



COUNCIL MINUTES

October 12, 2023

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 October 12, 2023, at 7:31 a.m.

COUNCIL PRESENT	COUNCIL ABSENT	OFFICERS PRESENT
John Giles Francisco Heredia Jennifer Duff* Mark Freeman* Alicia Goforth Scott Somers Julie Spilsbury	None	Christopher Brady Lisa Anderson Jim Smith

(*Participated in the meeting through the use of video conference equipment.)

Mayor Giles conducted a roll call.

1. Review and discuss items on the agenda for the October 16, 2023, Regular Council meeting.

All of the items on the agenda were reviewed among Council and staff and the following was noted:

Conflict of interest: None

Items removed from the consent agenda: None

i.d.e.a. Museum Administrator Jarrad Bittner displayed a PowerPoint presentation on Item 5-b, **(Approving and authorizing the City Manager to enter into an agreement with Meta to accept a contribution of \$300,000. Of this amount, \$250,000 will be used for naming rights within the i.d.e.a. Museum for the new "i.d.e.a. Lab by Meta" to be constructed, and \$50,000 will be used to expand free admissions to underserved families in Mesa. (Citywide))**, on the Regular Council meeting agenda. **(See Attachment 1)**

Mr. Bittner provided an overview of the renovation project that will elevate the i.d.e.a. Museum to become a world-class museum. He stated the museum received community feedback requesting interactive experiences, family engagement for a variety of ages, and more science type experiences. (See Pages 2 and 3 of Attachment 1)

Mr. Bittner discussed the continued growth of the museum, including a 30% growth in membership sales proving long-term engagement. He mentioned the i.d.e.a. Museum is supported by bond, City, and foundation funding, highlighting the capital campaign and Meta contributions. He provided architectural renderings of the space and noted once the contract is signed, Meta would have naming rights for 10 years, at which time Meta would have the option of first right of refusal to continue sponsorship or pass that on to another organization. (See Pages 4 through 7 of Attachment 1)

Mayor Giles thanked staff for their presentation.

Deputy City Manager Natalie Lewis displayed a PowerPoint presentation on Item 5-d, **(Approving and authorizing the City Manager or his designee to enter into a subrecipient agreement with a New Leaf, Inc. for a grant of Coronavirus Local Resource and Recovery Funds for the East Valley Men's Center bridge housing project. (District 1))**, on the Regular Council meeting agenda. **(See Attachment 2)**

Ms. Lewis provided an overview of the Bridge to Success piece of the Pathway to Housing program, which is designed for individuals who have demonstrated progress toward their housing path, but may require a little more time to stabilize and find permanent housing. She summarized the request for Council to approve up to \$9.5 million in American Rescue Plan Act (ARPA) funding to cover the costs of improvements. (See Pages 2 and 3 of Attachment 2)

Ms. Lewis discussed the proposed site plan of the existing campus. She commented the bridge housing is a two-story building with 15 units, and a 3,000 square foot Community Service Center to provide services. She shared conceptual designs illustrating the proposed landscaping from various viewpoints. (See Pages 5 through 9 of Attachment 2)

Ms. Lewis reviewed the commitments that A New Leaf has agreed to that address neighborhood concerns. She stated A New Leaf will continue to improve its services and make enhancements. (See Page 10 of Attachment 2)

In response to a question from Councilmember Goforth, Ms. Lewis mentioned that Mesa residency includes being referred by a Mesa police officer, park ranger, or an Off The Streets (OTS) partner to ensure that resources can be provided to individuals immediately.

Mayor Giles advised that the goal is to provide emergency shelter in accordance with federal laws; the City cannot enforce urban camping without the availability of emergency shelter beds.

Ms. Lewis clarified that the City intends to limit the number of participants at the OTS campus if the hotel is purchased, so that families, victims of domestic violence, and the elderly can be housed there.

City Manager Christopher Brady explained that to remain in compliance, the East Valley Men's Center (EVMC) does not accept walk-ins and only accepts men on a referral basis, same as the Windmere Hotel. He described the process for progressing out of emergency shelter and towards stabilized housing.

In response to a question from Councilmember Goforth, Mr. Brady confirmed that Mesa does not intend to serve as the regional shelter for the homeless population. He explained the structure of the OTS Program and the priority is for people that are found in Mesa by a police officer or a park ranger. He indicated staff follows up on audits of individuals identified at intake to ensure individuals are from Mesa.

Ms. Lewis added that a dashboard is available on the OTS program website and she will include the audit information in the dashboard to confirm the City is serving Mesa's homeless population.

In response to multiple questions from Councilmember Somers, Mr. Brady responded that the \$9.5 million is not limited to the 30 units, but also includes improvements to other buildings, façade enhancements, and fencing; however, funds must be allocated before contracts can be issued. He stated he will provide a proposed budget that includes a breakdown of the different uses of the funds.

In response to a question from Councilmember Spilsbury, Ms. Lewis replied that on Page 4 of the presentation, the directional arrow pointing north on the site plan is incorrect. She noted the arrow should be facing up to reflect north.

In response to a question posed by Councilmember Freeman, Michael Hughes, Chief Executive Officer of A New Leaf, explained that the property for the shelter is located next to a Sheriff's substation, which is ideal for safety. He stated A New Leaf intends to adhere to all the specifics for the population that the City has requested.

In response to a question from Councilmember Freeman, Mr. Brady responded that the increase from the original amount of \$8 million to \$9.5 million was due to the cost of additional studios, an additional building, adding a fence surrounding the property, façade improvements, and the inflationary costs.

Ms. Lewis reported that the County has provided \$4 million to the COM, which will be utilized for the purchase of the hotel.

In response to questions from multiple Councilmembers, Mr. Hughes replied that the proposed shelter will allow more individuals to remain on campus for the purpose of receiving services to assist them with moving to the next phase. He added individuals may remain in the studio apartments for approximately 11 months and explained the eligibility requirements. He said when individuals in the emergency shelter obtain employment, A New Leaf will provide transportation, bus passes, or anything in the case management delivery system to assist them. He noted there are currently 116 beds in the hotel.

Mayor Giles thanked staff for their presentation.

City Treasurer Ryan Wimmer displayed a PowerPoint presentation on Item 5-f, **(Authorizing the issuance and sale of General Obligation Bonds, Series 2023, not to exceed \$90,000,000. (Citywide))**, and 5-g, **(Authorizing the sale, execution, and delivery of Utility Systems Revenue Obligations, Series 2023, not to exceed \$205,000,000. (Citywide))**, on the Regular Council meeting agenda. **(See Attachment 3)**

Mr. Wimmer explained the definition of a financing plan, what the plan will finance, and its purpose. He shared that the City's finance team meets constantly to evaluate debt and financing and reviewed the financing process. (See Pages 2 through 4 of Attachment 3)

Mr. Wimmer described debt service and the process followed to repay the debt. He outlined the two types of debt the City plans to issue are General Obligation (GO) bonds and Utility Systems Revenue obligations. He identified the proposed debt issuances for 2023, with water and wastewater being the largest. (See Pages 5 through 7 of Attachment 3)

In response to a question from Vice Mayor Heredia, Mr. Wimmer replied that staff used to review refinancing each year, but with rising interest rates, refinancing is no longer cost effective since the payments would be higher than the existing debt.

Mr. Wimmer provided photos of GO and Utility Systems projects. He reviewed the forecasted debt service payments for the existing GO debt and the proposed 2023 sale, followed by the utility systems debt, noting the years to reaching final maturity of each. He reviewed the total debt service payments for the City, showing principal and interest payments. (See Pages 8 through 12 of Attachment 3)

Mr. Wimmer reported on the City's financial policy, which states that the City will only refund the bonds when the savings exceed 3% of the bonds being refunded. He noted currently there are no opportunities for refunding due to interest rates being higher than the existing debt. He indicated the City has had a few years of massive savings due to the utility debt. He identified the timeline for Council to consider authorizing the GO and utility bonds and obligations, as well as the next steps. (See Pages 13 and 14 of Attachment 3)

In response to a question posed by Councilmember Spilsbury, Mr. Brady explained the process of the bond election.

Discussion ensued relative to bond elections, bond financing, issuance of bonds, GO bond debt, managing debt, and budgeting of projects.

Mayor Giles thanked staff for their presentation.

Councilmember Julie Spilsbury commented on Item 7-a, **(Ordinance proposing Amendments to Chapters 5, 6, 7, 8, 31, 58, 86, and 87 of Title 11, Zoning Ordinance, of the Mesa City Code, pertaining to Drive-thru Facilities, Pick-up Window Facilities, and Drive-up ATM/Teller Windows. The amendments include, but are not limited to, repealing in its entirety Section 11-31-18 (Drive-thru Facilities) and replacing it with a new Section 11-31-18 (Drive-thru and Pick-up Window Facilities); modifying land use tables pertaining to Drive-thru Facilities, Pick-up Window Facilities, and Drive-up ATM/Teller Windows; removing definitions of Drive-thru Facilities and adding new definitions for Drive-thru Facilities, Pick-up Window Facilities, and Drive-up ATM/Teller Windows. (Citywide Ordinance No. 5813)**, on the Regular Council meeting agenda, that she is not comfortable with moving forward on the ordinance after a denial recommendation from the Planning and Zoning (P&Z) Board. She recommended the ordinance return to the P&Z Board for further review.

In response to a question from Mayor Giles, Planning Director Mary Kopaskie-Brown confirmed that the only modification from the ordinance that went to the P&Z Board is related to an option

for a noise study if the 100-foot setback is not met for residential uses or properties, as well as an additional requirement for the measurement of decibel levels in the noise study.

Councilmember Freeman expressed his support for sending the ordinance back to the P&Z Board for re-evaluation.

In response to a question from Councilmember Duff, Mr. Brady replied if a developer does not register after three years for a Council Use Permit (CUP), then it would default to what is being proposed by the ordinance.

Mayor Giles stated he values the input from the P&Z Board but does not believe further consideration is necessary.

Councilmember Spilsbury expressed the opinion that Council should support the P&Z Board's unanimous decision to reject the ordinance and it should be returned and not rushed.

Councilmember Goforth commented that she listened to the P&Z Board meeting and the members failed to provide any specific concerns as to why the ordinance was rejected. She expressed her opposition to sending the ordinance back to P&Z for review.

Major Giles stated the majority of Council are in favor of leaving Item 7-a on the Regular Council agenda for action.

At 9:16 a.m., Mayor Giles excused Councilmember Freeman from the remainder of the meeting.

Mayor Giles declared a recess at 9:16 a.m. The meeting reconvened at 9:27 a.m.

2-a. Hear a presentation and discuss data related to housing and homelessness in the region and locally, including the Off the Streets program demographics and outcomes, and metrics related to public safety homeless response and adjudication citywide.

Community Services Deputy Director Lindsey Balinkie introduced Katie Gentry, Maricopa Association of Governments (MAG) Regional Homelessness Program Manager, Assistant Police Chief Edward Wessing, and displayed a PowerPoint presentation. **(See Attachment 4)**

Ms. Gentry provided an overview of the state of housing and the impact on Maricopa County. (See Pages 2 through 4 of Attachment 4)

Ms. Gentry reviewed statistics related to the supply of residential housing and completion from 2000 to 2022. She recognized a dramatic increase in the number of people compared to the number of units built, stating that Maricopa County is unable to keep up with the growth of the population throughout the region and within the City of Mesa (COM). She noted the number of apartments completed has increased by 10% since 2000, but not at a sufficient rate. She stated vacancy rates have fallen below 4% in 2023, indicating a healthy vacancy rate is between 5% and 10% which allows people to move between units. (See Pages 5 through 7 of Attachment 4)

Ms. Gentry reported the total residential completions compared to the population was 1.27 people per unit from 2000 to 2010, and more than doubled to 2.7 people per unit from 2011 to 2022. She indicated that construction has not progressed as fast as the population growth. She discussed

the multi-family trend, noting that over 9,000 units have been constructed in Mesa over the past 11 years compared to 5,700 units built between 2000 and 2010. She reported during the 2008 recession, Maricopa County experienced a cease in construction and had not seen any growth continue until 2016. (See Pages 8 and 9 of Attachment 4)

Ms. Gentry shared that apartment rents continue to rise across the region. She commented that in 2010, over 90% of rents in the region were under \$1,000 compared to less than 10% today making it difficult for individuals on a fixed income to afford rent. She illustrated data showing the change in rents throughout the region. She reported that while rents have increased 38% since 2019, the median income has only increased 28%, indicating the growth in rent has exceeded the growth in income across the region. (See Pages 10 through 12 of Attachment 4)

Ms. Gentry explained that households are spending between 30% to 50% of their income on housing and are cost-burdened across the region. She reviewed statistics for evictions in Maricopa County and Mesa. She explained during COVID a moratorium was in place to prevent evictions and when the moratorium expired in September of 2021, evictions rose. She mentioned in 2023, evictions filed in Maricopa County were the highest rates of evictions since the recession of 2008. She noted the majority of evictions occur in lower-income areas and stressed that when people are evicted from their already low-cost apartment, there is nowhere else for them to go to find an attainable rental. (See Pages 14 through 17 of Attachment 4)

Ms. Gentry commented that the data from the Point-in-Time count in January is a central data point and an indicator of people experiencing homelessness. She stated that the 2023 total Point-in-Time count was 9,642, which was higher than last year's total of 9,026. She discussed the quarterly report on trends in homelessness, stating their webpage showcases data from the Homeless Management Information System (HMIS), one of the best data points in the region for trends. She detailed the trends included in the report, as well as the statistics and demographics. (See Pages 19 through 23 of Attachment 4)

Ms. Gentry pointed out the results from the last quarterly report in June of 2023, which showed a 34% increase in households since June of 2021, and compared the single population to families. (See Page 24 of Attachment 4)

Ms. Gentry indicated more people come into homelessness than are leaving homelessness. She explained that 970 new households each month are seeking housing and MAG is only able to place 511 households into sustainable housing each month. She provided an overview of the insufficient number of available shelter beds across the region, mostly in Phoenix, but added MAG is looking to continue to expand outward as the region continues to grow. (See Pages 25 and 26 of Attachment 4)

In response to multiple questions from Councilmember Spilsbury, Ms. Gentry shared the resources available in the Homeless Response System that will assist people with housing. She remarked that the beds that have been available since 2020 do not include the Scottsdale program or the Tempe hotel that was recently approved. She advised the date and time for the Point-in-Time count is being re-evaluated, but safety, working hours, and the number of volunteers are a priority.

In response to multiple questions from Mayor Giles, Ms. Gentry replied that the number of Point-in-Time volunteers increased in 2022. She noted the volunteers will have new training from MAG's

learning management system for consistency across the region. She stated the Point-in-Time count is a requirement of the US Department of Housing and Urban Development (HUD).

In response to questions from Vice Mayor Heredia, Ms. Gentry responded that 1,200 users across Maricopa County at 72 different partner agencies utilize the HMIS, which contains over 750 unique projects within the system. She mentioned the strategies used to reach the goal of having more people exit the system than entering the system.

In response to a question from Councilmember Goforth, Ms. Gentry pointed out that not all success stories are reported to MAG and they continue to strive for improvements.

Assistant Chief Wessing provided an overview of the homeless-related projects and the impact on the men and women who are responding to the homeless. He discussed the proactive approaches and strategic efforts in preventing encampments and homelessness, including bike officers on the light rail corridor. (See Page 29 of Attachment 4)

Assistant Chief Wessing summarized the categories of homeless contacts and stated that 35% of contacts result in some form of enforcement action. He added there are a large number of mental and medical referrals in the homeless community. He reviewed the number of homeless-related calls which have been tracked since 2020. He commented over the past several years, the collaboration with all City departments to address homelessness has been successful. (See Pages 30 and 31 of Attachment 4)

In response to a question from Vice Mayor Heredia, Park Ranger Supervisor Brett Burton replied that park rangers utilize a GIS tracking system to obtain data for all calls, whereas the Police Department (PD) uses a coding system. He noted the data for park rangers is not reflected in Slide 31; however, he can provide that data.

In response to a question from Vice Mayor Heredia, Assistant Chief Wessing responded that the PD closely collaborates with the City's partners within the Parks and Recreation Department on all issues related to parks, specifically those related to homelessness.

Discussion ensued related to the cameras installed in Mesa's parks and ways the data is tracked and utilized.

Assistant Chief Wessing commented that homeless individuals become more comfortable with experienced officers they see on a regular basis and are more likely to accept services. He confirmed Mesa has been successful in utilizing the resources with the OTS program and other non-profits that are lined up. He confirmed that most citations are issued for trespassing.

In response to a question posed by Mayor Giles, City Attorney Jim Smith advised that in 2018, a decision by the U.S. Court of Appeals for the Ninth Circuit, *Martin v. Boise*, ruled that cities cannot cite someone criminally for being homeless, urban camping, or urban type camping violations, unless a shelter bed is available. He explained at that time the City Prosecutor's Office, the PD, the Community Services Department, and the City Manager's Office collaborated to develop the OTS program to address homeless issues. He shared that since the OTS program has shelter beds available, the PD is able to enforce urban camping and trespassing laws.

Ms. Balinkie stated that the HMIS tracks the last permanent address, zip code, and length of stay of the individuals that are receiving services. She discussed Mesa's Pathway to Housing strategies and the OTS Program, which has focused on emergency housing since 2020. She stated the OTS Program prioritizes services to the most vulnerable population, including a wide range of individuals with disabilities and families and seniors. She described the campus as a closed-model campus that provides services only on a referral basis. She noted that to ensure accountability, individuals must sign a commitment form agreeing to abide by the shelter's rules and regulations. She reviewed the demographics of the OTS Program and the top reported causes for homelessness. (See Pages 33 through 36 of Attachment 4)

Ms. Balinkie discussed the exit destinations and services provided. She highlighted the results from the OTS Public Safety Hotline, which are limited to a month's worth of data. She described the OTS Public Safety Hotline as a direct line used by officers or park rangers to Community Bridges to refer someone into the program. She added the hotline allows Community Bridges to triage, understand the individual's needs, and determine the best placement. She noted not all calls result in housing, and alternative services include medical facilities and rehabilitation facilities. She remarked in most cases, the shelters are at full capacity; however, recently additional cots have been added and the goal is to always be able to provide assistance 100% of the time. (See Pages 37 and 38 of Attachment 4)

Ms. Balinkie provided an overview of the data gathered from the homeless resource line, depicting the categories of calls that have been received over a three-month period. She stated Copa Health provides navigation services and has agreed to answer calls from Paz de Cristo and provide assistance for services. She added the resource line can also be used to volunteer, donate, or to ask questions about how to help. (See Page 39 of Attachment 4)

Ms. Balinkie outlined the key observations based on the trends in the region, and the need for more services. She reviewed the key findings and the challenges facing the homeless solutions. (See Pages 40 and 41 of Attachment 4)

In response to a question from Councilmember Spilsbury, Ms. Gentry responded that Pheonix is opening new shelters and has similar barriers as Mesa regarding the need to enforce while not having enough shelter beds available. She emphasized the need for more creative solutions until there are enough shelter beds.

In response to multiple questions from Councilmember Somers, Ms. Balinkie replied that the homeless resource line can be used for the donation of items and financial assistance.

Ms. Gentry clarified that the donation of items or financial assistance does not qualify as a tax credit for homelessness resources.

In response to a question from Mayor Giles, Ms. Gentry explained that the Pathways Home plan was developed by partners across the region to reduce homelessness. She stated the plan's three goals are to work across the region, increase safe housing options, and increase diverse partnerships across the region. She commented shelters have increased dramatically by 44%, as well as housing and investments. She reported over 750 emergency housing vouchers have been placed in Mesa and across the region, and over \$290 million has been committed towards the workplan to reduce homelessness in the last three years. She discussed the collaboration of partners to work together effectively to solve the homeless population.

Mayor Giles thanked staff and Ms. Gentry for the presentation.

2-b. Hear an update, discuss and provide direction related to a Council Use Permit and proposed rezoning to allow a social service use at an existing hotel at 6733 East Main Street, including updates on community engagement, Off the Streets program rules and procedures, and a proposed good neighbor policy. This item is scheduled to be introduced on October 16, 2023, and a public hearing date set for November 6, 2023.

Mayor Giles stated that this item would be continued to a future date.

2-c. Hear a presentation, discuss, and provide direction on off-premise signs “billboards” in Mesa.

Mayor Giles stated that this item would be continued to a future date.

2-d. Appointment to the Museum and Cultural Advisory Board.

It was moved by Councilmember Spilsbury, seconded by Councilmember Somers, that the Council concur with the Mayor’s recommendations and the appointments be confirmed.
(Attachment 5)

Upon tabulation of votes, it showed:

AYES – Giles–Heredia–Duff–Goforth–Somers–Spilsbury
NAYS – None
ABSENT – Freeman

Mayor Giles declared the motion passed unanimously by those present.

3. Acknowledge receipt of minutes of various boards and committees.

3-a. Transportation Advisory Board meeting held on July 18, 2023.

It was moved by Councilmember Spilsbury, seconded by Vice Mayor Heredia, that receipt of the above-listed minutes be acknowledged.

Upon tabulation of votes, it showed:

AYES – Giles–Heredia–Duff–Goforth–Somers–Spilsbury
NAYS – None
ABSENT – Freeman

Mayor Giles declared the motion passed unanimously by those present.

4. Current events summary including meetings and conferences attended.

Mayor Giles and Councilmembers highlighted the events, meetings and conferences recently attended.

5. Scheduling of meetings.

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

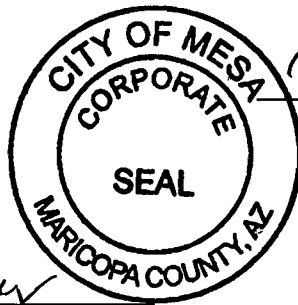
Monday, October 16, 2023, 5:00 p.m. – Study Session

Monday, October 16, 2023, 5:45 p.m. – Regular meeting

6. Adjournment.

Without objection, the Study Session adjourned at 10:46 a.m.

ATTEST:



John Giles

JOHN GILES, MAYOR

Holly Moseley

HOLLY MOSELEY, 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 12th day of October 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Holly Moseley

HOLLY MOSELEY, CITY CLERK

lr
(Attachments – 5)

The BIG i.d.e.a.





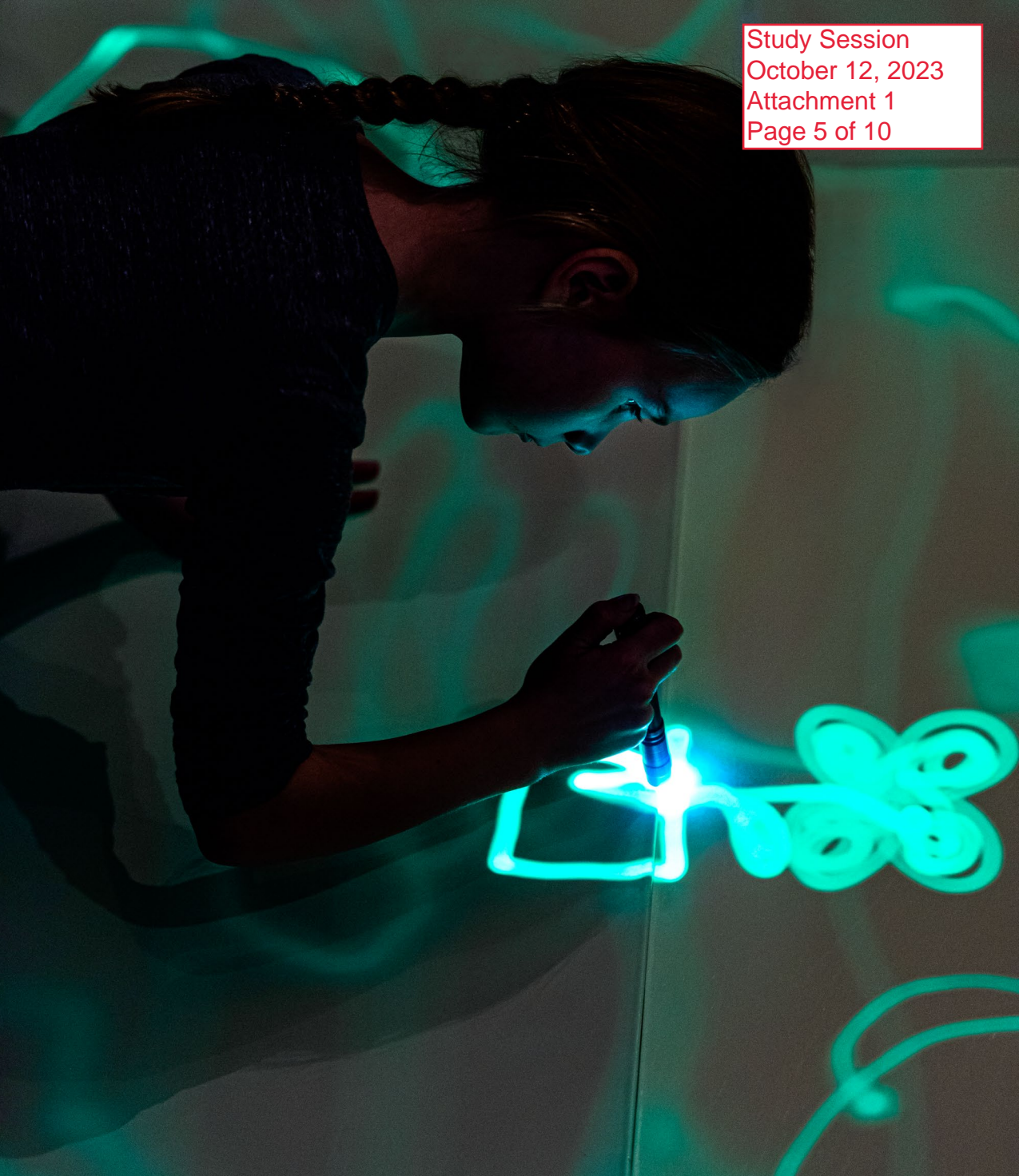
“Make the Museum World Class”

- Maximize public program space as the museum continues to grow
- Develop highly interactive spaces with new and unique programming
- Spotlight building architecture
- Update systems functionality and address deferred maintenance items
- Phase timeline with practical budget plan
- **Use community feedback to determine need and program opportunities**



Museum Participation Growth

- FY22/23 up 57% compared to FY21/22
- FY23/24 currently up 36% compared to FY22/23
- **On track to serve up to 120,000 children and their families this year**
- Membership sales up 30% with approximately 2,000 households in our community holding memberships



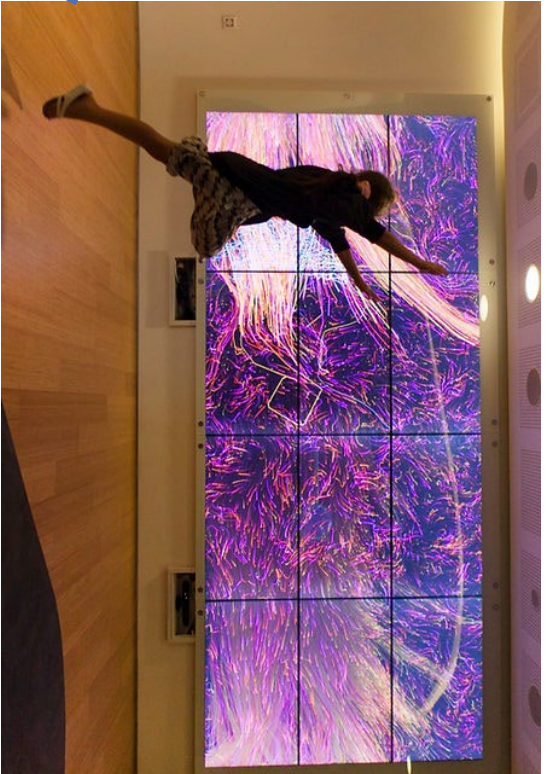
Community Support

- **\$2,500,000 Capital Campaign**
 - Naming Rights or recognition opportunities ranging \$500-\$1,000,000
- **Meta has agreed to a contribution of \$300,000**
 - \$250,000 - naming rights within the i.d.e.a. Museum for “idea Lab by Meta”
 - \$50,000 will be used to expand access and programming for underserved families in Mesa.

idea lab by Meta



ont Entrance



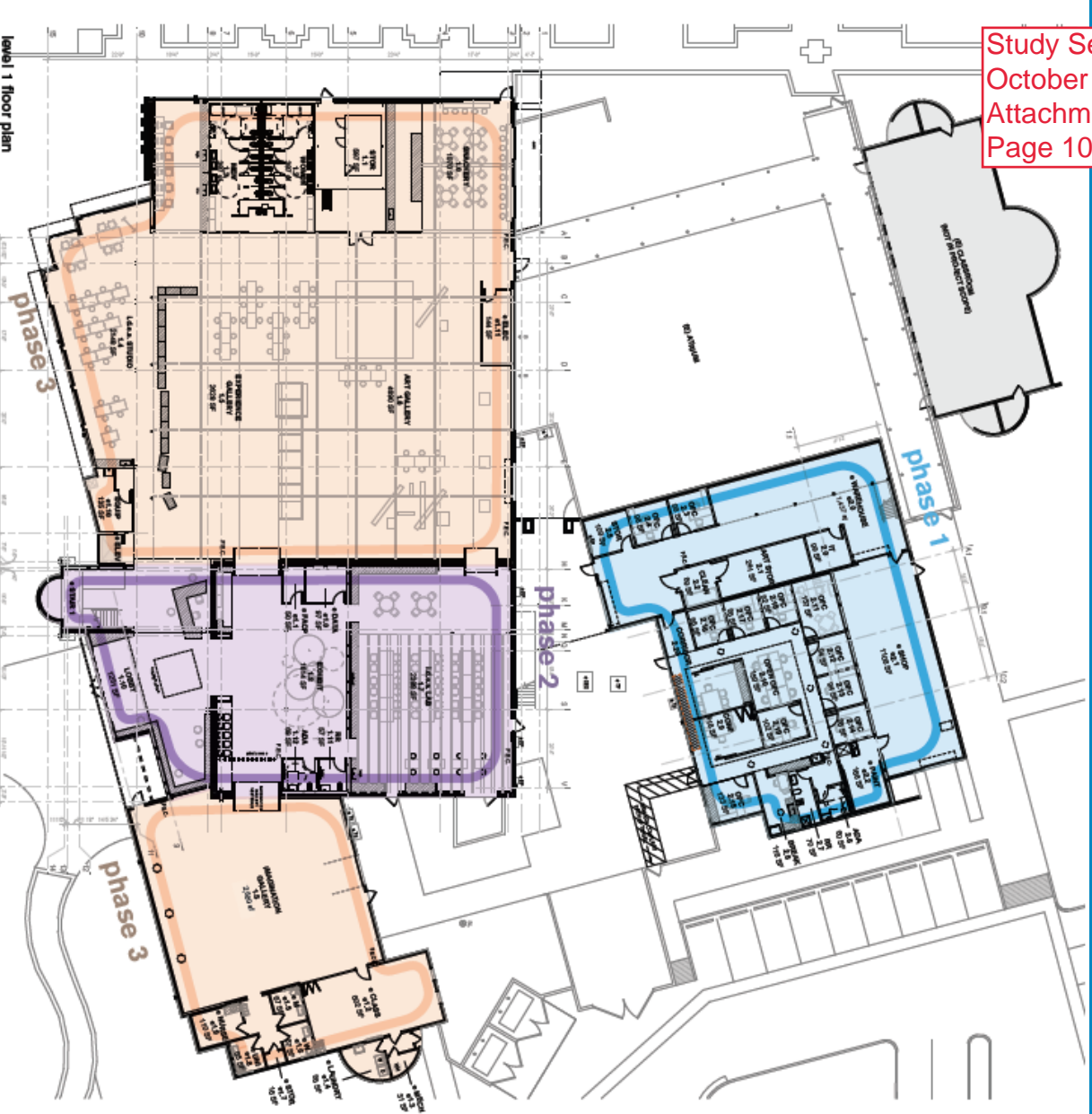
Any Questions?



m.e.s.a.az



Raising Plan - Interior

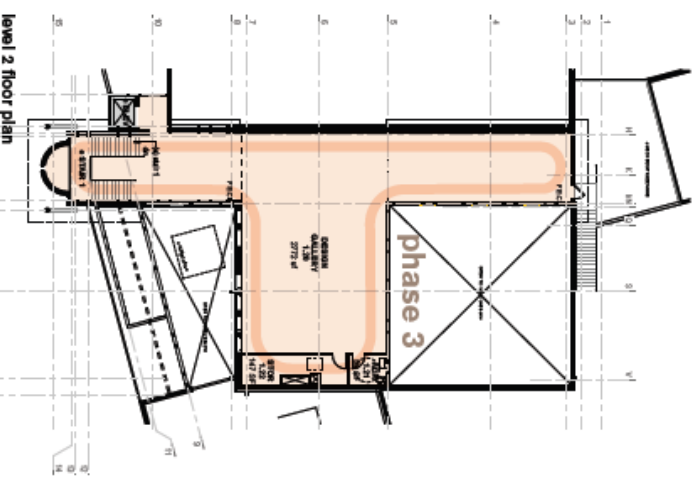


Phase 1 Museum Support
 New Offices
 Administrative Support Rooms
 Production Shop
 Storage

Phase 2 Visitor Experience
 New Idea Lab
 New Exhibit
 Renovated Lobby
 Renovated single use Restrooms

Phase 3 Visitor Experience
 Renovated Art Gallery, Experience Gallery, Idea Studio, Imagination Gallery, Classroom, Snackery, Restrooms, and Level 2 Design Gallery

Note: the scope within each phase includes new mechanical and lighting systems, resolving code deficiencies, and deferred maintenance items.



Once completed, we will nearly double the program space by repurposing underutilized space.



Bridge to Success Housing at EVMC

City Council Study Session

October 12, 2023

Presented by: Natalie Lewis, Deputy
City Manager



Mesa's Pathway to Housing

RECOVERY, JOBS SHELTER

Sheltering for 3-6 months.
Men's shelter, Domestic
Violence Shelter. Rent
Assistance.

Committed to recovery. Serious self-work
begins. Formal rules and structure. Time
for accountability and building history of
success.

- Individual plans and accountability
- Canaederie, learning to live with others, following societal rules
- Financial/Banking, Education, Job Searches
- Continued counselling, healthcare, medications, and basic food/shelter
- Community Court



EMERGENCY

Off the streets, COVID-homeless, urban
camping or in very unstable and
unhealthy housing.

Introduction to structure. A time for
making commitment to work hard and
accepting services.

- Immediate Shelter
- Food, Clothing, Hygiene
- Healthcare, medicine
- Counselling for substance abuse and/or mental health
- Victim safety
- Self-policing and positive community
- ID's, Phone, Mail, Transit
- Community Court

AFFORDABLE RENTAL

One year to unlimited
stays. Rapid Rehousing,
Rental Assistance. Housing
Choice Voucher.

Continues to demonstrate success.
Phased reductions in services.

- Private housing
- Homebuyer education
- Building credit
- Tailored supportive services.



BRIDGE TO SUCCESS

Success cases only.
Connections to longer-term
rent assistance and housing
vouchers.

Demonstrated success. Has held a job
for at least one month. Drug Free. Crime
Free. Time to practice independence.

- Reduced structure
- Job and credit history
- Shopping for affordable rental housing
- Counselling, healthcare, medications



INDEPENDENCE

Graduating from voucher
and rent assistance
program to pursue self-
sufficiency via affordable
housing, market-rate
rental, even home
ownership.

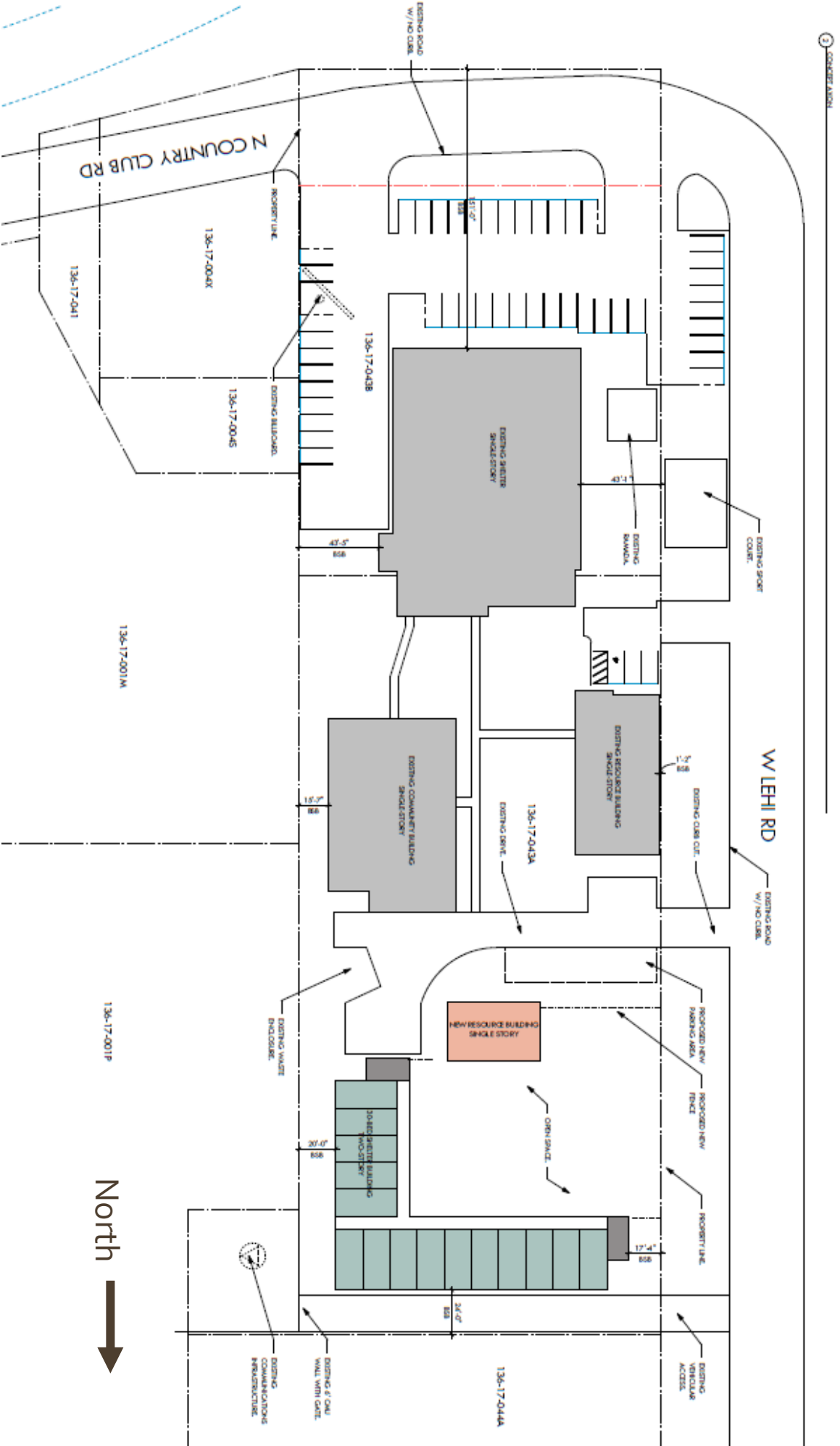
Continued reduction of welfare
dependency. Start of accumulating wealth.

- Private housing
- Down payment assist.
- Loans and reduced rates mortgages
- Tailored supportive services.

REQUEST OF COUNCIL

- Approve up to \$9.5m in Coronavirus State and Local Recovery Funds (ARPA) to fund A New Leaf's entitlement process, design, construction, development, and related costs of the following improvements and related services at the EVMC to support new bridge housing program:
 - 30 studio bridge housing units,
 - update landscaping and fencing,
 - upgrade existing building facades and other improvements to existing building(s), parking, fencing, and landscaping, and
 - initial start-up costs.

Proposed Site Plan





View from Lehi Road



View from Lehi Road



View from Lehi Road



View from Country Club Drive



View from Country Club Drive

Other Commitments by A New Leaf

- Bridge Housing fills gap in Mesa's Pathway to Housing
- New definition of Mesa residency:
 - Direct referral from Mesa police officer or park ranger or OTS non-profit partner
 - Last known address and zip code for a minimum of one year is in Mesa
- Minimum annual average of 50% use of both emergency housing AND proposed bridge housing for Mesa residents.
- No level 2 or 3 sex offenders.
- Upgraded, master-planned campus that adds to the neighborhood.
- New model— participants remain onsite during the day.
- Onsite, basic healthcare— to minimize impacts to Mesa Fire and Medical Department.
- Unsuccessful participants transferred back to emergency housing, to Off the Streets or to another facility that best meets his needs.

REQUEST OF COUNCIL

- Approve up to \$9.5m in Coronavirus State and Local Recovery Funds (ARRPA) to fund A New Leaf's entitlement process, design, construction, development, and related eligible costs of the new bridge housing program.



Bridge to Success Housing at EVMC Questions?





2023 Financing Plan

October 12, 2023

Ryan Wimmer, Treasurer

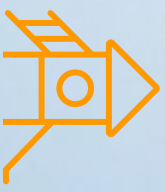
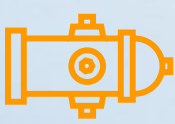
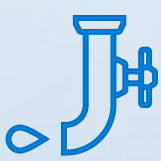
Financing Plan

What?

- borrow money to pay for infrastructure

Why?

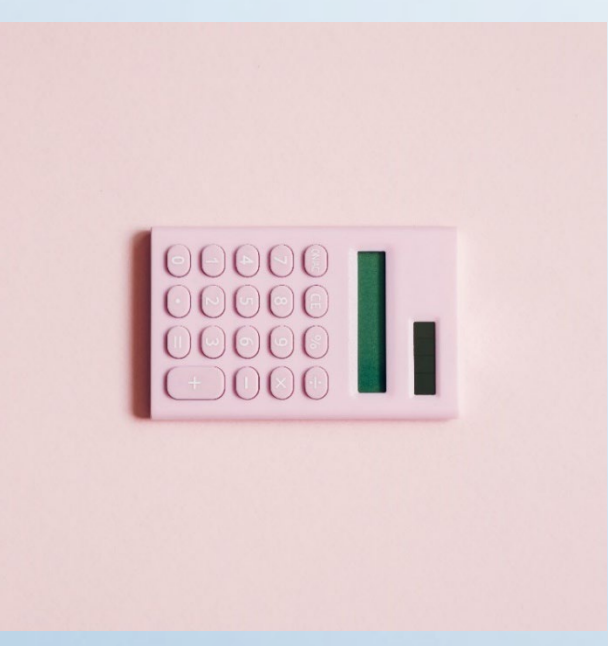
- increase water portfolio
- support public safety
- quality of life – libraries, parks, streets, utilities
- fairness – infrastructure paid for while in use



Financing Evaluation

City finance team

- Evaluates when and how to:
 - Issue new debt
 - Refinance (“refund”) existing debt
 - Use cash to pay off existing debt early
- Makes payments when due



Financing Process

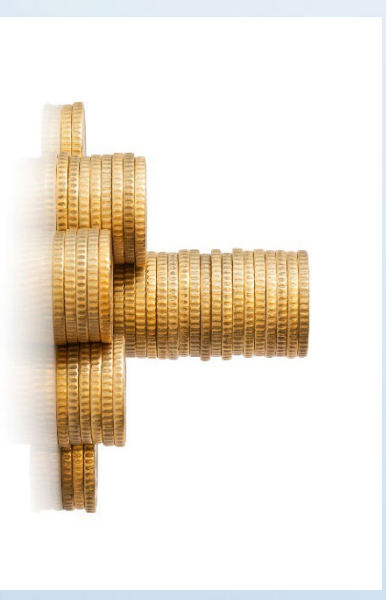
1. Borrow money through financial markets
2. Use money to pay for capital projects
3. Pay investors back over time



Debt Service

principal and interest paid to investors

- up to 25-year final maturity
 - at least 20% of principal repaid in first 10 years for shorter-life projects (fire apparatus, Advanced Metering Infrastructure (AMI))
- 10-year refinance “call”
- stable payment structure
- future debt sales included in forecast



Types of Debt

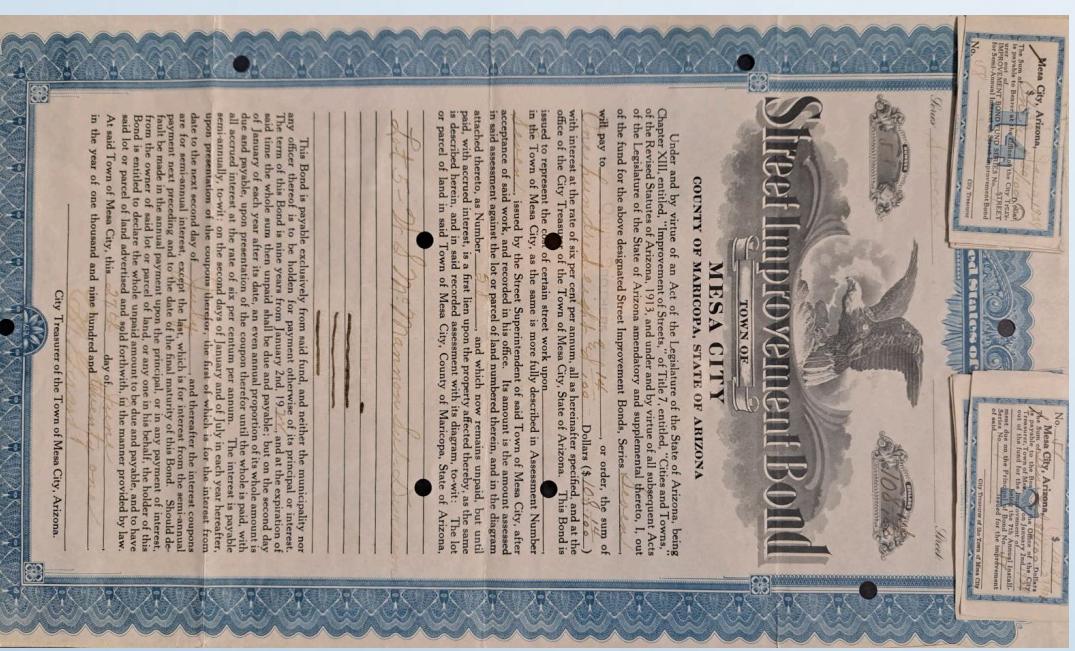
“bonds” and “obligations” = loans

1. general obligation (GO) bonds

- voter-approved for specific purpose (parks, etc.)
- backed by “full faith and credit” (property tax)
- paid for with secondary property tax

2. utility systems revenue obligations

- contractual obligation
- backed by utility revenue pledge
- paid for with utility revenue



Proposed 2023 Debt Issuances

General Obligation (GO) Bonds

Library – Parks and Culture – Public Safety – Transportation

Target: \$89 million (not-to-exceed \$90 million)

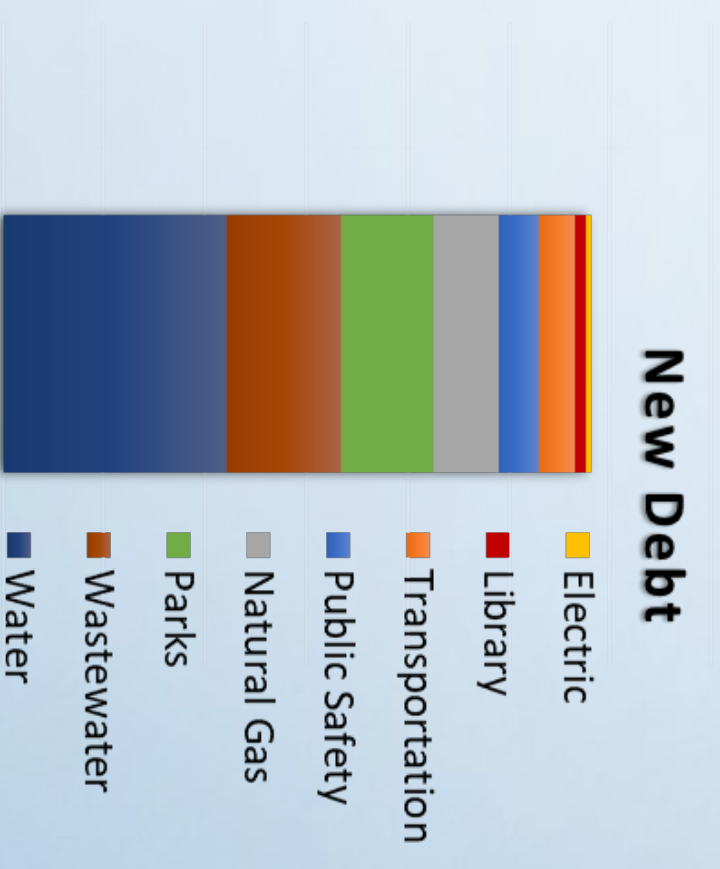
Utility Systems Revenue Obligations

Electric – Natural Gas – Wastewater – Water

Target: \$202 million (not-to-exceed \$205 million)

Largest GO and Utility Issuances Ever

- two years of funding (2023 and 2024) instead of one
- large water projects
- multiple GO bond packages (2018, 2020, 2022)
- price inflation



GENERAL OBLIGATION

PROJECT EXAMPLES

- Police Evidence Facility
- Lehi Sports Complex
- Street Improvements
- Historic Post Office
- Northeast Public Safety Facility



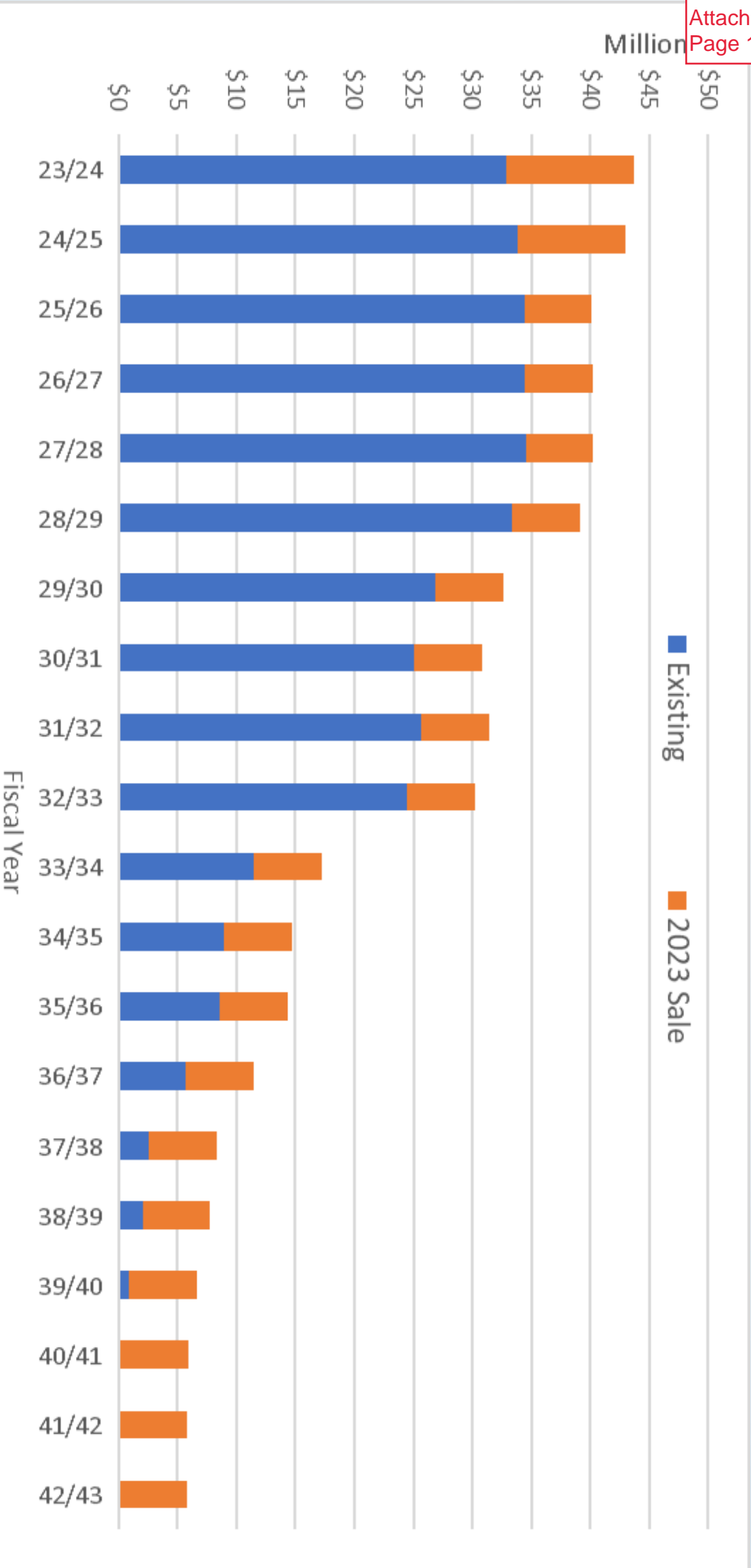
UTILITY SYSTEMS

PROJECT EXAMPLES

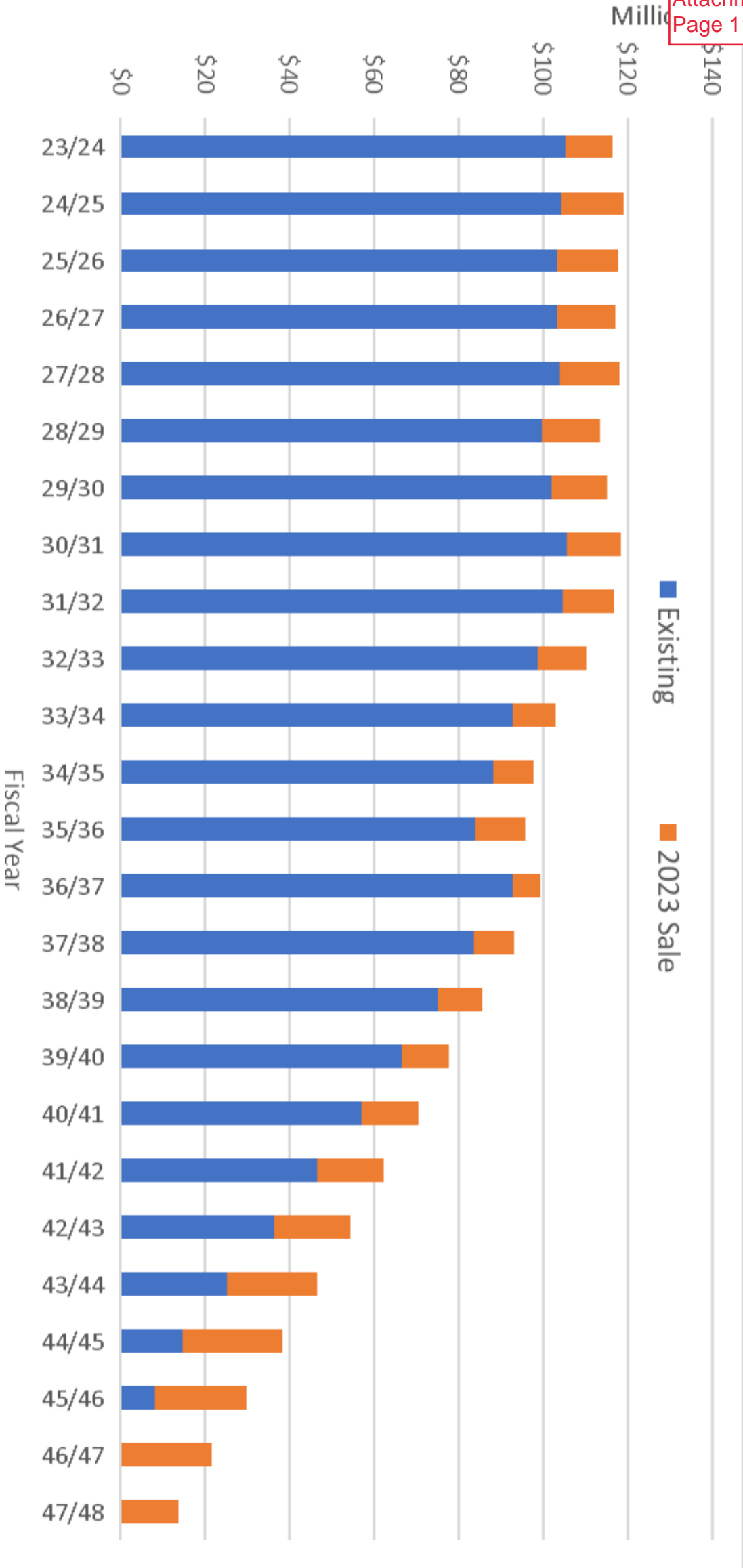
- Advanced Metering Infrastructure
- Central Mesa Re-Use Pipeline
- Public Safety Campus Microgrid
- Natural Gas System Improvements



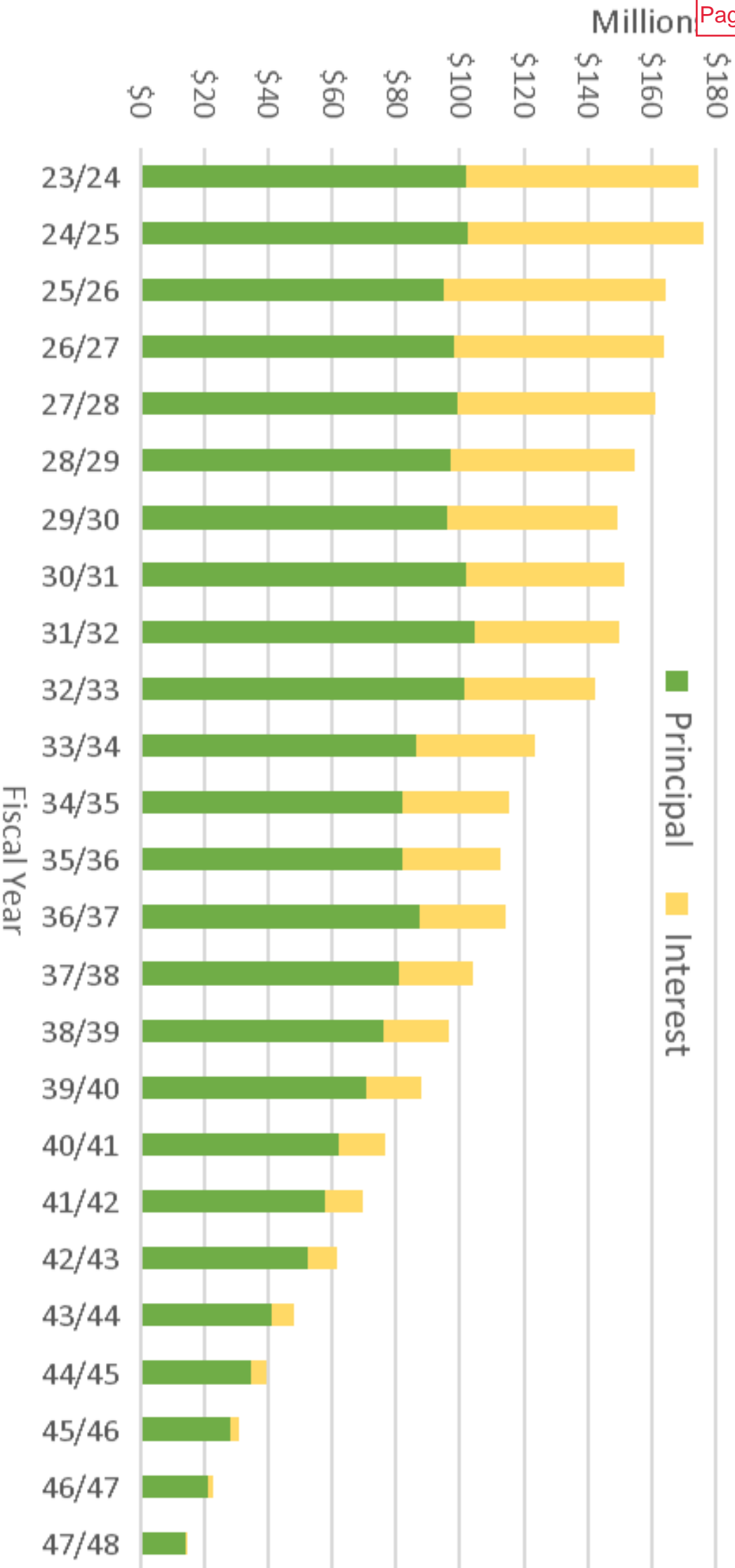
General Obligation Debt Service Payments



Utility Systems Debt Service Payments



Total City Debt Service Payments (including 2023 sales)



City Financial Policy - Refunding Savings

“To ensure that bond refundings produce anticipated savings, **refunding bonds should have a net present value savings exceeding 3%** of the debt service amount of the bonds being refunded” (*City of Mesa Financial Policies, section 5.6, 2017*)

Actual savings over past 5 years = \$60 million

Timeline for 2023 Financings (subject to market conditions)

Oct 16 Council considers authorization

week of Nov 6 Bonds/obligations sold

Dec 7 Proceeds received



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General Obligation Debt - Constitutional Limit

FY 2022 City/Town GO Debt and Debt Limitations*

City/Town	Current Capacity Limit	Current Debt	% of Capacity Used
City of Tempe	\$620,205,964	\$401,755,000	64.78%
City of EI Mirage	\$38,480,679	\$17,860,000	46.41%
City of Goodyear	\$336,400,692	\$150,555,000	44.75%
Lake Havasu City	\$232,047,164	\$97,153,351	41.87%
Town of Gilbert	\$777,628,705	\$298,465,000	38.38%
City of Maricopa	\$95,749,809	\$30,720,000	32.08%
City of Avondale	\$141,497,289	\$44,475,000	31.43%
City of Peoria	\$491,612,746	\$146,110,000	29.72%
City of Mesa	\$1,100,745,506	\$318,950,000	28.98%
City of Glendale	\$437,530,107	\$125,320,000	28.64%
City of Tolleson	\$71,951,605	\$20,022,579	27.83%
City of Chandler	\$962,768,837	\$236,415,000	24.56%
City of Casa Grande	\$118,607,896	\$27,525,000	23.21%
City of Scottsdale	\$1,905,487,530	\$398,885,000	20.93%
City of Phoenix	\$4,027,538,303	\$815,395,000	20.25%
City of Flagstaff	\$266,468,149	\$34,661,467	13.01%
City of Surprise	\$372,417,766	\$43,225,000	11.61%
City of Tucson	\$1,080,465,756	\$110,905,000	10.26%
Grand Total	\$13,077,604,503	\$3,318,397,397	

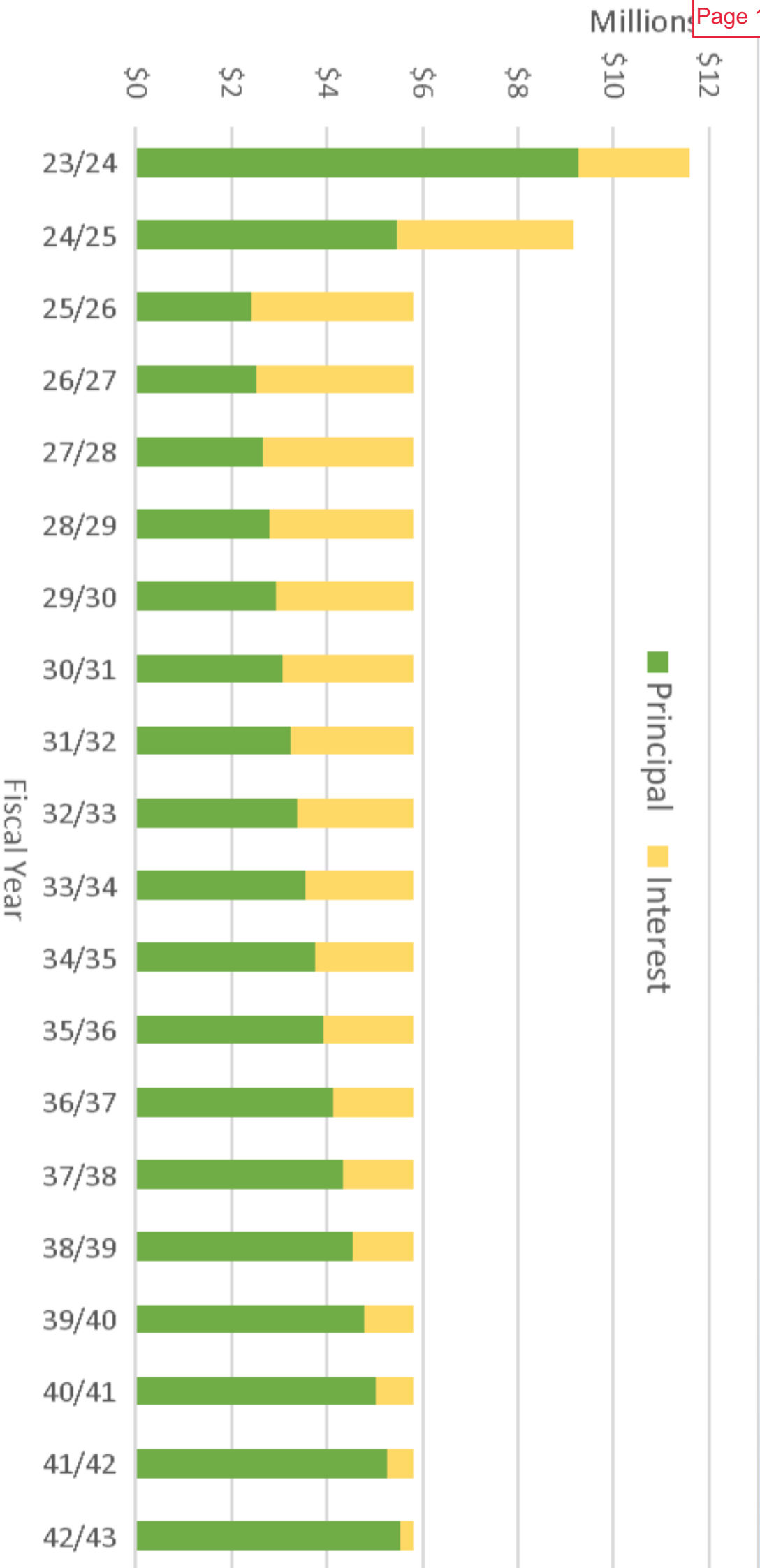
*Cities and Towns that submitted data for both the six percent and twenty percent capacity amounts were added as one lump sum and calculated at the combined twenty six percent capacity limit.

2023 General Obligation (GO) Bonds

Proposed 2023 Sale: \$89 million

Purpose	Election Year	Approved but Unissued Bond Sale Amounts	Proposed 2023 Sale	Estimated Remaining Bond Sale Approval
Library	2018	\$ 16,660,000	\$ 5,010,000	\$ 11,650,000
Parks and Culture	2018	66,115,000	46,090,000	20,025,000
Public Safety	2018	51,690,000	20,040,000	31,650,000
Transportation	2020	96,945,000	18,035,000	78,910,000
Public Safety	2022	157,000,000	0	157,000,000
Total		\$ 388,410,000	\$ 89,175,000	\$ 299,235,000

2023 General Obligation Bonds – Debt Service Payments

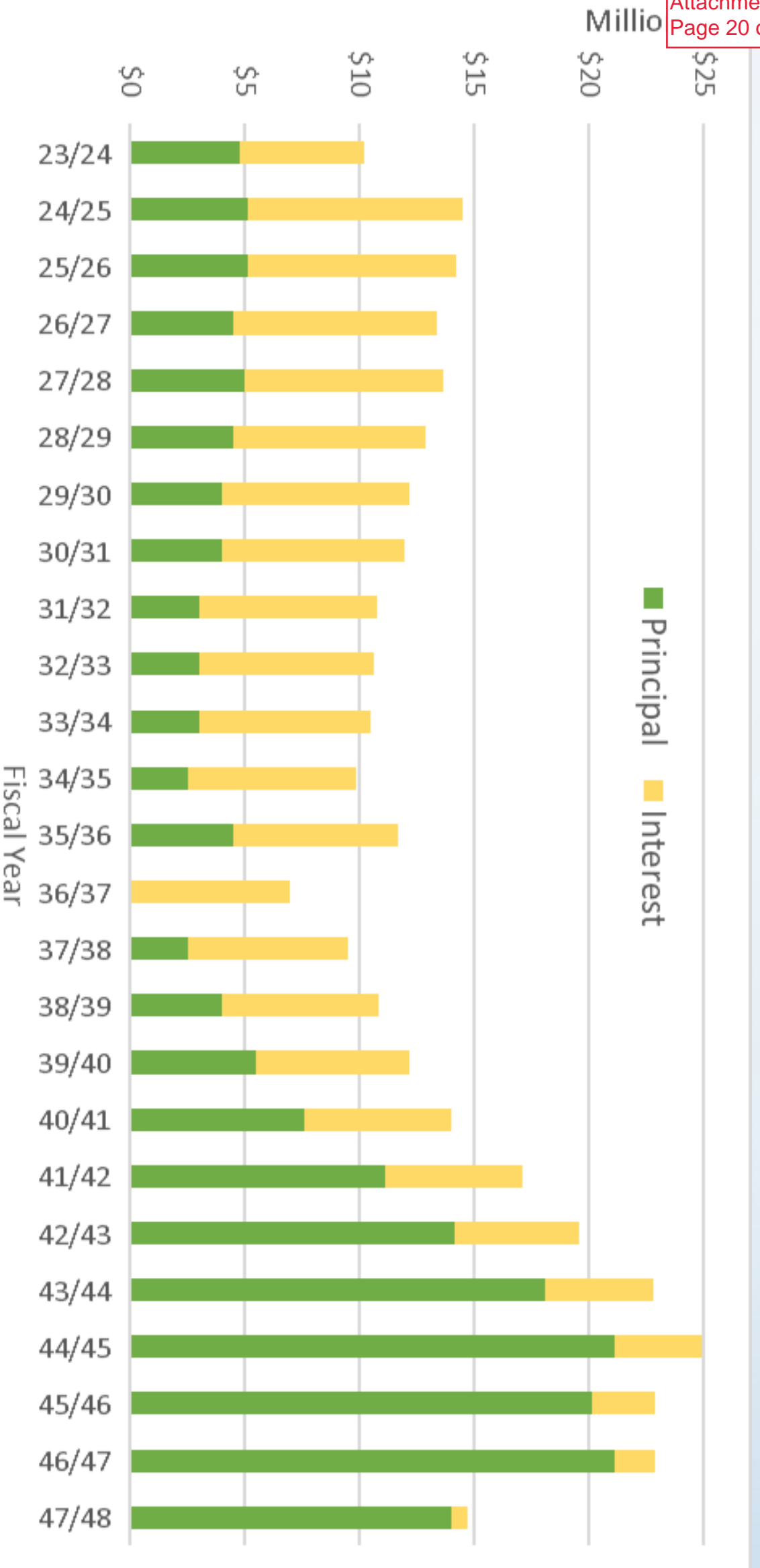


2023 Utility Systems Revenue Obligations

Proposed 2023 Sale: \$202 million

Utility System	Proposed 2023 Sale
Electric	\$ 3,000,000
Natural Gas	32,000,000
Wastewater	56,000,000
Water	111,000,000
Total	\$ 202,000,000

2023 Utility Obligations – Debt Service Payments



Housing and Homelessness

Trends, Impacts and Programs

Katie Gentry, Regional Homelessness Program Manager

Ed Wessing, Assistant Police Chief

Lindsey Balinkie, Deputy Director Community Services

City Council Study Session

October 12, 2023



Maricopa Association of Governments

Katie Gentry, Regional Homelessness Program Manager





HOUSING DATA



OVERVIEW OF PRESENTATION

State of Housing

- Decreasing Housing Availability
- Increasing Rents
- Increasing Evictions
- Increasing Homelessness

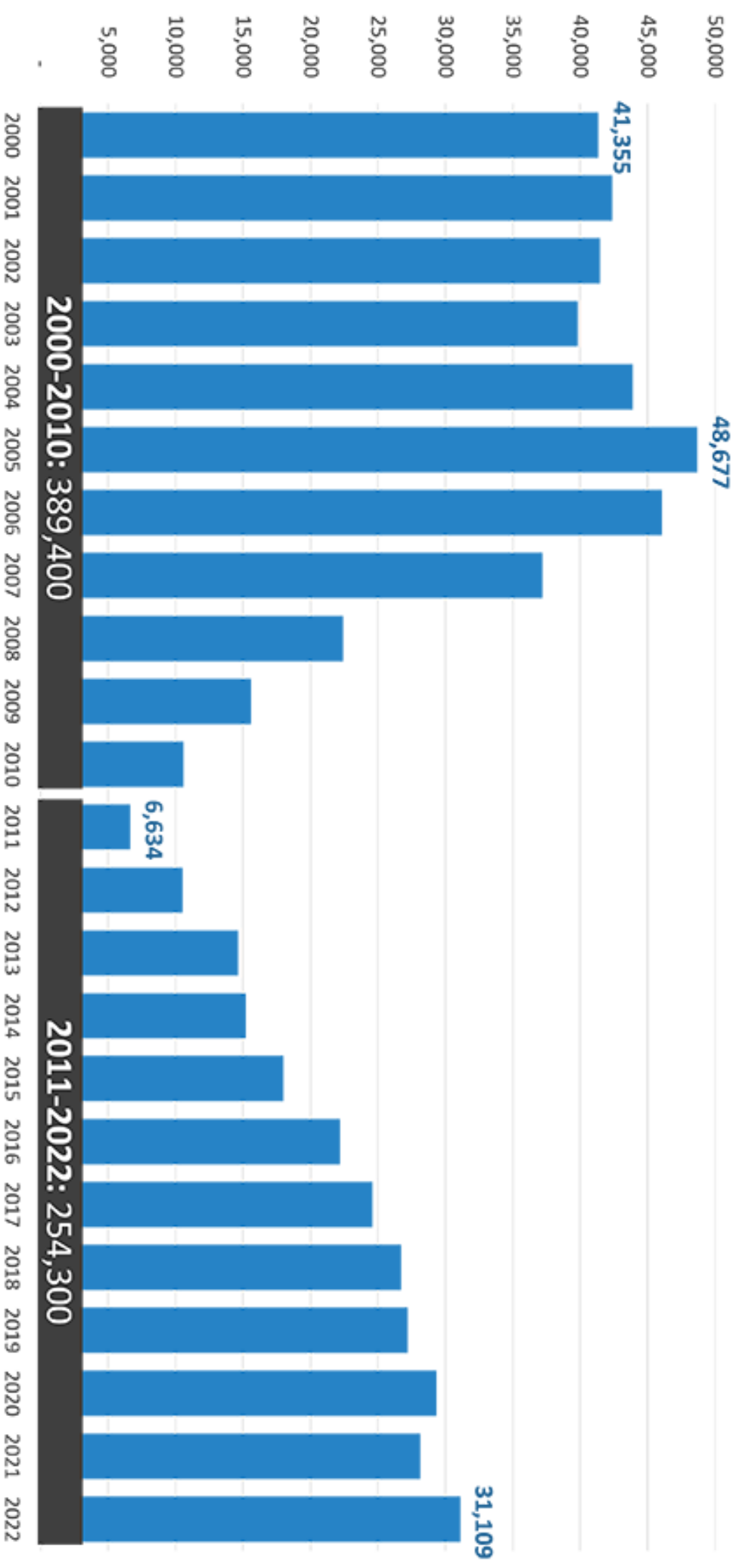
Housing attainability and other economic or situational issues contributes to the increase in homelessness.





RESIDENTIAL COMPLETIONS

Total Residential Completions, 2000-2022 (Maricopa County)



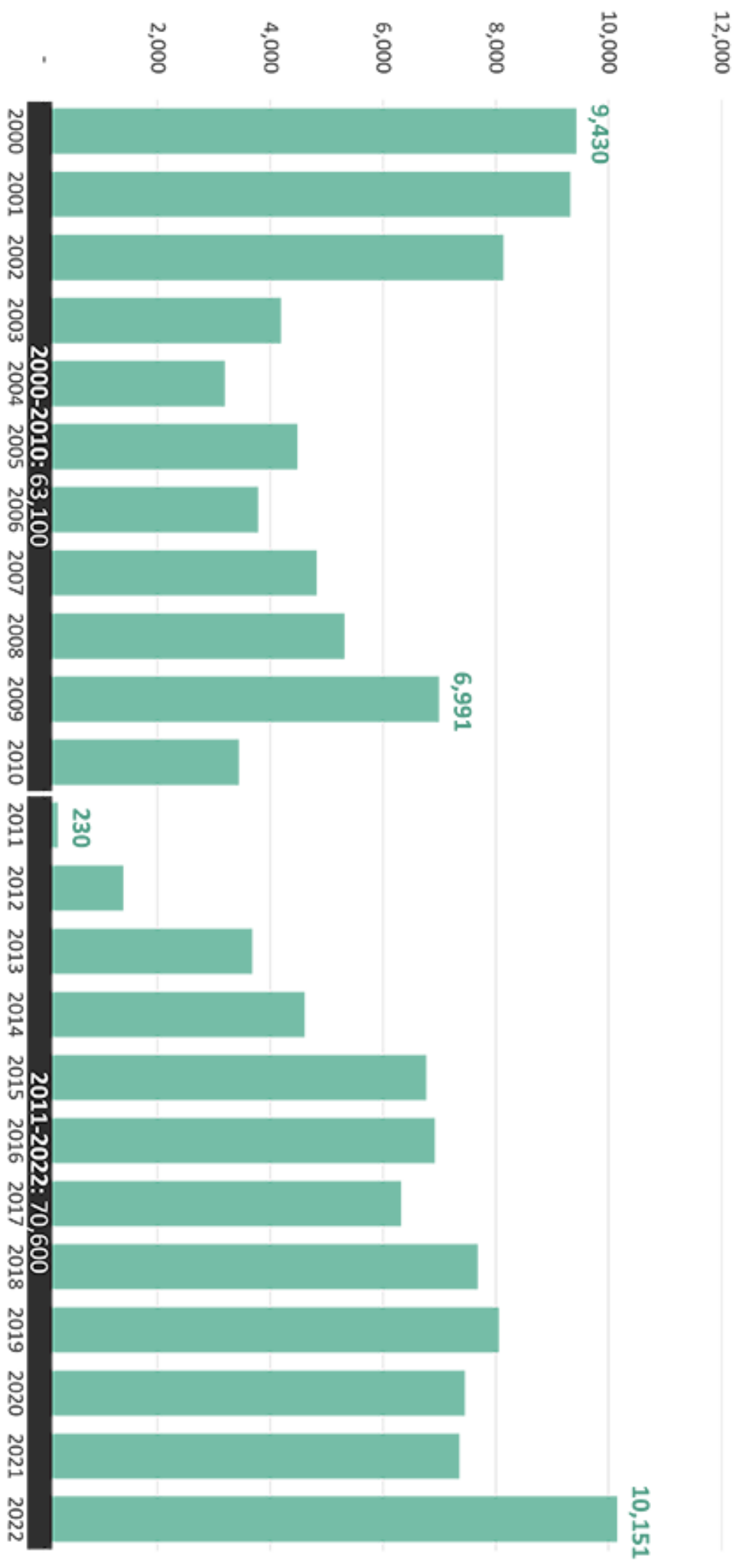
Source: Maricopa Association of Governments





APARTMENT COMPLETIONS

Apartment Residential Completions, 2000-2022 (Maricopa County)

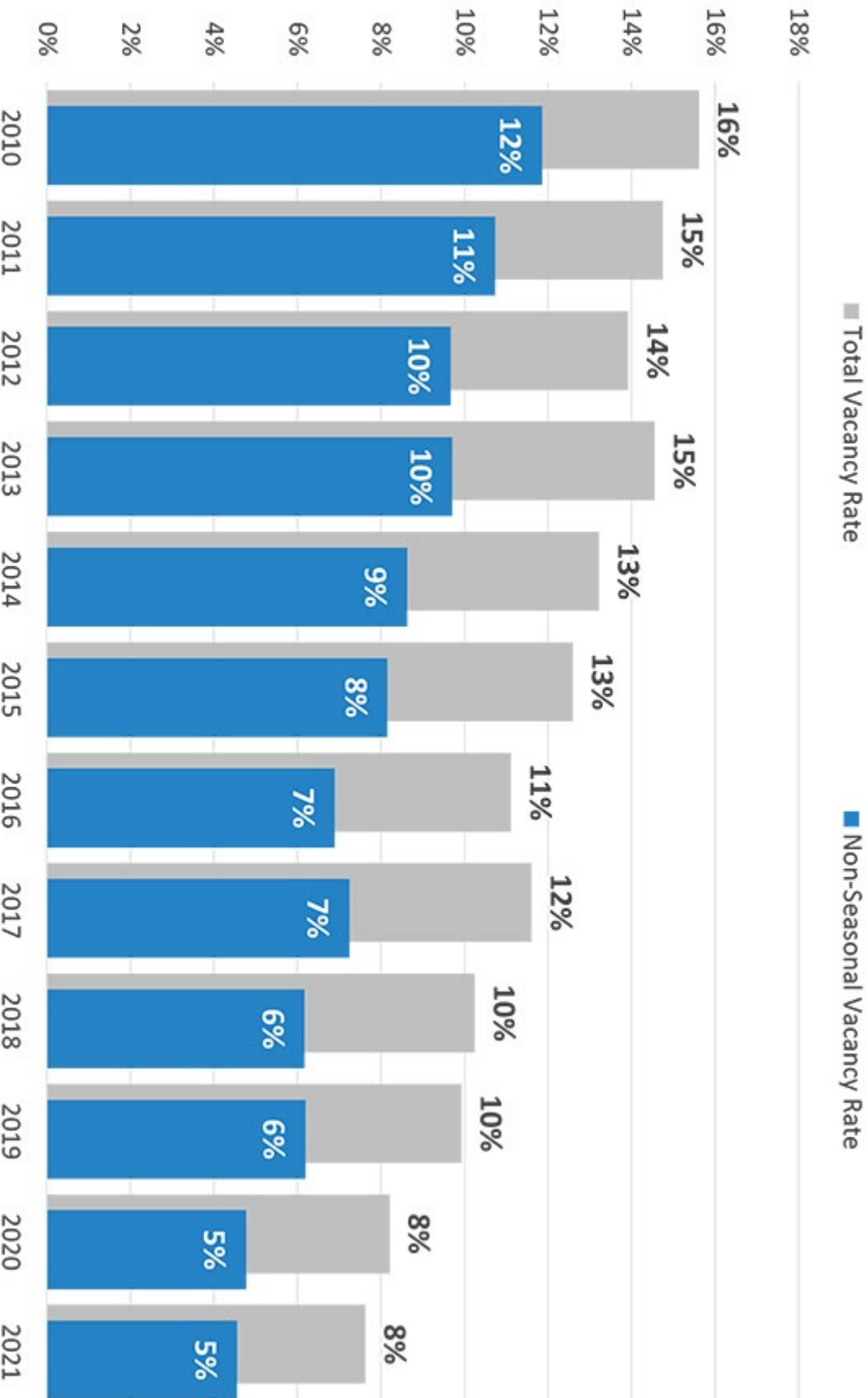


Source: Maricopa Association of Governments





VACANCY RATE FOR MARICOPA COUNTY

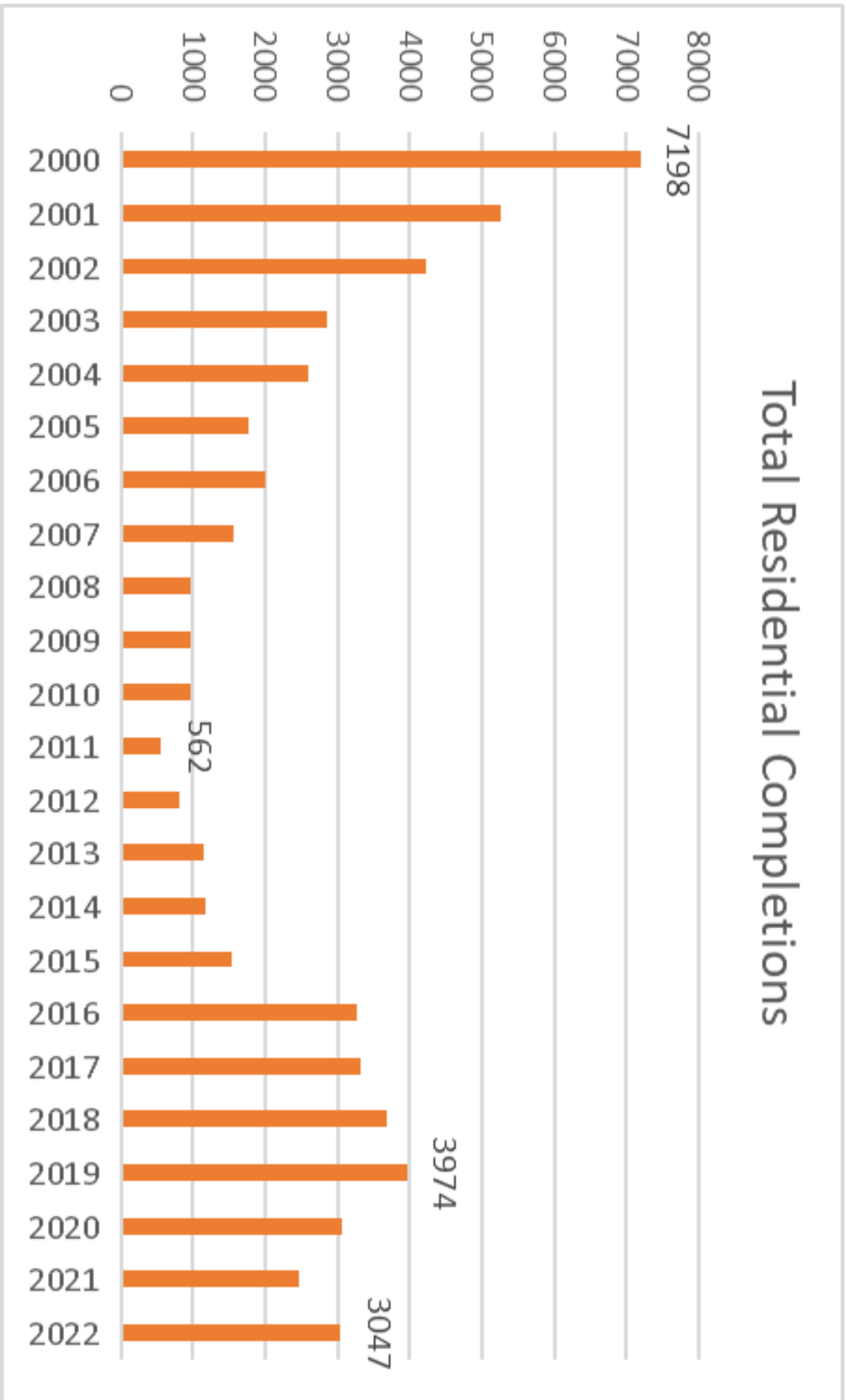


Source: U.S. Census Bureau, American Community Survey



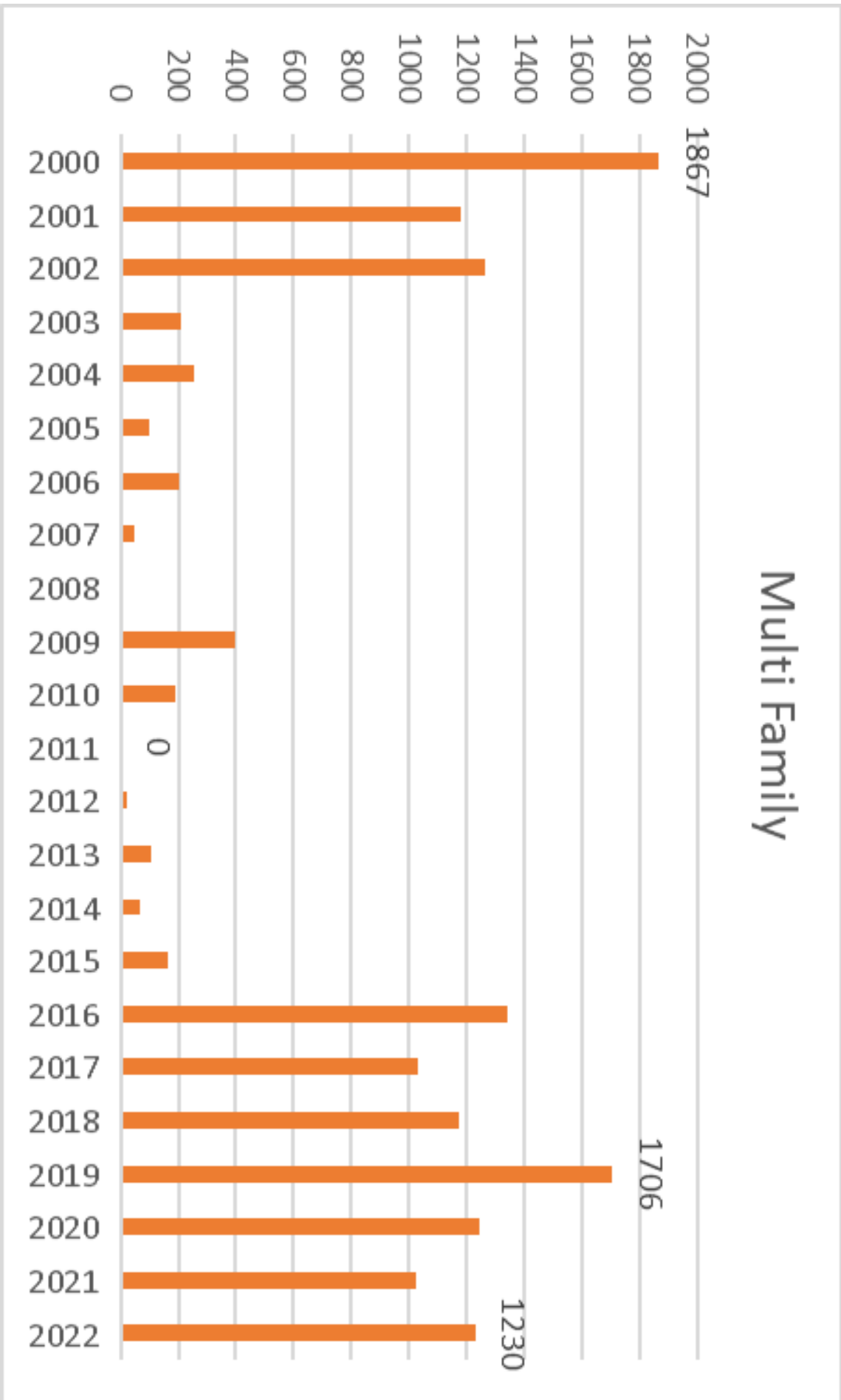


RESIDENTIAL COMPLETIONS: MESA





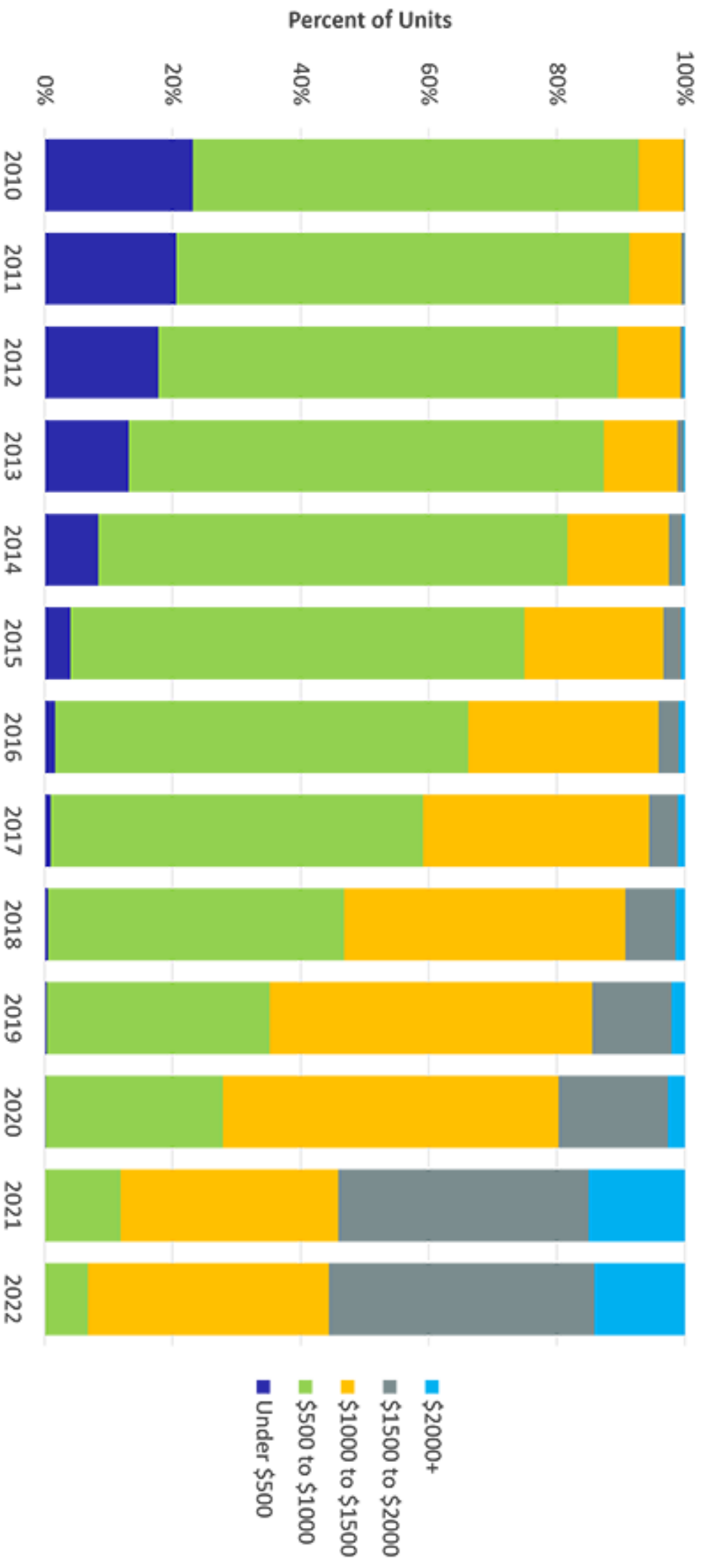
APARTMENT COMPLETIONS: MESA





APARTMENT RENTS ACROSS THE REGION

Apartment Rent, 2010-2022

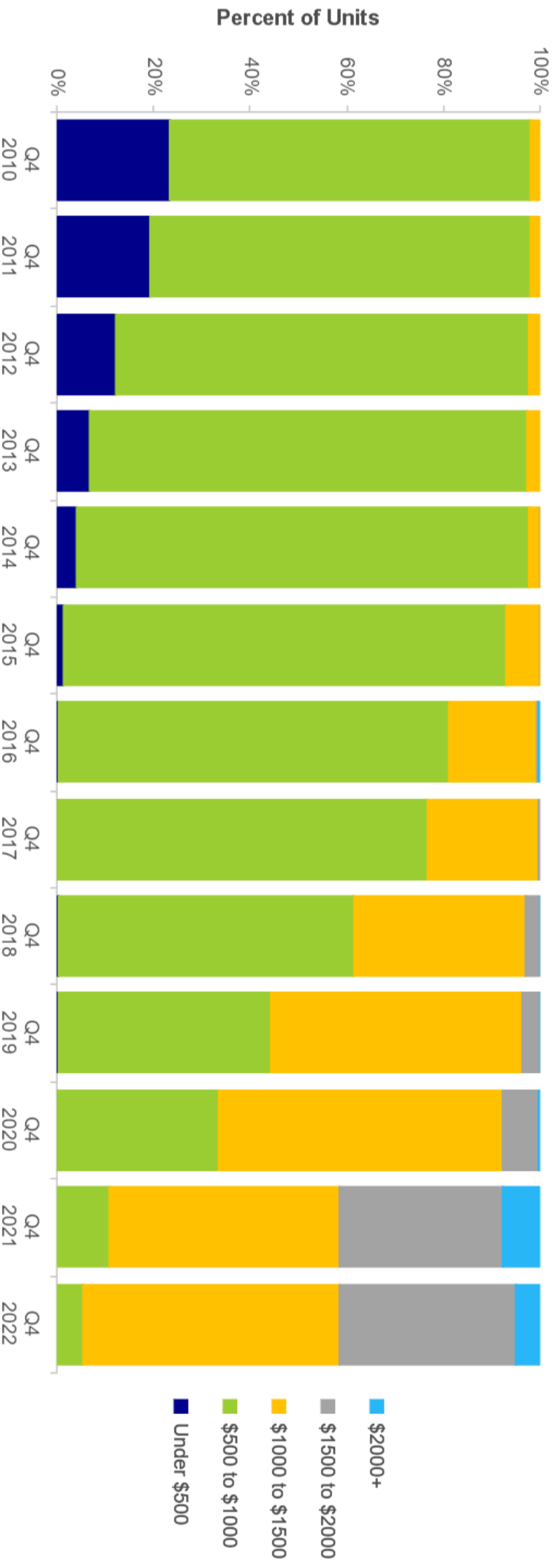


Source: RealData, Inc.





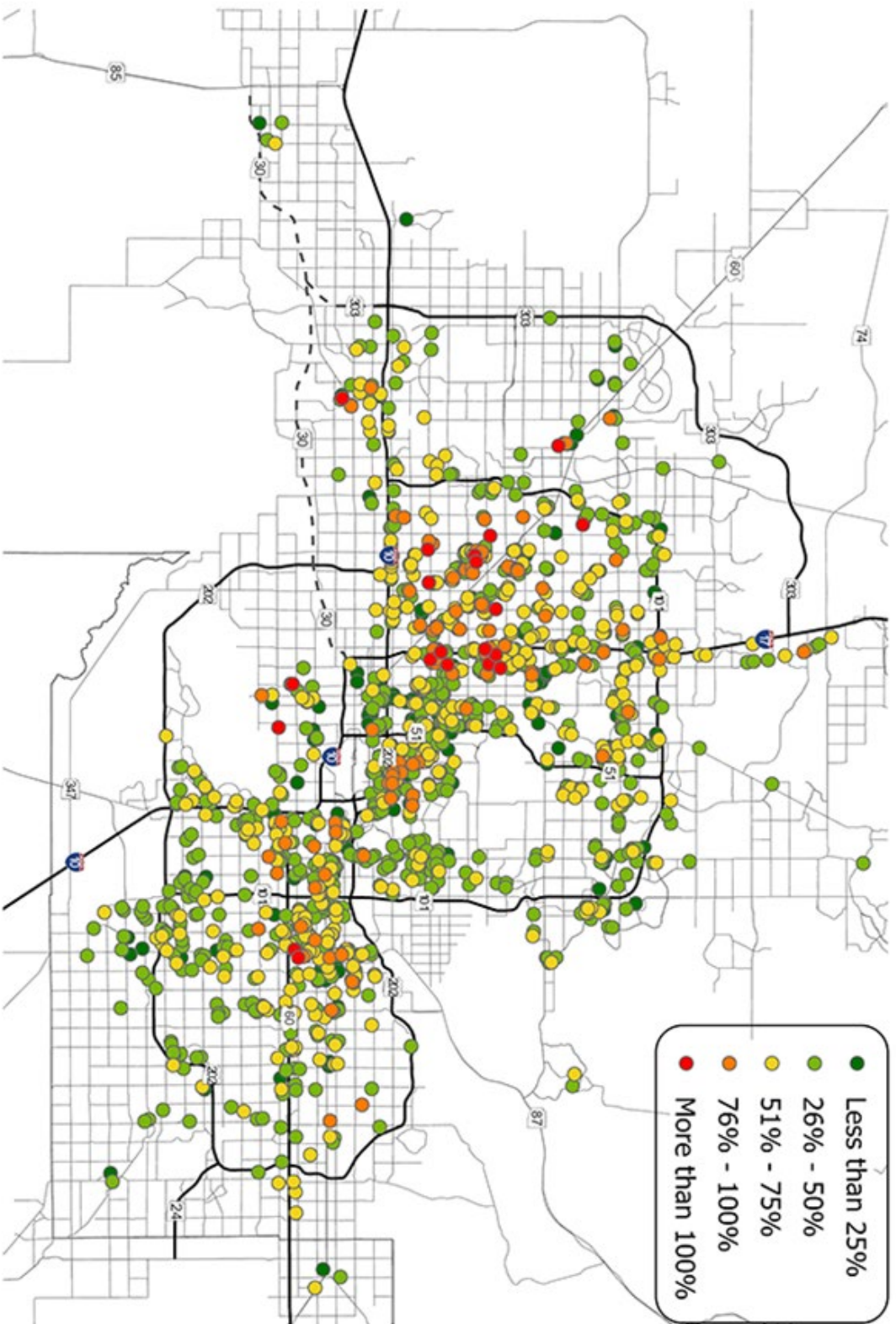
APARTMENT RENTS IN MESA



Source: RealData, Inc (50+ unit complexes only)



CHANGE IN RENT BY LOCATION



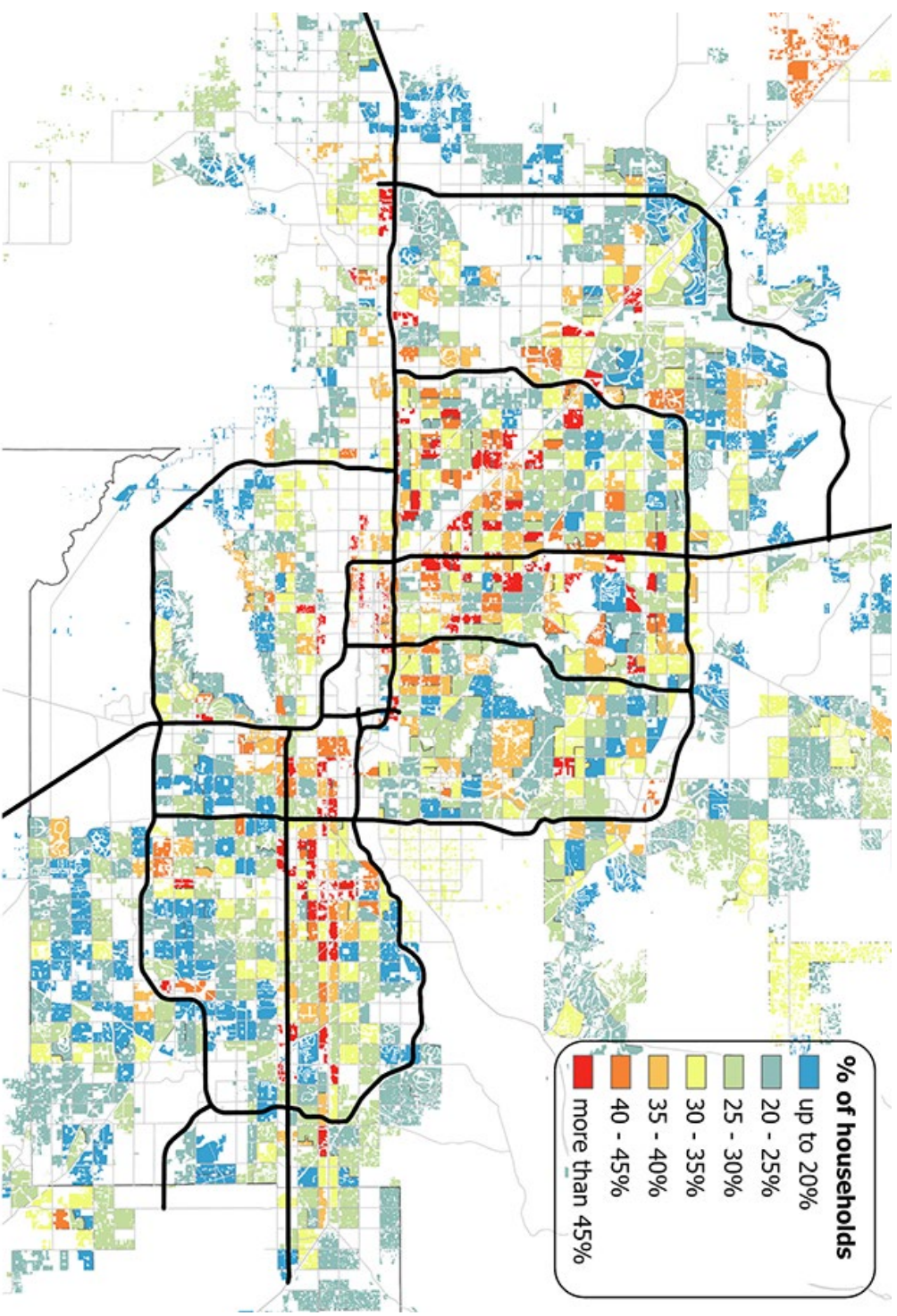
Change in Apartment Rent, Q4 2018 – Q4 2022

Source: Real Data (only includes complexes with 50 or more units)



Income spent on housing

- **548,000** households spend 30% or more
- **256,000** households spend 50% or more



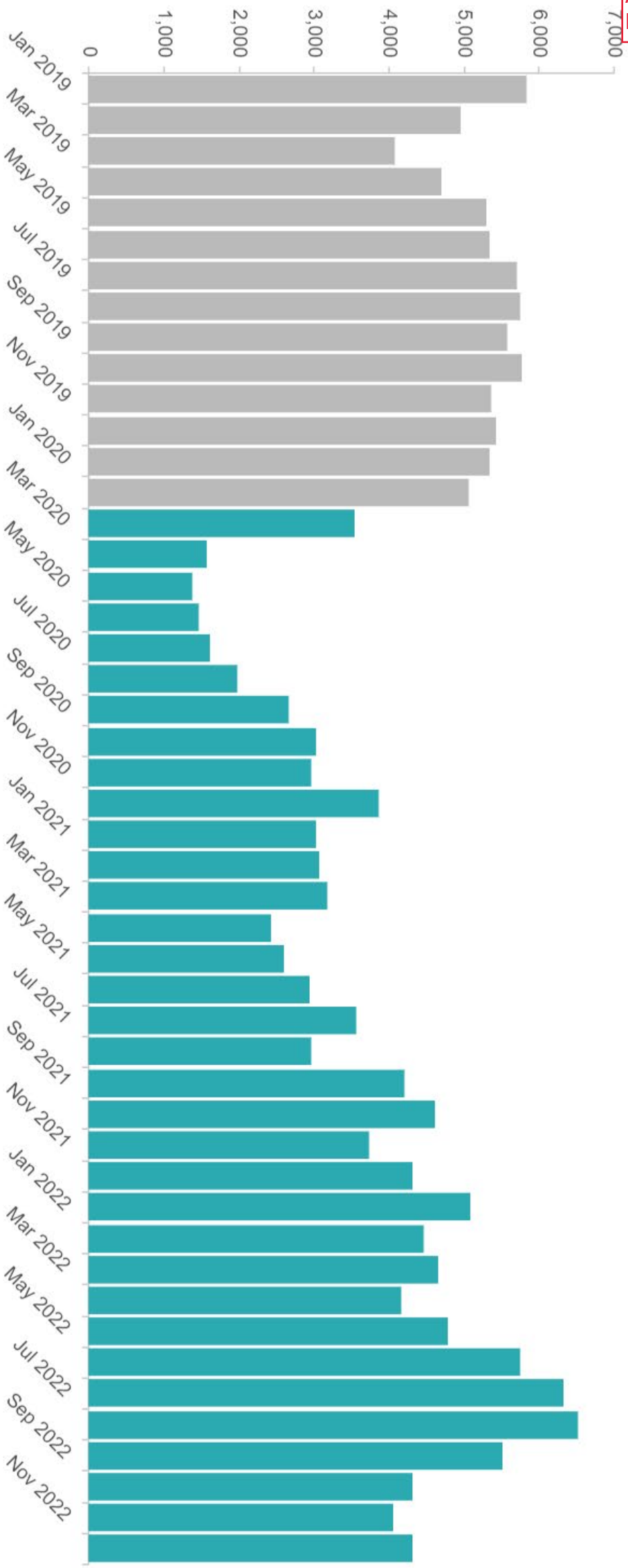
Source: American Community Survey (2017-2021)





MONTHLY EVICTION FILINGS IN MARICOPA COUNTY

January 2019 to December 2022



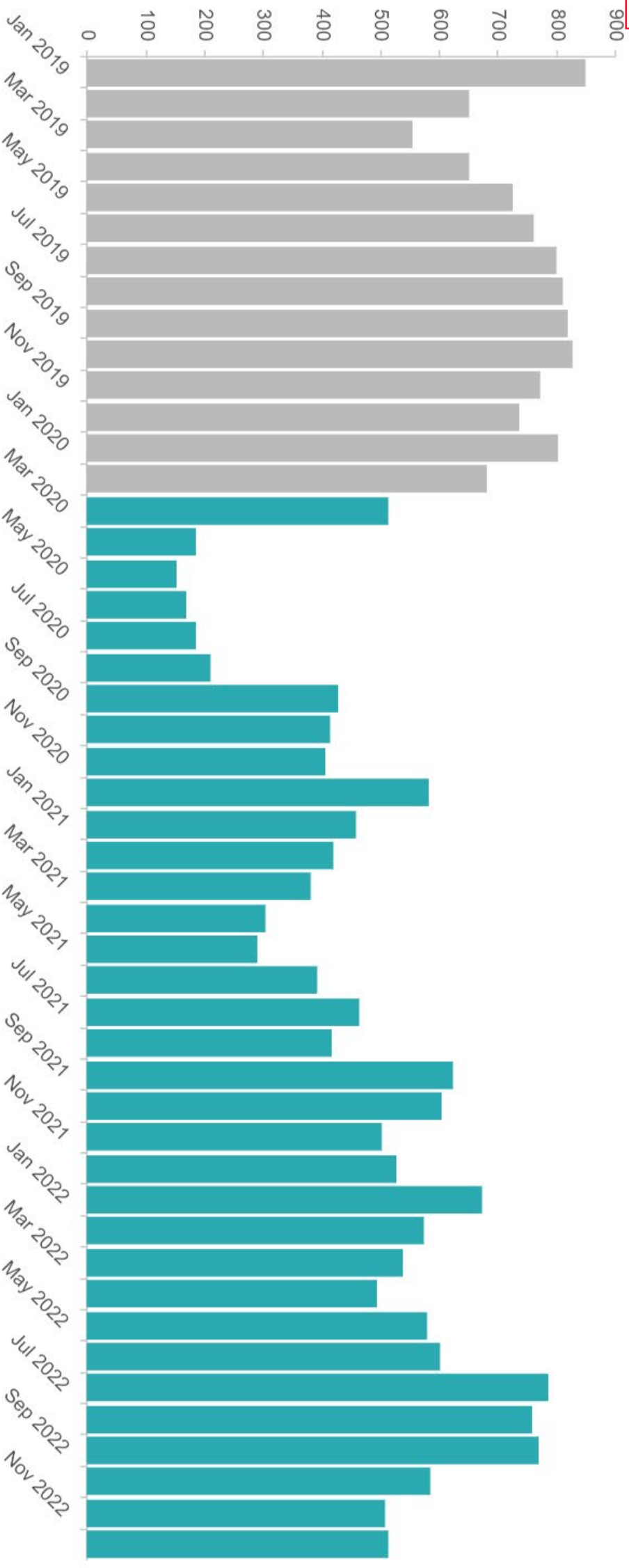
Source: Maricopa County Justice Courts*

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



MONTHLY EVICTION FILINGS IN MESA

January 2019 to December 2022

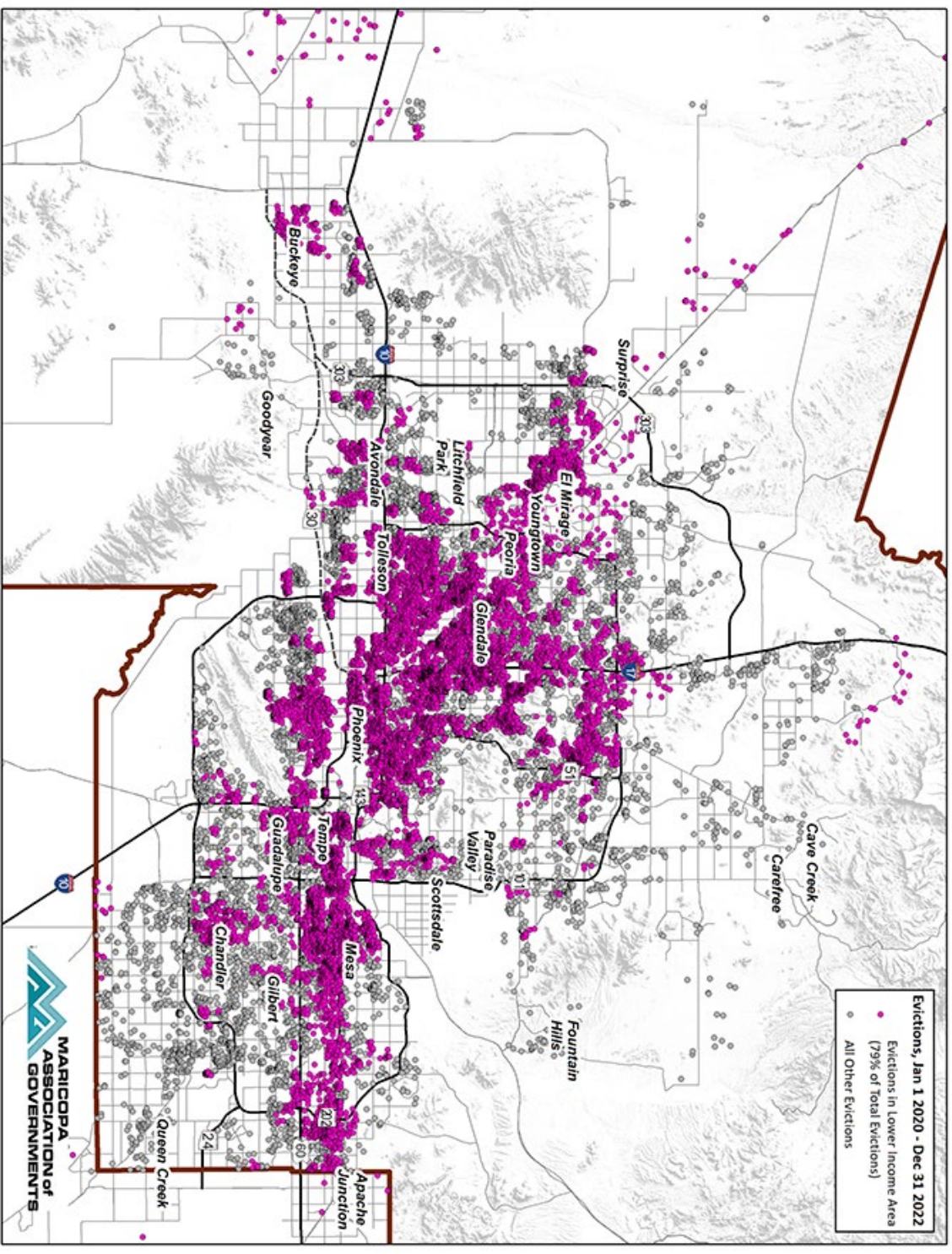


Source: Maricopa County Justice Courts*

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



79% of evictions are in lower income areas



Source: Maricopa County Justice Courts; U.S. Census Bureau, American Community Survey (ACS)

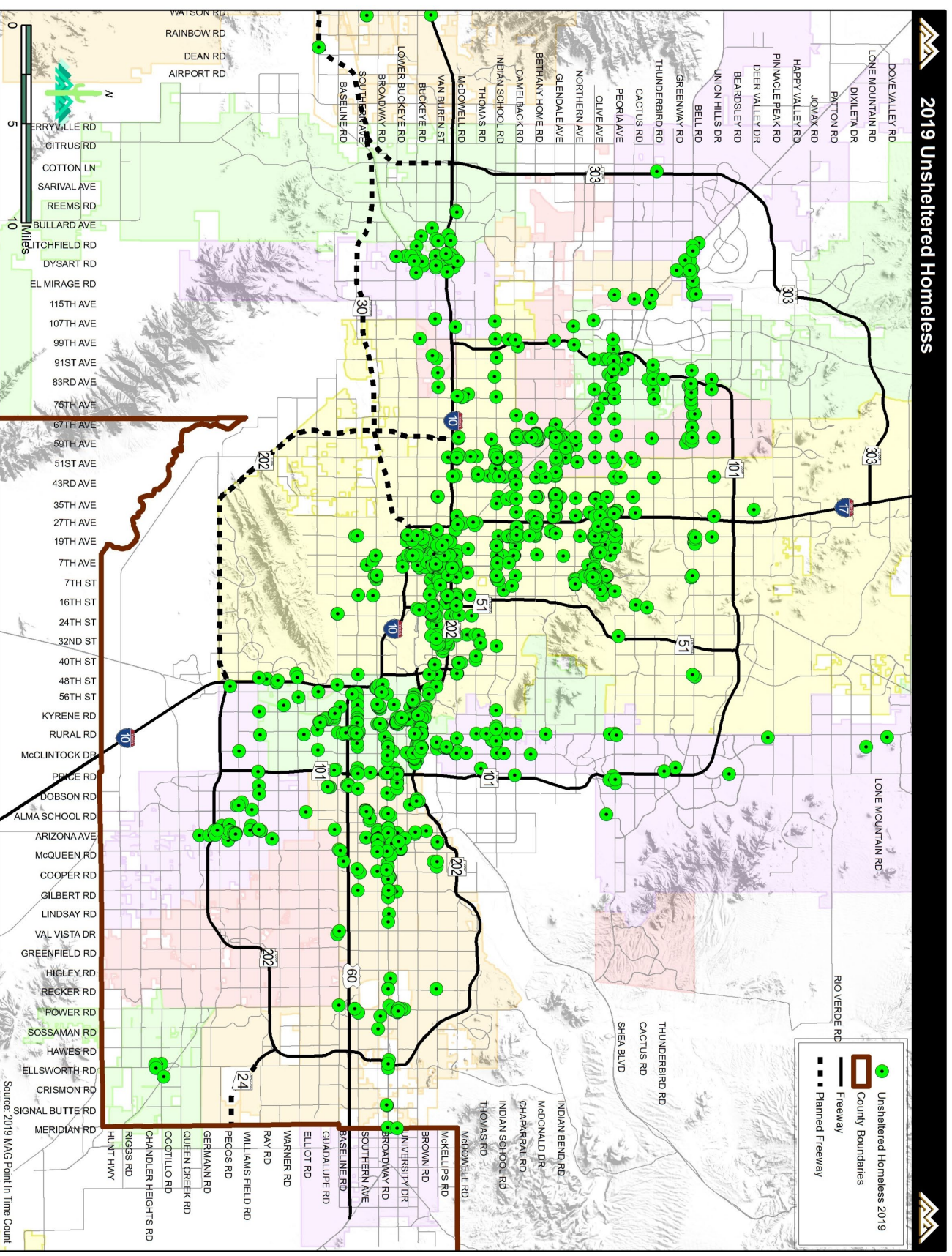


HOMELESSNESS DATA



In 2019, found
 3188 people
 sleeping outside
 countywide.

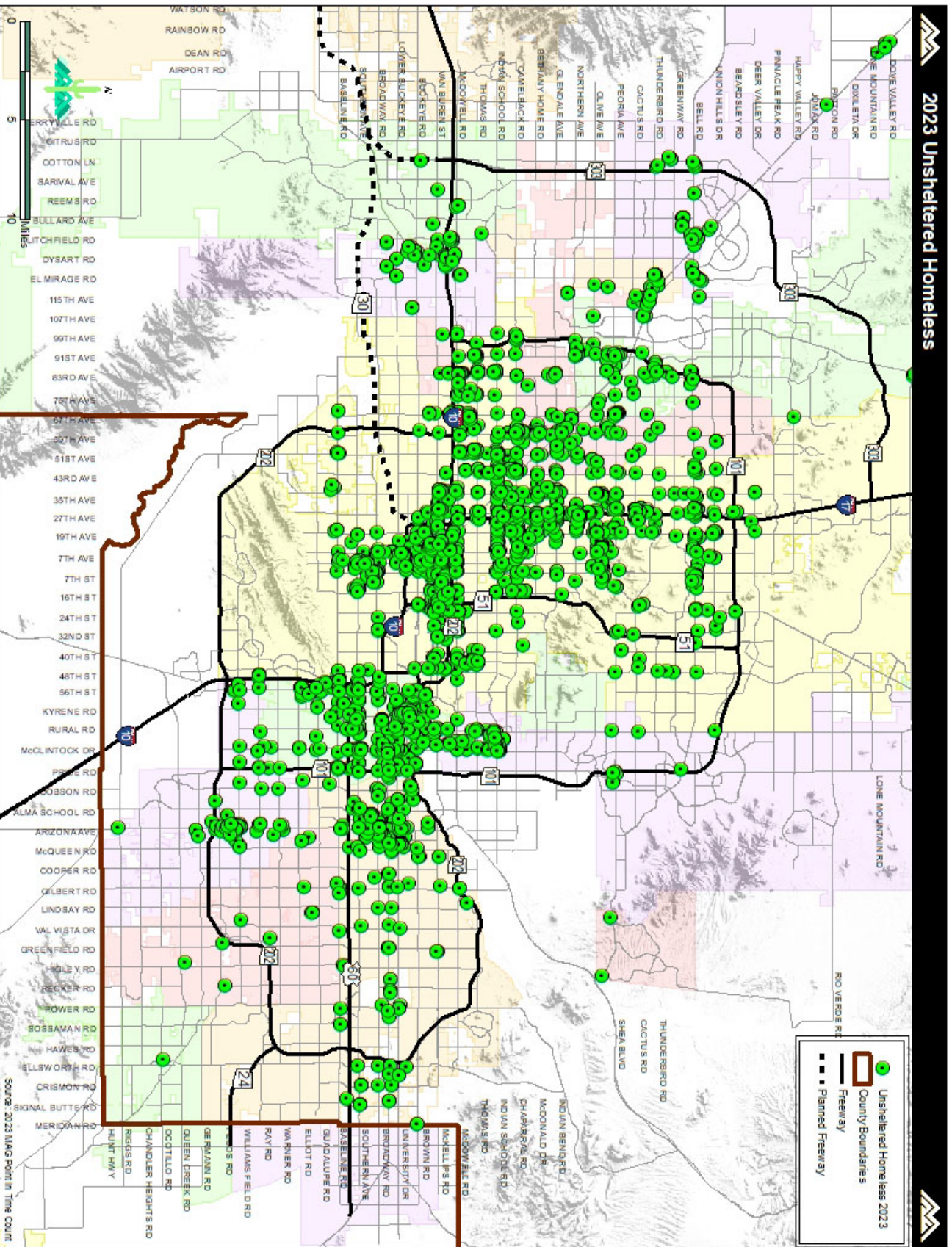
That number was
 1,053 in 2014.



POINT IN TIME COUNT, 2023

In 2023, we counted 4,908 people sleeping outside countywide.

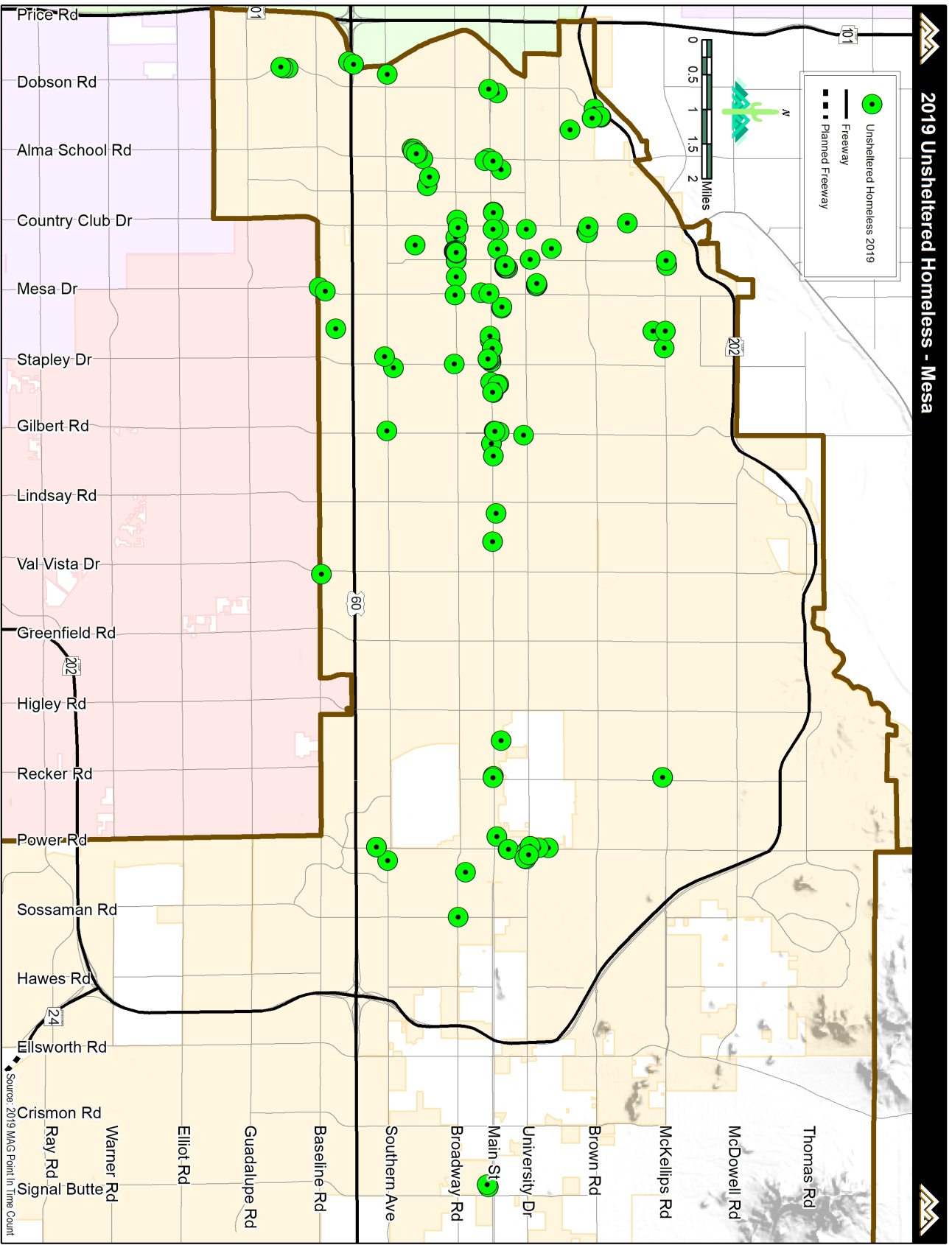
Notable: 121 fewer people found than in 2022.





POINT IN TIME COUNT MESA, 2019

In 2019, 206
people sleeping
outside.
In 2014, that
number was 55.



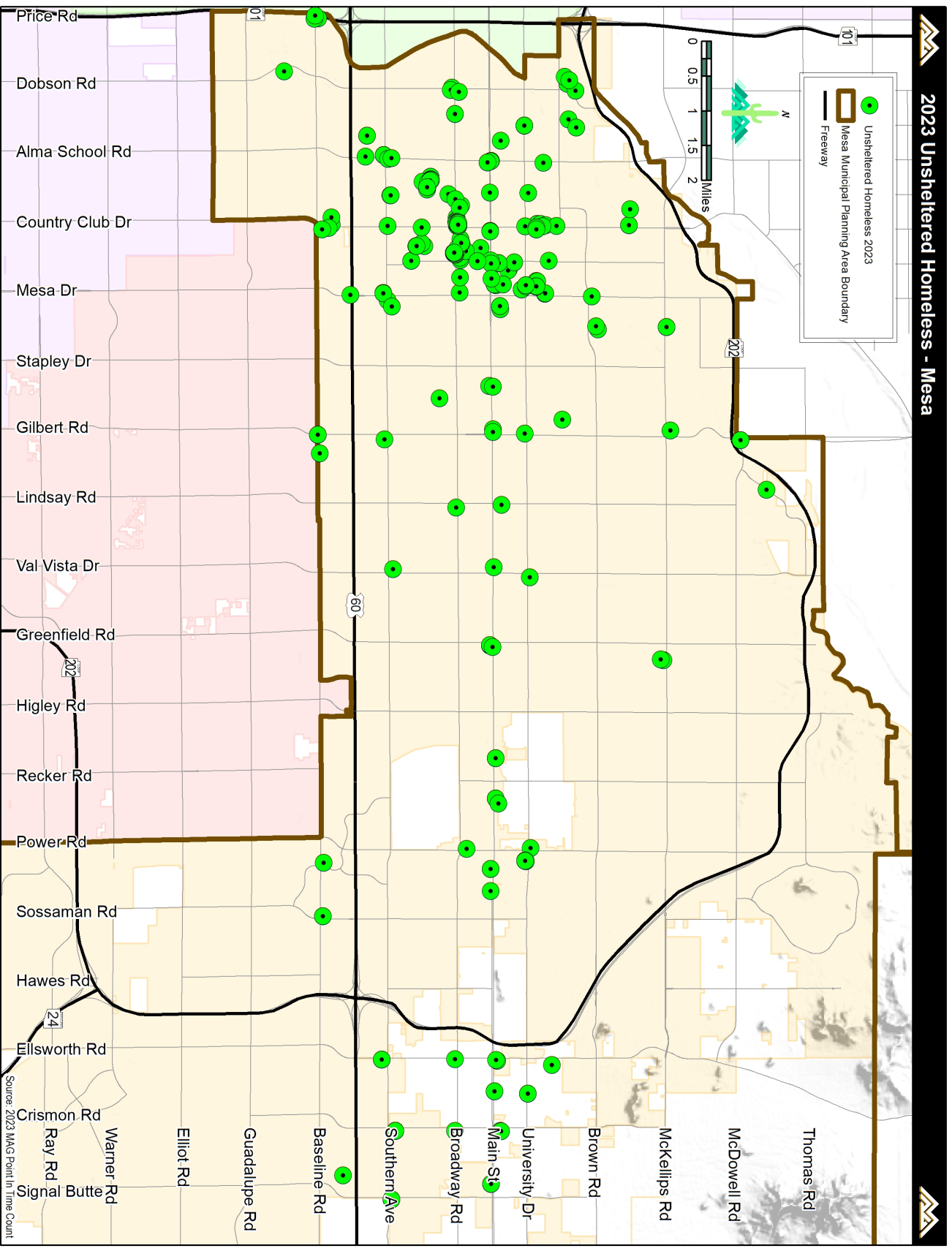


POINT IN TIME COUNT MESA, 2023

In 2023, 366 people found sleeping outside in Mesa.

Five years prior, that number was 206.

Notable: 2023 saw a reduction of people found sleeping outside. Down from 451 in 2022.





• Quarterly Report showing trends in homelessness data

• Based on data from the Homeless Management Information System (HMIS)

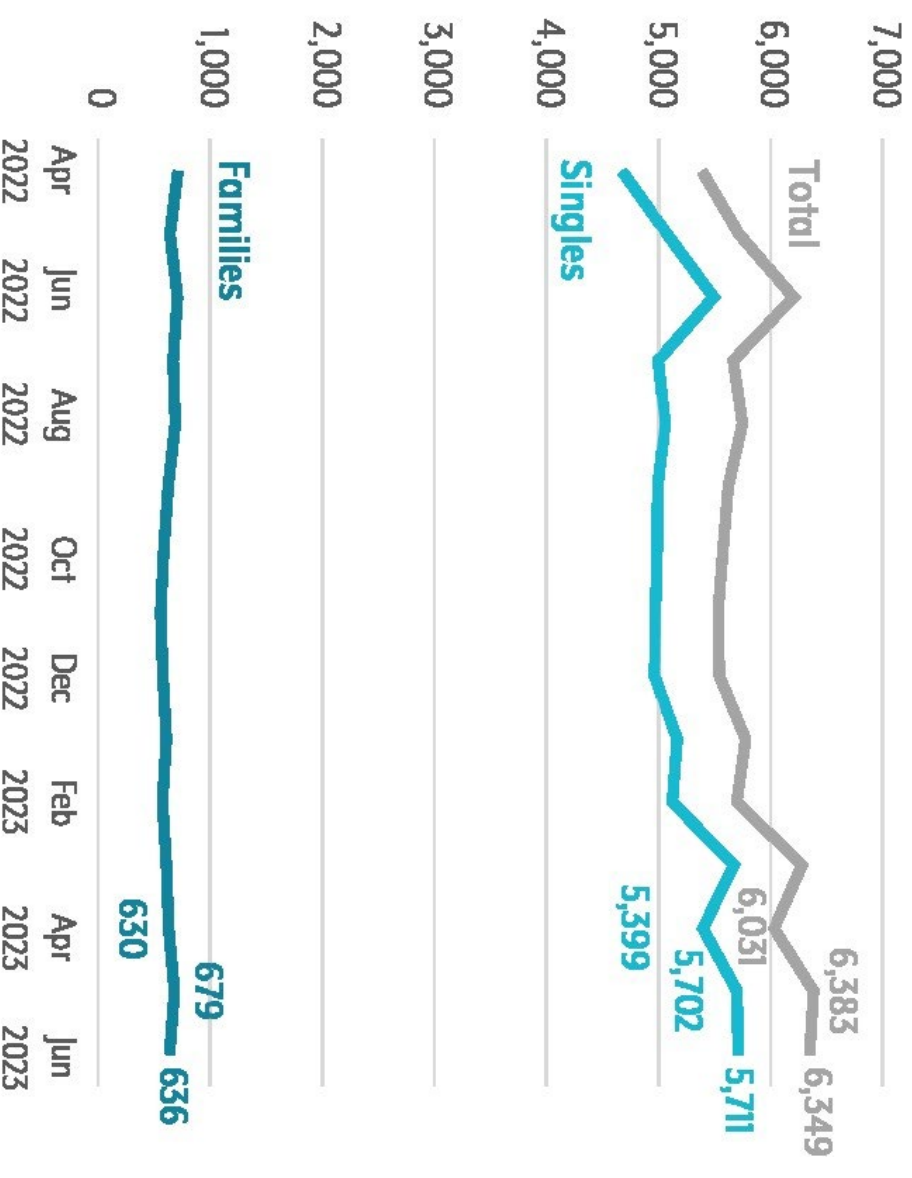
<https://azmag.gov/Programs/Homelessness/Data/Homelessness-Trends>





HOMELINESS OVERVIEW

- In June 2023 - 6,349 households experiencing homelessness made up of 8,405 people
- 34% increase in households since June 2021



- **19** people coming into homelessness for every **10** people finding housing
- On average, **970** new households coming in each month
- **28,603** unique people have been served in the past year



AVAILABLE BEDS?

- **Across the region, there are not enough shelter beds compared to the need**
- **Family waitlist is currently 7 weeks long to get into shelter**
- **Since 2020, increased shelter by 44%; majority of shelter is in Phoenix**





FOR MORE INFORMATION

Katie Gentry

Maricopa Association of Governments

kgentry@azmag.gov, 602-452-5092

<https://azmag.gov/Homelessness>





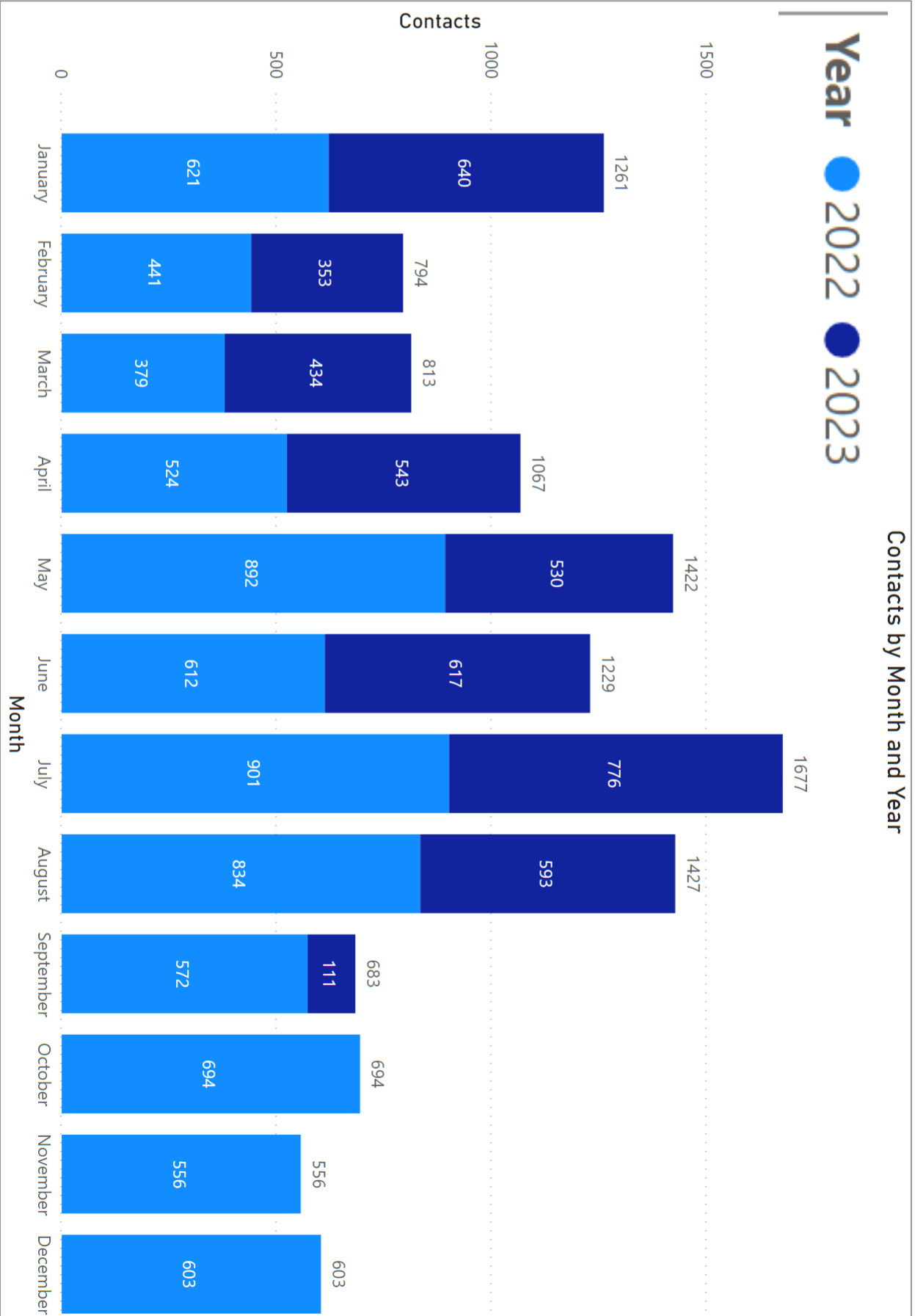
Mesa Police Department

Ed Messing, Assistant Police Chief

Homeless Related Project Stats

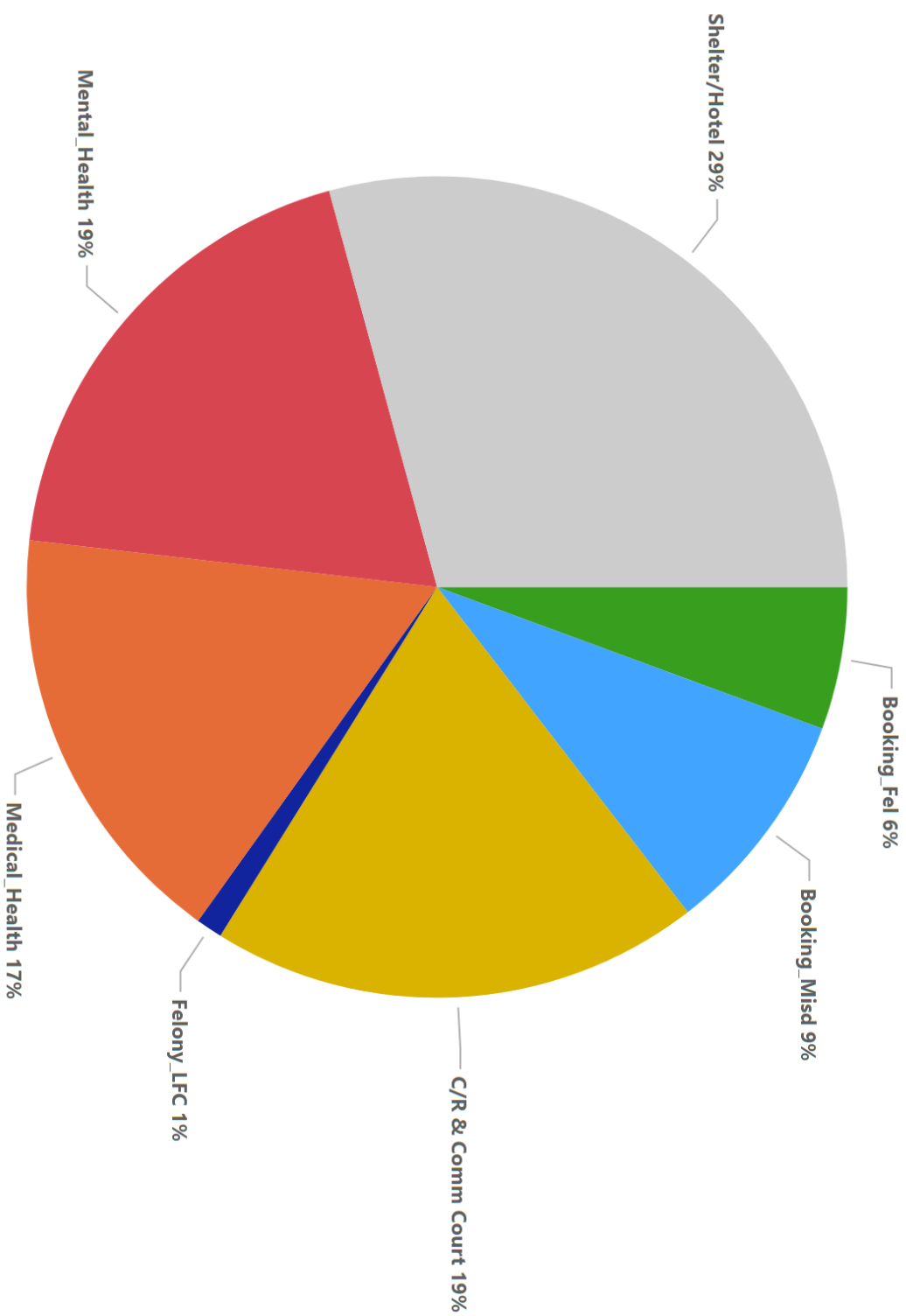
Study Session
 October 12, 2023
 Attachment 4
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Total Human & Judicial Services	12K	
Total Contacts	5581	46%
Total Human Services	3636	65%
Total Judicial Services	1945	35%



Homeless Related Project Stats

Contacts by Percentage of Total



- Booking_Fel
- Booking_Misd
- C/R & Comm Court
- Felony_LFC
- Medical_Health
- Mental_Health
- Shelter/Hotel



Mesa Police Homeless Related Calls

HOMELESS RELATED COMPARED MONTHLY BY DISTRICT

DISTRICT	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	% CHANGE
CENTRL	401	319	340	355	293	362	375	223	444				99%
FIESTA	214	205	237	201	185	191	172	118	231				96%
REDMTN	217	222	204	164	170	175	192	130	189				45%
SUPER	216	192	189	202	197	205	202	130	133				2%
TOTAL	1048	938	970	922	845	933	941	601	997	0	0	0	66%

2023 YTD HOMELESS RELATED COMPARED TO TOTAL CFS BY DISTRICT

DISTRICT	HR	OVERALL	%
CENTRL	3112	55919	6%
FIESTA	1754	47032	4%
REDMTN	1663	48813	3%
SUPER	1666	53319	3%
TOTAL	8195	205083	4%



Community Services

Office of Homeless Solutions

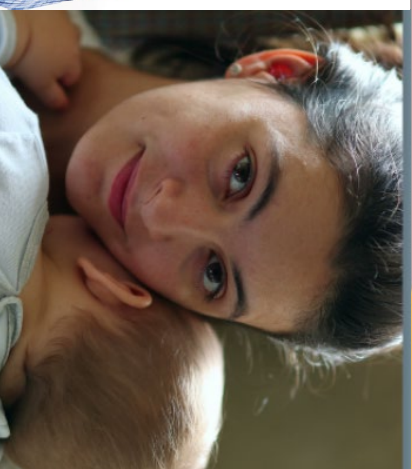
Lindsey Balinkie, Deputy Director Community Services

Mesa's Pathway to Housing



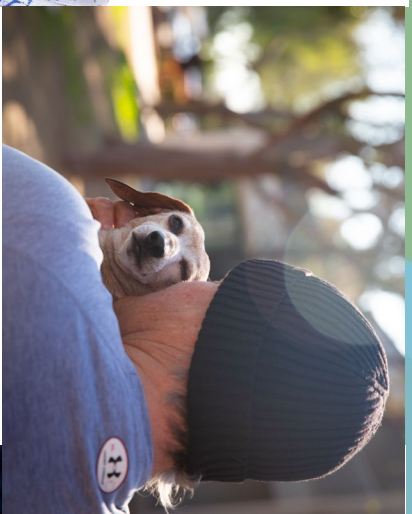
OFF THE STREETS PROGRAM

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

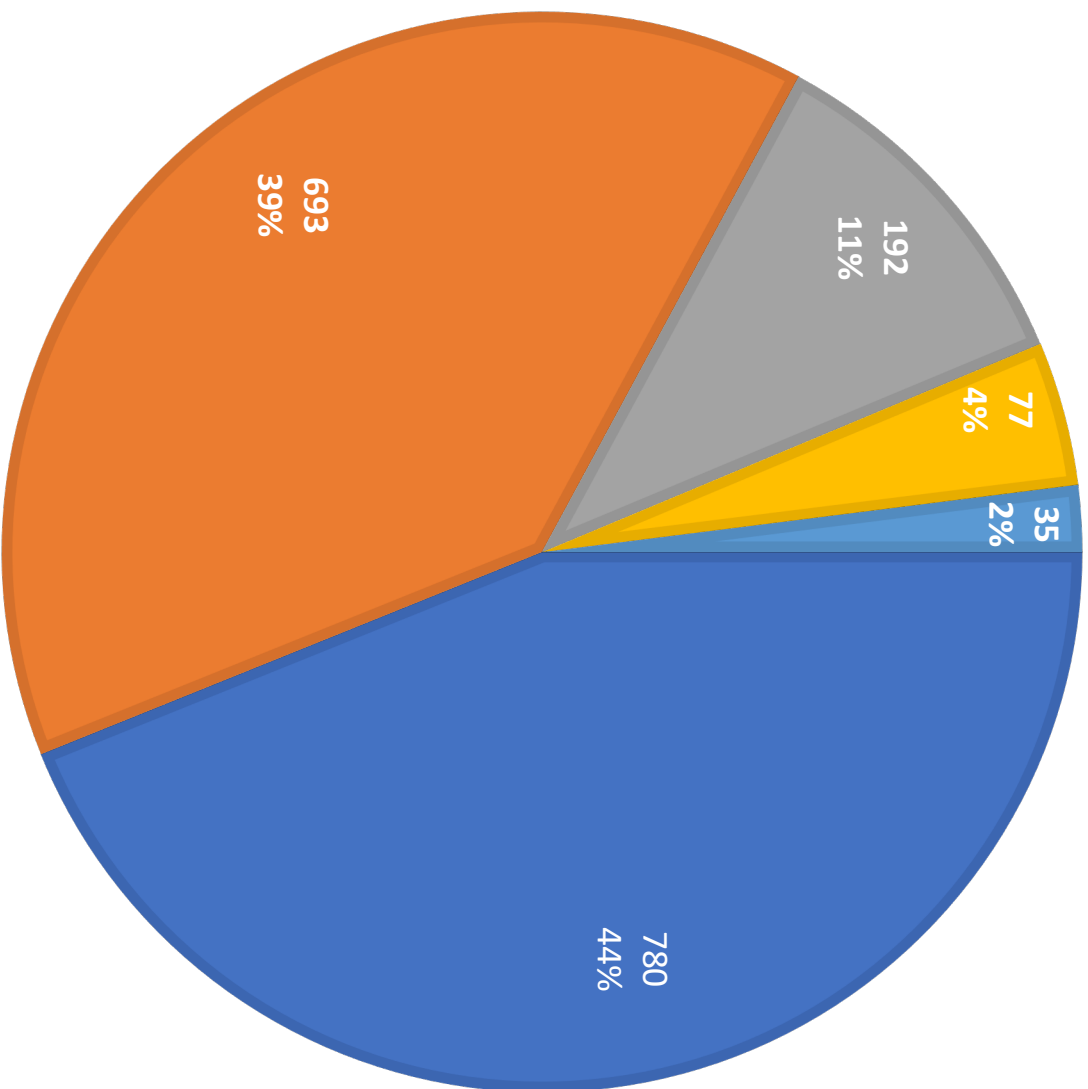


Who we serve

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



REASONS FOR HOMELESSNESS



- Unsafe Environment/Dispute/Divorce
- Financial/Employment
- Medical
- Alcohol/Substance Use
- Judicial

EXIT DESTINATIONS

- Homeless Shelter
- Housing (with Voucher/Support)
- Housing (with family/friend)
- Self-Paid Housing
- Bridge Housing
- Medical/Long-Term Care Facility/Group Home

73% successfully graduate to the next step in their housing plan

Data from August 23 – September 28

Study Session
October 12, 2023
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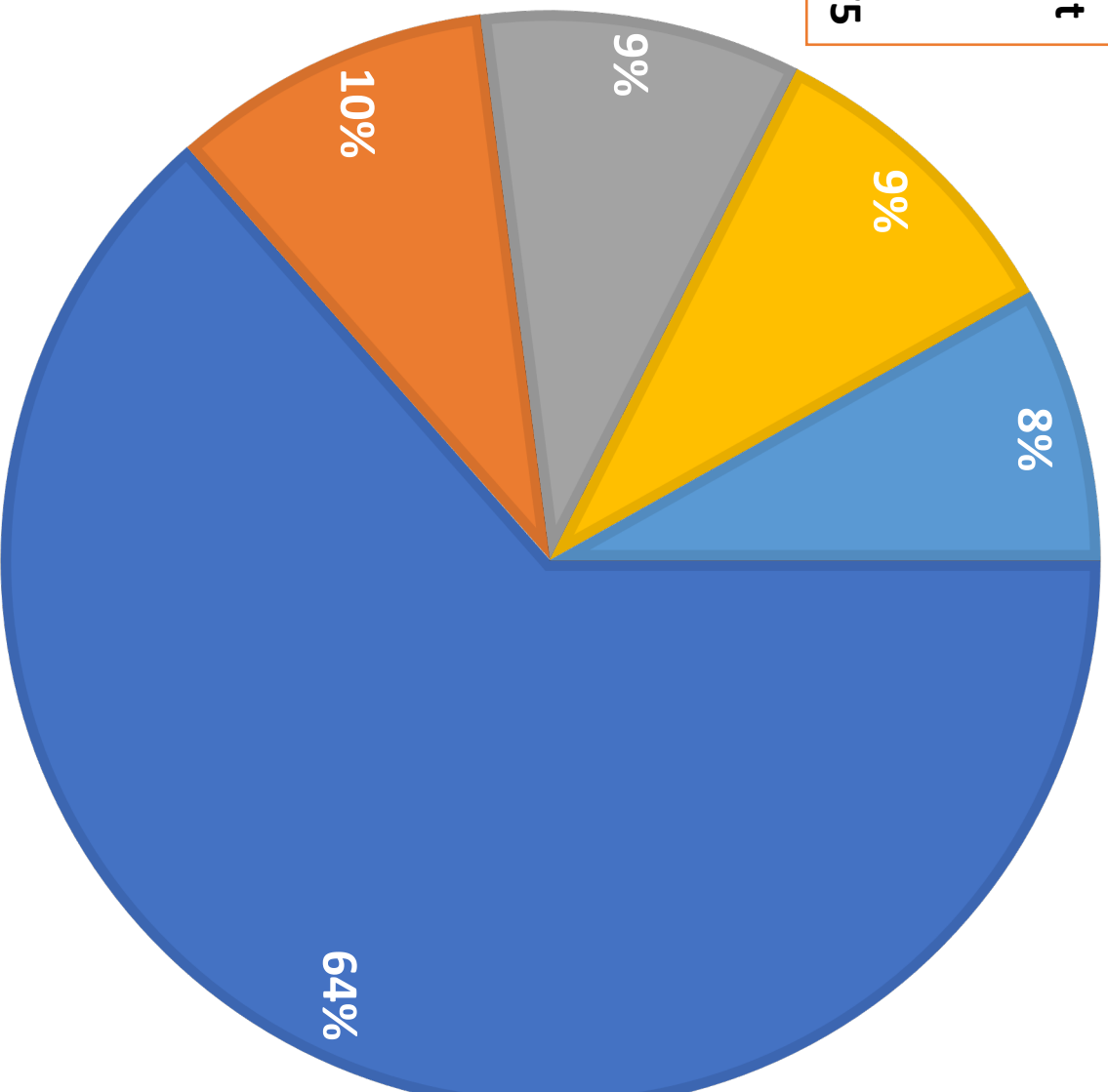
Calls for Service by Department

Park Rangers: 37

Police: 36

Fire: 2

Total Calls : 75



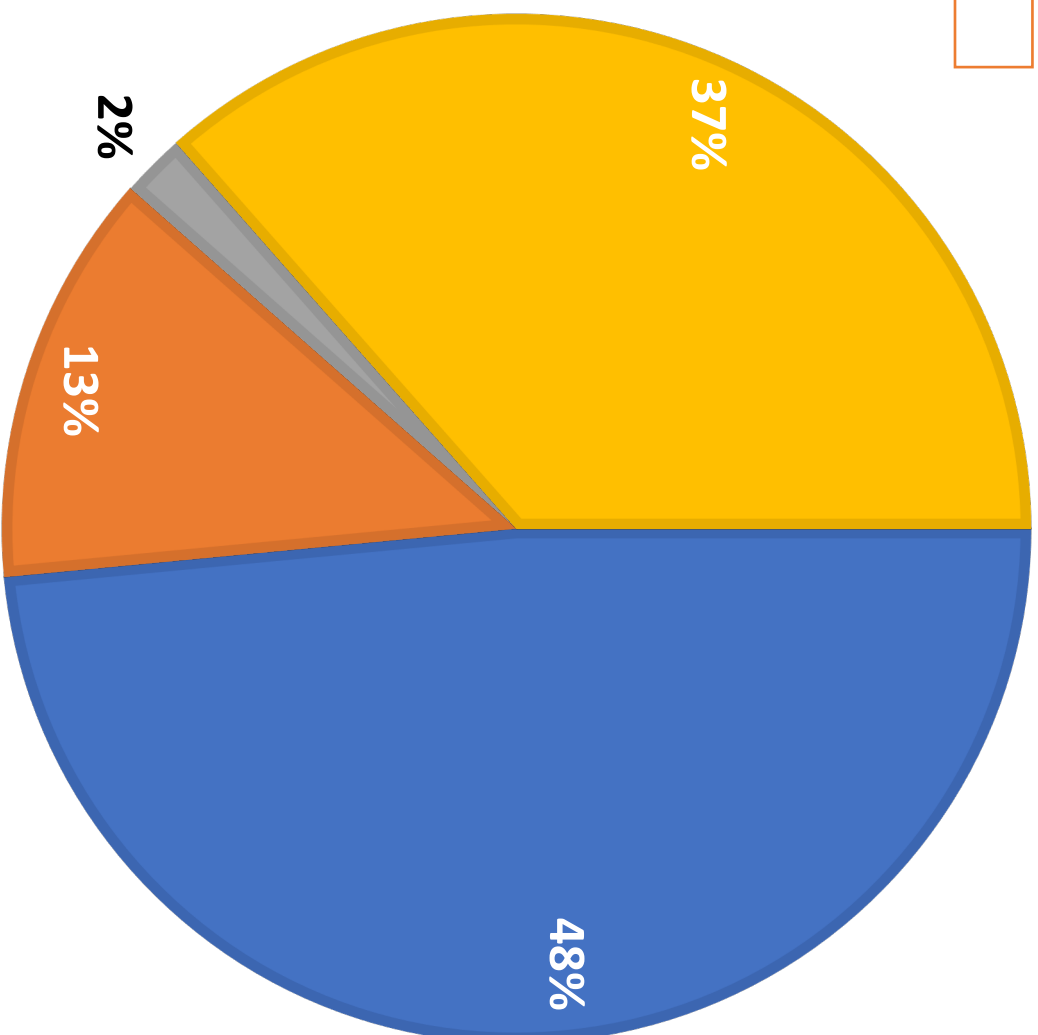
- Placed at OTS
- Alt. Services Provided
- Ind. chose not to take placement
- No room availability
- Unable to locate



HOMELESS RESOURCE LINE DATA

TOTAL NUMBER OF CALLS RECEIVED
DATA FROM JULY 2023 – SEPTEMBER 2023

Total Calls for Service: 689



- Homeless Resources
- Hotel Purchase
- Heat Relief
- Transfer to Navigator

KEY OBSERVATIONS BY MESA

- We have a crisis in homelessness: 10 housed – 19 newly homeless.
- Pandemic exasperated evictions; resulted in more first-time homelessness and cost-burdened households.
- Economic impacts have been hard on everyone; perhaps harder on lower-income communities.
- Need both responsive and preventative strategies for the region and in Mesa.



KEY FINDINGS - MESA

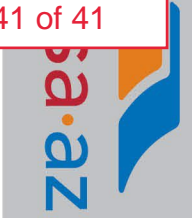
Homelessness continues to increase; residents citywide want the city to help address/reduce homelessness.

Influx of federal funding and new services is helping Mesa make some progress; not enough - still need more shelter beds.

- Phoenix has more than 75% of the shelter beds in the region.

Police and Park Rangers seeing success in the field— building relationships and using human services vs. only enforcement.

Mesa still one of the most affordable cities in the region; need more attainable housing options and prevention programs and services.



Questions?

October 12, 2023

TO: CITY COUNCILMEMBERS

FROM: MAYOR JOHN GILES

SUBJECT: Appointments to Boards and Committees

The following are my recommendations for appointments to City of Mesa Advisory Boards and Committees.

Museum & Cultural Advisory Board – Eleven-member board including new appointments.

Karen Rolston, District 6. Ms. Rolston is a retired arts professional with a long career in teaching at Mesa Public Schools, serving as Artistic Director at East Valley Children's Theatre and several roles in arts, music and theater. She earned a bachelor's degree in instrumental music and a master's degree in music history and literature from Arizona State University. Her partial term ends June 30, 2026.