

## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Consolidated Annual Performance and Evaluation Report (CAPER) is a summary of the progress made by the City of Mesquite to achieve the goals identified in the 2020-2024 Consolidated Plan and the Program Year 2024 Action Plan. The Consolidated Plan is a five-year plan that establishes objectives for the City’s use of Community Development Block Grant (CDBG) funds received from the U.S. Department of Housing and Urban Development (HUD). The Action Plan is an annual plan that defines goals and strategies for the use of these funds in support of Consolidated Plan objectives. Program Year 2024 (PY2024) was the fifth year of the 2020- 2024 Consolidated Plan. CDBG funds received during PY2024 (October 1, 2024 through September 30, 2025) enabled the City of Mesquite to improve housing, strengthen neighborhoods, and provide necessary services to low- and moderate-income residents. The City of Mesquite also acquired the Neighborly Software to manage and track internal programs such as Housing Rehabilitation, Public Services, and the Down Payment Assistance program. The City is pleased to report significant accomplishments in meeting performance objectives as well as implementing best practices.

### Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Code Enforcement	Non-Housing Community Development	CDBG: \$200,000	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	21535	33716	42.29%	21535	5974	27.74%

Homeless Support	Homeless	CDBG: \$0	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Homeless Support	Homeless	CDBG: \$0	Homelessness Prevention	Persons Assisted	0	0				
Homeless Support	Homeless	CDBG: \$0	Other	Other	50	233	466.00%			
Housing Rehabilitation	Affordable Housing	CDBG: \$415,500	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	1				
Housing Rehabilitation	Affordable Housing	CDBG: \$415,500	Homeowner Housing Rehabilitated	Household Housing Unit	80	93	116.25%	21	35	166.67%
Housing Rehabilitation	Affordable Housing	CDBG: \$415,500	Direct Financial Assistance to Homebuyers	Households Assisted	15	4	26.67%			
Public Improvements	Non-Housing Community Development	CDBG: \$225,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	22500	4589	20.40%			
Public Service Programs	Non-Homeless Special Needs	CDBG: \$171,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	14308		6200	7945	128.15%
Public Service Programs	Non-Homeless Special Needs	CDBG: \$171,000	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	14595	6363	43.60%			

Public Service Programs	Non-Homeless Special Needs	CDBG: \$171,000	Homelessness Prevention	Persons Assisted	50	303	606.00%	0	70	
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**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The City of Mesquite uses CDBG funds city-wide to address the needs of low- and moderate-income families and individuals. The City targets funds in a comprehensive manner, incorporating public services and affordable housing activities to revitalize neighborhoods and create suitable living environments for individuals, deemed as high priority needs in the Strategic Plan.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	1101
Black or African American	548
Asian	15
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>1664</b>
Hispanic	194
Not Hispanic	1470

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

Table 2 describes the racial and ethnic status of families and or individuals served during Program Year 2024. A total of 1664 persons received public services by City of Mesquite subrecipients and programs offered by the city. The table above shows the breakdown of the multiple races, with the exception of five additional categories that were omitted: American Indian/Alaskan Native & White, Asian & White, Black/African American & White, Ameri-Indian/Alaskan Native & Black/African, and other multi racial for a total of 38 which have been added into the Total as shown in Table 2.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,055,228	1,271,797

Table 3 - Resources Made Available

### Narrative

The annual allocation received was \$1,055,228 plus rollover from prior year. All CDBG-CV funds were fully expended.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Eligible Neighborhoods - Code Enforcement	19	19	CDBG funds were used for salaries of code inspectors and code support staff, overhead costs, and leg
CDBG Eligible Neighborhoods - Orphan Sidewalks	0	0	n/a
CITYWIDE	61	61	Citywide activities and projects are comprised of mostly public services carried out by our local n

Table 4 – Identify the geographic distribution and location of investments

### Narrative

Total Entitlement CDBG funds spent in Program Year 2024: \$718,056.24 (PR 26 report)

CDBG Eligible Neighborhoods Code Enforcement – The \$197,568.24 of the full allocation was expended. CDBG funds were used for salaries of code inspectors and code support staff, overhead costs, and legal proceedings for the inspection and enforcement of nuisance and environmental codes within 37 deteriorated CDBG eligible neighborhoods consisting of 21,535 households.

## **Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The City of Mesquite did not make use of any publically owned land or additional resources.

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	25	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	21	0
<b>Total</b>	<b>46</b>	

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	25	42
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	21	24
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>		

Table 6 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

During PY2024 the City worked alongside the Southeast Alliance Community Care Team (CARE Team) and it's Homeless Outreach Team to address the needs of the unsheltered individuals in Mesquite and the surrounding areas. The City also participated in the annual Point-in-Time Count in collaboration with Housing Forward. The City in partnership with Sharing Life Community Outreach as a subrecipient, provided rental assistance to households at risk of being evicted and served 42 households. Although, very close to reaching their goal, the increase cost of housing was a major factor in them not being able

to achieve their goal of providing rental assistance to 50 households. The City’s Housing Rehabilitation program was also affected by rising costs of labor and material. The program was able to serve 24 households.

**Discuss how these outcomes will impact future annual action plans.**

For future annual planning, the City is making efforts to increase accuracy in gauging specific needs of homeless population in Mesquite, in order to reach goals set forth. Examples include increased collaboration with other city and county agencies and entities which provide increased services and housing specifically to vulnerable populations. The outcomes of this past program year will also play a major role in how funds are allocated in the future to ensure that funds reach a large majority of residents in need.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income		0
Low-income		0
Moderate-income		0
<b>Total</b>		<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

During Program Year 2024, the City of Mesquite served 5,800 extremely low-income households, 1,073 low-income households, 1,067 moderate-income households, and 5 non-low mod households for a grant total of 7,945. The 5 non-low moderate households are not reflected in the table. A large number of our households received social services such as rental assistance, access to food, case management services, counseling, delivered meals to homebound seniors, and other social services through our subrecipients.



**CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**  
**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

Over the reporting period, the City of Mesquite has made meaningful progress toward its objective of reducing homelessness and addressing the needs of unhoused residents through coordinated outreach, case management, and supportive services.

A key component of this progress is the establishment of the Homeless Outreach Coordinator (HOC) position, which has strengthened the City's ability to provide direct outreach and link clients to essential social services. The City recognizes that many chronically homeless individuals face complex challenges such as untreated mental illness and limited access to necessary medication and counseling. In response, the HOC connects individuals with service providers who can address these needs and works closely with regional shelter organizations—since there are currently no homeless shelters within the Mesquite city limits—to coordinate referrals and streamline service delivery.

The City also actively participates in the annual Point-in-Time (PIT) Count and the Housing Forward Continuum of Care (CoC). Through participation in the PIT Count Committee and monthly CoC meetings, Mesquite ensures its efforts are aligned with broader regional strategies to reduce and end homelessness.

Additionally, the City prioritizes programs administered by the Housing Office that promote self-sufficiency among low- and moderate-income households. These programs help residents maintain affordable housing and assist unsheltered individuals in their transition to permanent housing.

While quantitative reductions in homelessness are still being evaluated, the City's comprehensive, partnership-based approach has enhanced coordination, improved service access, and strengthened local capacity to respond effectively to homelessness.

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City of Mesquite has implemented an active and person-centered outreach strategy to engage unsheltered individuals and assess their unique needs. The **Homeless Outreach Coordinator (HOC)** plays a central role in this effort by conducting consistent fieldwork and building trusting relationships with individuals experiencing homelessness.

The HOC has become familiar with areas where unhoused individuals tend to gather and conducts ongoing outreach to establish rapport and provide immediate assistance when possible. For those

interested in support, the HOC facilitates referrals to subrecipients and partner organizations that offer case management, counseling, housing navigation, and other critical services.

For individuals who initially decline services, the HOC maintains regular check-ins to reassess needs and ensure continued engagement. This approach emphasizes compassion, consistency, and persistence—key factors in helping individuals transition toward stability over time.

Through these outreach activities, the City has deepened its understanding of the challenges facing unsheltered residents and improved its ability to connect them with the right resources. These ongoing efforts reflect the City’s commitment to meeting people where they are, fostering trust, and creating pathways to permanent housing and self-sufficiency.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The Homeless Outreach Coordinator (HOC) works alongside local police and fire departments to identify homeless encampments and areas where homeless individuals commonly reside. The HOC provides direct referrals to social service agencies with established partnerships. These services include mental health counseling, medical assistance, shelter placement, and food resources. The HOC also addresses transportation barriers by coordinating and facilitating transport to social service agencies and shelters as needed. The HOC identifies and utilizes available resources to implement emergency shelter solutions to help reduce the unsheltered homeless population.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The Community Development Block Grant funded various organizations that serve low-to-mod income Mesquite residents. Organizations like Sharing Life Community Outreach provided rental assistance to persons at risk of being evicted as well as hotel vouchers for those experiencing homelessness and in transition. Sharing Life Community Outreach also provides additional services such as job training, and serves as a food bank. The Senior Source provided ombudsman services, and The Visiting Nurse Association provided hot meals to the elderly population in Mesquite. The Family Place provided counseling, emergency shelter, and case management services to victims of domestic violence during PY2024. The City of Mesquite also provided support to low- and moderate-income families through its Housing Rehabilitation Program, which offers essential home repairs to preserve existing affordable housing and prevent households at risk of homelessness from losing stable housing. By maintaining the integrity and safety of the housing stock, this program plays a critical role in sustaining long-term housing affordability and stability within the community.

Additionally, the City recently expanded its focus on youth engagement and development by hiring a Youth Manager to oversee the Summer Youth Internship Program and coordinate other initiatives designed to support and address the needs of Mesquite's youth. To further strengthen these efforts, the City also hired a Youth Coordinator to assist the Youth Manager in implementing programs that provide leadership opportunities, workforce development, and positive community involvement for young residents.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Housing plays a crucial role in the process of helping homeless individuals and families transition to permanent housing and independent living. Permanent supportive housing provides stable, long-term housing combined with supportive services, which is especially vital for individuals and families, especially those who are chronically homeless. Vouchers such as, Veterans Affairs Supportive Housing (VASH), Emergency Housing Voucher (EHV) and Foster Youth Initiative (FYI), all come with supportive services which often includes access to mental health services, substance abuse treatment, job training, and other resources that help individuals maintain their housing and improve their quality of life. Subsidized Housing programs that offer rental assistance or vouchers can significantly lower the financial burden for low-income families and individuals, making housing more accessible. This approach prioritizes placing individuals in permanent housing without preconditions, allowing them to stabilize before addressing other issues. Prevention strategies would include resource coordination, which connects individuals to community resources such as job training, health care, and financial literacy can help maintain stability in housing and continuing supportive services. The City is an active participant in the Housing Forward Continuum of Care (CoC) and relies on this partnership for regional resources, coordinated services and ongoing support.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

Each year the Mesquite Housing Division hosts a Resident Advisory Board (RAB) meeting to discuss and address concerns, answer questions, and provide important information to tenants. All tenants are encouraged and welcome to participate in these meetings, which serve as a valuable forum for open communication and resident engagement. In addition, the Housing Division has five Housing Technicians available to assist with questions Monday through Friday. Although our Housing application process is currently closed, staff continues to actively process our Waitlist applications to help provide housing for those individuals.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

The City's Housing Division provides and encourages Housing Choice Voucher (HCV) families to become more involved in homeownership through the Family Self-Sufficiency program and Home Ownership program, where we actively work to add more vouchers. Tenants receive program information through multiple channels, including the City's website, virtual information sessions, case managers, and move-in orientation clinics. In addition, CDBG staff works alongside the City's Housing Division to encourage HCV families to participate in the City's CDBG Down Payment Assistance Program for first time homebuyers, further supporting residents in achieving long-term housing stability and economic independence. .

### **Actions taken to provide assistance to troubled PHAs**

Not applicable for the City of Mesquite.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

Current public policies do not create substantial barriers to affordable housing and residential investment. The City's Building and Zoning Codes, promote safe, sanitary, and livable conditions while allowing a broad range of residential development types, including single-family, multifamily, and mixed-use units, thereby supporting housing choice and diversity. Additionally, the Rental Department ensures that rental units meet minimum housing standards before new families occupy them, maintaining safe and habitable housing without restricting access to affordable rentals.

In general, the City's housing stock provides a range of options, and the City has implemented several programs to help low-income households overcome barriers to housing. These include the Down Payment Assistance Program for first-time homebuyers, tenant-based Housing Choice Vouchers to assist very low-income households in obtaining and maintaining decent housing, and the Family Self-Sufficiency (FSS) Program and HCV Homeownership Option for voucher tenants pursuing homeownership.

Together, these policies and programs help ameliorate potential barriers, facilitate the creation and preservation of affordable housing, and support residential investment, while promoting access to safe, stable, and self-sufficient housing opportunities for all residents.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The City of Mesquite has remained committed to meeting the underserved needs of Mesquite residents by funding social service agencies that offer diverse services to meet the needs of the community. The City recently implemented a Teen Turnout program which is part of the City's Real.Texas.Teens initiative that empowers youth with opportunities for personal growth and community engagement and it is completely free of charge to participants. The City also hosts an Epic Summer Experience that takes place during the summer time at various Mesquite school campuses, also completely free of charge. It is through these programs and services that the City continues to make strides in providing educational and engaging programs for the community.

The City of Mesquite also partners with STAR Transit to provide affordable public transit options including On-Demand Response (majority utilized by the Elderly and Disabled), STARNow (same day), and COMPASS (connection to DART). Affordable public transportation is a powerful tool for addressing the needs of underserved communities. By expanding access to employment opportunities, healthcare, education, and social activities, public transportation can improve quality of life and reduce disparities. For instance, individuals can access better-paying jobs, receive timely medical care, and enroll in

enriching educational programs. Moreover, public transportation fosters community connections and reduces social isolation, creating a more vibrant and inclusive society.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The City of Mesquite Housing Rehabilitation program coordinator and inspector work directly with the contractor performing repairs on a property. If a housing rehabilitation repair cannot be accomplished without disturbing any painted surface on any portion of the home's exterior, for properties built prior to 1978, the surfaces to be disturbed will be tested to detect the presence of lead-based paint or presumed to have lead-based paint present. Homes built prior to 1978 are tested by a certified lead-based paint inspector or risk assessor to determine the presence or absence of lead-based paint. If lead-based paint exceeding the acceptable limits is found, then the surfaces disturbed will be repaired utilizing safe work practices. A "Notice of Lead Hazard Evaluation" will be provided to the occupants of the home. This notice will summarize the nature, scope, and results of the evaluation.

The lead-based paint hazard reduction work will be performed by a contractor who is a certified EPA Lead Renovator and licensed in utilizing safe work practices. After the lead hazard reduction work is completed a clearance examination of the work site will be performed by a certified risk assessor. This involves a visual assessment, analysis of dust samples and preparation of a clearance report. A "Notice of Lead-Based Paint Hazard Reduction Activity" will be provided to the homeowner.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The City of Mesquite is committed to providing its lowest income residents with quality housing, safe neighborhoods, and the resources necessary to improve their financial stability. Housing Choice Voucher (HCV) families have the opportunity to participate in the Family Self Sufficiency (FSS) Program, which supports families in achieving self sufficiency through a variety of trainings and educational opportunities. Additionally, nonprofit organizations funded through CDBG provide emergency financial assistance to residents, including one-time rent or mortgage support. These nonprofit partners also offer financial literacy classes to educate residents and promote long-term improvements in their financial well-being and quality of life.

The City of Mesquite also continues its efforts to attract high paying jobs and industries to the community through the Economic Development Department. The City also works with the Mesquite Chamber of Commerce and other similar bodies in the region to increase the quality and size of the labor force in Mesquite. In 2024, six new manufacturing companies and one logistics firm qualified for submission to the Governor's Office of Economic Development as either under construction or newly opened. Collectively, these businesses represent 3,500 new jobs, a \$1 billion investment, and 4.3 million square feet of development, contributing significantly to the City's economic growth and employment opportunities for residents.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The Grant Management staff is part of the Housing and Community Services Department, and is the responsible entity for the development of the Consolidated Plan and Annual Action Plan. The team works in partnership with public institutions, private, and non-profit partners to implement activities and projects that require multiple funding sources. Staff members work with other City departments to develop coordinated plans and to leverage resources for infrastructure, code enforcement, clearance of substandard structures, housing development and other projects in the City of Mesquite.

The Housing and Community Services Department has also taken the initiative to develop a strategic plan for the department and it's currently underway. The overall goal is for the strategic plan to serve as a framework for decision-making, resource allocation, and strengthen operations. One of our major goals is align our actions with the goals, needs, and values of our community. Additionally, the grant management team has revised current policies and procedures for all CDBG funded programs and drafted standard operating procedures to provide cross training and help in the overall function of the CDBG program. This year the CDBG staff conducted surveys for the Consolidated Plan which helped better understand the needs and priorities of the community.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The City and local non-profits continue to seek collaboration opportunities that will maximize the effectiveness of many housing and social services available to Mesquite residents. This past summer the City was able to partner with Mesquite Independent School District, Sharing Life Community outreach Center and American Chiropractic Clinic to provide job training to youth during the Summer Youth Internship Program. It is through these collaborations that we are able to support and enhance learning opportunities for our Mesquite youth and families. The Community Development Block Grant also funded several nonprofit agencies that provided various services to Mesquite residents.

Below are our PY2024 Subrecipients and a description of the services each offered:

- Sharing Life Community Outreach—Offers non-food necessities, serves as a food pantry, clothing closet, provides financial assistance, educational programs, among a few other things.
- The Senior Source – The Ombudsmen program is funded to provide assistance and care to vulnerable elderly and seniors who reside in long-term care facilities.
- The Family Place - The Family Place empowers victims of family violence by providing safe housing, counseling and skills that create independence.
- Hope's Door – Hope's Door empowers victims of family violence by providing safe housing, counseling and skills that create independence.
- Visiting Nurse Association – This Meals-on-Wheels program is funded to provide regular and shelf-

stable meals to the elderly and disabled residents of Mesquite.

The City and local non-profits continue to seek collaboration opportunities that will maximize the effectiveness of many housing and social services available to Mesquite residents.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The City of Mesquite completed an Analysis of Impediments (AI) in 2020 during the development of the City's PY 2020-2024 Consolidated Plan. The impediments identified were:

- Real Estate and Housing Market Related Impediments- Housing affordability and insufficient income;
- Public Policy and Fair Housing Infrastructure Impediments- Public awareness of Fair Housing and greater Outreach and Education are needed for the public, protected class members under the Fair Housing Act and industries such as landlords, finance, social service agencies and community organizations;
- Banking, Finance, Insurance and other Industry related impediments- Disparate Impacts of mortgage lending on minority populations and lower income areas; and the lingering impacts of the Subprime Mortgage Lending Crises and increased Foreclosures;
- Socio-Economic Impediments- Barriers to Fair Housing Choice Impacts on Special Need Populations, minorities and low income; and
- Neighborhood Conditions Related Impediments- Limited resources to assist lower income, elderly and indigent homeowners maintain their homes and stability in neighborhoods.

The following actions have been taken by the City to overcome these impediments:

- The City has participated in presentations that promote and encourage homeownership for and educates the public about the Down Payment Assistance program available for first time homebuyers;
- The City has added information on its website to raise the visibility of fair housing and the complaint process in English and Spanish;
- The City provides language assistance, documents and information to persons with Limited English Proficiency; and
- The City supports programs that provide Housing rehabilitation assistance and self-help assistance to low- and moderate-income households



## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City of Mesquite conducted on-site monitoring of its CDBG programs to ensure compliance with HUD regulations, subrecipient contracts, and the achievement of Consolidated Plan goals. Annual Action Plan activities were established and tracked in IDIS, supplemented by shared financial reconciliation spreadsheets to allow ongoing review of activity expenditures. Data entry into IDIS was completed on a monthly basis, and standard IDIS reports were reviewed by program staff to verify accuracy. Depending on the report type and time of year, IDIS reports were reviewed by staff and management either monthly or quarterly, in accordance with the IDIS Standard Operating Procedure.

Action Plan activity outputs and outcomes were compiled and reviewed quarterly to determine which activities were on track to meet planned performance goals.

The City ensured timely expenditure of CDBG funds by the following actions:

- Establishing and tracking expenditure benchmarks for projects;
- Careful selection of qualified sub-recipients and ongoing technical assistance provided to new and experienced sub-recipients;
- Monthly desk monitoring and tracking of sub-recipient expenditures;
- Reprogramming of funds for activities as needed; and
- Annual on-site reviews of sub-recipients.

The City's CDBG Supervisor monitors internal operations and subrecipient agreements. On-site monitoring was conducted to ensure compliance with proper submittal of program reimbursements, adherence to national objectives and other federal requirements such as match requirements. Procedures for monitoring subrecipients are detailed in a Standard Operating Procedure. Monitoring includes monthly desk reviews of all subrecipient performance reports and requests for reimbursement. The level of monitoring may be increased during the contract year as circumstances require. Provisions are in place allowing for the suspension of funds, contract termination, or request for repayment of funds at any time during the program year based on performance deficiencies.

As part of an ongoing initiative to increase the amount of business done with local companies, the City's purchasing team entered into an Inter Local Agreement with the North Central Texas Regional Certification Agency (NCP RCA) to work with disadvantaged, minority, and womanowned business

enterprises, known collectively as DBE and MWBE.

### **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Residents, organizations, and elected officials were integrally involved in the development of the 2020-2024 Consolidated Plan which established the five-year objectives guiding the strategies proposed in this Action Plan. Community forums, neighborhood meetings, and community surveys were utilized to solicit public participation in the development of the Consolidated Plan, Action Plan, and the Comprehensive Annual Performance Evaluation Report.

A notice informing the public of the Consolidated Annual Performance Evaluation Report (CAPER) was published in the newspaper on November 7, 2025 and November 6, 2025. The notice announced a public comment period from November 17, 2025 through December 1, 2025. This equals a combine total of fifteen (15) days where the proposed CAPER was open for review and comment by residents, public organizations, and other interested parties. The CAPER Summary was available through the City website and the Community Services Building. A copy of the plan was also available to citizens and organizations upon request. Review of public comments ensures that all perspectives are considered by the City Council when finalizing funding decisions that will impact the residents of Mesquite. Public comments are presented and reviewed by the City Council prior to plan approval. No public comments were received during either public comment period.

### **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The City of Mesquite met the established goals of the 2020-2024 Consolidated Plan and has made progress in addressing the priority needs and specific objectives identified therein, including improving and preserving the City's housing stock, supporting organizations that assist the City's special needs populations, and enhancing and maintaining neighborhoods. The Downpayment Assistance Program, a housing activity, had one beneficiary this program year, as a result, it has been removed as a goal from the 2025-2029 Consolidated Plan.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

n/a

## CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

**Table 8 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	n/a	n/a	n/a	n/a	n/a
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	n/a	n/a	n/a	n/a	n/a
Direct, on-the job training (including apprenticeships).	n/a	n/a	n/a	n/a	n/a
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	n/a	n/a	n/a	n/a	n/a
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	n/a	n/a	n/a	n/a	n/a
Outreach efforts to identify and secure bids from Section 3 business concerns.	n/a	n/a	n/a	n/a	n/a
Technical assistance to help Section 3 business concerns understand and bid on contracts.	n/a	n/a	n/a	n/a	n/a
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	n/a	n/a	n/a	n/a	n/a
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	n/a	n/a	n/a	n/a	n/a
Held one or more job fairs.	n/a	n/a	n/a	n/a	n/a
Provided or connected residents with supportive services that can provide direct services or referrals.	n/a	n/a	n/a	n/a	n/a
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	n/a	n/a	n/a	n/a	n/a
Assisted residents with finding child care.	n/a	n/a	n/a	n/a	n/a
Assisted residents to apply for, or attend community college or a four year educational institution.	n/a	n/a	n/a	n/a	n/a
Assisted residents to apply for, or attend vocational/technical training.	n/a	n/a	n/a	n/a	n/a
Assisted residents to obtain financial literacy training and/or coaching.	n/a	n/a	n/a	n/a	n/a
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	n/a	n/a	n/a	n/a	n/a
Provided or connected residents with training on computer use or online technologies.	n/a	n/a	n/a	n/a	n/a
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	n/a	n/a	n/a	n/a	n/a
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	n/a	n/a	n/a	n/a	n/a
Other.	n/a	n/a	n/a	n/a	n/a

**Table 9 – Qualitative Efforts - Number of Activities by Program**

## Narrative

# Attachment

## CAPER Public Notice DCR



11-6 CITY OF  
MESQUITE PUBLIC NCommercial Record



pg 23 Daily

# City of Mesquite CAPER on Agenda

Pending Agenda.

# PR26 Financial Summary Report

	Office of Community Planning and Development	DATE: 11-01-24
	U.S. Department of Housing and Urban Development	TIME: 15:14
	Integrated Disbursement and Information System	PAGE: 1
	PR26 - CDBG Financial Summary Report	
	Program Year 2023 MESQUITE, TX	

**PART I: SUMMARY OF CDBG RESOURCES**

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	653,196.01
02 ENTITLEMENT GRANT	1,041,662.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
05b FUNDS RETURNED TO THE LINE-OF-CREDIT	640.00
05c FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,695,498.01

**PART II: SUMMARY OF CDBG EXPENDITURES**

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	1,183,747.21
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	1,183,747.21
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	97,934.79
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	1,281,682.00
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	413,816.01

**PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD**

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	1,183,747.21
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	1,183,747.21
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

**LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS**

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

**PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS**

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	137,766.86
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	(9,885.12)
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	127,881.74
32 ENTITLEMENT GRANT	1,041,662.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,041,662.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	12.28%

**PART V: PLANNING AND ADMINISTRATION (PA) CAP**

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	97,934.79
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	97,934.79
42 ENTITLEMENT GRANT	1,041,662.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,041,662.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	9.40%



## Public Comments

No public comment were received for the PY2024 CAPER.