized the scoring and rating process used to determine the funding recommendations as follows:

- Technical review and rating by staff 70% of total score
- Presentation 30% of total score
- Total available score was 100 points
- Recommendations from subcommittee

Ms. Albright outlined the objectives that all CDBG and HOME project applications must meet as follows:

NATIONAL OBJECTIVES:

- Project must benefit low to moderate income individuals
- Project must aid in the prevention or elimination of slums or blight
- Project must meet a need of particular urgency related to housing

PER MESA'S CONSOLIDATED PLAN:

- Provide decent housing
- Provide a suitable living environment
- Provide economic opportunities

Ms. Albright explained that the Human Services funding model was designed to be a gap fund for programs that impact community safety services. (See Page 6 of Attachment 1) She displayed the funding timelines and said that once the Council approved the funding recommendations the public comment review period would begin. (See Pages 7 and 8 of Attachment 1)

Ms. Albright advised that Housing and Urban Development (HUD) requires code enforcement programs to be "married" with either a rehab or a revitalization program, therefore, code enforcement programs would be coupled with demolition and hazardous abatement programs. (See Page 9 of Attachment 1) She also advised that the Community and Cultural Development Committee recommended that the CDBG funding for six Code Compliance Officer positions be maintained with potential General Funding to be discussed during the budget presentations.

Ms. Albright displayed a map that illustrated the new CDBG target areas, which have the highest concentration of code cases. **(See Attachment 2)** She explained that the hashed areas on the map represented the City's deteriorating areas where, as required by HUD, code activities would be "married" with a rehab activity. She described the areas represented on the map as follows:

- Red areas – represented the new low to moderate income areas
- Black dots – represented code activity
- Hashed area – represented new CDBG target area

Vice Mayor Somers remarked that some of the hashed areas (CDBG target areas) on the map were industrial areas that did not have many residents.

Ms. Albright advised that 15% of the City fell within the CDBG target area, and therefore, staff recommended that HOME funds be utilized within the target areas. She displayed a series of charts that illustrated what the caseload for each Code Compliance Officer would be and the caseloads of Code Compliance Officers in other communities. (See Pages 11 and 12 of Attachment 1)

Ms. Albright stated that the subcommittee did not request that any changes be made to the Economic Development funding applications or the Acquisition/Rehabilitation recommendations. (See Pages 13 and 14 of Attachment 1)

Discussion ensued with regards to simplifying the administration of contracts by “swapping” eight CDBG applications with two Human Services applications.

Ms. Albright displayed a series of charts that illustrated which CDBG applications would be “swapped” with the Human Services applications. She stated that HUD would carefully review the contracts to ensure that the project was related to housing or keeping people in housing. (See Pages 15 through 18 of Attachment 1)

In response to a question from Councilwoman Higgins, Ms. Albright explained that HUD would review the contracts to make sure that the projects were eligible activities and that all of the backup documentation had been provided. She added that some non-housing related projects could be eligible however, those projects would be highly scrutinized by HUD.

Discussion ensued with regards to non-housing related projects funded with CDBG dollars that were carefully examined by HUD.

City Manager Christopher Brady remarked that HUD tended to approve of projects that were consistent and met their objectives. He said that other non-housing related projects could be done however, they would need to be solid, well-defined programs.

Ms. Albright stated that Human Services funds were normally used for the City's required ESG match. She explained that the exchange of contracts would create an ESG match shortfall of approximately \$63,000. She advised that staff would work with the non-profit agencies and would find a way meet and comply with all match requirements.

Ms. Albright explained that the City was required to set aside a minimum of 15% of the HOME funds for Community Housing Development Organization (CHDO) activities, which help to stabilize neighborhoods through home ownership. She reported that the subcommittee had suggested that the remaining HOME funds be allocated through an open application process.

Ms. Albright described the current funding system where once a year applications were accepted from various agencies requesting funding for their projects. She said that if the project was approved the agency would receive a pre-award however, the funds would not be committed until the agency actually found a location for their project.

Councilmember Richins commented that instead of awarding funds to a single non-profit the City should hold the money back and the agencies would compete for funding. He said that funds would be allocated when an agency had a project that was ready to go. He explained that this process would be more efficient and would allow more housing projects to be completed.

Councilwoman Higgins commented that since the non-profits had already submitted their applications for this year's funding she would prefer to wait and have the open process implemented next year.

Councilmember Richins remarked that with the open process a pot of money would be set aside and all of the non-profits would have the opportunity to compete for funding throughout the year. He added that the agencies would still be required to complete all their paperwork and those who did not get a pre-award this year would have an opportunity to compete for funds through the open process.

Councilmember Kavanaugh stated that the open-application process was a good concept and had some advantages however, he was concerned that the idea was introduced too late in the process.

Mayor Smith commented that under the current process when an agency applied for funds there were no assurances that they would receive funding.

Mr. Brady explained that with an open process all of the non-profits would be on the same playing field and that an award would be made once an actual project was ready to go instead of tying up the allocation prematurely.

Ms. Albright advised that agencies applying for funds would need to demonstrate that their project was an eligible and feasible activity that they would be able to maintain.

Discussion ensued with regards to the advantages and disadvantages of having an open/mixed application process and the pros and cons of implementing such a process now or in the future.

Responding to a question from Mr. Brady, Ms. Albright explained that if the open process was implemented this year it would be open to all agencies and developers.

In response to a question from Mayor Smith, Councilmember Richins explained that the open application process would bring market forces into the process and would allow for more projects to be completed.

Discussion ensued regarding the results of the scoring process used to determine funding recommendations.

Mayor Smith stated that the concept of an open process was introduced after the scoring of the projects was completed. He said that the subcommittee determined that the outcome of the scoring process did not meet their ultimate objectives.

Ms. Albright briefly highlighted the subcommittee's recommendations as follows:

- Reduce Save the Family's CHDO funding to the minimum set-aside of \$141,462
- Use the remaining funds (\$610,158) and implement an open process to fund construction ready projects
- All HOME funds should be expended in the new CDBG target areas
- Open process would be based on a first come, first serve basis until all funds had been expended
- Non-profit agencies would be allowed to apply for funds throughout the year as projects arise

Responding to a question from Councilmember Kavanaugh, Ms. Albright explained that any non-profit agency could apply for funding through the open process including private developers.

Discussion ensued regarding private developer projects that in the past had been funded with HOME funds.

Development Project Coordinator Ray Thimesch stressed that any time HOME funds are invested the City would need to ensure that it was "first in place" with regards to the mortgage.

Ms. Albright reviewed the ESG FY 2012/13 funding applications (See Page 23 of Attachment 1) and said that a mid-year allocation of \$84,847 was received that could not be used for shelters or street outreach. She recommended that these funds be used for Rapid Re-housing programs that can get people into housing quickly. She explained that because of the new rules and changes that have been put in place staff was recommending that the City operate the Rapid Re-housing program.

Ms. Albright advised that A New Leaf would like to make the determination as to which of their shelters would be funded with the allocation they received and they will finalize their decision before the plan is submitted to HUD. She noted that Save the Family and A New Leaf were the two Human Services contracts that were recommended for CDBG funding. (See Pages 22 through 24 of Attachment 1)

Mr. Brady explained that the two requests received for Human Services funding (Save the Family and A New Leaf) would be swapped for the following eight CDBG fund applications:

- House of Refuge
- Community Legal Services (2)
- East Valley Adult Resources, Inc.
- Labor's Community Service Agency
- West Mesa Community Development Corporation (3)

Mr. Brady commented that swapping the contracts would make the smaller contracts much easier to administer.

Discussion ensued relative to the benefits of swapping the contracts and reducing the number of federal contracts.

Ms. Albright displayed a series of charts that summarized the FY 2012/13 funding applications and noted that there were 36 new Human Services contracts this year. (See Page 27 and 28 of Attachment 1)

Mr. Brady advised that the Council would be provided a copy of the chart that illustrated the declining ABC fund, which he indicated has begun to level off. He added that there would be continued discussions regarding the open application process.

Councilwoman Higgins commented that the open application process was a good idea however, she would not be comfortable with changing the process after the agencies had already applied. She said in fairness to the applicants who followed the process and submitted their documentation on time, the open process should not be implemented until next year.

Councilmember Richins suggested that the funding for the six Code Compliance positions be moved from CDBG funds to the General Fund. He said funding Code Compliance Officers from the General Fund would allow them work throughout the City and not just in CDBG areas. He noted that this would be a \$500,000 hit to the City's General Fund.

Ms. Albright advised that funding approval would need to be received by March 19th in order for the public comment period to commence and meet HUD deadlines.

Mayor Smith remarked that the process should not be about funding agencies but about making a difference in the community. He expressed his support for the recommendations presented and said that he did not have any concerns with regards to changing the procedure as long as it created better results for the City.

Councilmember Finter commented that it would appear that the only conflict with regard to the open process was the timing issue. He expressed his support for the open process and said that now was the time to roll out a new approach.

Vice Mayor Somers stated that the recommendation to move the Code Compliance Officers to the General Fund should be incorporated within the budget discussions. He suggested that the funding for the Code Compliance Officers gradually be phased over to the General Fund. He expressed his support for the open application process and suggested that if the new process was to be implemented this year that it only be open to the agencies who submitted applications.

Mr. Brady advised that there could be discussions in the future with regards to moving one CDBG funded Economic Development position over to the General Fund. He added that these options would be discussed again on March 19th.

Discussion ensued regarding the need for code compliance throughout the City and how to transition the CDBG funded positions over to the General Fund so that they could be utilized throughout the community.

In response to a question from Vice Mayor Somers, Ms. Albright explained that the final plan would be submitted for the public comment period and any comments received would be included when the final plan was presented to HUD. She said that it was anticipated that the plan would be available for public comment by March 29th.

Ms. Albright commented that sometimes agencies decide not to accept the funding after it had been awarded. She said that any unused funds would then be reallocated.

Vice Mayor Somers stated that one Economic Development position was funded with CDBG dollars so that more effort could be put into the CDBG development in the downtown area. He said that if the funding for this position was moved over to the General Fund those efforts could remain focused on the downtown area.

Mayor Smith commented that these federally funded positions have impeded the City's ability to meet its ultimate goal. He said that now that the City was in a better position financially it might be a good time to explore the possibility of moving these positions away from federal funding.

Vice Mayor Somers remarked that the idea was to make things better and that moving these positions away from federal funding would "remove the handcuffs" and allow for improvements to take place.

Mayor Smith thanked Ms. Albright for the presentation.

(Mayor Smith announced that there would be a short break and the meeting resumed at 8:45 a.m.)

1-b. Hear a presentation, discuss and provide direction for the use of the Planned Community District to create a community plan for the southeast corner of Ellsworth and Ray Roads.

Planning Director John Wesley introduced Senior Planner Angelica Guevara who provided brief background information regarding the text amendment that was made to the General Plan back in 2007. She said that the amendment changed the land-use designation to a mixed-use community designation that would allow for a planned community to be located at the proving grounds. She stated that an Annexation Request, Community Plan, Rezoning and Development Agreement would be presented to the Council in the near future. She noted that once the Community Plan was approved it would become the principal reference point for future development in the area.

In response to a question from Mayor Smith, Mr. Wesley explained that a public hearing was held prior to the release of the Petition for Annexation. He said that the Annexation Request, Development Agreement, Rezoning and Community Plan would be back before the Council in May or June.

Ms. Guevara introduced Paul Gilbert, a zoning attorney representing Harvard Investments, who advised that Harvard Investments was the proposed developer for a majority of the property. He displayed a PowerPoint presentation (**See Attachment 3**) and provided an overview of the Pacific Proving Grounds located north of the freeway. He noted that the property south of the freeway was not ready to be annexed.

Mr. Gilbert introduced Wendell Pickett, Principal Planner and Susan Demmitt, a zoning attorney with Harvard Investments, who were prepared to address the Council. He advised that the portion of the project that was being presented consisted of 484 acres owned by Pacific Proving. He stated that the property was located north of the future SR24 freeway and neighbored the Eastmark Community Development. (See Page 2 of Attachment 3)

Mayor Smith clarified that a previous proposal extended the plan south of the freeway however, based on discussions related to dedicated flight corridors only the property north of the freeway was being proposed.

Mr. Gilbert reported that Harvard Investments was in 100% compliance with every plan and agreement related to this project. He provided brief background information regarding Harvard Investments, which he said was a subsidiary of the Hill Companies, established in Canada in 1903. Mr. Gilbert displayed photographs of some of the Hill Companies' corporate projects and a map of the future Lake Pleasant 5000 development. (See Page 3 and 4 of Attachment 3)

Mr. Gilbert provided a brief overview of the General Plan Amendment and said that the ideas presented back in 2008 have remained unchanged. He stated that the property north of the freeway would be devoted primarily to residential development and that the primary employment uses would be located south of the freeway. He noted that the area south of Williamsfield Road known as the "Boeing Compromise" would remain in place and the zoning would not be changed. (See Page 5 of Attachment 3)

Mr. Gilbert advised that the plan has remained consistent with the Mesa Gateway Strategic Development Plan. He briefly highlighted some of the objectives of the Strategic Plan that have been proposed by the applicant, such as:

- Live/work/play community
- Wide variety of land uses including low to high density residential
- Walkable streetscapes and pedestrian environments

Ms. Demmitt provided an overview of what would be included in the Community Plan and said that the project would be divided into five Development Units (DU). (See Page 11 of Attachment 3) She briefly highlighted the types of development that would occur in each DU as follows:

- DU1 – Mixed use, commercial, high density residential multi-family housing
- DU2 – Primary single-family residences, commercial, employment uses, parks, school
- DU3 – Nonresidential
- DU4 – Single-family residences, some commercial
- DU5 – Nonresidential

Ms. Demmitt outlined the planning principles that would guide the planning efforts as follows:

- Compact, walkable, pedestrian friendly neighborhoods
- Classic street structure
- Purposeful architecture
- Social structured park and amenities

Ms. Demmitt explained that the land-use development was consistent with the airport's current land-use policy. She said that the new terminal at the airport, along with the construction of the SR 24 freeway would bring many opportunities to the nonresidential and commercial areas located within close proximity to the airport.

In response to a question from Vice Mayor Somers, Ms. Demmitt explained that there was a section in the Community Plan related to flight paths and airport compatibility. She said that a number of measures and construction techniques would be used to help reduce noise.

Responding to a question from Vice Mayor Somers, Mr. Gilbert explained that the developer would coordinate with ADOT with regards to the installation of a buffer with a setback around the housing development. He added that the developer intends to fully comply with all of the airport's requirements.

In response to a question from Councilmember Richins, Ms. Demmitt explained that the freeway off ramp would be located at Williamsfield Road. He said that the developer would coordinate with ADOT with regards to the right-of-way locations.

Discussion ensued regarding where the freeway, ADOT drainage and park buffer would be located.

City Manager Christopher Brady suggested that an eastside plan be displayed at a future meeting to demonstrate how Williamsfield Road would connect the airport and the community to the freeway.

Further discussion ensued regarding where the freeway alignment would be located.

Ms. Demmitt displayed a conceptual map (See Page 13 of Attachment 3) that illustrated the open spaces and trails that would be located throughout the community. She said that there would be a large community recreation facility, an elementary school, and a community park with sports fields. She also said that every home would be within 300 feet of a park, an open space or a trail corridor.

Ms. Demmitt displayed a series of artist renditions that illustrated what the community might look like. (See Pages 16 through 23 of Attachment 3) She briefly summarized some of the neighborhood features that would be included in the development, such as:

- Landscaped round-a-bouts
- Indoor/outdoor HOA maintained community recreation feature
- Homes fronting onto some of the facilities
- Seamless transitions from residential areas to office/commercial areas
- Short block lengths
- Front porch homes that are closer to the street
- Two mixed-use areas
- Walking paths that connect different areas

Mayor Smith remarked that he "loved the grid but not the cul-de-sacs."

Vice Mayor Somers commented that he envisioned a more traditional design for this neighborhood such as that of the Willow Historic District in Phoenix or Agritopia in Gilbert where the homes do not all look the same.

Councilmember Richins remarked that the buildings on Bass Pro Drive at Riverview were an example of what not to do when interfacing with a street.

Ms. Demmitt displayed a series of conceptual photographs of the mixed-use district where some neighborhood commercial retail and office uses were anticipated to be located. She said that the shopping center would not only be part of the neighborhood but would serve the traffic from Crismon and Williamsfield Roads. (See Page 24 of Attachment 3)

Vice Mayor Somers stated that the neighborhood would need fueling stations and requested that the developer explore ways to integrate a fuel station and other commodities into the urban development.

Ms. Demmitt stated that there have been discussions regarding how fuel stations would be incorporated into the community and those additions would be included in the final Community Plan.

Responding to a question from Councilwoman Higgins, Mr. Gilbert explained that the community would be within the boundaries of the Queen Creek School District and that it would be up to the school district to determine if there was a need for something other than an elementary school in the area.

Mayor Smith thanked Mr. Gilbert for the presentation and stated that it was exciting to see development finally start to occur in the Gateway area.

Vice Mayor Somers suggested that in the future the developer demonstrate how the noise from the flight paths would affect the housing and how the housing stock would complement the airport without having a suburban design or sameness. He stated that while parts of the plan were good, some areas still appeared to be a little too "suburban."

2. Hear reports on meetings and/or conferences attended.

There were no reports on meetings and/or conferences attended.

3. Scheduling of meetings and general information.

City Manager Christopher Brady stated that the meeting schedule is as follows:

Saturday, March 10, 2012, 9:00 a.m. Gateway Aviation Day

Thursday, March 15, 2012, 7:30 a.m. Study Session

4. Items from citizens present.

There were no items from citizens present.

5. Adjournment.

Without objection, the Study Session adjourned at 9:22 a.m.

SCOTT SMITH, MAYOR

ATTEST:

LINDA CROCKER, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa, Arizona, held on the 8th day of March 2012. I further certify that the meeting was duly called and held and that a quorum was present.

LINDA CROCKER, CITY CLERK

bdw
(Attachments – 3)

Community Development

Block Grant (CDBG) Program

HOME Investment

Partnership (HOME) Program

Emergency Solutions Grant

(ESG) Program

Human Services Funding



Presentation to Council at a Council Study Session – March 8, 2012

Federal Grant Purpose and Process

- Finalize funding recommendations for CDBG, HOME and ESG funding for Council approval.
- Technical review and rating by staff weighted at 70% of total score.
- Presentation score weighted at 30% from boards.
- Total available score is 100 points.

Human Services and ABC Purpose and Process

- Finalize funding recommendations for ABC and Human Services Funds for Council approval.
- Human Services Board reviewed all applications and scored both the applications and presentations.
- Total available score is 42.

Mesa Funding Cycles

Program	2010/11	2011/12	2012/13	2-Year Difference
CDBG	3.7 million	3.1 million	3.2 million	15% decrease
HOME	1.5 million	1.3 million	943,000	37% decrease
ESG	151,000	151,000	269,000	79% increase
ABC/Human Services	620,000	657,000	620,000	0%

Reduction of CDBG and HOME
programs over the last two years – over
1.1 million

HUD Grant Requirements

National Objectives

- **Benefit to low-and moderate-income (LMI) persons.**
 - Aid in the prevention or elimination of slums or blight.
 - Meet a need having a particular urgency.
- (HUD is scrutinizing any contracts unrelated to Housing)*

Outcomes per Mesa's Consolidated Plan

- Decent Housing
- Suitable Living Environment
- Economic Opportunity

Human Services Funding Model

Engage in programs that:

- impact community safety services.
- encourage independence and self-sufficiency.
- avoid duplicating efforts.
- provide diverse financial support and sustainable success.
- prevent long-term dependence on public resources.
- have specific outcomes for the public good.

Federal Fund Timeline

ACTIVITY	DATE(S)
Applications due	January 9, 2012
Public Hearing #1 (Parts 1, 2, and 3) – Review of application presentations by HAB & EDAB	February 1, 2, and 7, 2012
Community & Cultural Development Committee – Review/modify board recommendations	February 23, 2012 March 1, 2012
Council Study Session – Review of Community & Cultural Development funding recommendations by Council	March 8, 2012
Council Study Session – Approval of Community & Cultural Development funding recommendations by Council	March 19, 2012
Annual Action Plan – 30-day public comment period	March 29 – April 30, 2012
Public Hearing #2 – Annual Action Plan review	April 5, 2012
Council Meeting – Annual Action Plan approval by Council	May 7, 2012
Annual Action Plan to HUD	May 15, 2012

Human Services and ABC Timeline

ACTIVITY	DATE(S)
Applications due	January 9, 2012
Human Services Advisory Board Meetings – Review applications & make recommendations	January 25 and 26, 2012
Community & Cultural Development Committee – review/modify Board recommendations	February 23, 2012 March 1, 2012
Council Study Session – Review of Community & Cultural Development funding recommendations by Council	March 8, 2012
Council Study Session – Approval of Community & Cultural Development funding recommendations by Council	March 19, 2012

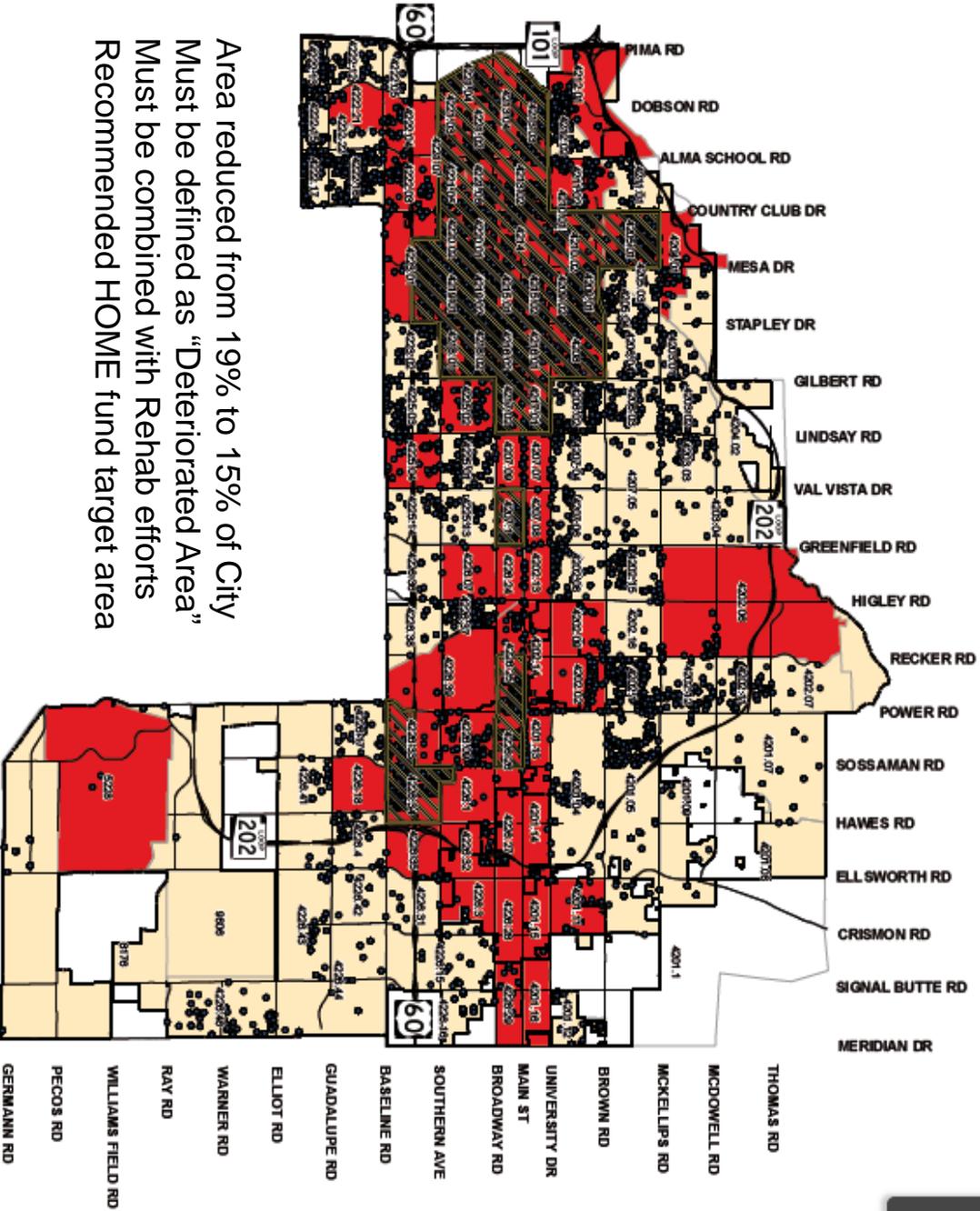
CDBG FY 2012/13 Applications for Funding

Funding Source	Code Enforcement	Agency Request	Recommendation
CDBG	COM Development and Sustainability – Code Enforcement Program – 6 FTE Code Officers	\$620,491	\$510,000
CDBG	COM Development and Sustainability – Demolition and Hazardous Abatement Program	\$100,000	\$50,000
CDBG	<i>Code Enforcement Subtotal</i>	<i>\$720,491</i>	<i>\$560,000</i>

The Community and Cultural Development Committee recommended funding of 6 officers subject to conversation related to possible general funds. The following map outlined new service area and would support 6 code officers.

Code Compliance

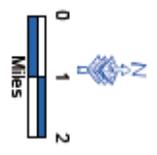
- Area reduced from 19% to 15% of City
- Must be defined as "Deteriorated Area"
- Must be combined with Rehab efforts
- Recommended HOME fund target area



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CDBG
 Target Area

- ▨ CDBG Target Area
- Majority of population below 80% of the Median Income
- Census Tract
- 2011 Code Violation
- ▭ City Limits
- Arterials



Created by: South-City Planning and Economic Development Authority
 2011 Code Violation and Deteriorated Area Mapping & Update (September 2011)
 The City of El Paso is not responsible for any errors or omissions in this map. The City of El Paso is not responsible for any damages or liabilities arising from the use of this map. ©2011 South-City Planning and Economic Development Authority.

Code Compliance

Total Code Violations/Cases in Defined Area for 2011 – Hatched CDBG Designation-2010 Census	Potential Number of Code Officers Assigned in CDBG Area	Violations/Cases Per Code Officer per calendar year 2011 ** 7032 City-wide Cases – 3986 in CDBG area
43,209/3986*	6	7201 / 664
43,209/3986	5	8641 / 797
43,209/3086	4	10,802 / 997
43,209/3086	3	14,403 / 1329

*A violation will require at least 2 visits by the code officer. There were a total of 76,771 violations / 7032 Cases city wide in 2011. There could be multiple violations at a single address.

2008 Code Compliance Caseload Comparison By City

City	Avg. Case per Staff * per Year
Chandler	900
Gilbert	743
Glendale	1086
Scottsdale	1359
Tempe	800
Mesa	1312

- Staff includes only those members that perform field work and does not include supervision, administration, or senior management.
- Number of cases does not include illegal sign pickup.
- Most recent study/data available.

CDBG FY 2012/13 Applications for Funding

Funding Source	Economic Development Applications	Agency Request	Recommendation
CDBG	COM Economic Development Department – Downtown Project Mgr.	\$115,000	\$115,000
CDBG	Neighborhood Economic Development Corporation (NEDCO) – Business Development Program	\$81,500	\$81,500
CDBG	Neighborhood Economic Development Corporation (NEDCO) – Light Rail Business Assistance Program	\$300,000	\$250,000
CDBG	West Mesa CDC – Economic Development Program	\$90,000	\$90,000
CDBG	<i>Economic Development Subtotal</i>	<i>\$586,500</i>	<i>\$536,500</i>

CDBG FY 2012/13 Applications for Funding

Funding Source	Acquisition and/or Rehabilitation (Housing Needs) Applications	Agency Request	Recommendation
CDBG	Arizona Bridge to Independent Living (ABIL) – Mesa Home Accessibility Program (MHAP)	\$65,000	\$65,000
CDBG	COM Housing and Revitalization Division – Homeowner Rehabilitation Program	\$1,086,592	\$500,000*
CDBG	Habitat for Humanity of Central Arizona – Housing Acquisition, Rehabilitation, and Resale Project	\$315,000	--
CDBG	Marc Center – Freestone Community Center Renovation	\$242,000	\$242,000
CDBG	Acquisition and/or Rehabilitation (Housing Needs) Subtotal	\$1,708,602	\$807,000

*The Rehabilitation funds will be targeted for emergency rehab efforts in the new CDBG areas but will most likely be expended by mid-year.

CDBG FY 2012/13 Applications for Funding

Funding Source	Public Facility Applications	Agency Request	Recommendation
CDBG	A New Leaf – East Valley Men’s Center Renovation Project (Phase III)	\$135,000	\$135,000
CDBG	A New Leaf – La Mesita Shelter Project	\$1,505,925	\$852,545*
CDBG	COM Parks & Recreation – Drew Street Pocket Park Renovation	\$144,000	--
CDBG	House of Refuge, Inc. – Roadway Repair Project	\$38,826	HS
CDBG	Project Veterans Pride – Project Veterans Pride	\$230,000	--
CDBG	Public Facility Subtotal	\$2,053,751	\$235,184

* A New Leaf – La Mesita Shelter Project funding recommendation includes:

- \$371,436 from available prior year funds;
- \$380,925 from a repurposed prior year plumbing contract at this location;
- \$100,184 from a FY 12/13 allocation;
- This leaves the project with a \$650,000 shortfall.
- All funds left from this year or prior years that are uncommitted can be awarded to La Mesita – available funds are unknown at this time.

- Represents contract that is recommended for Human Services funds.

CDBG FY 2012/13 Applications for Funding

Funding Source	Public Service Applications (15% Maximum Allowable Amount - \$476,449)	Agency Request	Recommendation
CDBG	COM Neighborhood Outreach Division – Community Engagement Program – 1 FTE Outreach Coordinator	\$102,435	\$102,435
CDBG	COM Housing and Revitalization Division – FSS Support Services	\$30,000	\$30,000
CDBG	COM Parks and Recreation Department – Washington Activity Center	\$200,000	--
CDBG	Community Legal Services – Mesa Tenants Rights Helpline	\$40,000	HS
CDBG	Community Legal Services – Removing Barriers to Justice for Low-Income Mesa Residents	\$45,000	HS
CDBG	East Valley Adult Resources, Inc. – Assistance for Independent Living (AIL) Program	\$22,000	HS
CDBG	Housing Our Communities – Homeownership Counseling, Foreclosure Prevention, and Client Intake/Referral	\$93,890	--
CDBG	Labor’s Community Service Agency – Foreclosure Intervention Program	\$30,000	HS

- Represents contracts that are recommended for Human Services funds.

CDBG FY 2012/13 Applications for Funding

Funding Source	Public Service Applications – Continued (15% Maximum Allowable Amount - \$476,449)	Agency Request	Recommendation
CDBG	Mercy Housing Mountain Plains – Mercy Housing Live in Hope Financial Literacy Program	\$25,000	--
CDBG	Save the Family Foundation of Arizona – Homeless Families Intervention Project	\$35,000	\$35,000
CDBG	Valley of the Sun YMCA – Mesa Family YMCA/Washington Park Community Partnership	\$100,000	--
CDBG	West Mesa CDC – Community Compliance Program – 1 FTE Community Compliance Specialist	\$30,000	HS
CDBG	West Mesa CDC – Community Safety/Crime Prevention Program	\$10,000	HS
CDBG	West Mesa CDC – Neighborhood Academy	\$20,000	HS
Public Service Subtotal		\$783,325	\$167,435

Add the 2 HS contracts to Public Services Activity for a total of **\$402,380**.

- Represents contract that is recommended for Human Services funds - \$235,826.

CDBG FY 2012/13 Applications for Funding

Funding Source	Administration	Agency Request	Recommendation
CDBG	COM Housing and Revitalization Division – Administration	\$635,266	\$635,266
	<i>Administration Subtotal</i>	\$635,266	\$635,266

The Committee recommended exchanging 8 CDBG contracts for a total sum of \$235,826 for 2 Human Services contracts in the sum of \$234,945 an effort to reduce the federal contracts.

Human Services funds are usually used as the City's required ESG match. The exchange in contracts would create a ESG activity match shortfall of apx. \$63,000. Staff is comfortable that we can work with the agencies to comply with all match requirements.

HOME FY 2012/13 Applications for Funding

Funding Source	Non Profit Agency Applications	Agency Request	Staff Recommend	Committee Recommend
HOME	ARM of Save the Family – Affordable Rental Movement (Acquisition and Rehabilitation)	\$537,600	--	\$0
HOME	ARM of Save the Family – CHDO Operating (5% max of allocation)	\$50,000	\$47,154	\$47,154
HOME	Community Bridges, Inc. – Center for Hope Permanent Supportive Housing	\$286,045	--	\$0
HOME	Habitat for Humanity – Land Acquisition & Rehabilitation	\$435,750	\$401,620	\$0
HOME	Housing Our Communities – CHDO Operating	\$50,000	--	\$0
	Open application for construction ready projects			\$610,158
HOME	<i>Non Profit Agency Subtotal</i>	\$1,359,395	\$448,774	\$657,312
Funding Source	CHDO Set-Aside Applications (15% Minimum Required - \$141,462)	Agency Request	Staff Recommend	Committee Recommend
HOME	ARM of Save the Family – Affordable Rental Movement	\$537,600	\$350,000	\$141,462
HOME	Housing Our Communities – New Opportunities for Homeownership Program	\$300,000	--	\$0
HOME	<i>CHDO Set-Aside Subtotal</i>	\$837,600	\$350,000	\$141,462

Committee HOME Fund

Recommendations

- Reduce Save the Family's CHDO funding to the minimum set-aside from \$350,000 to \$141,462.
- Take remaining funds(\$610,158) and have staff work with non-profits to design an open process for funding construction ready projects.
- All HOME funds should be expended in the new CDBG target areas.
- Design would be based on first come, first serve until all funds are expended.
- This would permit the non-profits to apply for funds throughout the year as projects arise.

HOME FY 2012/13 Applications for Funding

Funding Source	City Department Applications	Agency Request	Staff Recommend
HOME	COM Housing and Revitalization Division – HOME Administration	\$94,308	\$94,308
HOME	COM Housing and Revitalization Division – Security Deposit Program	\$50,000	\$50,000
HOME	COM Housing and Revitalization Division – Re-construction and Major Rehabilitation Program	\$533,372	--
HOME	<i>City Department Subtotal</i>	\$677,680	\$144,308

ESG FY 2012/13 Applications for Funding

Funding Source	Non-Profit Agency Applications – (60% cap on Shelters and Street Outreach Activities)	Agency Request	Staff Recommend
ESG	A New Leaf – Autumn House	\$42,500	--
ESG	A New Leaf – East Valley Men’s Center	\$80,000	\$80,000
ESG	A New Leaf – La Mesita Family Homeless Shelter	\$42,500	\$42,500
ESG	Community Bridges Inc., - Homeless Navigator Services in Mesa	\$37,752	\$37,752
ESG	Project Veterans Pride – Project Veterans Pride	\$100,000	--
ESG	<i>Non-Profit Agency Subtotal</i>	\$302,752	\$160,252

A New Leaf would like to be able to determine which shelters to fund between Autumn House, EVMC and La Mesita. They will finalize this decision prior to filing with HUD. The total amount would not change from \$122,500.

ESG FY 2012/13 Applications for Funding

Funding Source	City Department Applications	Agency Request	Staff Recommend
ESG	COM Housing and Revitalization - Administration	\$20,169	\$20,169
ESG	COM Housing and Revitalization - Homelessness Prevention and Rapid Re-Housing Program	\$88,505	\$173,352*
ESG	City Department Subtotal	\$108,674	\$193,521

*Includes a mid-year FY 11/12 allocation of \$84,847 from HUD that cannot be used for shelters or street outreach. Cultural and Community Development Committee supports staff's proposal to allocate these funds for Homeless Prevention/Rapid Re-Housing Program (HPRP) using existing Housing staff members. The City has already operated a HPRP program and can move quickly with this requirement.

The City must file a Substantial Amendment with HUD prior to May 15th in order to obtain the funds. HUD has release new rules for ESG.

Human Services/ABC FY 12/13 Applications for Funding

Funding Source	Non Profit Agency Applications	Agency Request	HSAB Recommend
HS/ABC	United Food Bank – Food Distribution Program to Social Service Agencies	\$20,000	\$17,100
HS/ABC	Community Bridges – Substance Abuse Services	\$65,000	\$52,927.35
HS/ABC	A New Leaf, Inc. – Autumn House Emergency Shelter	\$32,500	\$21,464.78
HS/ABC	A New Leaf – MesACAN	\$125,000	\$107,355.70
HS/ABC	Save the Family – Transitional Housing Program	\$180,360	\$116,748.83
HS/ABC	A New Leaf – Court Advocacy Program	\$15,000	\$11,875
HS/ABC	Marc Center – Job Training Support for the Disabled	\$10,000	\$9,500
HS/ABC	A New Leaf – La Mesita Homeless Shelter for Families	\$45,000	\$37,513.98
HS/ABC	A New Leaf – East Valley Men's Center	\$150,000	\$118,195.77
HS/ABC	American Red Cross – Disaster Assistance Program	\$25,000	\$7,500
HS/ABC	Central Arizona Shelter Services (CASS) – Shelter services for homeless women	\$30,000	\$10,068

• Represents contract that is recommended for CDBG funds - \$234,945.

Human Services/ABC FY 12/13 Applications for Funding

Funding Source	Non Profit Agency Applications	Agency Request	HSAB Recommend
HS/ABC	East Valley Adult Resources (EVAR) – Meals on Wheels Program	\$20,000	\$13,038.18
HS/ABC	Child Crisis Center – Emergency Shelter for Children	\$11,000	\$10,450
HS/ABC	Tumbleweed Center for Youth Development – Supportive Services to Homeless Youth	\$10,000	\$7,500
HS/ABC	Lutheran Social Services – IHelp Shelter Program for Homeless Women	\$29,000	\$21,612.50
HS/ABC	Paz de Cristo – Evening Meal Service	\$43,000	\$24,700
HS/ABC	A New Leaf – Empower Program	\$8,000	\$4,845
HS/ABC	House of Refuge – Employment Support Program for Homeless Shelter Residents	\$21,000	\$10,000
HS/ABC	Teen Lifeline – Teen Crisis/Suicide Prevention Hotline	\$10,000	\$7,500
HS/ABC	Sirrine Adult Day Care – Adult Day Care Services	\$11,250	\$10,000
HS/ABC	A New Leaf – Desert Leaf Supportive Services	\$12,500	--
HS/ABC	Arizona Brain Food – Provide food to hungry children	\$50,000	--

Human Services/ABC FY 12/13 Applications for Funding

Funding Source	Non Profit Agency Applications	Agency Request	HSAB Recommend
HS/ABC	Community Information & Referral – 211 Arizona Social Service Helpline	\$30,000	--
HS/ABC	Sun Sounds of Arizona – Reading aloud to Mesa residents that are blind or visually impaired	\$30,258	--
HS/ABC	Salvation Army – Food, Rental, and Utility Assistance	\$40,000	--
HS/ABC	Big Brothers Big Sisters – Community-Based Mentoring for Youth	\$20,000	--
HS/ABC	Gene Lewis Boxing Club – Boxing for a Better Life Program	\$32,000	--
HS/ABC	Christian Assistance Network (CAN) – Emergency Utility Assistance	\$9,200	--
HS/ABC	Family Service Agency – Community Re-Integration Program for Ex-Offenders	\$20,000	--
HS/ABC	Stardust Non-profit Building Supplies – Home Repair Services for Low-Income Mesa Residents	\$10,000	--
HS/ABC	Chicanos Por La Causa – PATTERNS Teen Pregnancy Program	\$65,000	--
HS/ABC	Project Veterans Pride – Short-term emergency assistance, transitional housing, case management, counseling and employment services for homeless veterans	\$450,000	--
HS/ABC	Non Profit Agency Subtotal	\$1,630,068	\$619,895

Summary - FY 12/13 Applications for Funding

Funding Source	Grant and Activity	Total	Percent
CDBG	Code Enforcement	\$560,000	18%
CDBG	Economic Development Applications	\$536,500	17%
CDBG	Acquisition and/or Rehabilitation (Housing Needs) Applications	\$807,000	25%
CDBG	Public Facility Applications	\$235,184	7%
CDBG	Public Service Applications (15% Maximum Allowable Amount - \$476,449)	\$402,380	13%
CDBG	Administration	\$635,266	20%
Total Grant Award		\$3,176,330	100%

Funding Source	General Funds	Total	Percent
HS/ABC	Awarded to 36 Non-Profits as Gap funding	\$620,950	100%
Total Award		\$620,950	100%

Summary - FY 12/13 Applications for Funding

Funding Source	Grant and Activity	Total	Percent
HOME	CHDO Set-Aside Applications (15% Minimum Required - \$141,462) and CHDO Operations (5% max. \$47,154)	\$188,616	20%
HOME	Open Application for HOME construction ready projects	\$610,158	65%
HOME	TBRA – deposit assistances to section 8 tenants	\$50,000	5%
HOME	Administration – cap of 10%	94,308	10%
Total Grant Award		\$943,082	100%

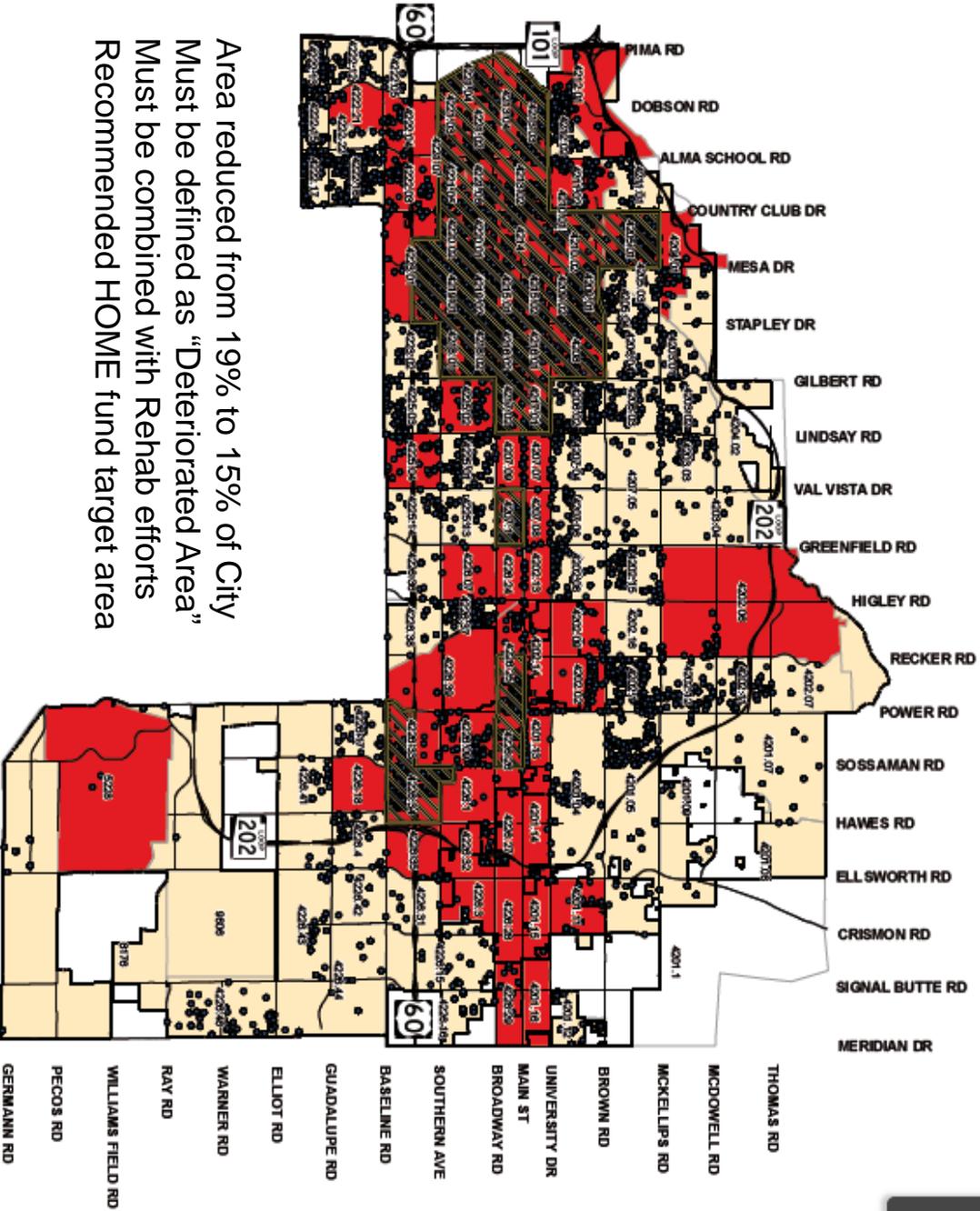
Funding Source	Grant and Activity	Total	Percent
ESG	Shelters and Street Outreach (60% cap of this year's allocation - \$161,356)	\$160,252	59.5%
ESG	Homeless Prevention and Rapid Re-housing HPRP	\$88,505	33%
ESG	Administration – cap of 7.5%	\$20,169	7.5%
*Total Grant Award		\$268,926	100%

*FY 11/12 Mid-Year Allocation of \$84,847 that's designated for HPRP activity is not included in Grant Award Total / Percent Total. Total eligible funds for ESG activities from multi-year sources is \$353,773.

Questions and Discussion

Code Compliance

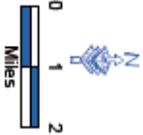
- Area reduced from 19% to 15% of City
- Must be defined as "Deteriorated Area"
- Must be combined with Rehab efforts
- Recommended HOME fund target area



Click on Comment and
 Share to create, mark-up
 and send PDF files.

CDBG
 Target Area

- ▨ CDBG Target Area
- Majority of population below 80% of the Median Income
- 2011 Code Violation
- City Limits
- Arterials



Created by: Susan, GIS
 Date: 03/27/2012
 2011 Census Tract Data
 2011 Census Tract Median Household Income
 2011 Census Tract Population
 The City of El Paso is not responsible for any errors or omissions in this data. The City of El Paso is not responsible for any errors or omissions in this data. The City of El Paso is not responsible for any errors or omissions in this data.

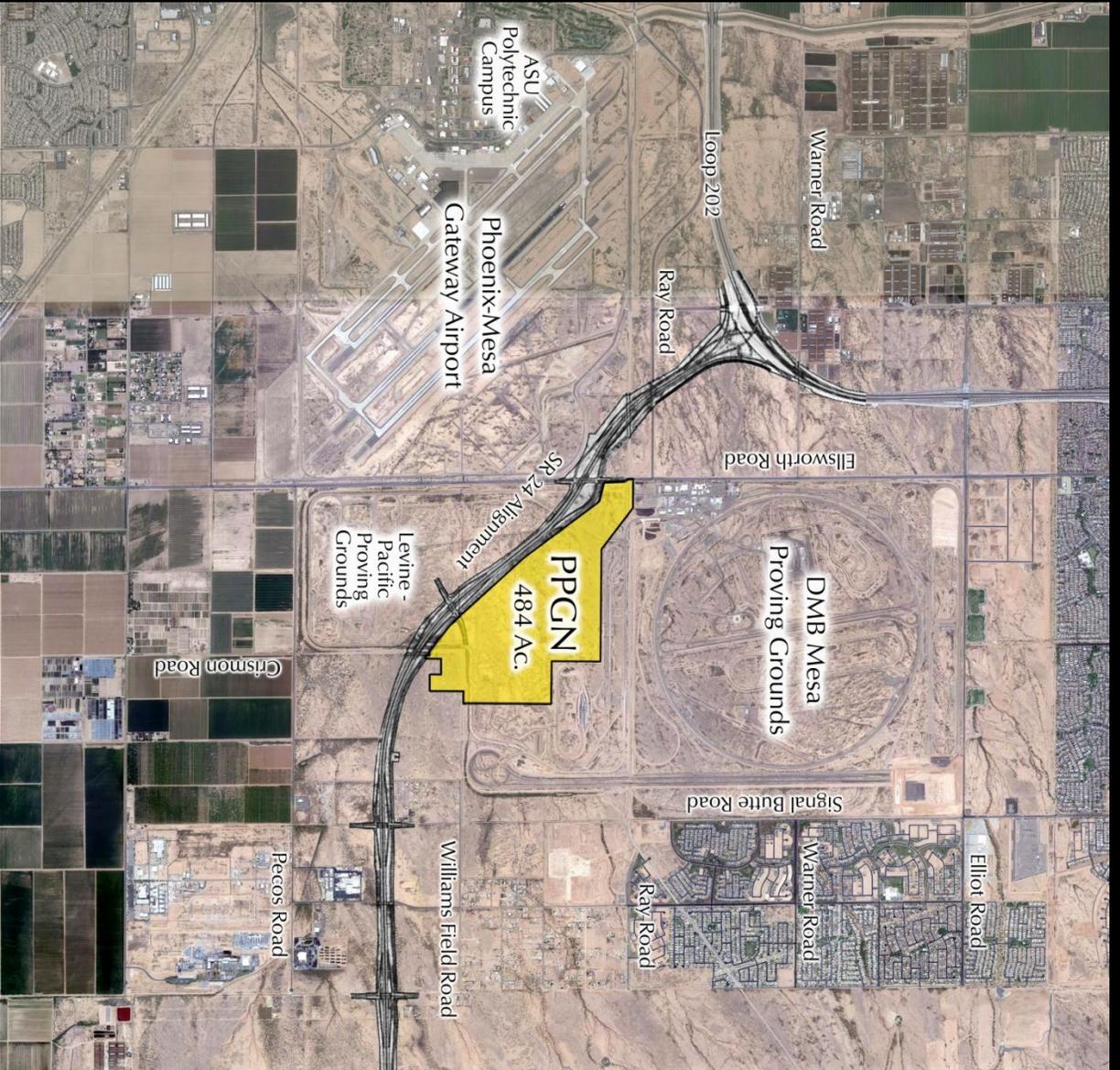
Pacific Proving Grounds North

Mesa, Arizona



HARVARD INVESTMENTS
A HILL COMPANY

GREY | PICKETT



Pacific Proving Grounds North

Pacific Proving Ground Property and Surrounding Area

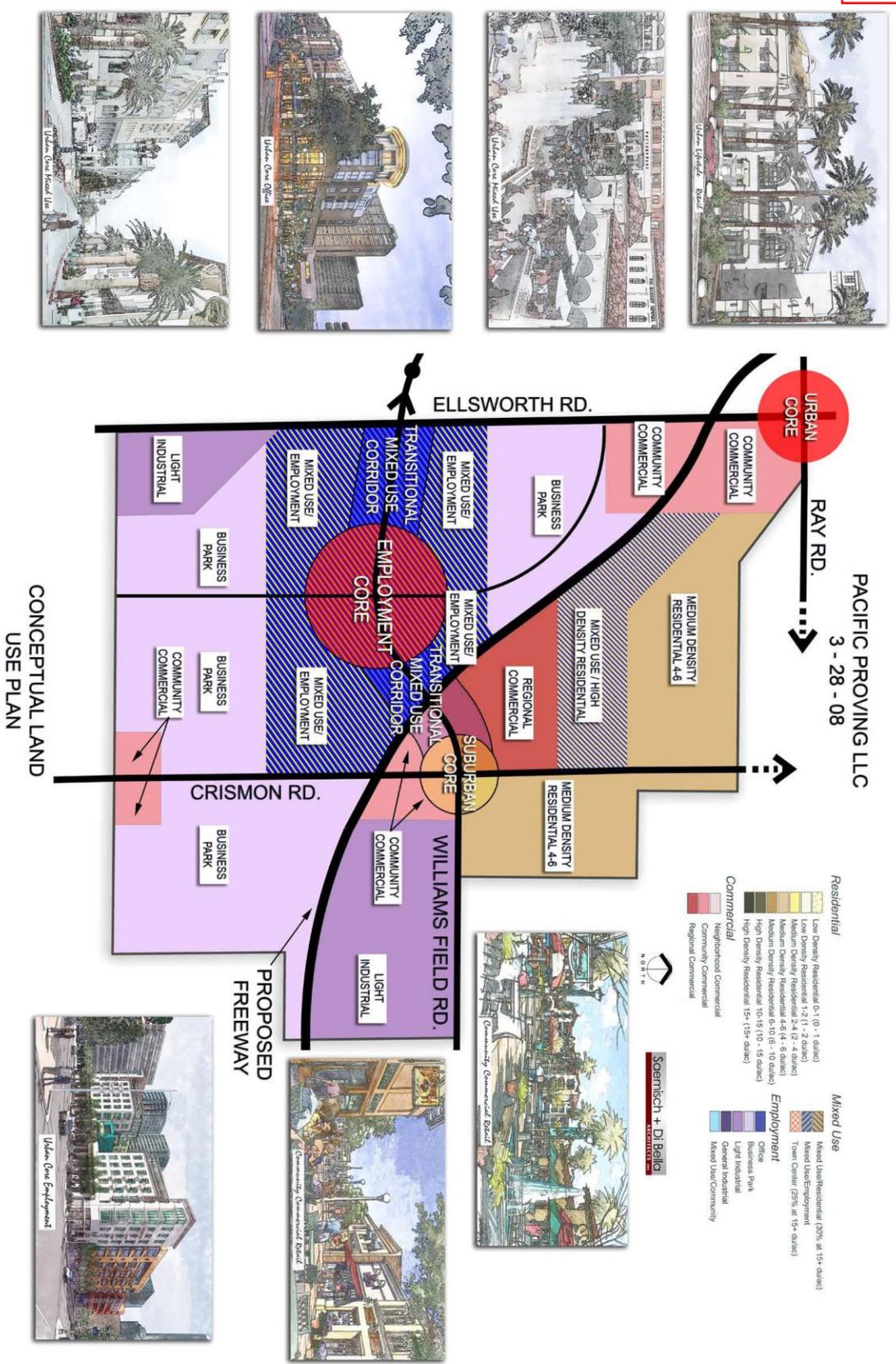
The Hill Companies

- ❖ Est. 1903, a Canadian based, privately held company
- ❖ The oldest, private land development company in Canada with a diversified business platform: Residential, Office, Retail, Oil & Gas, Insurance & Surety Bonding, Communications

Harvard Investments, Inc.

- ❖ Harvard is the U.S. subsidiary of the Hill Companies, and a real estate investment and development company located in Scottsdale, AZ, active since 1980.
- ❖ National awards for MPC of the year, community site plan, recreational use facilities, and home product.
- ❖ Project Types Include: Large Master Planned Communities Golf Course Communities, Custom Home Developments, Industrial Parks, Shopping Centers, Office Buildings

Pacific Proving Grounds North



Pacific Proving Grounds North

General Plan Amendment



The Mesa Gateway

STRATEGIC DEVELOPMENT PLAN DISTRICTS' VISION AND EXPECTATIONS

Adopted by Resolution No. 9425 on December 8, 2008

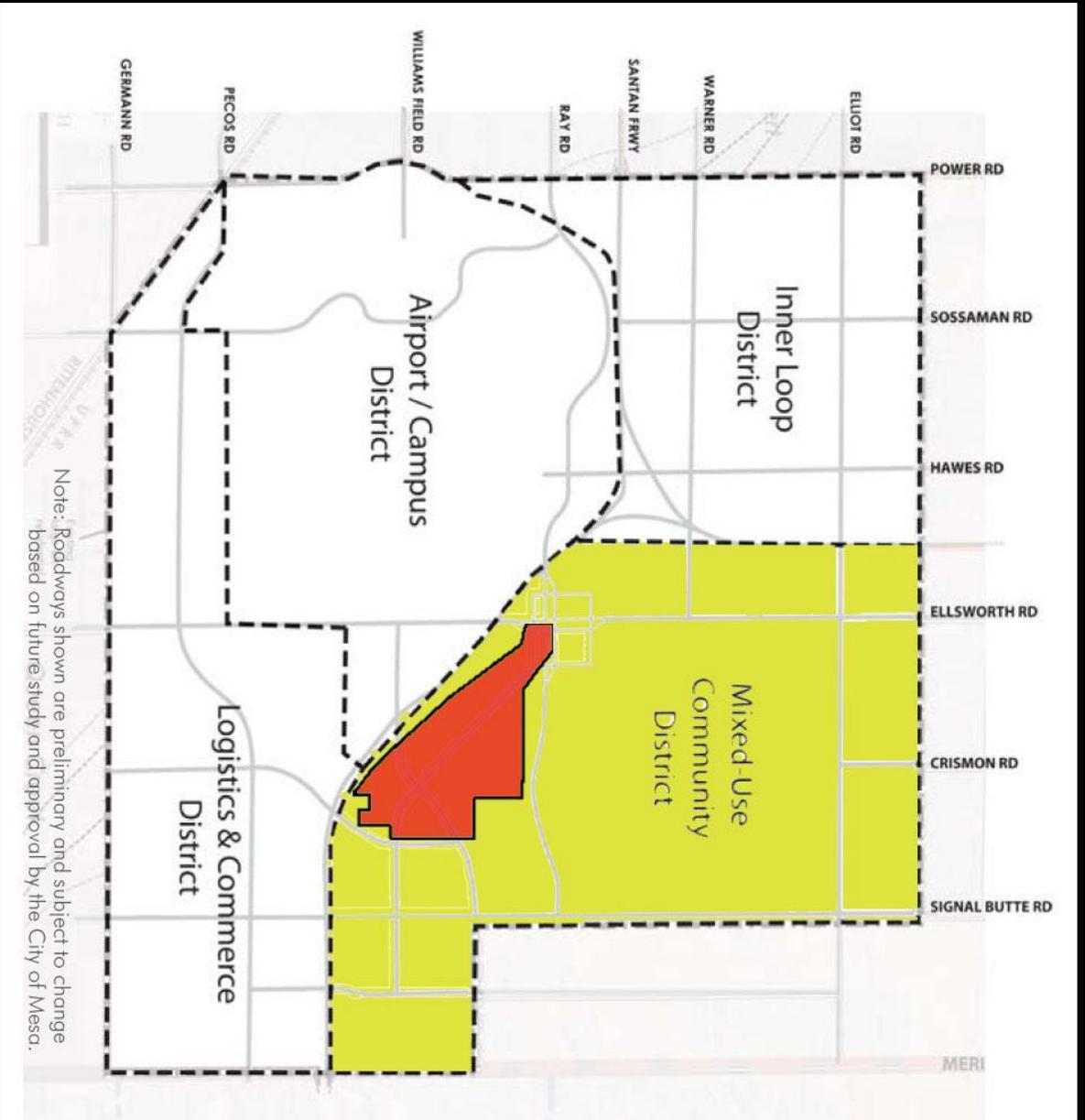


Pacific Proving Grounds North

Strategic Development Plan Districts' Vision and Expectations



GREELY PICKETT



Pacific Proving Grounds North

Gateway Area Plan

Framework Districts

MIXED USE COMMUNITY DISTRICT

Focus

This district is envisioned to be the area that solidifies the goal to balance land uses and provide sustainability through the creation of a live/work/play community. It will contain the widest variety of land uses within the planning area, with ultimate development including low- to high-density residential, commercial, employment, civic, and recreational uses to provide a complete community experience. While the other districts allow for residential uses, this district will be the primary area for residential development. Providing for residential use is critical to attaining the balance that is sought within the Mesa Gateway area amidst the employment, education, commercial and industrial uses found primarily within the other districts. This district will also include walkable mixed-use "urban core" areas to provide focus and identity.

The boundaries of this district are existent or planned freeways that serve as a transition zone to the other districts. Development in this transitional area can take advantage of freeway frontage and access. Business park, light industrial, and other higher-intensity employment uses, as well as regional community commercial uses, are compatible with this designation. High-density residential will be integrated with commercial and employment uses in urban cores and other mixed-use development areas.

Form

Development will include a wide range of building forms that provide for activities ranging from light industrial to single-family residential, with an emphasis on walkable streetscapes and environments. The most intense development patterns are expected in urban cores at Ellsworth and Elliot Roads and Ellsworth and Ray Roads. Structures in these cores will generally be built to the right-of-way line and are expected, over time, to be as tall as allowable with respect to the flight activity generated from the airport. While development throughout the Mesa Gateway area will be cognizant



of the pedestrian, this area in particular will be designed to be especially pedestrian-friendly, with building entries, windows, and doors facing the street. Also within the western portion of this district, development adjacent to the freeways will be designed to be attractive when seen from the freeway as well as from the adjacent surface streets. This will create interest from the freeway on the part of those driving through. As development moves east, a transition to less intense development activity will be seen through increasingly less intense residential buildout to the planning area's eastern boundary.

From the Pacific Proving Grounds North Community Plan, Section 1, Executive Summary

Furthering the Mesa Gateway Strategic Development Plan Vision

Pacific Proving Grounds North is located within the study area of the Mesa Gateway Strategic Development Plan and is specifically located within the Mixed-Use Community District. As envisioned within the Strategic Plan, Pacific Proving Grounds North will contain a wide variety of land uses with an emphasis on residential living opportunities, commercial development and employment uses that are supportive of a synergistic relationship with the Airport. The Mixed-Use Community District is planned to be the primary area for residential development within the Gateway Area and should include low to high density residential development along with commercial, employment and recreational uses to provide a “complete community experience.” The Strategic Plan specifically states that “providing for residential use is critical to attaining the balance that is sought within the Mesa Gateway area amidst the employment, education, commercial and industrial uses found primarily within the other districts.” The Pacific Proving Grounds North Community Plan is designed to respond to this vision by creating the structure for a master planned residential community in close proximity to jobs and regional transportation corridors that is built upon a framework of compact, connected and pedestrian friendly neighborhoods. Pacific Proving Grounds North will include a variety of single residence homes at varying densities as well as opportunities for attached single residence homes and multi-residence apartment homes. The residential neighborhoods will be complimented by retail centers and employment uses that are visually integrated and physically connected to the community. Further, Pacific Proving Grounds North will also include a strong pedestrian connectivity system that maximizes mobility and provides linkages to integrated and accessible open spaces and community centers within walking distance. The creation of a seamless transition between differing land uses is a primary planning goal. Pacific Proving Grounds North fulfills a recognized need for high quality residential environments within the Gateway Area that contribute to a sustainable jobs-to-housing balance. Pacific Proving Grounds North, as a multi-faceted residential community is entirely consistent with the spirit of the Mixed Use Community District as set forth within the Strategic Plan. The Strategic Plan is a major guiding force for development in the Gateway Area and will remain an important reference tool as planning and development moves forward within Pacific Proving Grounds North.

Pacific Proving Grounds North

Vision



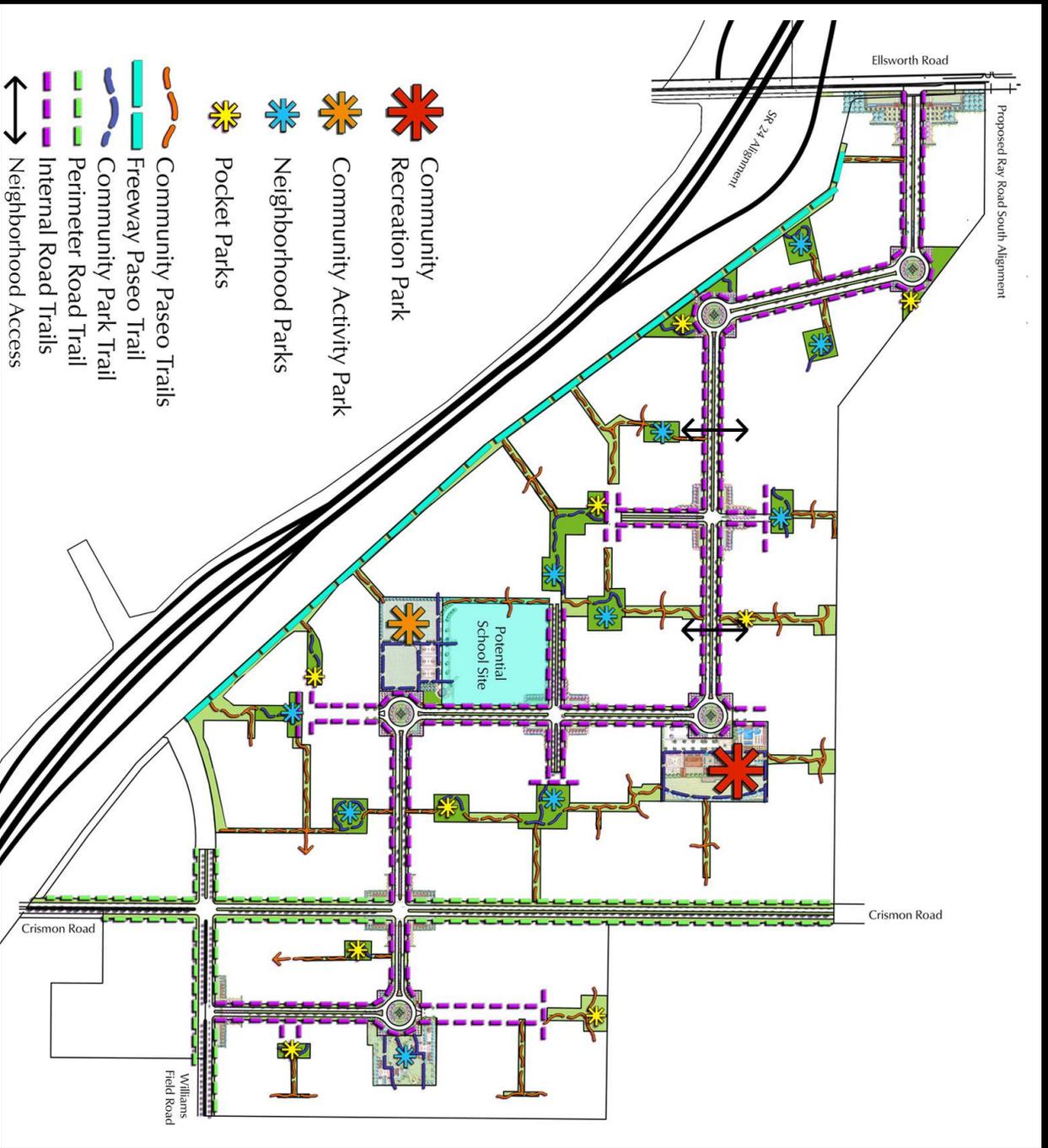
Pacific Proving Grounds North

Conceptual Perspective



Pacific Proving Grounds North

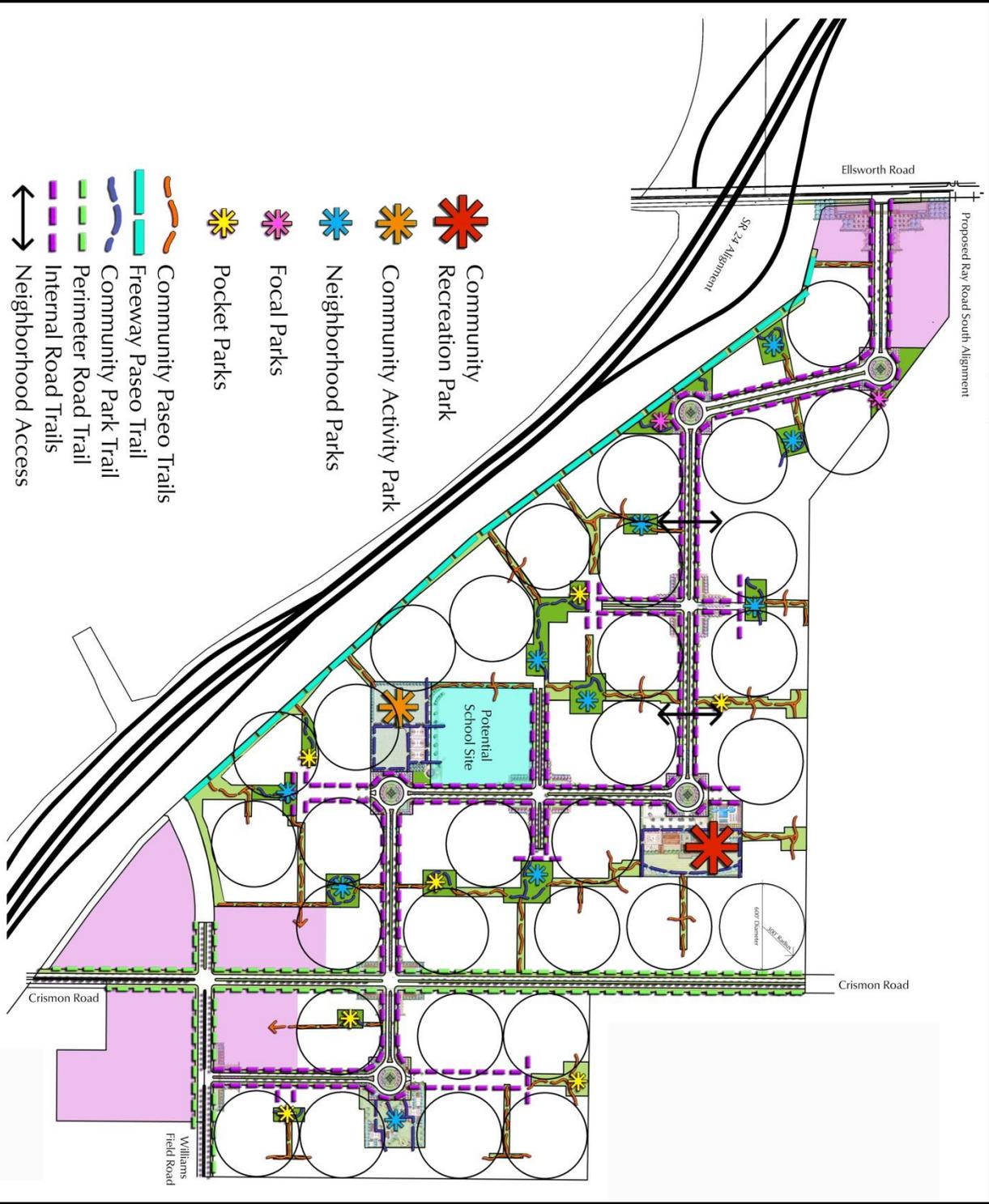
Community Framework Plan



-  Community Recreation Park
-  Community Activity Park
-  Neighborhood Parks
-  Pocket Parks
-  Community Paseo Trails
-  Freeway Paseo Trail
-  Community Park Trail
-  Perimeter Road Trails
-  Internal Road Trails
-  Neighborhood Access

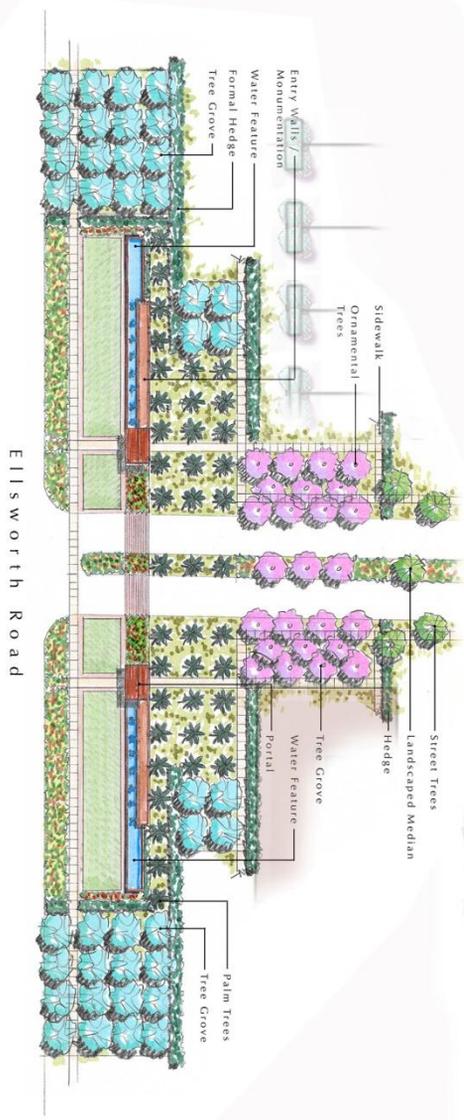
Pacific Proving Grounds North

Conceptual Open Space and Trails Plan



Pacific Proving Grounds North

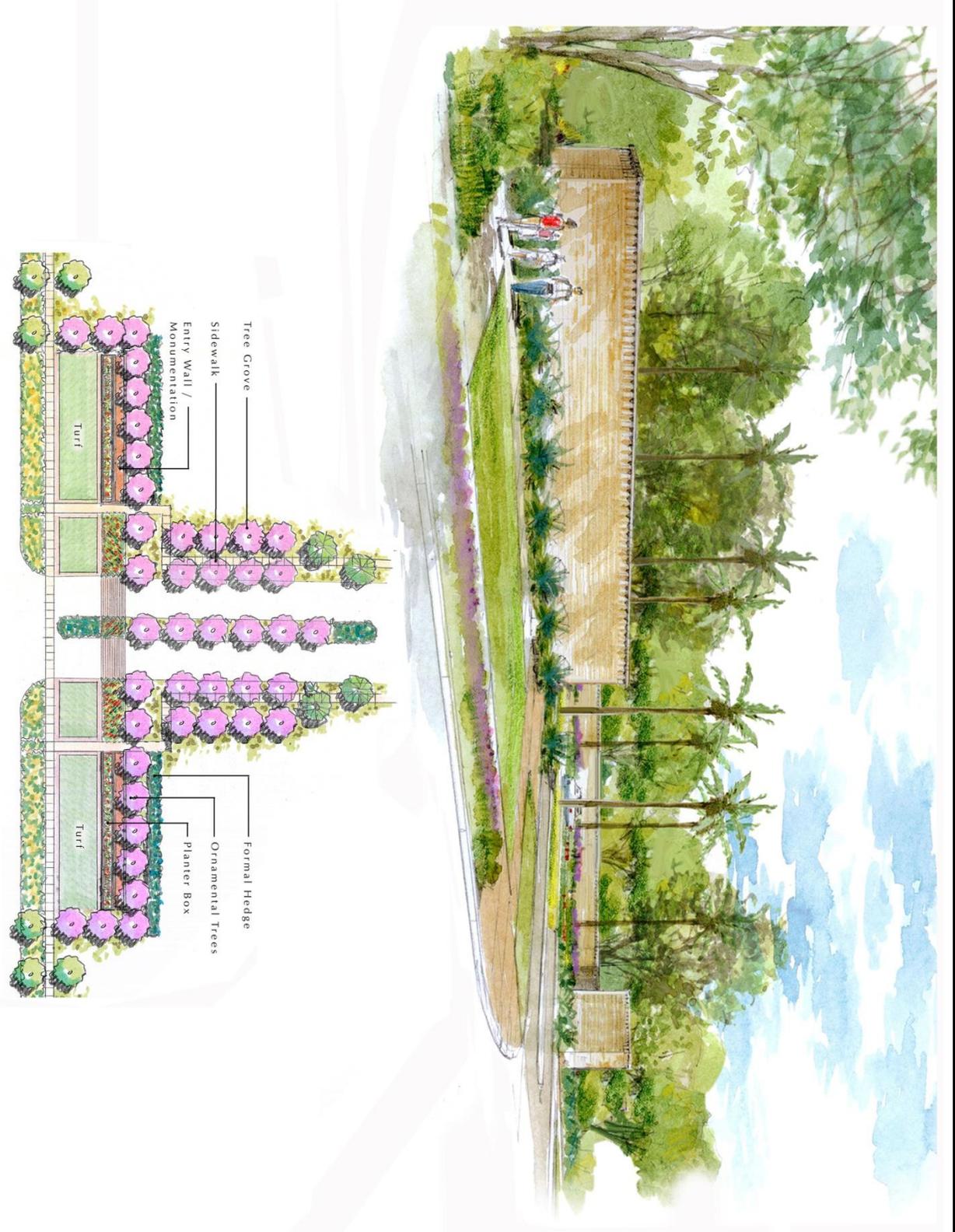
Conceptual Open Space and Trails Plan – 300' Radius



Ellsworth Road

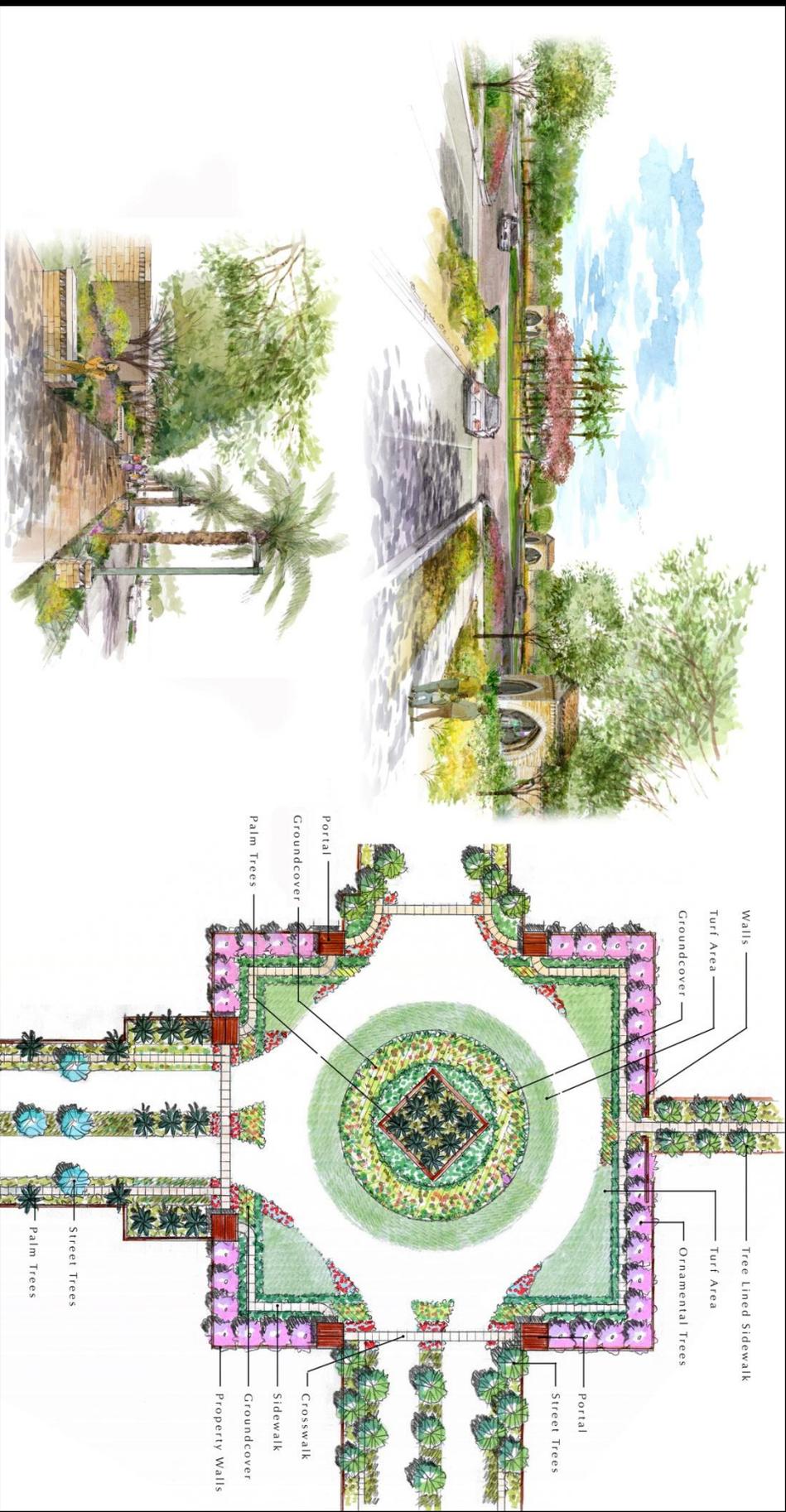
Pacific Proving Grounds North

Conceptual Ellsworth Entry



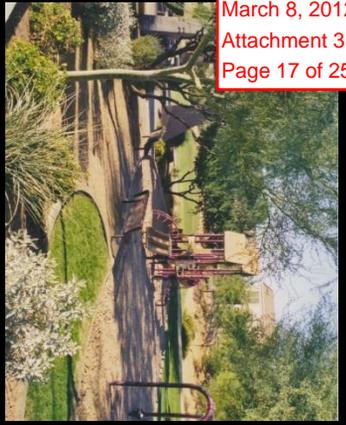
Pacific Proving Grounds North

Conceptual Neighborhood Entries



Pacific Proving Grounds North

Conceptual Round-a-bouts



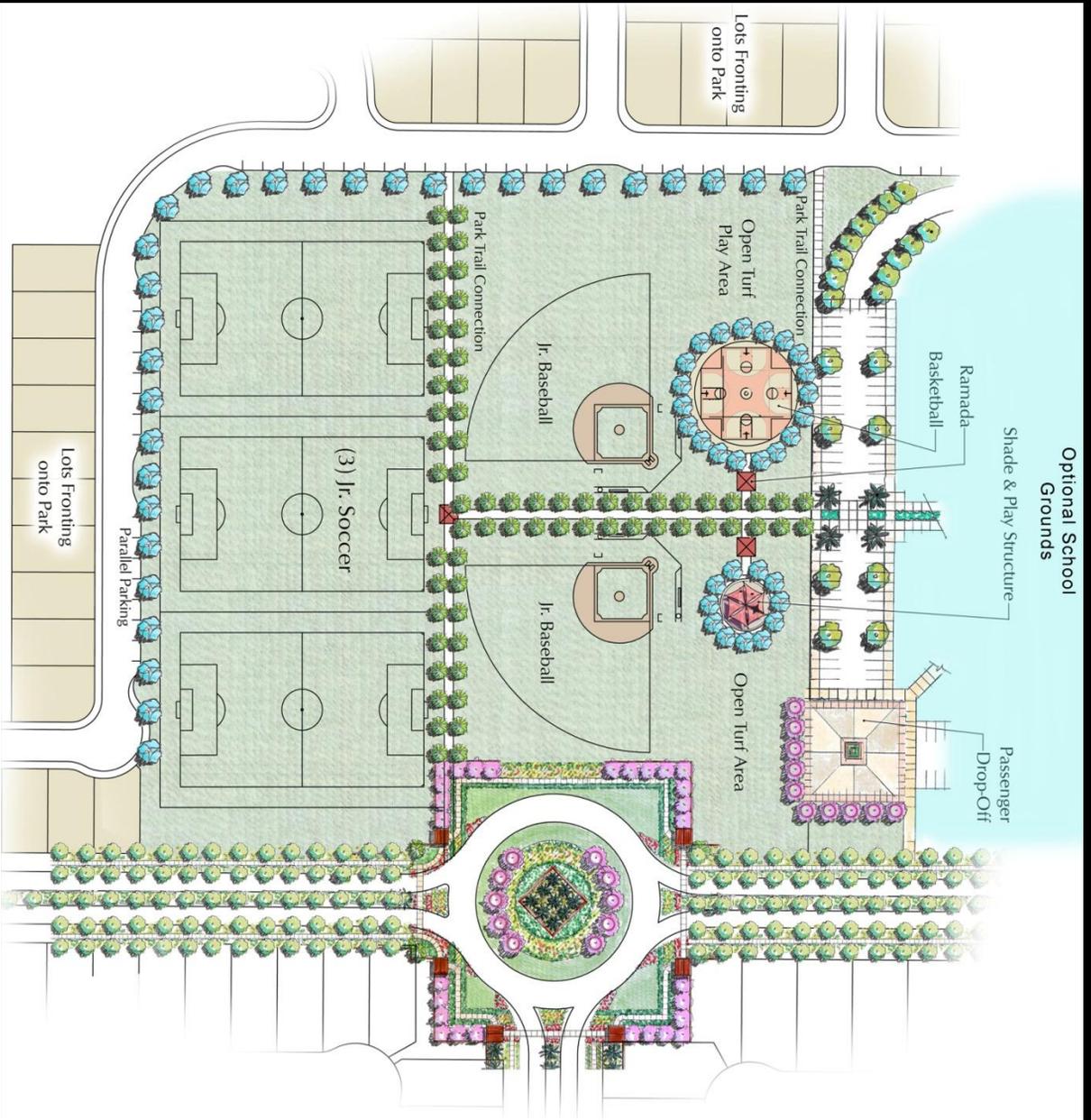
Pacific Proving Grounds North

Conceptual Community Recreation Center / Park



Pacific Proving Grounds North

Conceptual Community Recreation Center / Park Perspective



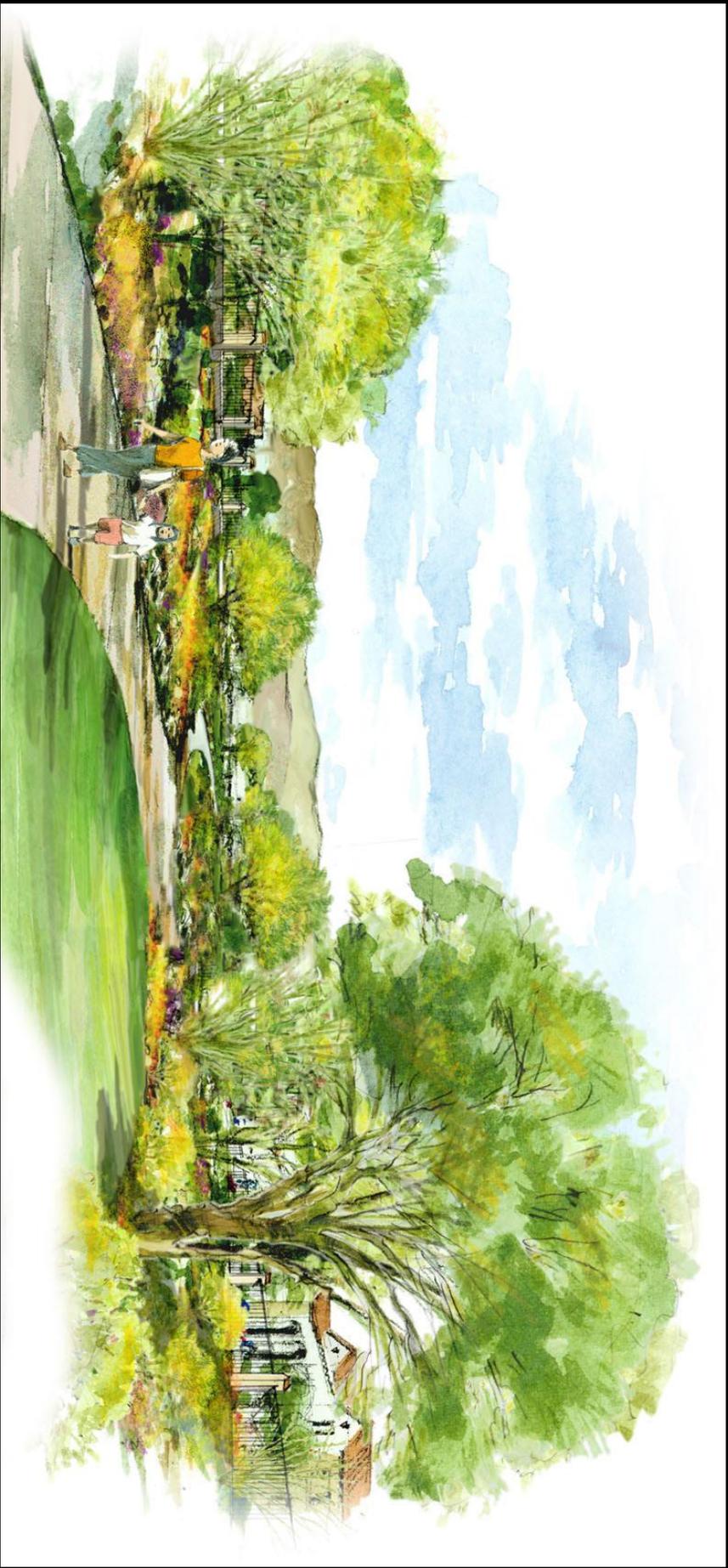
Pacific Proving Grounds North

Conceptual Elementary School / Park Concept



Pacific Proving Grounds North

Conceptual Typical Neighborhood Park



Pacific Proving Grounds North

Conceptual Community Paseo



Pacific Proving Grounds North

Neighborhood Images



Pacific Proving Grounds North

Conceptual Mixed Use District – Ellsworth and Ray Road



Pacific Proving Grounds North

Conceptual Mixed Use District – Crismon and Williams Field Road



Pacific Proving Grounds North

Conceptual Perspective