

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ADOPTING THE ANNUAL PLAN FOR THE HOUSING CHOICE VOUCHER PROGRAM FOR SUBMISSION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

WHEREAS, the City Council of the City of Mesquite, Texas, has authorized participation in the Housing Choice Voucher (“HCV”) of the U.S. Housing Act of 1937, as amended; and

WHEREAS, in accordance with Title 24 of the Code of Federal Regulations, Subtitle B, Chapter IX, Part 903, “Public Housing Agency Plans,” the City of Mesquite must certify that any revisions since the last submission of the Annual Plan have been listed in the new Annual Plan, that the Resident Advisory Board has had the opportunity to review and comment on the changes to the policies and programs before implementation, and that the changes were approved by the City Council; and

WHEREAS, the City’s Housing and Community Services Department, being the City’s public housing agency, has prepared the Annual Plan attached hereto as Exhibit A which includes any revisions since the last submission of the Annual Plan and has conducted a public hearing and considered all public comments received on the Annual Plan; and

WHEREAS, the Resident Advisory Board has had the opportunity to review and comment on the changes to the Annual Plan which the City’s Housing and Community Services Department has acted upon.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. That the Annual Plan for the Housing Choice Voucher Program, more fully described in Exhibit A, attached hereto and made a part hereof, is hereby adopted for submission to the United States Department of Housing and Urban Development.

SECTION 2. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and that public notice of the time, place and purpose of the meeting was given as required.

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 1st day of July 2024.

Daniel Alemán, Jr.
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

Sonja Land
City Secretary

David Paschall
City Attorney

B.	Plan Elements.
B.1	<p>Revision of Existing PHA Plan Elements. a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources. <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management. <input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p>
B.2	<p>New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers</p> <p>(b) If Project-Based Voucher (PBV) activities are planned for the current Fiscal Year, provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
B.3	<p>Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. Mesquite Housing Division (MHD) has a high Performer SEMAP score for FYE 2023. MHD continues to increase the available units in census areas with low poverty concentration. MHD payment standards are 100% of the approved SAFMR for Dallas County. MHD's FSS Program has 11 active participants. MHD has 10 Homeownership Vouchers; 8 participants have purchased a house. MHD currently administers the following special vouchers: 16 Foster Youth Vouchers, 55 Mainstream Vouchers, 15 VA Supportive Housing Vouchers and 38 Emergency Housing Vouchers.</p>
B.4	Capital Improvements. - Not Applicable
B.5	<p>Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> N/A <input type="checkbox"/> (b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y <input checked="" type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. Comments for RAB: Participant Engagement: Offer virtual meeting options for participants. Mass email for upcoming events. Tenant Rights: Provide informational pamphlets about tenant rights and organizations that may assist with legal situations. Affordable Housing: Greater visibility and navigation to rental websites like affordablehousing.com. Special Programs Promotional campaigns to boost visibility of the FSS and Homeownership Programs Host meetings to promote self-sufficiency and financial literacy. Housing Policy: Update the subsidy policy to allow Head of Household separate bedroom. Increase utility allowances. Landlord Engagement: Landlord education. Summary: Mesquite Housing Division (MHD) will continue to offer virtual options for our participants who cannot come to the office during the day and encourage participation in our online tenant portal, Assistance Connect. For upcoming events or group trainings, MHD will send out a mass email to our participants. Flyers are available in the MHD lobby to promote local tenant rights organizations and area legal aid resources. MHD will also post links on our website to help navigate to these important resources. A pamphlet is located in the voucher briefing folder, posted in the lobby, and on our website that promotes the FSS and homeownership</p>

	<p>programs offered at MHD. Additionally, we will host more homeownership FAQ seminars to answer general questions about the homebuying process and the homeownership voucher. The subsidy standards will not change, but MHD will continue to promote self-sufficiency, allowing participants to lease larger units than the subsidy standards allow. MHD will continue to use cost data from the highest utility providers in our jurisdiction when formulating our yearly utility allowances standards. MHD expanded our search jurisdiction to attract landlords in developing subdivisions who will place our participants in newly built units. We work closely with new landlords to ensure they are aware of each step in leasing to a Housing participant. MHD will post more landlord education links on our website and promote our yearly landlord forum more aggressively.</p>		
C.2	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>		
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>		
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>		
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>		
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" style="width: 100%;"> <tr> <td> <p>Fair Housing Goal: Deconcentration of Poverty, Race/Ethnicity, Public Assisted Housing (R-ECAP) - Neighborhood Conditions Impediment</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>The goal of de-concentration is to achieve minority concentrations and poverty level less than defined above by R-ECAP and the transform areas of concentration into "opportunity area". Opportunity areas are characterized as areas offering access to quality goods and services, exemplary schools, health care, range of housing, transportation to employment and service centers, adequate public infrastructure, utility and recreation.</p> </td> </tr> <tr> <td> <p>Fair Housing Goal: Housing affordability and insufficient income , and cost burden - Neighborhood Condition, Banking and Finance, and Public Policy Impediment</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>The first considerations when attempting to increase homeownership rates should include improving the financial literacy and home buying preparedness of potential buyers. The City should work with local employers to market Employer Assisted Housing (EAH) as a means of creating homeownership opportunities for the workforce.</p> </td> </tr> </table>	<p>Fair Housing Goal: Deconcentration of Poverty, Race/Ethnicity, Public Assisted Housing (R-ECAP) - Neighborhood Conditions Impediment</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>The goal of de-concentration is to achieve minority concentrations and poverty level less than defined above by R-ECAP and the transform areas of concentration into "opportunity area". Opportunity areas are characterized as areas offering access to quality goods and services, exemplary schools, health care, range of housing, transportation to employment and service centers, adequate public infrastructure, utility and recreation.</p>	<p>Fair Housing Goal: Housing affordability and insufficient income , and cost burden - Neighborhood Condition, Banking and Finance, and Public Policy Impediment</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>The first considerations when attempting to increase homeownership rates should include improving the financial literacy and home buying preparedness of potential buyers. The City should work with local employers to market Employer Assisted Housing (EAH) as a means of creating homeownership opportunities for the workforce.</p>
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Form identification: TX436-City of Mesquite Housing Office Form HUD-50075-HCV (Form ID - 934) printed by Jonna Floyd in HUD Secure Systems/Public Housing Portal at 06/17/2024 03:23PM EST

C. 1—Resident Advisory Board (RAB) Comments. (Attachment C)

Comments for RAB:

Participant Engagement:

- Offer virtual meeting options for participants.
- Mass email for upcoming events.

Tenant Rights:

- Provide informational pamphlets about tenant rights and organizations that may assist with legal situations.

Affordable Housing:

- Greater visibility and navigation to rental websites like affordablehousing.com.

Special Programs

- Promotional campaigns to boost visibility of the FSS and Homeownership Programs
- Host meetings to promote self-sufficiency and financial literacy.

Housing Policy:

- Update the subsidy policy to allow Head of Household separate bedroom.
- Increase utility allowances.

Landlord Engagement:

- Landlord education.

Summary:

Mesquite Housing Division (MHD) will continue to offer virtual options for our participants who cannot come to the office during the day and encourage participation in our online tenant portal, Assistance Connect. For upcoming events or group trainings, MHD will send out a mass email to our participants. Flyers are available in the MHD lobby to promote local tenant rights organizations and area legal aid resources. MHD will also post links on our website to help navigate to these important resources. A pamphlet is located in the voucher briefing folder, posted in the lobby, and on our website that promotes the FSS and homeownership programs offered at MHD. Additionally, we will host more homeownership FAQ seminars to answer general questions about the homebuying process and the homeownership voucher. The subsidy standards will not change, but MHD will continue to promote self-sufficiency, allowing participants to lease larger units than the subsidy standards allow. MHD will continue to use cost data from the highest utility providers in our jurisdiction when formulating our yearly utility allowances standards. MHD expanded our search jurisdiction to attract landlords in developing subdivisions who will place our participants in newly built units. We work closely with new landlords to ensure they are aware of each step in leasing to a Housing participant. MHD will post more landlord education links on our website and promote our yearly landlord forum more aggressively.

**Certification of Compliance with PHA Plan
and Related Regulations
(Standard, Troubled, HCV-Only, and High
Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 10/2024, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair

housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

8. For PHA Plans that include a policy for site-based waiting lists:

- The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
- Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
- The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
- The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).

9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.

10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.

11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.

12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.

16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.

18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.

19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.

- 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
- 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
- 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

City of Mesquite Housing Office

TX436

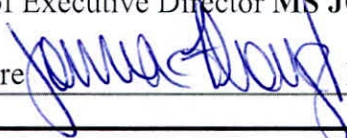
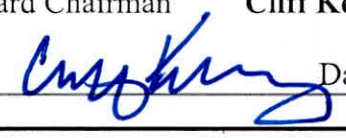
PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2024

5-Year PHA Plan for Fiscal Years 20__ - 20__

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director MS JONNA FLOYD	Name Board Chairman Cliff Keheley
Signature  Date <u>6/18/2024</u>	Signature  Date <u>6-18-24</u>

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section: 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Form identification: TX436-City of Mesquite Housing Office form HUD-50077-ST-HCV-HP (Form ID - 110) for CY 2024 printed by Jonna Floyd in HUD Secure Systems/Public Housing Portal at 06/17/2024 02:38PM EST

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 3/31/2024
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Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, Cliff Keheley, the City Manager certify that the 5-Year PHA Plan for fiscal years 2024-2028 and/or Annual PHA Plan for fiscal year 2024 of the TX436 - City of Mesquite Housing Office is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the City of Mesquite pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

As the City of Mesquite and surrounding communities continue to grow in population, the availability of affordable housing for low to moderate income households is decreasing. Mesquite Housing Division's strategic goals are to collaborate with new builders and developers to increase affordable housing opportunities. Mesquite Housing division will also coordinate services with local organizations to help low to moderate income households.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official:	Cliff Keheley	Title:	City Manager
Signature:		Date:	6-18-24

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Form identification: TX436-City of Mesquite Housing Office form HUD-50077-SL (Form ID - 577) printed by Jonna Floyd in HUD Secure Systems/Public Housing Portal at 06/17/2024 02:35PM EST