

COMMUNITY & CULTURAL DEVELOPMENT COMMITTEE MINUTES

March 19, 2026

The Community and Cultural Development Committee of the City of Mesa met in the Study Session room at City Hall, 20 East Main Street, on March 19, 2026, at 7:31 a.m.

COMMITTEE PRESENT	COMMITTEE ABSENT	STAFF PRESENT
Francisco Heredia, Chairperson Jennifer Duff Scott Somers	None	Candace Cannistraro Lauren Lowe Holly Moseley

Chairperson Heredia conducted a roll call.

1. Items from citizens present.

There were no items from citizens present.

2-a. Hear a presentation, discuss, and provide direction on funding recommendations for the FY 2026/2027 and prior years' available funding for Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Human Services Programs.

Housing and Community Development Director Michelle Albanese introduced Housing and Community Development Administrator Justin Boyd and displayed a PowerPoint presentation. **(See Attachment 1)**

Ms. Albanese outlined the funding sources that the City of Mesa (COM) administers to support community needs. She noted that federal sources have certain requirements and local sources have regulations that must be followed. (See Page 2 of Attachment 1)

Ms. Albanese highlighted the timeline for the annual funding process, which begins in August and ends in March with a presentation to the Community and Cultural Development Committee for the review of funding recommendations. (See Page 3 of Attachment 1)

Ms. Albanese discussed the five key factors that the City takes into consideration for funding recommendations. (See Page 4 of Attachment 1)

In response to a question from Committeemember Duff, Ms. Albanese explained that there is no scoring rubric for funding priorities, and funding decisions are based on how well activities align with the goals of Council and the community. She added that the City develops a five-year

community plan for federal funding that was most recently completed last year and incorporates input from the community and non-profit providers.

Ms. Albanese commented that the Community Development Block Grant (CDBG) is the most flexible funding source, allowing for a wide range of community development needs, but has significant reporting requirements. She provided an overview of the eligible activities for CDBG funds and stated that the majority of the applications submitted focus on homelessness and housing stability programs. She indicated that the CDBG funds are split into public services, capped at 15% of the City's total allocations, administration receives 20%, and non-public service projects are capped at 60%. (See Pages 5 and 6 of Attachment 1)

Responding to a question posed by Chairperson Heredia, Ms. Albanese replied that HUD does not allow waivers to exceed the 15% cap for allocations. She noted staff have raised concerns with HUD due to community needs and project timing issues but must continue to follow current regulations.

Ms. Albanese advised that the City has not yet received its Fiscal Year (FY) 26/27 annual funding allocations from HUD but expects approximately \$3.6 million based on the prior year's funding. She identified the recommended agencies and funding amounts for both public service and non-public service CDBG allocations. (See Pages 7 through 9 of Attachment 1)

In response to a question from Committeemember Somers, Ms. Albanese explained that the Emergency Repair Program provides up to \$20,000 to eligible homeowners who have lived in their homes for at least one year to address livability issues, with air conditioning repairs being the most common need. She added that her department partners with the Office of Homeless Solutions on heat relief to provide temporary air conditioning units during the qualification process. She commented that the program can assist mobile homes, which are often not eligible for support under many other programs.

Ms. Albanese reviewed the HOME Investment Partnership program and reported that in FY 26/27, approximately \$6.6 million is expected, which includes \$1.5 million allocated and rollover funds from the previous year. She commented that the City has several projects for which HOME funds have been set aside and approved through prior City Council meetings. She highlighted the HOME recommendations for funding and the award amounts. (See Pages 10 through 12 of Attachment 1)

Ms. Albanese explained that the Emergency Solutions Grant (ESG) is the smallest funding source, focused on homelessness and prevention, with about \$340,000 anticipated. She mentioned that there is a 60% cap on shelter operations when allocating funds and she identified the recommended agencies and funding amounts for ESG. (See Pages 13 through 15 of Attachment 1)

In response to a question from Committeemember Somers, Ms. Albanese clarified that while shelters can apply for ESG funds, allocations for shelter operations cannot exceed the 60% cap.

Ms. Albanese summarized the local funding sources, noting that Human Services funds come from the General Fund and A Better Community (ABC) funds are generated through donations. She outlined eligible activities and the estimated ESG funding available for FY 26/27. She stated that based on the recommendations at the last Community and Cultural Development (CCD) Committee meeting, the Human Services funding recommendations include a \$547,163

set-aside for the COM Off the Streets Program. She also reviewed ABC donations and the three agencies recommended for funding, noting that award amounts are based on scoring. (See Page 16 through 19 of Attachment 1)

Ms. Albanese identified the next steps, including a proposed submittal to HUD on May 15, contingent on receipt of the final funding allocation; otherwise, the submission will be delayed until the allocation is received. (See Page 20 of Attachment 1)

Ms. Albanese shared a slide highlighting different activities and programs that the City has funded over the year. (See Page 21 of Attachment 1)

Deputy City Manager Candace Cannistraro explained that Human Services and ABC funds are not subject to HUD requirements or timelines and can be adjusted based on Council's direction. She commented that changes to federal funding must follow HUD processes, but local funding changes can be returned to the Committee or be directed by Council. She noted that funds set aside for the Off the Streets program could be reallocated if alternative funding is identified.

Responding to a question from Committeemember Duff, Ms. Cannistraro confirmed that CDBG dollars must comply with HUD standards.

Ms. Cannistraro stated that the direction of the Committee is to forward these recommendations to the full Council.

Chairperson Heredia thanked staff for the presentation.

3. Adjournment.

Without objection, the meeting adjourned at 7:52 a.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Community and Cultural Development Committee meeting of the City of Mesa, Arizona, held on the 19th day of March 2026. I further certify that the meeting was duly called and held and that a quorum was present.



HOLLY MOSELEY, CITY CLERK

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(Attachments – 1)

FY 2026/2027

Annual Funding Recommendations

Community and Cultural Development Committee

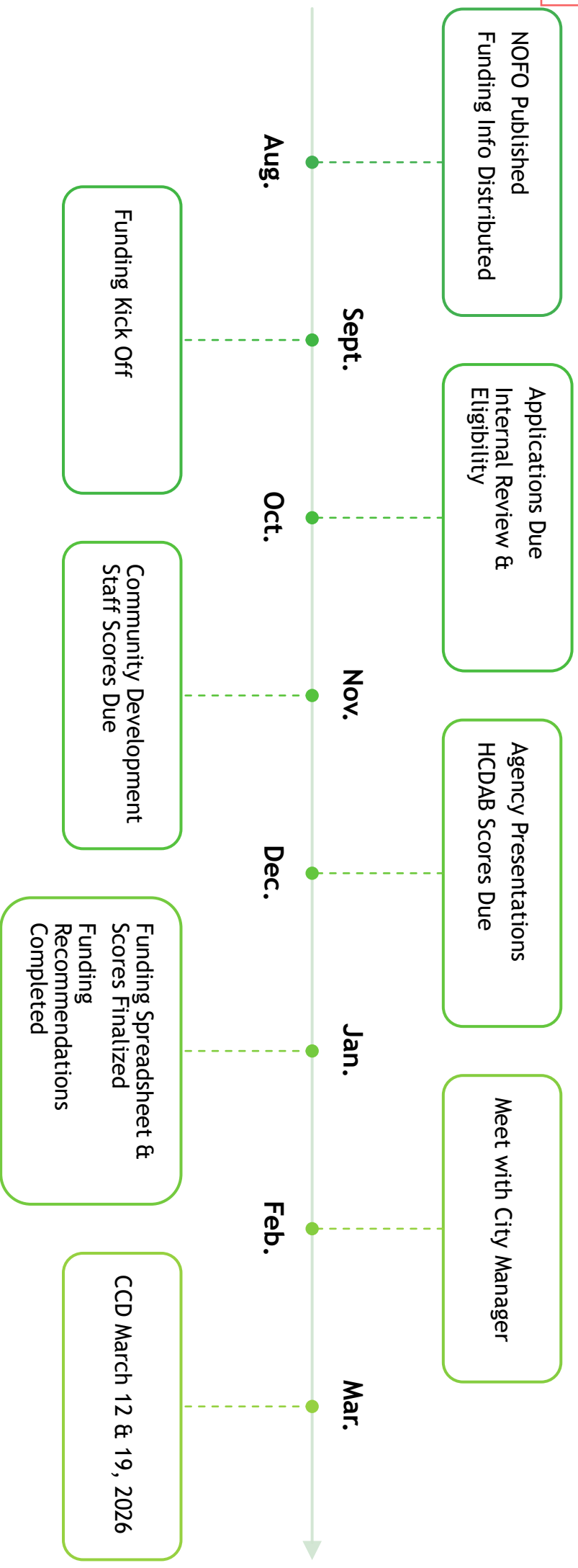
**Michelle Albanese, Housing and Community Development Director
Justin Boyd, Housing and Community Development Administrator**

March 19, 2026

HUD and Local Funding Sources

- **Federal Programs: Community Development Block Grant (CDBG)**
- **HOME Investment Partnerships Program (HOME)**
- **Emergency Solutions Grant (ESG)**
- **Local Programs: Human Services and A Better Community (ABC)**

Timeline



Funding Considerations



City Council
Strategic Priorities



Eligible Activity



Regulatory
Compliance



Agency Capacity



HCDAB & Staff
Scoring

Community Development Block Grant (CDBG)

- CDBG is a federal HUD program that provides flexible funding to cities to address community development needs.
- Funds primarily benefit low- and moderate-income residents.
- Typical uses include housing rehabilitation, public facility improvements, neighborhood infrastructure, and limited public services.

Eligible CDBG Activities

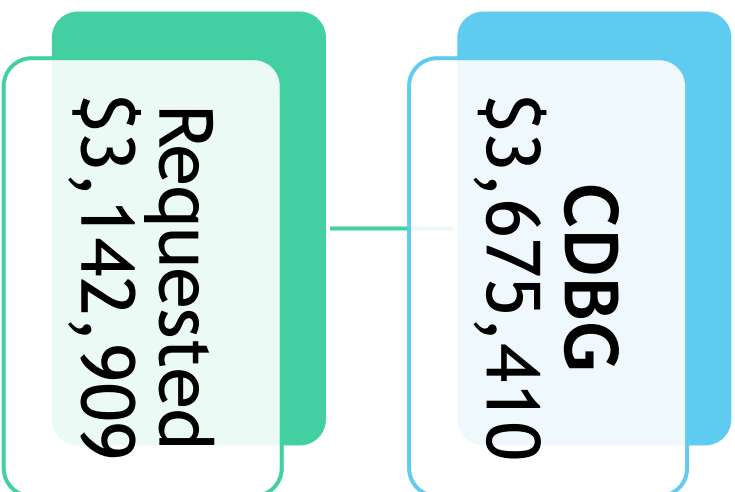
Public Service Activities (subject to 15% cap):

- Homeless services and housing stability programs
- Senior services, youth programs, and food assistance
- Case management and supportive services

Non-Public Service Activities:

- Housing rehabilitation programs
- Public facility and accessibility improvements
- Neighborhood infrastructure improvements (sidewalks, lighting, drainage)
- Code enforcement and blight removal
- Economic Development

FY 26/27 Estimated Funding Available vs. Requested



CDBG Administration ($\leq 20\%$): \$2,940,328

CDBG Public Service Allocation (15%): \$551,312

CDBG Non-Public Service Allocation: \$2,389,016

CDBG Public Services

Agency	Project Name	Recommended Award
Family Promise - Greater Phoenix	Mesa Family Shelter Program	\$ 85,820
Child Crisis Arizona	Early Education Services for Low-Income Mesa Families	\$ 80,000
Central Arizona Shelter Services (CASS)	Emergency Shelter for Mesa Adults & Seniors - Single Adult Shelter & The Haven Senior Shelter	\$ 63,191
A New Leaf	Housing Support Services - La Mesita & Desert Leaf	\$ 51,703
COM - Office of Homeless Solutions	Navigation Services	\$ 292,526
	Total	\$ 573,240

CDBG Non-Public Services

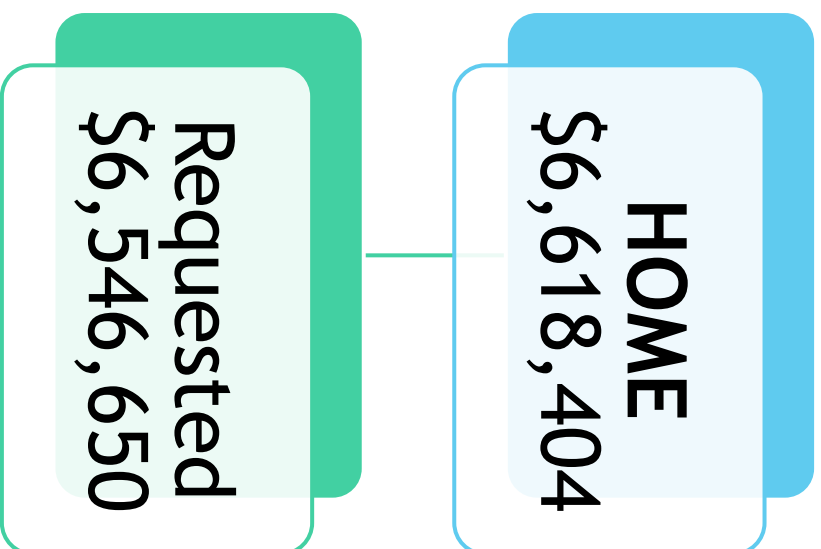
Agency	Project Name	Recommended Award
City of Mesa (Set Aside)	Emergency Rehabilitation Program	\$ 2,389,017
	Total	\$ 2,389,017

HOME Investment Partnerships Program

HOME is HUD's primary program for creating and preserving affordable housing.

- Funds support development and rehabilitation of affordable rental housing.
- Additional uses include homebuyer assistance and tenant-based rental assistance for low-income households.

26/27 Estimated Funding Available vs. Requested



HOME Administration ($\leq 10\%$): \$6,148,909
Less 15% CHDO Set-Aside (15%): \$6,129,513

HOME Investment Partnership Program

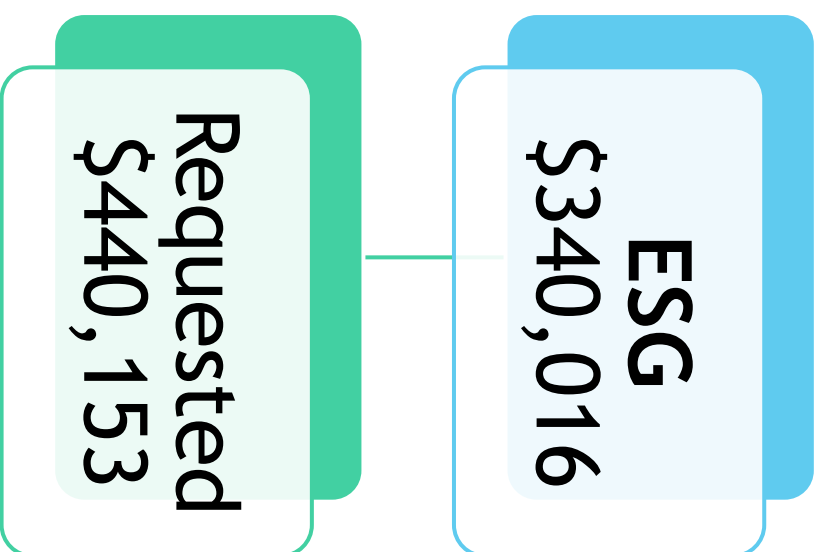
Agency	Project Name	Recommended Award
City of Mesa (set-aside)	Rental and Utility Deposit Program	\$ 400,000
A New Leaf	La Mesita Phase 4 Construction	\$ 2,673,350
	Total	\$ 3,073,350

Emergency Solutions Grant (ESG)

ESG supports a community's homelessness response system.

- Funds may be used for emergency shelter operations, rapid rehousing, and homelessness prevention.
- Programs also support street outreach and coordinated entry services.

26/27 Estimated Funding Available vs. Requested



ESG Administration ($\leq 7.5\%$): \$314,515

Emergency Solutions Grant (ESG)

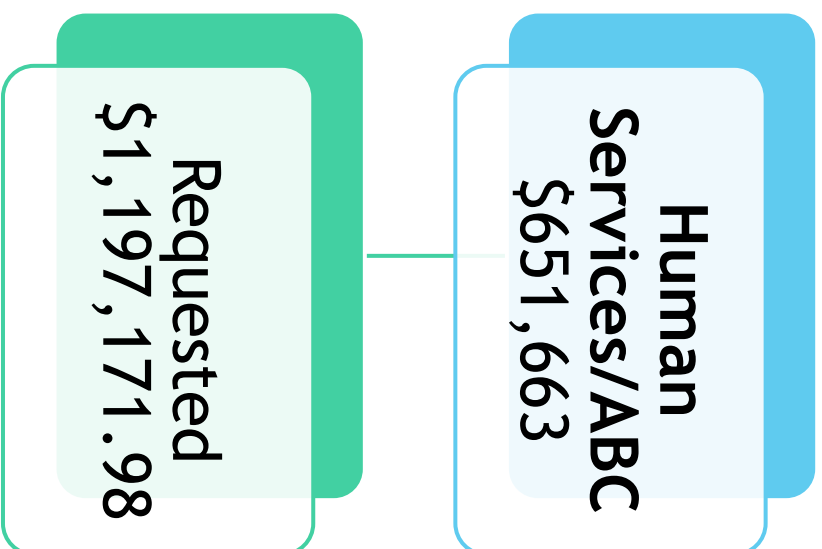
Agency	Project Name	Recommended Award
Save the Family Foundation of Arizona	Rapid Rehousing for Mesa Families	\$ 110,505
Tempe Community Action Agency (TCAA)	I-HELP Emergency Shelter	\$ 40,000
A New Leaf	East Valley Men's Center	\$ 164,010
	Total	\$ 314,515

60% Cap on Shelter Services Operations

Human Services and A Better Community ABC)

- **Human Service Activities**
 - Crisis Services
 - Prevention & Early Intervention Services
 - Transitional Services
 - Long-Term Support
- **Human Service Funding**
 - Local funding supporting human services activities.
- **ABC**
 - Donated funding supporting human services activities.

26/27 Estimated Funding Available vs. Requested



Human Services Allocation: \$547,163
ABC Allocation: \$104,500

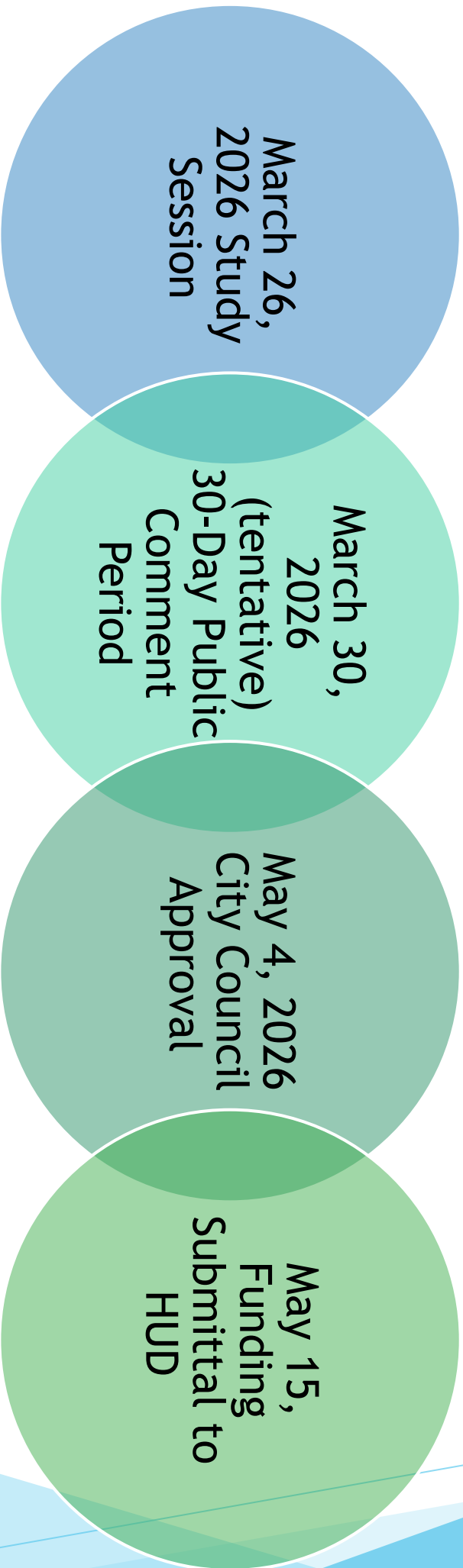
Human Services Funds

Agency	Project Name	Recommended Award
City of Mesa	Off The Streets Program	\$ 547,163
	Total	\$ 547,163

A Better Community (ABC)

Agency	Project Name	Recommended Award
Valley of the Sun YMCA	Pathways to Success: Quality Childcare & Early Education for Every Family - Ross Farnsworth	\$ 35,000
House of Refuge, Inc.	Transitional Housing for Homeless Families	\$ 50,000
Arizona Brainfood	Weekend Food Bags	\$ 19,500
	Total	\$ 104,500

Next Steps



Thank you...



Questions?