Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The United States Department of Housing and Urban Development requires entitlement communities to prepare a three-to-five-year Consolidated Plan as well as an Annual Action Plan in order to receive federal housing and community development funding. The Consolidated Plan is a collaborative process where citizen input and strategic planning takes place to establish a unified vision for the housing and community development needs and goals and reduce duplication of effort at the local level.

This report is the 2025-2029 Consolidated Plan for the City of Mesquite. It will be effective for a five-year time period beginning on October 1, 2025, and terminating on September 30, 2029.

In addition to the Consolidated Plan, entitlement communities receiving Community Development Block Grant funding must complete an Annual Action Plan. The Annual Action Plan designates the City's proposal on how to spend the grant funds in a given program year to meet the priorities and needs identified in the Consolidated Plan. The 2025 Annual Action Plan is included in this report and states how the City plans to allocate the CDBG funds for program year 2025. The Consolidated Annual Performance and Evaluation Report (CAPER) tracks progress of funds and goals set in the Annual Action Plan by measuring accomplishments.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The 2025-2029 Consolidated Plan objectives and outcomes were determined from information gathered from the Needs Assessment, Market Analysis, Data Analysis, and citizen input process. The City of Mesquite has established the following goals to guide its Consolidated Plan for program years 2025-2029:

Goal Name	Category	Needs Addressed	Goal Outcome Indicator
Housing Rehabilitation	Affordable Housing	Preservation of Affordable Housing	Homeowner Housing Rehabilitated: 150 Household Housing Unit
Public Service Programs	Non-Homeless Special Needs	Public Services	Public Service Activities Other Than Low/Moderate Income Housing Benefit: 625 Persons Assisted

Code Enforcement	Non-Housing Community Development	Non-Housing Community Development	Other: 79735 Other
Economic Development	Non-Housing Community Development	Public and Private Accessibility Improvements	Accessibility improvements at Community Centers and municipal buildings. 5 facilities
Public Service Programs		Services and Housing for Persons with Special Needs	Services & Shelter for Domestic Violence Victims: ___ persons

3. Evaluation of past performance

The following summarizes how the three previous strategies were used to address needs:

Strategy 1: Improve and preserve the City's housing stock.

The City of Mesquite provided a single-family housing rehabilitation program that provided limited home repairs through grants to low-income, single-family households. The program also provides emergency repair grants to low-income, single-family households to improve, repair, or replace items that pose an imminent threat to health and/or safety.

Strategy 2: Support organizations that provide services to the city's special needs and low-income populations.

The City has supported several organizations that provide essential services targeted to assist persons with special needs including persons at-risk of homelessness, victims of domestic violence, low-income adults and families, and persons with disabilities. The following organizations have been able to provide various forms of assistance:

• The Family Place provided support services to survivors of domestic violence and their families. Services included shelter, food, counseling, and victim advocacy.

• Hope's Door New Beginning Center provided support services to survivors of domestic violence and their families. Services included shelter, food, counseling, and victim advocacy.

• The Senior Source provided an Ombudsman Service to all Mesquite assisted-living centers, addressing, and advocating for the needs of seniors and disabled individuals.

- The Vising Nurse Association operated a Meals-on-Wheels program which provided hot, and shelf-stable meals to homebound seniors and disabled individuals.

- Sharing Life Community Outreach provided financial relief assistance such as food, clothing, rent, mortgage, and motel payments to low-income families in crisis.

Strategy 3: Improve and maintain the City's neighborhoods.

Code Enforcement funds provided inspection and enforcement of code violations to help prevent neighborhood decline and enforce minimum property standards.

4.   Summary of citizen participation process and consultation process

An extensive consultation process was used in developing the Plan including City departments, local agencies, the local Continuum of Care, service providers, community leaders, stakeholders, and Mesquite residents.

Citizen input was solicited for the 2025-2029 Consolidated Plan through two public input meetings open to the general public on February 25, 2025, and March 11, 2025. The meetings were advertised in the City Newsletter, 'The Mainstream', in the local paper, 'Mesquite News', and on the City website and social media accounts. In addition, flyers in English and Spanish were posted in the Community Service Building, the City Libraries, and the offices of service providers.

A survey was made available to residents of Mesquite February 11, 2025, through April 11, 2025. The surveys were available at the 2025-2029 Consolidated Plan public meetings, through service providers, and online on the City's website. The survey was available in English and Spanish.

Stakeholder surveys were also distributed to both City staff and local service providers to gather information on housing and community development needs of the City of Mesquite.

Two public hearings with opportunity for resident comments were held during City Council meetings on June 16, 2025, and July 21, 2025. Finally, a 30-day public comment period for the 2025-2029 Five-Year Consolidated Plan and 2025 Annual Action Plan drafts began on June 16, 2025, and ended on July 21, 2025.

5.   Summary of public comments

Public comments were received during the 2025-2029 Consolidated Plans' citizen participation efforts as part of the Resident Survey, public meetings, stakeholder survey, and comment

period. The comments received are summarized in the Citizen Participation Comments Appendix to this Plan.

6.   Summary of comments or views not accepted and the reasons for not accepting them

All public comments were received and accepted for consideration in the adoption of the 2025-2029 Consolidated Plan and the 2025 Annual Action Plan.

7.   Summary

The 2025 Annual Action Plan consists of proposed budgets and activities that will be implemented with FY2025 CDBG entitlement funds of $1,047,108.00. The grant year will begin on October 1, 2025, and end September 30, 2026. See attached table for the list of activities and their budget.

Administration and Planning		
	Administration and Planning	$125,000.00
	Total	$125,000.00
Public Services		
	Summer Youth Internship	$15,000.00
	Hope's Door New Beginning	$20,000.00
	Visiting Nurse Association	$17,840.00
	Sharing Life Community Outreach	$55,000.00
	The Family Place	$10,000.00
	The Senior Source	$16,000.00
	Boys and Girls Club	$13,226.20
	Hope Clinic	$10,000.00
	Total	$157,066.20
Other Projects		
	Housing Rehabilitation	$590,041.80
	Code Enforcement	$175,000.00
	Total	$765,041.80
Total		$1,047,108.00

Table 1 - 2025 Annual Action Plan Budget and Activities

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1.   Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the 2025-2029 Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	MESQUITE	CDBG Division – Housing and Community Services Department

Table 2 – Responsible Agencies

Narrative

The City of Mesquite Housing and Community Services Department is the lead agency responsible for the development of the 2025-2029 Consolidated Plan and administers the Community Development Block Grant (CDBG) provided by the Department of Housing and Urban Development (HUD). CDBG staff instituted an extensive consultation process to develop the 2025-2029 Consolidated Plan which included the participation of various City departments, local agencies, the Continuum of Care, social service providers, community leaders, stakeholders, and Mesquite residents.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City of Mesquite continues to collaborate with other agencies to address the needs of its residents including non-profits, the local Continuum of Care government entities, and local businesses as detailed below.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Mesquite continues to collaborate with other agencies and partners to address the needs of its residents. Examples of this coordination include a continual relationship with the City of Mesquite Housing Division, including eliciting information for the Needs Assessment and Market Analysis section of the Plan. The City also consults with community stakeholders like transportation providers, educational institutions, and financial institutions, as well as service providers who offer motel, rental, and utility assistance, and perform street outreach and case management. Many of these community stakeholders provided input for the 2025-2029 Consolidated Plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Mesquite is an active member of the U.S. Department of Housing and Urban Development (HUD) designated Dallas and Collin Counties Continuum of Care (CoC). Housing Forward is the lead agency for the CoC. The Continuum consists of several agencies including local governments, non-profits, faith-based organizations, housing providers, and other community organizations and individuals. The Continuum is responsible for this community's Homeless Response System. The Continuum meets regularly through general assembly meetings and committee meetings to collaborate on homeless issues and services including the allocation of ESG funds, performance standards, policies and procedures, HMIS, the Coordinated Assessment System, housing opportunities, and other resources.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Mesquite does not receive ESG funds. However, the City is involved and supports the Housing Forward Continuum of Care (CoC), who is the geographic area's CoC. The Continuum is continually developing and evaluating performance standards and polices for ESG allocations as well as the administration of HMIS through various task committees including the Technical Assistance, HMIS,

and Independent Review Committees. Housing Forward surveys the Continuum in order to decide how to allocate ESG funding and what the Continuum's priorities will be for the funding year. Each City receiving ESG funding within the Continuum, must receive consultation on the allocation of ESG funds.

2.   Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	**Agency/Group/Organization**	MESQUITE
	Agency/Group/Organization Type	PHA Civic Leaders Community Development Neighborhood Vitality Economic Development Emergency Management Grantee Department CARE Team Youth Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings, questionnaire, and correspondence
2	**Agency/Group/Organization**	Mesquite ISD
	Agency/Group/Organization Type	School District
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children Homelesssness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Questionnaire

3	Agency/Group/Organization	Housing Forward
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Correspondence, Questionnaire
4	Agency/Group/Organization	Hope's Door New Beginning
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Public Service
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Questionnaire and correspondence.
5	Agency/Group/Organization	Sharing Life Community Outreach
	Agency/Group/Organization Type	Public Service
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Non-housing community development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Questionnaire and correspondence

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for
City of Mesquite	PHA Civic Leaders Emergency Management Neighborhood Vitality Grantee Department CARE Team Economic Development Youth Services Community Development Parks and Rec	Housing Needs Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis	Meetings, survey, and email correspondence.
Mesquite ISD	School District	Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth	Questionnaire
Housing Forward	Continuum of Care	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth	Correspondence, Questionnaire
Hope's Door New Beginning Center	Services-Victims of Domestic Violence Public Service	Non-Homeless Special Needs Anti-poverty Strategy	Questionnaire and correspondence.
Sharing Life Community Outreach	Public Service	Non-Homeless Special Needs Anti-poverty Strategy Non-housing community development	Questionnaire and correspondence

Veteran Affairs North Texas Healthcare System	VA	Non-Homeless Special Needs Anti-poverty Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans	Correspondence and questionnaire
The Senior Source	Public Service	Non-Homeless Special Needs Anti-poverty Strategy Non-housing community development Services-Seniors/Disabled	Questionnaire, meetings, and correspondence
STAR Transit	Transportation	Non-Homeless Special Needs Non-housing community development	Questionnaire, and correspondence
Texas Department of Family and Protective Services	State Agency	Non-Homeless Special Needs Anti-poverty Strategy Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth	Questionnaire, and correspondence
Texas Workforce Commission	State Agency	Non-housing community development Non-Homeless Special Needs Employment Training Opportunities	Questionnaire, and correspondence

Table 3 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

No agency types were identified.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Housing Forward	Assist with the data and development of the City's strategic plans.

Table 4 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Mesquite coordinated with multiple public agencies during the 2025-2029 Consolidated Plan process including Housing Forward, the Department of Family and Protective Services (DFPS), the Veterans Affairs (VA) and MISD (Mesquite Independent School District). Mesquite also networks with neighboring local government entitlement cities on a continual basis.

Narrative (optional):

This section is optional and was left blank intentionally.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1.   Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

The City of Mesquite Housing and Community Services Department led the citizen participation effort. A total of four public meetings took place between February and April 2025. The first two meetings took place on February 25,2025 the first at 4 p.m. and the second one in Spanish at 6 p.m. at Mesquite City Hall Training Rooms A&B. The third meeting was held on March 11, 2025, at the Mesquite Main Library at 10 a.m. and the fourth meeting on April 10,2025 at the Mesquite Chamber of Commerce at 10 a.m.

A 2025-2029 Consolidated Plan Resident Survey was made available in English and Spanish to all Mesquite residents, local businesses, stakeholders, and partners during the months of February through April 2025. The survey was published on the City's website, social media, and was available during all Public Input meetings. CDBG staff actively surveyed the community at various locations including Sharing Life Community Outreach, 2025 Neighborhood Summit, Housing and Community Services building lobby.

A 30-day public comment period took place between June 16, 2025, and July 21, 2025, to allow residents to comment on the 2025 Annual Action Plan, 2025-2029 Consolidated Plan, and recommended budget. Public hearings dates were published in the Daily Commercial Record, Mesquite News, City of Mesquite website, and social media. Various agencies and organizations were contacted directly via email to solicit their input. Flyers were also distributed at libraries, recreation centers, and other city buildings to reach various groups of people. Flyers were also provided in Spanish to accommodate to the largest demographic group residing in Mesquite.

Citizen participation and engagement was a key component in our decision-making process. Diverse perspectives helped in the development of the newly established priority needs for program years 2025 to 2029. By involving residents in discussions and providing them with the opportunity to take an anonymous survey, we were able to obtain great input. In our strategic planning efforts, we made sure to include underrepresented groups, that are often the beneficiaries of the grant, which was effective in identifying the most pressing issues in our community.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad – 2025-2029 Consolidated Plan Public Meetings & Survey	Non-targeted/ Broad Community	February 2025 No response requested. Ad was for notification purposes only.	No comments received.	No comments received.	
2	Public Meeting	Non-targeted/ Broad Community	02/25/2025 6 attendees	Essential Services are very important and should be prioritized in the 2025-2029 Consolidated Plan.	All comments accepted.	https://www.cityofmesquite.com/447/Community-Development-Block-Grant-CDBG
3	Public Meeting	Non-targeted/ Broad Community	02/25/2025 3 attendees	Issues with homelessness in Mesquite.	All comments accepted.	https://www.cityofmesquite.com/447/Community-Development-Block-Grant-CDBG
4	Public Meeting	Non-targeted/ Broad Community	03/11/2025 1 attendee	No comments received.	No comments received.	https://www.cityofmesquite.com/447/Community-Development-Block-Grant-CDBG
5	Public Meeting	Non-targeted/ Broad Community	04/10/2025 3 attendees	No comments received.	No comments received.	https://www.cityofmesquite.com/447/Community-Development-Block-Grant-CDBG
6	Survey	Non-targeted/ Broad Community	Occurred between the months of February - April 2025			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Social media	Targeted	No responses received.	No comments received.	No comments received.	
8	Email	Targeted	No responses received.	No comments received.	No comments received.	
9	Newspaper Ad-2025 Annual Action Plan	Non-targeted/ Broad Community	No response requested. Ad was for notification purposes only.	No comments received.	No comments received.	
10	Public Hearing	Non-targeted/ Broad Community	06/16/2025	pending		
11	Public Hearing	Non-targeted/ Broad Community	07/21/2025	pending		

Table 5 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment analyzes the housing needs, homeless needs, and non-housing needs of the City of Mesquite. Data for the Needs Assessment section was provided by HUD from the American Community Survey (ACS) and Comprehensive Housing Affordability Strategy (CHAS).

As seen in the data below, the population in the City of Mesquite has decreased 1% between 2009 and 2020. The population of Mesquite continues to fluctuate; however, Median Incomes have increased according to the 2016-2020 ASC data.

The most significant housing issue revealed in the Needs Assessment is the cost burden of 30% or more experienced by residents, both renters and homeowners, at all levels of income. In addition to cost burden, the Needs Assessment also analyses housing conditions and problems, housing needs for the homeless, services needed for special needs populations, and the condition of public facilities.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	143,580	142,430	-1%
Households	47,795	46,585	-3%
Median Income	$49,604	$60,715	22%

Table 6 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2021 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	6,310	7,110	10,675	6,685	15,800
Small Family Households	2,755	3,660	5,205	3,145	8,845
Large Family Households	485	830	1,740	960	2,215
Household contains at least one person 62-74 years of age	1,120	1,200	1,780	1,205	4,160
Household contains at least one person age 75 or older	950	1,060	1,030	625	800
Households with one or more children 6 years old or younger	1,200	1,990	2,430	1,270	2,274

Table 7 - Total Households Table

Data Source: 2016-2020 CHAS, provided by HUD.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	110	190	20	0	320	0	10	80	4	94
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	50	40	80	40	210	10	0	80	10	100
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	185	175	185	120	665	55	155	325	200	735
Housing cost burden greater than 50% of income (and none of the above problems)	2,700	930	100	0	3,730	1,625	800	255	25	2,705

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	225	2,035	1,940	245	4,445	385	900	1,450	370	3,105
Zero/negative Income (and none of the above problems)	150	0	0	0	150	170	0	0	0	170

Table 8 – Housing Problems Table

Data Source: 2016-2020 CHAS, provided by HUD.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,045	1,330	390	155	4,920	1,695	970	745	240	3,650
Having none of four housing problems	700	2,525	4,640	2,500	10,365	870	2,285	4,905	3,790	11,850
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 9 – Housing Problems 2

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,575	2,135	995	4,705	865	755	855	2,475
Large Related	245	225	140	610	185	250	450	885
Elderly	730	460	240	1,430	710	460	240	1,410
Other	695	445	705	1,845	275	315	245	835
Total need by income	3,245	3,265	2,080	8,590	2,035	1,780	1,790	5,605

Table 10 – Cost Burden > 30%

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	725	725	700	450	0	1,150
Large Related	0	0	35	35	135	80	20	235
Elderly	675	210	25	910	570	165	30	765
Other	0	630	70	700	240	0	0	240
Total need by income	675	840	855	2,370	1,645	695	50	2,390

Table 11 – Cost Burden > 50%

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	165	175	195	125	660	65	120	325	150	660

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	70	40	70	30	210	0	35	85	60	180
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	235	215	265	155	870	65	155	410	210	840

Table 12 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS, provided by HUD.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 13 – Crowding Information – 2/2

Data Source: 2016-2020 CHAS, unavailable by HUD.

Describe the number and type of single person households in need of housing assistance.

The Total Households Table shown earlier in this section identifies a total of 46,580 households that are at or below 100% HAMFI in the City of Mesquite. According to 2020 Census data, 23,610 households in Mesquite are single person households. Therefore, there are potentially 23,610 single person households that could potentially need housing assistance at some point due to limited resources.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

In 2023, Mesquite's Police Department responded to 920 family violence related cases, and in 2024 Mesquite's Police Department responded to 939 family violence related cases. While it is difficult to track how many of these cases needed housing assistance, every victim of family violence is given a Family Violence Handout which outlines legal and social services available to them.

What are the most common housing problems?

HUD lists four types of housing problems: housing units lacking complete kitchen facilities, housing units lacking complete plumbing facilities, overcrowding (more than one person per room), and cost burden greater than 30% of a household's income.

Based on the 2016-2020 CHAS data provided by HUD, the most common housing problem in the City of Mesquite is housing cost burden with 7,550 households paying more than 30% of their income for housing and 6,435 paying more than 50% of their income for housing. This is a much larger population than the 1,710 households who are overcrowded, 320 with zero or negative income, and 414 in substandard living conditions.

Are any populations/household types more affected than others by these problems?

The data demonstrates that the lower the income of the household and smaller the family size, the more cost burdened the household is. Of the 6,435 households with a cost burden of spending greater than 50% of their income on housing and no other housing problems, 42% are extremely low- to low-income. The cost burden of 50% of income or more effects both renters and owners very similar with 72% being renters and 60% being owners, compared to 0% of moderate- to high-income renters and less than 1% of moderate- to high-income owners. Of the 7,550 households with a cost burden spending greater than 30% of their income on housing and no other housing problems, 47% are extremely low- to low-income and very low – low income. The greatest effects are seen in both renters (51%) and owners (41%) of extremely low- and very low–income households.

These figures have maintained from 2017 when 72% of renters and 60% of owners cost burdened by 50% with no other housing problems were extremely low- to low-income. In 2017, those experiencing a cost burden greater than 30% of their income and no other housing problems, were majority renters (51%) and owners (41%) in extremely low- to low-income households. Of those who are extremely low- to low-income (0-30%AMI) and burdened with housing costs greater than 30% of their income, 32% come from Small Related household types. Of those who are extremely low- to low-income and burdened with housing costs greater than 50% of their income, 29% come from Small Related household types. Both of these groups represent households who most likely have a limited number of resources due to their small size.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Individuals at immediate risk of becoming homeless or are already homeless are often already struggling with high housing costs and then experience a sudden crisis—such as job loss, reduced hours, a medical emergency, or loss of transportation—that disrupts their housing stability. Others at risk include those leaving institutions, individuals with mental health or

substance use challenges, youth aging out of foster care, and people living in unstable housing situations, such as "doubling up" with other families. These individuals often require a range of support services, including emergency shelter, food, clothing, hygiene products, transportation, job placement assistance, counseling, and academic support for children. While the City of Mesquite does not provide rapid re-housing, it does offer assistance through Public Service programs—including motel stays, and mortgage or rent support—for qualifying extremely low- to low-income households, helping to buffer the impact of unexpected life events. Although utility payments are not currently funded, we encourage programs to apply for funding in the future.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City of Mesquite does not estimate the at-risk population.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Those who are cost burdened, especially the extremely low- to low- and moderate income households, are at high risk of homelessness because they are already using a large portion of their income on housing. In the time of a sudden life event the family or individual can find themselves in eviction or foreclosure. Elderly and/or disabled individuals on fixed incomes are also at risk of their homes becoming uninhabitable or receiving code violations due to costly repairs when regular maintenance is neglected.

Discussion

This section is optional and was left blank intentionally.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to HUD, disproportionally greater need exists when the percentage of persons in a category of need who are members of a particular race or ethnic group in a category of need is at least 10 percentage points higher than the percentage of persons in the category of need as a whole.

The four types of housing problems designated by HUD are: housing units lacking complete kitchen facilities, housing units lacking complete plumbing facilities, overcrowding (more than one person per room), and cost burden greater than 30% of a household's income.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,350	960	0
White	1,505	380	0
Black / African American	1,955	240	0
Asian	25	60	0
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	1,690	265	0

Table 14 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS, provided by HUD.

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,235	1,875	0
White	1,185	865	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	1,345	345	0
Asian	230	65	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	2,345	605	0

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS, provided by HUD.

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,520	6,150	0
White	1,110	2,200	0
Black / African American	1,500	1,210	0
Asian	70	245	0
American Indian, Alaska Native	4	8	0
Pacific Islander	0	0	0
Hispanic	1,780	2,355	0

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS, provided by HUD.

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,010	5,675	0
White	250	2,040	0
Black / African American	430	1,755	0
Asian	15	90	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	15	0
Hispanic	270	1,710	0

Table 17 - Disproportionally Greater Need 80 - 100% AMI

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The 2020 CHAS reported the demographics for the City of Mesquite to be 31% White, 29% African American, and 3% Asian. 36% also identified as being of Hispanic or Latino ethnic origin.

In Mesquite, 16,115 households, or 52% of households, have one or more of the housing problems listed above. Of the total 16,115 households with one or more housing problems, 5,350 or 33% are extremely low-income (meaning 0-30% AMI), 5,235 or 32% are very low income (31-50% AMI), 4,520 or 28% are low-income (51-80%), and 1,010 or 6% fall into the 81%+ AMI or greater category.

In the 0-30% AMI income category, when examined in whole numbers, the number of households experiencing one or more of the housing problems is split almost evenly between White, African American and Hispanic households with very little to no effect on Asian, American Indian and Pacific Islander households. When viewed in comparison to their percentage of the population, White (28%), African Americans (37%) and Hispanics (32%) show a slightly higher number of households experiencing one or more of the housing problems, then experienced by Asian(>1%) American Indian (>1%) and Pacific Islander (0%) residents. However, none of the ethnic populations was 10 percentage points or more than the percentage of persons in the category as a whole, per the HUD definition of disproportionally greater need.

For races and ethnic populations effected in the 30-50% or 50-80% AMI income categories, the whole numbers and population percentages are relatively similar. In both categories White, African American and Hispanic households almost evenly split the total number of households suffering from one or more housing problems. In the 30-50% category, using whole numbers, Whites, African Americans, and

Hispanics have similar numbers of households at 1,185, 1,345, and 2,345 respectively. However, when viewed in percentage of the total population, African American and Hispanic households suffering housing problems showed slightly higher statistics (26% and 45%, respectively) while only 23% of the White population, 4% of Asian population, >1% of American Indian, and 0% of Pacific Islander residents experience these housing problems. None of the ethnic populations was 10 percentage points or more than the percentage of persons in the category as a whole, per the HUD definition of disproportionally greater need.

In the 50-80% category, in whole numbers, Whites make up 1,110 or 25% of households, African American account for 1,500 or 33%, Asian households account for 70 or 2%, and those of Hispanic origin represent 1,780 or 39%. When viewed in percentage of the total population, Hispanics show the greatest disproportion of all ethnic categories.

In the 80-100% AMI income category, compared to whole numbers of total households in this category, Black/African American (430 households) are noticeably more effected by one or more housing problems, at almost double the number of Hispanics (270 households) and 160 households more than Whites. However, when viewed in percentages they each equate to 8% of their respective population. Asian (1%), American Indians (0%), and Pacific Islanders (0%) make up a small percentage of households effected by one or more housing problems in this category population. When viewed as percentage of the population, African Americans are marginally disproportionally affected as 43% of the AMI population suffers from one of more housing problems.

While Asians were close to the threshold across all low-income AMI categories, none of the ethnic populations examined were 10 percentage points or more than the percentage of persons in the category as a whole, per the HUD definition of disproportionally greater need. Not ethnic or racial groups show disproportionally greater need related to housing problems.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to HUD, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular race or ethnic group in a category of need is at least 10 percentage points higher than the percentage of persons in the category of need as a whole.

There are four types of severe housing problems: housing units lacking complete kitchen facilities, housing units lacking complete plumbing facilities, overcrowding (more than 1.5 persons per room), and cost burden greater than 50% of a household's income.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,740	1,570	0
White	1,290	590	0
Black / African American	1,825	370	0
Asian	0	85	0
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	1,465	485	0

Table 18 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS, provided by HUD.

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,300	4,810	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	495	1,555	0
Black / African American	695	995	0
Asian	65	230	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	1,010	1,940	0

Table 19 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS, provided by HUD.

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,135	9,545	0
White	170	3,130	0
Black / African American	200	2,510	0
Asian	55	260	0
American Indian, Alaska Native	0	14	0
Pacific Islander	0	0	0
Hispanic	700	3,435	0

Table 20 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS, provided by HUD.

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	395	6,290	0
White	60	2,225	0
Black / African American	110	2,065	0
Asian	0	105	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	15	0
Hispanic	220	1,760	0

Table 21 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS, provided by HUD.

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The 2020 CHAS reported the demographics for the City of Mesquite to be 24% White, 33% African American, and 1% Asian. 40% also identified as being of Hispanic or Latino ethnic origin.

In Mesquite, 8,570 households, or 18% have one or more of the severe housing problems listed above. Of the 8,570 total households with one or more severe housing problems, 4,740 are extremely low-income in the 0-30% AMI category, 2,300 are very low- income in the 30-50% AMI category, 1,135 are low-income in the 50-80% AMI category, and the remaining 395 earn 80% AMI or greater.

In the 0-30% AMI income category, when viewed in whole numbers, African Americans show a slightly higher disproportion compared to White residents or residents of Hispanic origin. No race or ethnicity was identified as disproportionally effected in the remaining AMI income categories (30-50%, 50-80% and 80-100% AMI) when compared to the total number of households in those categories.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

According to HUD, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular race or ethnic group in a category of need is at least 10 percentage points higher than the percentage of persons in the category as a whole. The following table displays the Housing Cost Burdens by race or ethnic group, by percentage of income paid toward housing costs.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	31,120	8,270	6,860	320
White	12,810	2,190	1,820	155
Black / African American	7,085	2,630	2,565	90
Asian	945	225	65	30
American Indian, Alaska Native	85	15	20	0
Pacific Islander	15	0	0	0
Hispanic	9,810	3,010	2,235	29

Table 22 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS, provided by HUD.

Discussion:

Approximately 67% of Mesquite's households spend less than 30% of their income on housing. Of the total households in the 0-30% AMI income category two ethnic groups are disproportionately affected by housing cost burden, with Whites showing 41% and Hispanics at 32%.

A little less than 18% of all households spend 30-50% of their income on housing and approximately 15% of all households in Mesquite spend greater than 50% of their income on housing. In both AMI categories, African Americans and Hispanics are the ethnic groups disproportionally effected when compared to the total number of households in those categories. Only 1% of households either had no income or their income was not computed.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

According to HUD, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular race or ethnic group in a category of need is at least 10 percentage points higher than the percentage of persons in the category as a whole. The data above shows there is consistent disproportionately greater need among African American and Hispanic residents in a variety of AMI and housing problem categories.

The greatest need is seen in the extremely low-income category of 0-30% AMI for Whites experiencing housing cost burden, followed closely by Hispanics experiencing housing cost burden of the 30-50% AMI category. It is also in the housing cost burden analysis that American Indian/Alaskan Natives are indicated as not being disproportionally affected. Although Asians did not meet the 10 percentage point requirements in the Housing Problems and Severe Housing Problems categories, Asians of 0-30% AMI and 30-50% AMI were again disproportionate in these areas, at an average of 8 percentage points.

None of the data above displays a disproportionately greater need among American Indian/Alaska Native, and Pacific Islanders suffering from housing problems, severe housing problems, or housing cost burden at any AMI level.

If they have needs not identified above, what are those needs?

Needs are listed above.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

An area with a minority concentration is defined as a census tract where the population of a single minority group exceeds 50% of the total population of the census tract. Exhibit C of this document, the 2017 Census Ethnic Populations map, demonstrates where ethnic concentration exists in the City of Mesquite. The City as a whole is more concentrated in the northern portions, which is also where more racial or ethnic groups are highly concentrated.

NA-35 Public Housing – 91.205(b)

Introduction

The U.S. Department of Housing and Urban Development (HUD) provides federal funds to local Public Housing Agencies (PHA) to administer the Housing Choice Voucher Program. The Housing Division has an allocation of 1,404 Tenant-Based Housing Choice Vouchers for the City of Mesquite. The Housing Choice Voucher Program assists very low-income families, the elderly, Youth, and the disabled with affordable, decent, safe, and sanitary housing in the private market. Due to the rising cost in the housing market, the City of Mesquite Housing Division administers 1284 vouchers with a waiting list of 1,845 families. The City of Mesquite Housing Division has a waiting list of 291 families for Project Based Vouchers.

Totals in Use

	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	1,284	0	1,284	0	0	0

Table 23 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center), provided by HUD.

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	11,011	0	11,011	0	0
Average length of stay	0	0	0	5	0	5	0	0
Average Household size	0	0	0	2	0	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	128	0	128	0	0
# of Disabled Families	0	0	0	247	0	247	0	0
# of Families requesting accessibility features	0	0	0	1,284	0	1,284	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center), provided by HUD.

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	263	0	263	0	0	0
Black/African American	0	0	0	1,010	0	1,010	0	0	0
Asian	0	0	0	9	0	9	0	0	0
American Indian/Alaska Native	0	0	0	2	0	2	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

(Program Type spans all data columns above the header row.)

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center), provided by HUD.

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	68	0	68	0	0	0
Not Hispanic	0	0	0	1,216	0	1,216	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center), provided by HUD.

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

This is not applicable to the City of Mesquite because it only administers Housing Choice Vouchers. If voucher holders require accessibility modifications at the location they elect to reside, the modifications are the responsibility of the Landlord.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The City of Mesquite only administers Housing Choice Vouchers and has 1,845 families of all different dynamics on the waiting list. The most immediate need of Housing Choice voucher holders is affordable housing.

How do these needs compare to the housing needs of the population at large

Of the 1,319 families receiving vouchers from the City of Mesquite 728 (55%) are disabled families. However, just 29%, or 541, of the families on the waiting list are disabled families. The need for accessible units for those in the Housing Choice Voucher program in Mesquite is larger than the need Citywide. The 2017 ACS data determined the number of disabled persons in the City of Mesquite is 8%.

Discussion

This section was left blank intentionally.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Housing Forward is the lead agency for the Dallas and Collin Counties' Continuum of Care (CoC). The Continuum consists of several agencies including local governments, non-profits, faith-based organizations, housing providers, other community organizations, and interested individuals. The Continuum meets regularly to collaborate on homeless issues and services. While the City of Mesquite does not receive ESG funds, the City supports the CoC, their committees, and the annual Point-In-Time Count.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	903	8	9300	6500	2100	71
Persons in Households with Only Children	54	3	9300	6500	2100	71
Persons in Households with Only Adults	1895	1608	9300	6500	2100	71
Chronically Homeless Individuals	308	179	0	0	0	0
Chronically Homeless Families	6	0	0	0	0	0
Veterans	287	73	0	0	0	0
Unaccompanied Child	162	82	0	0	0	0
Persons with HIV	53	19	0	0	0	0

Table 27 - Homeless Needs Assessment

Data Source Comments: Housing Forward 2020 Dallas/Collin County Unsheltered PIT Count

Indicate if the homeless population   Has No Rural Homeless
is:

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The City of Mesquite does not have data on the number of persons entering and exiting homelessness each year at the city level. However, the Dallas County 202 Point-In-Time Count reports that while there is a total of 3,718 homeless individuals throughout the County. The Mesquite/Balch Springs area showed 26 literally homeless individuals, a 189% increase from the 9 individuals identified in 2023. Of the total number of homeless, 21% were households with both adults and children (Persons in Families). 24% (646) of individuals counted in the 2024 PIT count met the definition of chronic homelessness. On average, the Dallas County homeless response system can move a family or individual into a permanent, positive destination within 3 months of entering the system.

Nature and Extent of Homelessness: (Optional)

This section is optional, therefore intentionally left blank.

Race:	Sheltered:	Unsheltered (optional)
Ethnicity:	Sheltered:	Unsheltered (optional)

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Housing Forward coordinates the Point-in-Time Count each year for the Dallas and Collin Counties' Continuum of Care. The 2024 Point-In-Time Count showed 22% of households with Children, under the HUD definition of homelessness. These 22% of households included children, and households of unaccompanied youth and/or parenting youth under age 18 for a total of 787 homeless children. Two percent, or eighteen individuals, in households with adults and children were identified in the unsheltered count. The remaining 98% were sheltered. 54% were in emergency shelter and 44% were in transitional housing projects. Adults with children are not eligible for safe haven projects. Households with both adults and children staying in emergency shelter decreased by 22% in 2024 (437 individuals) from 2023 (559 individuals). Additionally, households with adults and children participating in transitional housing decreased by less than 1% in 2024 (350 individuals) from 2023 (381 individuals). Though Mesquite does not have any city level data on homeless veterans, the 2024 Point-In-Time Count showed a total of 9% (287) of individuals identified as Veterans in the total adult population (3178) of the PIT count. 82% of the Veterans were in emergency shelter, transitional housing, or safe haven programs (sheltered) and 18% were unsheltered. Unsheltered homelessness among Veterans decreased by 38% in 2024 (52) from 2023 (84). In 2024, Veterans decreased overall by 21% (287) from 2023 (365).

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The City of Mesquite does not have data on homelessness by racial or ethnic groups on the city level but the Dallas County 2024 Point-In-Time Count and Census report the known race and ethnic groups of surveyed adults county-wide as follows: Individuals identifying as Black, African American, or African experience homelessness in Dallas and Collin Counties at higher rates than whites. 56% of the total number of individuals counted in the PIT in 2024 identified as Black, African American, or African, whereas in the 2020 Census, 18% of individuals residing in Dallas and Collins Counties identified as Black, African American, or African. 25% of individuals in the PIT count reported their race as white compared to 34% in the Census.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The City of Mesquite does not have any shelters within city limits, and it is difficult to estimate the number of homeless residing in locations that are not shelters or managed by caseworkers. However, the City has a Homelessness Coordinator, who performs outreach regularly. Outreach locations are coordinated through our Police Officers and Code Enforcement Officers and the Southeast Alliance Community Care Teams, depending on sightings of homeless individuals during the prior week. Officer sightings are typically reported in high grass or woodsy areas away from street view, as well as behind both operational and abandoned businesses, and in pass-through areas where City of Mesquite jurisdiction overlaps with neighboring cities.

Discussion:

This section is optional and was left blank intentionally.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Special needs populations include the elderly, frail elderly, persons with disabilities (including physical, mental, and developmental), persons with substance abuse issues, persons with HIV/AIDS, and victims of domestic violence. Many of those in special needs populations are low-income, and the City is committed to addressing their specific needs. However, currently the City does not have the resources to support the various needs of all these groups besides the Southeast Alliance Community Care Team.

Describe the characteristics of special needs populations in your community:

In the City of Mesquite, approximately 12.4% of the population is elderly at 65 or older according to 2020 ACS data. This equates to 17,659 persons. The 2020 ACS data determines the number of disabled persons in the City of Mesquite is 6,474 or 4.5%. The definition used for disability in this data includes a wide range of disabilities. The City has no direct data to estimate the number of persons with substance addiction problems.

Dallas County Health and Human Services lists 18,684 persons living with HIV in Dallas County as of December 31, 2018, and 811 persons newly diagnosed with HIV in Dallas County in 2018. While staff does not know the number of individuals living with HIV in City of Mesquite, AIDSVu (AIDSVu is presented by Emory University's Rollins School of Public Health in partnership with Gilead Sciences, Inc. and the Center for AIDS Research at Emory University [CFAR]) estimates approximately 1743 individuals, within the 3 mesquite zip codes. (75149, 75150 and 75181)

Another special needs population in the community are victims of domestic violence. In 2018, Mesquite's Police Department responded to 920 family violence related cases, and in 2019 Mesquite's Police Department responded to 939 family violence related cases. While it is difficult to track how many of these cases needed housing assistance, every victim of family violence is given a Family Violence Handout that outlines legal and social services available to them.

What are the housing and supportive service needs of these populations and how are these needs determined?

The housing and supportive service needs of non-homeless special needs populations in the City of Mesquite are similar to those of other groups, including low-income residents. However, certain populations may have distinct requirements. For example, elderly individuals—particularly those with low incomes—often struggle with housing affordability due to fixed incomes. People with disabilities may need ADA-compliant home modifications to ensure health, safety, and accessibility. Rehabilitating and modifying aging, owner-occupied homes help address these needs while also preventing neighborhood decline.

Elderly individuals and those with physical, mental, or developmental disabilities often require access to medical services to manage their conditions, along with support for daily living activities. People struggling with substance abuse, fleeing domestic violence, or living with HIV may also need inpatient treatment or counseling in addition to medical care.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The City of Mesquite is not a HOPWA entitlement grantee. The Dallas EMSA includes eight counties: Collin, Dallas, Delta, Denton, Ellis, Hunt, Kaufman, and Rockwall. These counties cover a diverse geographic area including rural, suburban, and metropolitan city. Dallas County Health and Human Services lists 21,727 persons living with HIV in Dallas County as of December 31, 2023 and 845 persons newly diagnosed with HIV in Dallas County in 2023. While staff does not know the number of individuals living with HIV in City of Mesquite, AIDSVu (AIDSVu is presented by Emory University's Rollins School of Public Health in partnership with Gilead Sciences, Inc. and the Center for AIDS Research at Emory University [CFAR]) estimates approximately 1743 individuals, within the 3 mesquite zip codes. (75149, 75150 and 75181)

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

The City of Mesquite does not receive HOME funding.

Discussion:

This section is optional and was left blank intentionally.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City of Mesquite's non-housing community development activities support affordable access to suitable living environments and services for extremely low- to low- and moderate income persons residing in subpar housing conditions.

How were these needs determined?

The non-housing community development needs were determined through input from community leaders, stakeholders, service providers, and residents. The input was gathered through public input meetings, a Resident Survey, a Stakeholder Questionnaire, and public hearings for the Consolidated Plan. In addition to public input, information provided by the US Census Bureau, Housing Forward as the Continuum of Care, and other local departments and agencies factored into the analysis of the City's needs. The funding and selection process of activities reflect the input and information gathered through the Consolidated Plan process.

Describe the jurisdiction's need for Public Improvements:

The City of Mesquite uses General fund monies to the best extent possible to focus on public facilities and public improvements. Due to the large nature of these projects, budget constraints, and competing needs for use of HUD funding, Public Facilities and Public Improvement projects have not been funded.

How were these needs determined?

As stated above, due to the large nature of these projects, budget constraints, and the competing needs for the use of HUD funding, Public Facilities and Infrastructure will likely not be funded with HUD funds during the Consolidated Plan years.

Describe the jurisdiction's need for Public Services:

There is a variety of public service needs for the special need's community and extremely low- to low- and moderate income households in the city. Public Service needs identified in the Consolidated Plan process include Senior Services, Healthcare Services, Homeless Assistance, especially for Homeless Youth and Families, services for victims of domestic violence, Youth Services, and services for the disabled.

How were these needs determined?

These needs were made evident through public input and stakeholder consultation as part of the Consolidated Plan process. Mesquite residents who responded to the survey were asked to rate the populations they believed to be the most in need? Homeless persons and families received 21% of votes, Housing Choice Voucher tenants were voted at 13%, Transition-Age Youth was voted 12%, Minorities and Immigrants received 11%, and Seniors and Elderly was voted 10%. Veterans and Children

under age 18 received 6% and 8% of votes respectively. The remaining categories Adults with Physical Disabilities, Adults with Mental/Developmental Disabilities, Persons with HIV/AIDS, Persons with Substance Abuse and Other Additions, Non-English Speaking Persons, and Domestic Violence Survivors each received 4% or less of the votes.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of Mesquite's population and workforce continues to grow. The effect of this growth creates an increased demand in housing. According to the 2016-2020 American Community Survey, there are an estimated 52,615 housing units in the City of Mesquite. The City anticipates future growth in the southern portion of the city in communities like Solterra and Talia. The data below (2016-2020 CHAS & ACS) shows that there are not enough housing units for low-income residents, so affordability is key for any future housing created in the City.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	35,540	72%
1-unit, attached structure	1,210	2%
2-4 units	1,485	3%
5-19 units	6,735	14%
20 or more units	4,470	9%
Mobile Home, boat, RV, van, etc	210	0%
Total	*49,650*	*100%*

Table 28 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS, provided by HUD.

Unit Size by Tenure

	Owners		Renters	
	Number	**%**	**Number**	**%**
No bedroom	80	0%	530	3%
1 bedroom	95	0%	4,995	26%
2 bedrooms	1,680	6%	5,640	30%
3 or more bedrooms	25,730	93%	7,830	41%
Total	*27,585*	*99%*	*18,995*	*100%*

Table 29 – Unit Size by Tenure

Data Source: 2016-2020 ACS, provided by HUD.

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City of Mesquite assists residents with their housing units through multiple programs. The CDBG Housing Rehabilitation Program has completed rehabilitation on 150 owner-occupied homes from 2020-2024. The program targets homes owned by residents who fall at or below the 80% AMI income limits set by HUD, the majority of which are also elderly individuals. The City's Helping Others in Mesquite Everyday (H.O.M.E.) program assisted 74 owner-occupied homes with addressing exterior code violations before homeowners received a number of violations and tickets.

The City of Mesquite's Addressing Mesquite Day is a yearly housing and yard project that assists the elderly and disabled using local general fund money, volunteers, and donations. From 2020-2023, Addressing Mesquite Day has completed 2020-2023 we completed roughly 498 projects. Lastly, the City of Mesquite Housing Division operates 1,319 Housing Choice Vouchers, which go to City of Mesquite

residents, and residents of the surrounding cities within a 25-mile radius, who are at or below 30% AMI to ensure adequate access to affordable housing. The Mesquite Housing Division has received specialized vouchers targeted to homeless Youth and Veterans. The City enacted a Tax Credit Project with 18 vouchers attached at Villas of Vanston. Units from this project must be rented at or below 60% of the area medium income. This is the only City enacted Tax Credit Project, but other Tax Credit Projects exist through the city.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

As Mesquite's population grows, the demand for diverse types of affordable housing increases. Much of the city's existing housing stock is aging, and many low-income households lack the resources to repair or maintain their homes. The City of Mesquite's Housing Division primarily offers tenant-based vouchers and does not anticipate a loss in its current housing inventory.

Does the availability of housing units meet the needs of the population?

Currently, 71% of the housing units in Mesquite are single unit detached homes. For renters, there is a relatively equal distribution between one, two, and three or more-bedroom units are 27%, 32%, and 38% respectively. However, for owners, 93% of the units are three or more bedrooms. Approximately 70% of all units in Mesquite are three or more bedrooms. However, this does not match the needs of the population based on family household size. The number of small family households in Mesquite is 13,015 and much greater than the number of small family homes available (8,065). Small families may not be able to afford the rents associated with large family homes, therefore increasing the number of Cost Burden households.

Describe the need for specific types of housing:

The City of Mesquite has seen a population growth of 3% between 2009 and 2015 according to ACS data. As population continues to grow, there is a need for all types of affordable housing. Because the biggest problem regarding housing in City of Mesquite is Cost Burden, affordable housing for small extremely low-to low-income families is the greatest specific need.

Discussion

This section is optional and was left blank intentionally.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	109,400	160,000	46%
Median Contract Rent	777	968	25%

Table 30 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	1,530	8.1%
$500-999	9,085	47.8%
$1,000-1,499	7,170	37.7%
$1,500-1,999	885	4.7%
$2,000 or more	335	1.8%
Total	*19,005*	*100.0%*

Table 31 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	705	No Data
50% HAMFI	3,790	4,380
80% HAMFI	13,100	11,355
100% HAMFI	No Data	15,560
Total	*17,595*	*31,295*

Table 32 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent					
High HOME Rent					
Low HOME Rent					

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The data shows that there are not enough housing units for low-income categories. Housing units available for households at 30% AMFI is significantly less than for households at 50% AMFI and higher. For renters, there is 6 times more housing available to households at 50% AMFI and 22 times more housing available to households at 80% AFMI compared to households at 30% AMFI. While data is not available for homeowner units that can be affordable to households at 30% AMFI, the data shows that like renters, homeowners of 30% and 50% AMFI have limited affordable options. There are fewer options for owners of 80% AMFI than there are for renters of the same AMFI, and nearly half or 47% of homeowner units can only be affordable to households in the 100% AMFI income category.

How is affordability of housing likely to change considering changes to home values and/or rents?

Continued population growth has increased the demand for affordable housing at the same time the cost of housing has increased. The Median Contract Rent has increased 11% while the Median Home Value has decreased 3% from 2001 to 2015. This is a troubling trend considering cost burdened is a large housing problem in the City, and insinuates that rents are increasing even as properties deteriorate. This trend will continue in the future as Mesquite continues to grow.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

In 2009, the Median Contract Rent in Mesquite was $701; in 2011, it increased to $739. According to the Census Bureau's 2018 ACS 5-year estimate, the Median Contract Rent in 2020 is $835. These are consistent 10% increases every 4-6 years since 2000. Therefore, the trend of increases in rents for any newly constructed units can be expected to continue over the next 5 years of this Plan. Only an efficiency unit or one-bedroom can be rented for the Median Contract Rent amount in Mesquite under Low HOME Rents. Fair Market Rents and High HOME Rents for one- and two-bedroom units are comparable. Rents for three- and four-bedrooms units show a much larger disparity across all categories.

Discussion

This section is optional and was left blank intentionally.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

According to the 2016-2020 American Community Survey, 13% of the City's housing stock is comprised of houses built since 2000. The 2014-2018 American Community Survey shows 16% of the City's housing stock is comprised of houses built since 2010. As the housing stock ages, the condition of the house becomes more vulnerable due to environmental conditions, maintenance needs, and foundation issues. Older homes built prior to 1978 are also more likely to contain lead hazards.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

The Planning and Development Services Department uses the International Property Maintenance Code (2015 Edition) as the basis for determining whether a structure is substandard.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	**%**	**Number**	**%**
With one selected Condition	6,900	25%	8,890	47%
With two selected Conditions	290	1%	655	3%
With three selected Conditions	40	0%	35	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	20,360	74%	9,420	50%
Total	*27,590*	*100%*	*19,000*	*100%*

Table 34 - Condition of Units

Data Source: 2016-2020 ACS, provided by HUD.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	**%**	**Number**	**%**
2000 or later				
1980-1999				
1950-1979				
Before 1950				
Total				

Table 35 – Year Unit Built

Data Source: 2016-2020 CHAS, provided by HUD.

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980.				
Housing units built before 1980 with children present				

Table 36 – Risk of Lead-Based Paint
Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 37 - Vacant Units
Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Need for Owner and Rental Rehabilitation

While only a quarter, or 24%, of the owner-occupied housing stock does not have any selected conditions present according to the 2017-2021 ACS data, 10,285 units (51%) have at least one selected condition and may require repairs. Mesquite has a large amount of aging housing stock with 44% of housing units being built before 1979 and 87% built before 2000. This demonstrated the need for maintenance and rehabilitation. These needs will continue to increase as the units age without regular maintenance.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

An estimated 19,510 units in Mesquite were built before 1980 and will likely contain some risk of lead-based paint. Nearly half, or 9,755, of these units have children present, meaning a large portion of these homes will require testing (and possibly remediation) when undergoing any repairs or rehabilitation. Being that older homes tend to have lower rents while newly constructed or rehabilitated homes have higher rents; it is a legitimate guess that a large portion of the 9,755 homes are occupied by extremely low- to low-income families.

Discussion

This section is optional and was intentionally left blank.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The U.S. Department of Housing and Urban Development (HUD) provides federal funds to local Public Housing Agencies (PHA) to administer the Housing Choice Voucher Program. The Mesquite Housing Division administers 1,404 Tenant-Based Housing Choice Vouchers for the City of Mesquite. The Housing Choice Voucher Program assists very low-income families, the elderly, Youth, and the disabled with affordable decent, safe, and sanitary housing in the private market. The City of Mesquite administers 1,409 vouchers with a waiting list of 1,845 families.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Vouchers					
Program Type				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				1,398			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

The Housing Division of the City of Mesquite does not own or operate any public housing properties.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan: The Housing Division of the City of Mesquite does not own or operate any public housing properties.

Public Housing Condition

Public Housing Development	Average Inspection Score
n/a	n/a

Table 39 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The Housing Division of the City of Mesquite does not own or operate any public housing properties.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Mesquite Housing Division, or housing authority, does not own or manage any public housing units. However, a Low-Income Tax Credit project was adopted in 2015 that contains 18 project-based Housing Choice Vouchers. Additionally, the Mesquite Housing Division encourages self-sufficiency of its Housing Choice Voucher participant families and assists in the expansion of family opportunities that address education, socio-economic, recreational, and other service needs through the Family Self Sufficiency Program. The Mesquite Housing Division also offers the Homeownership Program for eligible participants to purchase a home utilizing their voucher.

Discussion: This section is optional and was intentionally left blank.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	415	4	627	554	0
Households with Only Adults	1149	151	899	2340	0
Chronically Homeless Households	40	0	29	899	0
Veterans	50	0	74	238	0
Unaccompanied Youth	10	0	55	26	0

Table 40 - Facilities and Housing Targeted to Homeless Households

Data Source: Verify in idis.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

There are a number of ways our CoC has worked with projects to collaborate with healthcare organizations to assist participants with access to healthcare and Medicaid. The CoC has integrated behavioral healthcare and primary care partners into our Coordinated Outreach Team and at shelter Coordinated Access Points to ensure people who are homeless have access to care from the first point of engagement. After people are housed, the CoC has committed to ensuring Housing First Assertive Community Treatment (ACT) and Intensive Case Management (ICM) teams are available to anyone needing or wanting more comprehensive care and access to healthcare and Medicaid services. The CoC also provides information, training, and technical assistance during weekly Coordinated Access meetings and Housing Coordination Meetings to support projects to partner with healthcare agencies to ensure participants receive healthcare and Medicaid services. on mainstream resources during weekly Coordinated Entry Access Point Coordination Meetings. The CoC partnered with the local behavioral health authority to expand multidisciplinary care teams. These teams promote SOAR certification of program staff to expand the reach of these services. Each team includes SOAR staff who are available to CoC projects and participants. Training and promotion of SOAR is also made available through the CoC's annual training calendar.

Procedures for responding to infectious diseases were co-designed during the COVID-19 and Monkeypox outbreaks. The CoC, City of Dallas, Dallas County Health and Human Services (the county public health department), and Parkland Health (the public hospital under Dallas County's jurisdiction) now have a playbook for infection control responses which includes collaborating on testing procedures for specific populations, infection control procedures for inclement weather facilities, and isolation and quarantine procedures for County and city-run sheltering facilities.

There are several ways the CoC and CoC membership organizations provide professional development and employment opportunities to individuals with lived experience of homelessness. These include:

• Employing people with lived experience of homelessness to deliver services: Persons with lived experience have been hired throughout Street Outreach, Rapid Rehousing, and Permanent Supportive Housing programs in the CoC in roles ranging from peer support specialists, case managers, and program managers.

• Providing Lived Experience Coalition (LEC) and Youth Action Board members with professional development opportunities: When new members of the LEC and YAB join, they are asked about their personal and professional goals and are supported to work on CoC projects that align with these ambitions. Members are provided multiple trainings for active engagement, support with resume

building, and job searches in their field of study. Members also receive a full orientation and training on the homeless response system to enhance their ability to fully participate in CoC planning, and space is created in meetings for shared learning to promote ongoing growth. Additionally, members of the LEC and YAB are offered opportunities to accompany and co-present at state and national conferences on ending homelessness. This year, YAB members co-presented with the CoC Lead Agency at the Texas Homeless Network Conferences in 2023.

• Partnering with staffing agencies who specialize in working with underserved communities: First Step, who provides an alternative staffing model that helps people with barriers to employment reenter the labor market, has opened a Dallas office. CoC agencies create a referral network for employment opportunities from housing assistance programs.

• Partnering with institutions and corporations interested in providing supported employment and workforce development opportunities: The CoC works with Texas Health Dallas, which has worked with local service providers to provide healthcare-related employment to over a hundred people with experience of homelessness who are reentering the workforce. The CoC supports referrals into the program from CoC member agencies.

• Partnering with agencies across the CoC, to consider job opportunities for those with lived experience and expertise and considering this experience to be as valuable or more valuable than higher education.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

As identified in the Market Analysis and Needs Assessment, affordable housing will remain a significant concern in the City of Mesquite, particularly for low-income residents and those with special needs.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

As mentioned earlier, the housing and supportive service needs of the non-homeless special need's population may require unique housing or services. For example, the elderly, especially in low-income households, face housing needs related to cost burden because most are on fixed incomes. The rehabilitation of aging homes owned by the elderly addresses the health and safety needs of that population while preventing neighborhood deterioration. Elderly and frail elderly also need additional assistance in housing due to special ADA requirements such as ramps and grab bars.

Persons with physical, mental, or development disabilities need access to medical services for their disabilities. However, they could possibly also need assistance with daily living in assisted living or supervised home or require extra housing elements like fire alarms for hearing impaired. Those suffering from substance abuse could need in-patient psychological treatment in addition to medical services. Persons living with HIV/AIDS need supportive services of health and counseling as well as similar housing needs to the other special population. Victims of domestic violence tend to be seeking to meet basic needs: shelter, food, and clothing. However, they might need additional services such as counseling and legal aid.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The Dallas County CoC collaborates with healthcare providers to secure housing and support services for individuals experiencing or at risk of homelessness upon discharge from medical facilities.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Mesquite has several activities that focus on housing and supportive service needs to persons who are not homeless but have other special needs. These include but are not limited to health services, support service for domestic violence survivors, and housing rehabilitation.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See details above.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

HUD Issues Interim Final Rule Revising AFFH Regulations, Under the new rule, grantees' certifications will be considered sufficient as long as they take actions related to promoting fair housing, such as efforts to eliminate housing discrimination. This removes the requirement for a formal Analysis of Impediments (AI) or any mandated fair housing planning mechanisms that were previously in place.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City of Mesquite's workforce consists of a wide range of business sectors including Education and Health Care Services, Retail trade, Finance Insurance and Real Estate, Arts, Entertainment, Accommodations, Manufacturing, and Construction. Demonstrated below, income levels increase with the level of education attainment and private transportation. A diverse job market that creates job opportunities for residents to earn a livable wage is crucial to their success is obtaining decent housing.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	345	3	1	0	-1
Arts, Entertainment, Accommodations	7,482	6,905	13	16	3
Construction	4,288	3,834	7	9	1
Education and Health Care Services	9,685	8,884	16	20	4
Finance, Insurance, and Real Estate	4,831	1,240	8	3	-5
Information	1,190	423	2	1	-1
Manufacturing	4,401	2,979	7	7	-1
Other Services	1,742	1,169	3	3	0
Professional, Scientific, Management Services	4,716	839	8	2	-6
Public Administration	0	0	0	0	0
Retail Trade	8,024	9,608	14	22	8
Transportation and Warehousing	3,421	4,781	6	11	5
Wholesale Trade	3,495	2,199	6	5	-1
Total	53,620	42,864	--	--	--

Table 41 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs), provided by HUD.

OMB Control No: 2506-0117 (exp. 09/30/2021)

Labor Force

Total Population in the Civilian Labor Force	72,104
Civilian Employed Population 16 years and over	68,750
Unemployment Rate	4.64
Unemployment Rate for Ages 16-24	10.36
Unemployment Rate for Ages 25-65	3.23

Table 42 - Labor Force

Data Source: 2016-2020 ACS, provided by HUD.

Occupations by Sector	Number of People
Management, business and financial	11,065
Farming, fisheries and forestry occupations	2,720
Service	8,045
Sales and office	17,160
Construction, extraction, maintenance and repair	9,220
Production, transportation and material moving	4,920

Table 43 – Occupations by Sector

Data Source: 2016-2020 ACS, provided by HUD.

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	27,945	44%
30-59 Minutes	28,100	44%
60 or More Minutes	7,775	12%
Total	*63,820*	*100%*

Table 44 - Travel Time

Data Source: 2016-2020 ACS, provided by HUD.

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	9,680	555	3,610

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	15,960	685	4,285
Some college or Associate's degree	19,235	840	3,885
Bachelor's degree or higher	10,170	210	1,850

Table 45 - Educational Attainment by Employment Status
Data Source: 2016-2020 ACS, provided by HUD.

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	370	660	1,775	2,840	1,550
9th to 12th grade, no diploma	1,845	2,070	2,725	3,780	1,630
High school graduate, GED, or alternative	5,210	6,219	4,600	10,115	5,020
Some college, no degree	5,635	5,845	3,565	8,790	3,660
Associate's degree	510	1,585	1,690	2,525	630
Bachelor's degree	775	2,050	2,095	4,395	2,150
Graduate or professional degree	105	680	1,060	1,960	955

Table 46 - Educational Attainment by Age
Data Source: 2016-2020 ACS, provided by HUD.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	27,401
High school graduate (includes equivalency)	30,919
Some college or Associate's degree	41,513
Bachelor's degree	50,381
Graduate or professional degree	58,931

Table 47 – Median Earnings in the Past 12 Months
Data Source: 2016-2020 ACS, provided by HUD.

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on the Business Activity data, the top three major employment sectors are Education and Health Care Services at 16%, Retail Trade at 14% and Arts, Entertainment, Accommodations at 12% of the share of Mesquite workers. The largest occupation sectors in the City include Sales and Office with 19,155 employees (28%), Management, Business and Financial at 12,015 employees (17%), and Service with 8,315 employees (12%). The three sectors comprise 57% of the city's employed civilian labor force.

Describe the workforce and infrastructure needs of the business community:

Some infrastructure and significant retail revitalization is needed in the older sections of the City. The City's lack of public transportation limits career and education growth opportunities for those who cannot provide their own private transportation.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City of Mesquite's Economic Development Department is consistently working with various industries to bring growth and opportunities to the City of Mesquite. The City of Mesquite is seeing a large influx of office/warehouse construction; these companies will need more employees. We are collaborating to create a stronger business retention and expansion program (BRE). Additionally, Mesquite will always be in need of more infrastructure to support business and retail.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The City of Mesquite is composed of many different business sectors that require various educational needs. While 16% of the City's civilian labor force have obtained a Bachelor's degree, an almost equal 14% have not graduated high school. Many businesses require more educational attainment than extremely low- to low- moderate income residents have received. The largest populations of the city have either only earned a High School diploma/GED (22%) or have completed some college or an Associated degree (30%).

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Texas Workforce Solutions has a location in Mesquite that provides job posting and placement services, up-to-date information on the labor market and emerging occupations, recruiting, retention, and training assistance, and more. Dallas County Community College's Eastfield Campus is located in Mesquite and offers many training opportunities and career development. Sharing Life Community Outreach, a local non-profit, also provides a GED program. Additionally, Mesquite Independent School District (MISD) and Mesquite office of Economic Development are also valuable partners with this program.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

There are plans to participate at a later date.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Specific initiatives are still under development.

Discussion

This section is optional and was intentionally left blank.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The largest housing problems in the City of Mesquite are cost burden, severe cost burden, and rehabilitation of existing aging housing stock. Concentrated CDBG Areas with deteriorating parcels are outlined in the 2024 CDBG Code Enforcement map, attached as Exhibit B of this document. Concentrated areas are defined as 51% or more of the block group and/or census tract.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

As discussed in the Needs Assessment, an area with a minority concentration is a census tract where the population of a single minority group exceeds 50% of the total population of the census tract. The population is more concentrated in the northern portion of the city, which is where racial or ethnically diverse groups are highly concentrated. This is outlined in the 2017 Census Ethnic Populations map, attached as Exhibit C of this document.

What are the characteristics of the market in these areas/neighborhoods?

It is challenging to characterize the housing market in these areas and neighborhoods due to their diverse nature and scattered distribution across the northern parts of the city. In general, the housing stock tends to be older and in need of substantial repairs and updates. These areas also typically have a higher proportion of rental properties, along with a significant number of vacant or unoccupied homes.

Are there any community assets in these areas/neighborhoods?

It is challenging to identify specific assesses in each area since the areas are spread throughout the city. Many neighborhoods contain historic features such as pocket parks and neighborhood markets. Small areas like these provide charm and personality to individual neighborhoods. While needs are great in these areas, resources are limited. The City of Mesquite's CDBG Housing Rehabilitation Program has assisted many homes in these areas throughout the history of the program.

Are there other strategic opportunities in any of these areas?

The City has numerous departments that work together to provide improvements and services to these areas. These include but are not limited to Housing and Community Services Department, Neighborhood Services Department (Planning, Keep Mesquite Beautiful, Rental Certificate of Occupancy, and Code Enforcement), Public Works, and Parks and Recreation.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

In the changing world where business models increasingly include work from home and online education, it is especially necessary to provide consistent and strong bandwidth and access for the entire community including low- and moderate-income households.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Mesquite has a variety of broadband internet providers like AT&T, Spectrum, Frontier, and EarthLink, offering speeds ranging from 100 Mbps to 5000 Mbps, with options for fiber, cable, and fixed wireless technologies. Some broadband internet providers like Lifeline Program, offers special discounts on some of their plans for eligible low-income households. Increased competition can create an equitable market as the entire community has needs and requirements to serve.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The number of natural disasters around the nation has and is expected to increase due to several factors including, but not limited to, larger population growth and climate change brought on by manmade conditions. The City of Mesquite has seen more and intense thunderstorms throughout the year to include a Nationally declared disaster (reference disaster 4781).

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income households are particularly vulnerable due to limited financial resources. Many of these families are unable to afford essential items and services recommended as best practices for emergency preparedness or daily living. For example, maintaining a supply of one gallon of clean drinking water per household member per day for three consecutive days may be financially burdensome. As a result, these residents often depend on government programs and services to meet their basic needs and to support the overall well-being of their communities.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Mesquite has elected to use a five (5) year strategic plan and Consolidated Plan beginning October 1, 2025. The strategic plan sets the priorities for Community Development Block Grant (CDBG) funding allocations and expected accomplishments over the next five years.

The City of Mesquite expects some activities to be available citywide while others focus on targeted geographic areas based on low-income primary residential Census Tract Block Groups.

High priority needs for the City of Mesquite are Providing Affordable Housing Opportunities, Special Needs Services, Public Service Programs, and Non-Housing Community Development.

The influence of Market Conditions in the City of Mesquite is that cost burden (paying more than 30% of household income for housing) is the major housing problem faced by most of the City's extremely low- to low-income renters.

Anticipated Resources include the first year of CDBG entitlement allocation funds for the City of Mesquite. This allocation is $1,047,108. Based on this number, multiplied by five for length of the plan, the City anticipates a total of $5,235,540 in entitlement funding over the next five years.

The City of Mesquite's CDBG Division of the Housing and Community Services Department is the lead agency responsible for developing the Consolidated Plan as well as administering the HUD Community Development Block Grant. The City, as well as non-profit and community organizations, work together to implement CDBG funds.

The City's homeless strategies include supporting the efforts of the Dallas/Collin County Continuum of Care to provide services to homeless individuals and families and requiring CDBG-funded activities that provide services to homeless persons enter client data into Dallas County's HMIS system. The Southeast Alliance Community Care team also provides resources to homeless individuals through outreach efforts.

The City of Mesquite will work with several organizations in their anti-poverty strategies to provide affordable housing, safe and sanitary neighborhoods, and supportive services to low-income residents.

The City of Mesquite's CDBG monitoring process has the following basic aspects: 1) compliance at time of funding; 2) desk reviews of performance and financial reports during contract periods; 3) on-site monitoring of activities; and 4) wellness review of files at activity close out.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

1	Area Name:	CDBG Eligible Neighborhoods - Code Enforcement
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Code Enforcement
	Identify the neighborhood boundaries for this target area.	See attached map, Exhibit B
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	CDBG Eligible Neighborhoods – Boys & Girls Club
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Public Services
	Identify the neighborhood boundaries for this target area.	See attached map, Exhibit A
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	

	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	**Area Name:**	CITYWIDE
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	Rehabilitation
	Identify the neighborhood boundaries for this target area.	Citywide
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

Table 48 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Many of Mesquite's initiatives will be available citywide. However, some projects target low-income Census Tract Block Groups. Qualifying Block Groups are residential with greater than 50% of the population being below 50% AMI, and where 25% of the homes meet the 2015 definition of "deteriorating" or "deteriorated". The Community Development Department uses the International Property Maintenance Code (2015 Edition) as the basis for determining whether a structure is substandard.

In PY2025, the City will provide two LMA area benefit activities: Code Enforcement and Boys and Girls Club Boys and Girls Club activities will take place in designated CDBG-eligible areas. Code Enforcement activities will take place in designated CDBG-eligible areas that also overlap with substandard living areas.

The City will allocate approximately 61% ($450,000.00) of the PY2025 entitlement funds specifically to the two LMA CDBG eligible activities that affect the areas listed above.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Priority Need Name	Priority Level	Population	Geographic Areas Affected	Associated Goals	Description	Basis for Relative Priority

Table 49 – Priority Needs Summary

Narrative (Optional)

Quantitative and qualitative research influenced the priority needs and strategies for the City of Mesquite's Five Year 2025-2029 Consolidated Plan. Quantitative research included housing market and demographic analysis where qualitative research consisted of surveys, public meetings, and citizen input. Needs were developed and then ranked. High priority activities are considered essential. Appropriate federal grant funds will be provided to approve projects when funds are available. Low priority activities are not expected to be funded by the City during the five-year plan unless an increase of funds become available, but staff will support the activity in other applications for federal assistance and by providing technical assistance.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Due to limited funding, the City will not be funding a TBRA program with CDBG funds. However, CDBG continues to support the Mesquite Housing Division in efforts to obtain additional vouchers for Youth and Veterans.
TBRA for Non-Homeless Special Needs	The City will continue to use CDBG funds to support Public Service programs that offer rental, mortgage, motel, and/or utility assistance. CDBG staff also supports Mesquite Housing Division's efforts to obtain additional vouchers for at-risk of homeless Youth and Veterans.
New Unit Production	Per HUD regulations, City of Mesquite will not produce new housing units with CDBG funds.
Rehabilitation	City of Mesquite will continue to support projects that maintain safe, affordable, quality housing stock for residents. The CDBG Housing Rehabilitation Program and Public program will support these efforts.
Acquisition, including preservation	Acquisition and preservation activities will not be prioritized during this Consolidated Plan.

Table 50 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Public-Federal	Admin and Planning, Economic Development, Housing, Public and Private Improvements, Public Services	1,047,108			1,047,108		Mesquite is a CDBG Entitlement City. The City will use a combination of federal funds and General fund monies to address the priority housing and community development needs and objectives.

Table 51 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City does not receive HOME or ESG funds, which have matching requirements. The City does use general funds and bond funds for infrastructure and public improvements. Federal leverage also includes local resources of donations and volunteers who assist with a local house or yard project on Addressing Mesquite Day. All subrecipient agencies are required to have other resources to supplement CDBG funding. The City continually seeks alternate funding opportunities to assist with the goals and priorities of CDBG.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

N/A

Discussion This section is optional and was intentionally left blank.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Mesquite	Government	Economic Development Non-homeless special needs neighborhood improvements public facilities	Other
The Family Place	Non-profit organizations	public services	Other
Boys and Girls Club of Greater Dallas	Non-profit organizations	public services	Other
Hope's Door New Beginning Center	Non-profit organizations	public services	Other
Visiting Nurse Association	Non-profit organizations	public services	Other
The Senior Source	Non-profit organizations	public services	Other
Sharing Life Community Outreach	Non-profit organizations	public services	Other
Hope Clinic	Non-profit organization	Public services	other

Table 52 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Mesquite's CDBG Division of the Housing and Community Services Department is the lead agency responsible for developing the Consolidated Plan as well as administering the HUD Community Development Block Grant. Program delivery is provided by government agencies, non-profit organizations, and community organizations. Agencies involved in program delivery other than the City of Mesquite may vary by year due to the funding allocation process.

The City's CDBG Division of Housing and Community Services has strong relationships with other City Divisions and local non-profits who receive CDBG funding, as well as the local Continuum of Care. This is helpful for gaining and disseminating information. To keep citizens informed the City also provides information on its website, and distributes material on programs through newspaper ads, virtual newsletters, pamphlets and brochures, and social media platforms.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
Other			

Table 53 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Mesquite does not fund any facilities or housing that targets homeless households within the Mesquite City limits. However, households can benefit from services from non-profits funded by other resources, such as Hope's Door New Beginning Center and The Family Place domestic violence emergency shelter or rapid re-housing program. Households may also take advantage of Dallas County programs available through the Department of Health and Human Services (DHHS), the Department of Mental Health (DMH), and the Office of Homelessness. Beginning in program year 2020, all CDBG recipients who offer essential services to homeless individuals and families must be HMIS Contributing Organizations with the Dallas County CoC, which will allow participants to be added to the Housing Priority List for services and housing assistance provided by other agencies throughout Dallas County.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

A gap in the service delivery system is due to lack of enough resources and not being connected to the countywide homeless response system. Beginning in program year 2020, all CDBG recipients who offer support services to homeless individuals and families must be an HMIS Contributing Organization with the Dallas County CoC, which will allow participants to be added to the Housing Priority List for services provided by other providers throughout Dallas County. The City continues to provide services targeted towards special needs populations and persons experiencing homelessness through coordination with other agencies by establishing new partnerships with outside service providers. In 2019, the City established a Homeless Outreach Team (HOT Team) comprised of Housing and Community Services staff, Code Enforcement staff, Police officers and the Mesquite Fire Department. The HOT Team has collaborated with CitySquare who responds to requests for street outreach in Mesquite submitted by Code Enforcement and Police Officers. The CDBG Division also collaborated with The Family Place, a non-profit that provides services to domestic violence survivors and their families, and the only shelter in the area that serves male survivors.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Ongoing collaboration with service providers and community organizations will enhance awareness of existing resources and expand the range and availability of services offered to Mesquite residents. Additionally, the City remains committed to identifying innovative strategies to maximize the impact of its limited funding resources.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 54 – Goals Summary

Goal Descriptions

Goal Name	Goal Description

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Mesquite does not receive HOME funds. However, the City has a goal to rehabilitate 150 owner-occupied, single-family homes owned by extremely low- to low-income residents during the Consolidated Plan years 2025-2029. The City will continue to increase the sustainability of suitable living environments through neighborhood preservations, sidewalk rehabilitations, and enforcing property standards.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Mesquite Housing Division (MHD) is committed to ensuring equal housing opportunities for individuals with disabilities. In accordance with Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act (ADA). MHD monitors the availability of accessible housing units within its programs and ensures that accessibility requirements are met. If a Section 504 Voluntary Compliance Agreement requires an increase in accessible units, MHD will take appropriate steps to support compliance—such as engaging with property owners, promoting awareness of accessibility standards, and tracking the number of accessible units in the program. While MHD does not assist with locating individual units, it remains dedicated to fostering inclusive and barrier-free housing options for all qualified participants.

The Mesquite Housing Division, or housing agency, does not own or manage any public housing units.

Activities to Increase Resident Involvements

The Mesquite Housing Division (MHD) encourages active tenant participation through the Resident Advisory Board (RAB). The RAB provides a platform for residents to share feedback, raise concerns, and contribute to policy discussions and program planning. Input from the RAB helps guide improvements to housing services and ensures programs remain responsive to tenant needs.

The Family Self Sufficiency (FSS) Program empowers participating families to become more financially independent. Residents work with a case manager to set long-term goals related to employment, education, and financial stability. As families achieve milestones, they may build escrow savings and work toward self-sufficiency, with some participants ultimately transitioning to homeownership. The program supports long-term success by connecting residents to community resources and training opportunities.

MHD offers a Homeownership Program that allows eligible Housing Choice Voucher (HCV) participants to use their assistance toward a mortgage instead of rent. This program supports families in making the transition from renting to owning a home. Participants receive guidance on budgeting, credit improvement, and navigating the homebuying process, helping them build generational wealth and long-term

Is the public housing agency designated as troubled under 24 CFR part 902?

Mesquite Housing Division is not designated as troubled under 24 CFR Part 902.

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The Analysis of Impediment is no longer required therefore,

~~The City of Mesquite contracted with J-Quad Planning Group, LLC to develop the Analysis of Impediments to Fair Housing, which is currently delayed in draft form due to COVID-19. Information will be included in this Plan once the Analysis of Impediments to Fair Housing is finalized.~~

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

n/a?

SP-60 Homelessness Strategy – 91.215(d)

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

Addressing the emergency and transitional housing needs of homeless persons

The Continuum of Care has developed a Coordinated Assessment System that assists homeless clients with navigating the homeless response system and ending their homelessness through permanent housing. With the CAS, exists a homeless response hotline. Families and individuals new to homelessness may call the 1-800 number to receive assistance with diversion and prevention or emergency shelter.

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.

The Continuum of Care is constantly working to develop new programs to assist clients with ensuring that homelessness is rare, brief, and nonrecurring. Housing Forward employs a housing navigator that locates and collaborates with properties in order to facilitate access to affordable housing units for homeless individuals and families within the Continuum. Where funding is available, the Continuum offers housing retention resources to prevent individuals and families from becoming homeless again. The Continuum hosts subpopulation challenges annually to assist with ending homelessness.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The CoC has a variety of agencies that provide homeless prevention and diversion services that are utilized by low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs. The CoC also utilizes multiple access points as part of its Coordinated Assessment System. Through these access points, individuals and families may be connected to agencies providing those resources or other prevention methods. For example, youth exiting a system of care have access to agencies within the CoC that contract with the state to provide aftercare services. There are also funded projects within the Dallas/Collin County area, where CoC member agencies collaborate on institutional

aftercare for low-income or at-risk of becoming homeless individuals. When applicable, area institutions may refer or connect individuals and families exiting publicly funded institutions to CoC resources.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

HUD has regulations to protect children from the hazards of lead based paint in federally funded projects. HUD continues to provide training for compliance with these regulations. Staff from the City's Housing and Community Services Department have attended trainings and are currently in compliance with these regulations for the Housing Choice Voucher program, and the CDBG Housing Rehabilitation Program. All lead-based paint qualifying housing rehabilitation projects are tested and City staff oversees associated mitigation efforts. In addition, the City continues to provide the required notices and information about the hazards and risks of lead-based paint to all program participants with lead-based paint qualifying homes.

How are the actions listed above related to the extent of lead poisoning and hazards?

The aforementioned actions will help reduce the risk of lead poisoning and associated hazards through targeted remediation efforts.

How are the actions listed above integrated into housing policies and procedures?

Program policies and procedures include required steps for staff members to test and mitigate lead-based paint for qualifying housing rehabilitation projects. The disbursement of notices and information about the hazards and risks of lead-based paint to all program participants with lead-based paint qualifying homes is also required in department policies and procedures.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Mesquite is committed to providing the lowest income residents with quality housing and neighborhoods in addition to supportive services to help residents move out of poverty and become self-sufficient.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City's Neighborhood Services Department focuses on creating and sustaining quality neighborhoods through ordinances and codes. The City will continue working to attract high paying jobs and industries to the community through the Economic Development Department. In PY2019, the Community Development Department made recommendations to STAR Transit regarding citizen accessibility of transportation to and from work, which resulted in extended evening and weekend hours for STAR Transit riders. The City of Mesquite will also continue to work with and through the Mesquite Chamber of Commerce, Texas Workforce Solutions, and other similar bodies in the region to increase the quality and size of the labor force in Mesquite. The City continues to support the Mesquite Independent School District who provides each child with a sound educational foundation to better prepare them to assume effective positions in the workplace in the future and thus help reduce the level of poverty in Mesquite. The Youth Services Division administers an annual Summer Youth Internship Program, which partners with local Mesquite businesses to provide eligible Youth with real-world, on-the-job experience and training. Through the Family Self Sufficiency Program, the Mesquite Housing Division encourages self-sufficiency of their Housing Choice Voucher participant families and assists in the expansion of family opportunities that address educational, socio-economic, recreational, and other human service's needs. In addition, CDBG supports and partners with several agencies that provide rental, mortgage, motel, and utility assistance that helps clients remain in affordable housing and find financial stability.

SP-80 Monitoring – 91.230

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

The City of Mesquite will continue to conduct regular monitoring's of all funded programs to verify that applicable laws and regulations are being met. All monitoring activities provide an opportunity to discuss any programming issues relevant to the contract such as program objectives, record keeping, service levels, fiscal procedures, and/or reporting requirements. Each agency will receive an on-site monitoring visit by City staff. On-site monitoring will be conducted every twelve to twenty-four months as determined by the City staff. Written notice will be provided two to four weeks prior to the visit. These visits are typically two hours long and a checklist is provided to the agency prior to the visit to assist with preparation. Additional documentation may be requested at the time of the visit and the agency should be prepared to grant department staff access to records.

The CDBG Supervisor will conduct ongoing desk-monitoring of all programs on a monthly basis. All agencies will undergo a formal monitoring process, including a minimum of a desk audit. This process will require material submission by the agency for department staff's review. Department staff will notify the agency of areas of success, areas of concern, and any areas requiring corrective action as noticed by the desk audit.

On-site visits, outside of the formal monitoring process, may be conducted at separate times by the CDBG Supervisor and other City staff. Site visits provide City staff the opportunity to become acquainted with each program's operation, physical environment, and personnel. Site visits from City staff may be made to provide technical assistance and attend board or other meetings as appropriate.

Financial and administrative systems will be monitored for performance, internal controls, compliance with eligibility requirements, etc. Potential or existing problems and weaknesses may be identified. Any problem or weakness must be resolved within a reasonable and agreed upon timeline. If the CDBG Supervisor has a particular area of concern, monitoring of specific areas and/or systems may occur as determined appropriate by the staff liaison. On-site monitoring is likely to occur more often than every twelve months if such a determination is made.

The City will continue to promote and encourage small business outreach when conducting business utilizing federal funds as well as ensure that fair and equal access for participation is granted.

Grantee Compliance/Monitoring Plan:
- *Consolidated Annual Performance and Evaluation Report (CAPER).* Each fiscal year the City prepares a CAPER to show how the City utilized CDBG resources during the previous fiscal year. In addition, the CAPER assesses actual program accomplishments and compares them to the goals and objectives identified in the City's Five-Year Consolidated Plan and Annual Action Plans.

- *Monthly IDIS "drawdowns."* The City has a goal of completing drawdowns on a monthly basis. This will allow for monthly desk monitoring of subrecipient activities to ensure that programs are on target to meet contract goals and any errors within program execution are corrected quickly.
- *Grantee technical assistance.* Subrecipients may receive technical assistance from staff to assist with program setup and/or concerns related to program management. Assistance may be provided via phone, email, or as part of on-site monitoring.
- *Annual audits.* In addition to a review during on-site monitoring, the City's finance department reviews subrecipient OMB-mandated single audits annually.
- *On-Site Monitoring.* Monitoring of the City's housing and community development projects occurs on an annual basis to ensure compliance with federal regulations. The frequency of visits may increase if one of the following occurs: staffing changes, inaccuracies reported during monthly reports, low activity level, complaints about program operation from consumers, and/or concerns on the part of elected officials. The City will review the following information during the on-site monitoring process: current insurance certificates; current permits; most recent Policy & Procedures Manual; applicable staff timesheets; most recent single-year audit; a sample client intake form; Equal Opportunity files; four-to-five client files including but not limited to intake forms containing race, ethnicity, and income, female head of household documentation, and proof of income eligibility. Staff may also request to review financial management procedures, request a tour of facilities and/or construction projects, and review subrecipients filing system.
- *Subrecipient training.* The City will offer pre-grant training for all new and returning (if needed) subrecipients. The training is designed to discuss the regulatory requirements of the grant and to provide technical assistance. Subrecipients are required to report to the City monthly. The report allows subrecipients to state their accomplishments to date (i.e., the number of clients served, number of houses rehabilitated, etc.). The CDBG Coordinator will complete at least one on-site monitoring visit per program year for each subrecipient. More on-site monitoring visits may be completed as warranted. This ensures compliance with program requirements and identifies any findings or concerns. CDBG Housing Rehabilitation projects must complete an on-site final inspection. The City determines the subrecipients are doing a satisfactory job when federal regulations are being followed, provisions in the contract are begin met, and proper documentation has been completed.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Public-federal	Admin and Planning Economic Development Housing Public Improvements Public Services	1,047,108	0	0	1,047,108		Mesquite is a CDBG entitlement City. The City will use a combination of federal and General Fund monies to address the priority housing and community development needs and objectives.

Table 55 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City does not receive HOME or ESG funds, which have matching requirements. The City does use general funds and bond funds for infrastructure and public improvements. Federal leverage also includes local resources of donations and volunteers who assist with a local house or yard project on Addressing Mesquite Day. All subrecipient agencies are required to have other resources to supplement CDBG funding. The City continually seeks alternate funding opportunities to assist with the goals and priorities of CDBG.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Help here pls

Discussion This section is optional and was intentionally left blank.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 56 – Goals Summary

Goal Descriptions

Goal Name	Goal Description
<TYPE=[pivot_table] REPORT_GUID=[8259A9F3469186F518038A8E2F9CBDBA]>	

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects

#	Project Name
1	Administration
2	
3	
4	
5	

Table 57 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Qualitative research of the housing market analysis and demographic analysis and qualitative research through surveys, public meetings, and stakeholder input effected the priority needs and strategies for the City of Mesquite's 2025-2029 Consolidated Plan and 2025 Annual Action Plan. The projects are all high priority and will meet the greatest need. The primary gap in the delivery of services is the lack of adequate financial resources to best serve the City's populations in need. Projects and their allocations have been approved by City Council.

AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned Activities
Administration & Planning	CITYWIDE	Administration	Grant Administration	CDBG $	City of Mesquite PY25 CDBG Administration related activities.	9/30/2025	The Administration activity covers the cost of administering, operating, and monitoring the CDBG program. Activity has no direct beneficiaries.	1616 N. Galloway Ave. Mesquite, TX 75149	Administration
Public Services									

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic Distribution

Target Area	Percentage of Funds
CITYWIDE	
CDBG-Eligible Neighborhoods- Code Enforcement	

Table 58 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Copy from above

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Mesquite offers two different type of Housing Rehabilitation programs. The Emergency Repair Program is designed to assist low- to - moderate income homeowners in Mesquite with repairs to items that pose an imminent threat to the health and/or safety of the homeowner and the surrounding neighborhood. Assistance is available dependent upon availability of funds and on a first come first serve basis. The Major Housing Rehabilitation Program is designed to assist homeowners in Mesquite, that qualify as low- to moderate-income, with a grant to address various interior and/or exterior repairs that make the dwelling unsafe, unsanitary or in need of renewal/replacement as determined by staff. Assistance is dependent upon funding. Applicants will be pulled from the waiting list in chronological order from the date they applied. Priority will be given to applicants who meet at least one of the following criteria: home is older than 25 years, homeowner is 62 years of age or older, and is on a fixed income (Social Security, pension, etc.). Applicants who meet at least one of the three priorities, qualify for additional funding for additional necessary repairs. Priorities also include homeless support and non-housing community development through preserving property standards and enforcing codes and ordinances.

Through a community partner rental and mortgage rent assistance will be provided to eligible Mesquite residents with the goal of preventing evictions and helping unsheltered individuals transition to permanent housing.

One Year Goals for the Number of Households to be Supported	
Homeless	SLCO #
Non-Homeless	20
Special-Needs	
Total	

Table 59 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	80
The Production of New Units	0
Rehab of Existing Units	30
Acquisition of Existing Units	0
Total	

Table 60 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

The Mesquite Housing Division (MHD) is committed to supporting public housing residents by improving housing stability, increasing resident involvement, and promoting homeownership opportunities.

Actions planned during the next year to address the needs to public housing

Actions planned to address the needs of public housing are the following:

- Continue offering Housing Choice Vouchers (HCV) to help low-income families secure stable housing.
- Provide job training, financial literacy programs, and rental assistance workshops.
- Work with landlords to ensure units meet HUD's NSPIRE Standards.
- Help residents with recertifications and connect them to resources.

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

- Work with the Resident Advisory Board to gather feedback and improve services.
- Increase the number of Homeownership Vouchers on our program to better serve our participants.
- Help residents increase earnings and achieve financial independence by enrolling them into the FSS program.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Mesquite Housing Division is not designated as troubled. However, if at any point MHD is designated as troubled, it would work with HUD to create an improvement plan, secure funding, provide staff training, and enhance oversight.

Discussion

Mesquite Housing Division remains dedicated to improving housing opportunities and ensuring residents have the tools they need for stability and success.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

The City of Mesquite's Housing and Community Services Department will continue to make the issue of homelessness a priority through programs that ensure extremely low- to low-income households are able to maintain and afford homes and other services through the housing rehabilitation program, funding public service agencies, and the Housing Choice Voucher Program. The City of Mesquite is involved with and supports the Housing Forward Continuum of Care (CoC), which builds relationships with many shelters, transitional housing agencies, and supportive care providers within the continuum if services are needed. The City of Mesquite will participate in the CoC's annual Point-In-Time Count in an attempt to reach out to homeless persons within the city and the City's Homeless Outreach Team (HOT) Team will continue on demand outreach services. Beginning in PY2020, the City will require that all Agencies seeking CDBG funding for services related to homeless and at-risk of homelessness must be Contributing Organizations in the Dallas County HMIS system to ensure client access to increased or continued services. The City's Housing Division holds annual CoC membership, allowing staff to vote on countywide homeless and housing policies, and network with local service providers. Community Services staff will continue to provide CoC members with Equal Access Final Rule compliance trainings, developed in partnership with the Family Violence Law Center in Oakland, CA. Trainings assist Agencies with implementing polices that increase accessibility for Youth. The Mesquite Housing Division plans to apply for HUD-VASH vouchers that provide housing and support services to eligible Veterans and their families. The Housing Division has received specialized Family Unification Program – Foster Youth to Independence vouchers, to provide up to 25 homeless and at-risk of homeless Youth involved with the State foster care system with 36 months of housing assistance and support services.

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

The City of Mesquite is involved with and supports the Housing Forward Continuum of Care (CoC) who builds relationships with shelters, transitional housing agencies, and supportive care providers within the continuum if services are needed. The City of Mesquite has a one-year goal to sit on the annual Point-in-Time Count Committee, Street Outreach Committee, Coordinated Access System (CAS) Committee, Youth Committee and Youth PIT Count subcommittee, provide Equal Access/Gender Identity Final Rule trainings, and participate in the CoC's HMIS system. The City's HOT Team will continue to respond to requests for street outreach submitted by Mesquite Code Enforcement Officer and Police Officers. Recently, CDBG established several new partnerships including Catholic Charities Dallas who provides a number of essential services to homeless and at-risk of homeless, and The Family Place, a non-profit that provides services to domestic violence survivors and their families. Staff will

attempt to build trust and safety relationship first by starting with a basic conversation during the conversation staff will assess their immediate needs Shelter. An assessment is performed with the following questions: Do you have a safe place to sleep or where did you sleep last night? Food/water: Have you eaten today Health Are you feeling, okay? Any medical or mental concerns are addressed. Staff will provide on the immediate assistance to help them. For example, this may include distributing hygiene kits, snacks, water, and/or blankets, transportation to local shelters, transportation to food pantries, medical clinics/medical appointments and assist with transportation to other crisis social service needs. In an addition, we will provide family re-unification and pay for Greyhound bus tickets to their family members within the 50 Unites States. Staff will conduct a Needs Assessment, HUD VI-SPDAT and the Homeless Outreach Coordinator will follow-up with the client until they are housed and stable.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Mesquite is involved with and supports the Housing Forward Continuum of Care (CoC) who builds relationships with shelters, transitional housing agencies, and supportive care providers within the continuum if services are needed. The City has enjoyed a healthy relationship with Hope's Door New Beginning Center and has recently partnered with The Family Place. Both agencies provide emergency shelter and essential services to homeless domestic violence survivors. The Community Services Department also has an established relationship with Sharing Life Community Outreach, a non-profit that provides motel room assistance, amongst other resources, to homeless persons.

Southeast Alliance Community Care Team staff assess all unsheltered clients for emergency housing and transitional housing. This can include homeless shelter placement in the Dallas/Fort Worth area, short-term shelter safe parking programs for people living in vehicles, transitional housing in local area boarding and group homes, low-cost apartment and subsidy housing programs. Staff will refer unsheltered persons to wraparound social support services to receive case management, housing navigation, mental and physical health care.

Southeast Alliance Community Care Teams coordinates and collaborates with with local government non-profit healthcare providers, housing providers, and community organizations such as Housing Forward.

The Homeless Outreach Coordinator uses federal data systems (HMIS) to track and coordinate services and to advocate for affordable housing developing rental assistance programs.

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

The City of Mesquite is involved with and supports the Housing Forward Continuum of Care (CoC) which builds relationships with shelters, transitional housing agencies, and supportive care providers within the continuum if services are needed. The Mesquite Housing Division has received HUD-VASH vouchers in partnership with the Veteran Affairs North Texas Health Care System to provide housing and support services to eligible Veterans and their families. The Housing Division has received HUD Family Unification Program – Foster Youth to Independence vouchers, to provide 25 homeless and at-risk of homeless Youth involved with the State foster care system with 36 months of housing assistance. The City has collaborated with CitySquare's *Transition Resource Action Center* (*TRAC*) to offer support services to Youth tenants. The City also has partnerships with Hope's Door New Beginning Center and The Family Place; both agencies provide emergency shelter and essential services to homeless domestic violence survivors.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City's activities for non-homeless special needs populations for program year 2025 are:

- **Housing Rehabilitation**: Continue to support programs to rehabilitate and improve existing single-family homes occupied by extremely low- to low-income and special needs owners.
- **Public Service Programs**: Provide funding to organizations that provide supportive services for the City's special needs and extremely low- to low-income populations (Hope Clinic: general medical, and mental health care; Hope's Door New Beginning Center and The Family Place: domestic violence counseling and emergency shelter; Visiting Nurse Association: meals-on-wheels and advocacy for Seniors rights; The Senior Source: Ombudsman Service and advocacy for persons in assisted living facilities; Sharing Life Community Outreach: emergency assistance, food pantry, financial literacy and job training) should we add Boys and Girls Club?
- **Code Enforcement:** Achieve and preserve neighborhood integrity through a positive code enforcement program by providing inspections and issuing code enforcement violations in deteriorated CDBG eligible neighborhoods.

Discussion

Several organizations and services also provide homeless prevention services in Mesquite. These

include:

- **Parks and Recreation Department**—Offer programs for extremely low- to low-income persons. The programs are funded through the City or by private, state and federal funding. A program directed at youth includes a discounted after-school care program for children whose parents cannot afford the cost of day care.
- **Mesquite Independent School District and the City of Mesquite**—sponsor a Free Summer Breakfast and Lunch Program that is open and to all children or youth ages one to 18 years of age. It is provided through the Texas Department of Agriculture. Meals are served daily at selected school cafeterias.
- **COMPASS**—is a weekday commuter shuttle for residents who live in Mesquite but work elsewhere in the region. Residents able to utilize the service save money on gas and parking costs.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

~~The City of Mesquite contracted J-Quad Planning Group to develop the City of Mesquite's Analysis to Impediments to Fair Housing (AIF) for program years 2020-2024. This report includes a review of City laws and policies, as well as public and private sector conditions that affect fair housing choice. The City is committed to being a positive partner and eliminating barriers to affordable housing choice.~~

Actions it planned 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

Review data.

Discussion: This section is optional and was intentionally left blank.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Mesquite, in partnership with various agencies, conducts community outreach to inform the community of services available to support residents. It is a high priority for the City to meet the underserved needs, preserve affordable housing, reduce lead-based paint hazards, and assist families in overcoming poverty.

Actions planned to address obstacles to meeting underserved needs

The City of Mesquite is strongly committed to meeting underserved needs in the community. Actions planned to address obstacles to meeting underserved needs in the City of Mesquite include:

Expanding Community Outreach: Increasing awareness of available resources through workshops, public forums, and multilingual materials to ensure all residents can access support.

Strengthening Partnerships: Collaborating with local nonprofits, faith-based organizations, and neighboring jurisdictions to enhance service delivery and reach more underserved populations.

Increasing Affordable Housing Efforts: Supporting the development and preservation of affordable housing options to provide stable living conditions for low-income families.

Enhancing Social Services: Providing financial assistance, educational programs, and other services to help families move toward self-sufficiency.

Addressing Health and Safety Concerns: Reducing lead-based paint hazards in older homes and improving access to healthcare services for vulnerable populations.

The City is dedicated to providing support to the service providers in order to maximize financial resources and reduce the gap in services available to the community.

Actions planned to foster and maintain affordable housing

The City plans to foster and maintain affordable housing through CDBG-funded programs that carry out rehabilitation-related activities, physical improvement activities, and financial assistance programs. These include:

- The CDBG Housing Rehabilitation program will conduct owner-occupied single family housing rehabilitation activities, including limited repair, exterior renewal, and emergency repairs.

- CDBG Code Enforcement personnel will inspect housing that appears to have code violations, and whenever appropriate, the homeowners will be referred to the Housing Rehabilitation Program or Neighborhood Vitality's Helping Others in Mesquite Everyday (H.O.M.E.) program.

- The CDBG Down Payment Assistance program which provides financial assistance to first-time

homebuyers in Mesquite. A 5-year affordability period is tied to the assistance.

- The Housing and Community Services Department is the primary organization through which the City carries out fair housing related activities, by providing consultation and assistance to people who have fair housing questions and/or desire to file a complaint.

Actions planned to reduce lead-based paint hazards

HUD has regulations to protect children from the hazards of lead based paint in federally funded projects. HUD continues to provide training for compliance with these regulations. Staff from the City's Housing and Community Services Department has attended training and is currently in compliance with these regulations for the Housing Choice Voucher program, and the CDBG Housing Rehabilitation program. All lead-based paint qualifying housing rehabilitation projects are tested and City Staff oversees associated mitigation efforts. In addition, the City continues to provide the required notices and information about the hazards and risks of lead-based paint to all program participants with lead based-paint qualifying homes.

Actions planned to reduce the number of poverty-level families

The City remains committed to attracting high-paying jobs and new industries to the community through the efforts of the Economic Development Department. The City will also continue to work with and through the Mesquite Chamber of Commerce and other similar bodies in the region to increase the quality and size of the labor force in Mesquite. The City continues to support the Mesquite Independent School District who provides each child with a sound educational foundation to better prepare them to assume effective positions in the workplace in the future, thus helping reduce the level of poverty in Mesquite. Through the Family Self Sufficiency Program, the Mesquite Housing Division encourages self-sufficiency of their Housing Choice Voucher participant families and assists in the expansion of family opportunities that address educational, socio-economic, recreational, and other human service needs. The City is also committed to provide low- and moderate income residents with quality housing and neighborhoods. The City's Housing and Community Services Department community development activities are focused on improving housing and neighborhood conditions for low-moderate income residents.

Actions planned to develop institutional structure

The City of Mesquite will implement the 2025 Annual Action Plan according to the mission, vision, and goals of the Housing and Community Services department. A strategic plan was recently developed to serve as the framework for making informed decisions and allocating resources effectively. To successfully carry out community development activities the department will work closely with established community partners, city departments, local non-profits, private businesses, housing, city council, and city leadership.

As part of the Notice of Funding Availability application process, the City has designated a CDBG Advisory

Committee to rate and review all Requests for Proposals received and provide funding recommendations. Two public hearings are held to give residents and service providers the opportunity to provide input concerning the priority needs of the community. A 30-day comment period also grants the chance for residents and other interested parties to submit a comment. The CDBG Advisory Committee reviews the funding applications with the priority needs of the Consolidated Plan and the needs of the community in mind, and City Council makes the final decision on funding allocations.

Actions planned to enhance coordination between public and private housing and social service agencies

The City Council assists in the Annual Action Plan process by providing input on the needs of the community through reviewing final program year funding allocations and approving the final Annual Action Plan. As the lead agency, the Housing and Community Services Department provides consultation and assistance to people who have fair housing questions and/or desire to file a complaint.

The Housing and Community Service Department works with non-profits, for-profits, the local Continuum of Care, faith-based organizations, and public agencies to achieve the Consolidated Plan's established strategies, objectives, and outcomes. The two key roles these outside agencies serve are they receive funds through a competitive allocation process to serve low-income and special needs populations throughout the community and they provide resources for needs assessments, networking, and communication of available services to low income or homeless clients.

Discussion:

This section is optional and was intentionally left blank.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	
5. The amount of income from float-funded activities	
Total Program Income	

Other CDBG Requirements

1. The amount of urgent need activities	

1. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). *TYPE=[text] REPORT_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>*

   The City of Mesquite does not receive HOME funds. However, the City has a goal to rehabilitate 150 owner-occupied, single-family homes owned by extremely low- to low-income residents during the Consolidated Plan years 2025-2029. The City will continue to increase the sustainability of suitable living environments through neighborhood preservations, sidewalk rehabilitations, and enforcing property standards.

Appendix - Alternate/Local Data Sources

1	**Data Source Name**
	HUD FMR
	List the name of the organization or individual who originated the data set.
	U.S. Department of Housing and Urban Development
	Provide a brief summary of the data set.
	HUD designated Fair Market Rent, High HOME Rent, and Low HOME Rent.
	What was the purpose for developing this data set?
	Fair Market Rent amounts by metropolitan
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	Nationwide
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	PY2015
	What is the status of the data set (complete, in progress, or planned)?
	Complete
2	**Data Source Name**
	Housing Forward 2020 Dallas County Unsheltered PIT Count
	List the name of the organization or individual who originated the data set.
	Houisng Forward
	Provide a brief summary of the data set.
	Dallas/Collin County Continuum of Care's annual count of unsheltered individuals and families
	What was the purpose for developing this data set?
	Continuum of Care's HUD-mandated count of unsheltered individuals and families
	Provide the year (and optionally month, or month and day) for when the data was collected.
	January 2020
	Briefly describe the methodology for the data collection.
	Visual observation of homeless
	Describe the total population from which the sample was taken.
	All of Dallas County

	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
	A total of 21 persons were observed in the Mesquite/Balch Springs territory. These 21 persons include 2 unaccompanied Youth. Three respondents identified as female, 16 were male, and one transgender. Nine identified as Hispanic/Latino, and 12 identified as non-Hispanic/Latino. Eighteen individuals identified as White and three as Black.
3	**Data Source Name**
	2020 HUD FMR and HOME Rents
	List the name of the organization or individual who originated the data set.
	U.S. Department of Housing and Urban Development
	Provide a brief summary of the data set.
	HUD designated Fair Market Rent, High HOME Rent, and Low HOME Rent.
	What was the purpose for developing this data set?
	Fair Market Rent amounts by metropolitan
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	Nationwide
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	PY2015
	What is the status of the data set (complete, in progress, or planned)?
	Complete