



City of Mesquite

Program Year 2026-2027

Annual Action Plan

Presented to the
Department of Housing and Urban Development
Field Office of Community Planning and Development

October 2026

Executive Summary

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

1. Introduction

The U.S. Department of Housing and Urban Development (HUD) requires local communities and states to prepare a 3–5-year Consolidated Plan, Annual Action Plan (AAP), and Consolidated Annual Performance and Evaluation Report (CAPER) in order to receive federal housing and community development funding. The City of Mesquite is a participating jurisdiction and receives entitlement grants from HUD for the Community Development Block Grant (CDBG). **This document is the City of Mesquite's 2026 - 2027 Annual Action Plan (2026 AAP) and states how the City plans to allocate and implement the fiscal year (FY) 2027 CDBG entitlement funds of \$1,058,066 for the program year (PY) 2026 beginning October 1, 2026, and ending September 30, 2027.**

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The objectives and outcomes detail what the City intends to accomplish with CDBG funds to meet the priority needs of housing and community development for the 2026 program year. The City of Mesquite has established the following strategies, objectives, and outcomes to guide its 2026 AAP goals.

Strategy 1. Improve and preserve the city's housing stock.

Objective DH-1.1 (availability/accessibility of decent housing): Reduce the number of single-family homes with lead-based paint hazards through the City's rehabilitation program. **2026 goal:** 5 housing units

Objective DH-1. 1 (affordability of decent housing): Continue to support programs to rehabilitate and improve existing single-family homes occupied by low- and moderate-income and special needs owners. **2026 goal:** 25 housing units

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

Objective SL-1.1 (availability/accessibility of a suitable living environment): Provide funding to organizations that provide supportive services for the city's special needs and low and moderate-income populations. **2026 goal:** 1590 people and 55 households

- Hope's Door New Beginnings Center: 40 people
- Sharing Life Community Outreach- Rental Assistance: 55 households
- The Senior Source: 1,200 people
- The Family Place: 70 people
- Summer Youth Internship Program: 7 youth
- Visiting Nurse Association (VNA): 22 people
- Boys and Girls Club of Greater Dallas: 250 people

Objective SL-1.2 (availability/accessibility of a suitable living environment): Increase involvement and support of the All Neighbors Coalition Continuum of Care process and the annual point-in-time homeless count. **2026 goal:** 1 point-in-time homeless count, Continuum of Care membership, Point In Time Committee, and Street Outreach Committees.

Strategy 3. Improve and maintain the city's neighborhoods.

Objective SL-3.1 (sustainability of a suitable living environment): Achieve and preserve neighborhood integrity through a positive Code Enforcement program by providing inspections and issuing code enforcement violations in CDBG eligible neighborhoods. **2026 goal:** 21,535 households benefited in area

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Mesquite established three strategies to address housing and community developments for program year 2025. The following summarizes how CDBG funds were used to address the city's needs.

Strategy 1. Improve and preserve the city's housing stock, including housing for special needs populations.

Single-family housing rehabilitation and maintenance support of both owner and renter occupied structures in the CDBG-eligible areas have supported this strategy.

- The City of Mesquite provided a Housing Rehabilitation program that provided exterior and interior home repair, through the Major Renewal Program, and 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.
- The Neighborhood Services Department used CDBG funds to enforce minimum property standards to ensure proper maintenance of both rental and homeowner structures in CDBG-eligible areas.

Strategy 2. Support organizations that assist the city's special needs population - The City has supported several organizations that provide public services aimed at assisting individuals with special needs, including those at risk of homelessness, victims of domestic violence (including children), low-income individuals and families, and persons with disabilities. Through the use of CDBG funding, the following organizations have been able to provide critical assistance and support to the community:

- Hope's Door provided outreach services, mental health counseling, transitional housing, and emergency shelter to women and children who are victims of domestic violence.
- Sharing Life Community Outreach provided emergency rental and mortgage assistance, as well as temporary hotel stays for individuals experiencing homelessness through CDBG funding. In addition to these services, the organization offered a community food pantry, emergency shelter during extreme weather through its WARM program, and Financial Empowerment Center services including financial coaching, GED testing, and employment assistance.
- The Senior Source assisted seniors and their families with a range of age-related issues such as: finances, transportation, and companionship. The Senior Source Ombudsman program is an advocacy program for elderly Mesquite residents in long-term care facilities with the goal of resolving various client concerns such as long-term care issues, resident's rights, and abuse and neglect.
- The Family Place provided domestic violence intervention services to victims and their families. Services include emergency shelter, counseling, case management, and support services such as employment assistance, access to legal support, medical and dental care.
- The Visiting Nurse Association is a non-profit that provided healthcare services to the elderly and disabled individuals who are also homebound which included a "Meals on Wheels" program that provided home-delivered meals five days a week to homebound or disabled seniors in Mesquite.
- The Boys & Girls Clubs of Greater Dallas provided afterschool care and enrichment services for youth under the age of 17. Through the Mesquite Youth Enrichment Program, students are supported in their personal and academic growth and better prepared for post-secondary education opportunities.

Strategy 3. Improve and maintain the city's neighborhoods.

Through code enforcement, the City assisted residents in improving and maintaining the neighborhoods in CDBG-eligible areas of Mesquite.

- Code Enforcement CDBG funds were used to fund the salaries and activities of code enforcement officers who cover CDBG-eligible areas within the city limits. Through inspection and enforcement of code violations, the code enforcement officers have helped prevent neighborhood decline.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

To inform residents of the public input process and opportunities for the 2026 AAP, a notice was published on the City's web site and posted in the local newspaper, and The Daily Commercial Record. Two public

hearings regarding the activities and recommended budget proposed in the 2026 AAP were held on June 15, 2026, and July 20, 2026. The purpose of the hearing was to obtain comments from residents and to allow individuals or organizations requesting funding to address the City Council. In addition to the public hearings, a comment period was held June 15, 2026, through July 20, 2026, in which citizens had the opportunity to provide further comments with access to the 2026 AAP draft available online and at the Housing and Community Services building at 1616 N. Galloway Ave., Mesquite, TX 75149.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Council Meeting 6/15/2026 – During the public hearing, several members of the City Council expressed support for continued funding of Sharing Life, while others indicated interest in exploring funding opportunities for new projects in future program years. Public comments were also received from representatives of local organizations. James McClinton of K-Nation highlighted the organization's work through the Genius Center and its positive impact on youth in the community. Shanell Cotton, also representing K-Nation, shared a student success story, emphasizing that the organization's mission is to "unlock what's already inside of them." David Shallenburger, representing the Boys & Girls Club, discussed the impact of the Mesquite Success Initiative over the past year, noting that the program has already met its annual goals despite the program year not yet being complete.

Council Meeting 7/20/2026 – TBD

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

The City Council accepted the allocations as recommended by city staff for an equitable distribution of public service funds.

7. Summary

Administration and Planning		
	Administration and Planning	\$150,000
	Total	\$150,000
Public Services		
	Summer Youth Internship Program	\$15,000
	Hope's Door New Beginning	\$22,500
	Visiting Nurse Association	\$20,210
	Sharing Life Community Outreach	\$59,000
	The Family Place	\$10,000
	The Senior Source	\$17,000
	Boys and Girls Club	\$15,000
	The Genesis Center	
	Total	\$158,710
Other Projects		
	Housing Rehabilitation	\$599,356
	Code Enforcement	\$150,000
	Summer Youth Internship Program	
	Total	\$749,356
Total		\$1,058,066

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the 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 1 – Responsible Agencies

Narrative (optional)

The City of Mesquite's CDBG Division of the Housing and Community Services Department (HCS) serves as the lead agency in the development and implementation of the 2025-2029 Consolidated Plan and correlating Annual Action Plans. The City of Mesquite's CDBG Division is responsible for the 2025-2029 Consolidated Plan, 2026 AAP, and the administration of the Community Development Block Grant (CDBG). In addition, other City offices, nonprofits, for-profits, and quasi-governmental entities have various roles and responsibilities for carrying out strategies and activities of the Consolidated Plan.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

In preparation for the 2026 Annual Action Plan (AAP), the CDBG Division within the Housing and Community Services Department coordinated with other City departments and incorporated recommendations presented to the City Council. Citizen participation was encouraged through two public hearings, conducted on June 15, 2026, and July 20, 2026, and a 30-day public comment period, providing residents with multiple opportunities to review and comment on proposed activities.

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(l))

The City of Mesquite continues to strengthen partnerships with local service agencies, private industry representatives, and healthcare providers to support community needs. As an example, the City’s Public Housing Agency, the Mesquite Housing Division, operates within the same department as CDBG administration, allowing for ongoing coordination and collaboration. The Mesquite Housing Division administers the City’s Housing Choice Voucher Program and was actively consulted during the development of the 2026 AAP.

In addition, the City’s Behavioral Health Division also operates within the same department and has recently added a Victims Advocate to support the mental health and well-being of domestic violence survivors following the filing of a police report. This role strengthens the City’s ability to provide coordinated, trauma-informed support services and ensure individuals are connected to appropriate resources in a timely manner.

The table in Question 2 provides a comprehensive list of stakeholders and organizations that participated in the 2026 AAP planning process. The City has also maintained a strong focus on fair housing by working closely with property owners and public housing participants through ongoing training sessions and educational outreach events.

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.

Housing Forward is the lead agency designated by the U.S. Department of Housing and Urban Development (HUD) for the Dallas and Collin Counties Continuum of Care (CoC). The Continuum consists of several agencies including local governments, nonprofits, faith-based organizations, housing providers, and other community organizations and individuals. The Continuum meets regularly through general assembly and workgroup meetings to collaborate on homeless issues and services including the allocation of ESG funds, HOME funds, performance standards, policies and procedures, HMIS, housing opportunities,

and other resources. While the City of Mesquite does not receive ESG funds, the City is involved and supports the Housing Forward CoC and their annual point-in-time homeless count and through membership on the All Neighbors Coalition Board. The City also funds Sharing Life Community Outreach which provides rental and emergency assistance to families and individuals facing imminent homelessness. The City of Mesquite Behavioral Health Division employs a Homeless Outreach Coordinator, whose role is to provide case management services to unsheltered individuals and families. The Homeless Outreach Coordinator attends meetings and trainings provided by Housing Forward.

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

The City of Mesquite does not receive ESG funds. However, the City is involved and supports the Housing Forward CoC, who is the geographic area's CoC with Housing Forward as the lead agency. The CoC is continually developing and evaluating performance standards and policies for ESG allocation as well as the administration of HMIS through various task committees.

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

1	Agency/Group/Organization	City of Mesquite
	Agency/Group/Organization Type	Housing PHA Services-Elderly Persons Services-homeless Services - Broadband Agency - Managing Flood Prone Areas Other government - Local Planning organization Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Economic Development

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Mesquite's Housing Division, CARE Team, and Neighborhood Vitality were consulted for the development of the 2026 AAP. Ongoing strengthening in interdepartmental coordination will increase the success of revitalization efforts, particularly those funded through CDBG activities.
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Identify any Agency Types not consulted and provide rationale for not consulting

All agencies that provide services to Mesquite residents and internal departments required to participate were consulted for the planning of the Annual Action Plan.

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	The Strategic Plan works in conjunction with the COC plan. The City of Mesquite holds a position on the COC board.

Table 2 – Other local / regional / federal planning efforts

Narrative (optional)

This section is optional and was intentionally left blank.

AP-12 Participation – 91.105, 91.200(c)

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

City of Mesquite made efforts to broaden citizen participation by holding two public hearings to allow citizens the opportunity to public comment on the Program Year 2026 CDBG Budget and Program Year 2026 AAP. The goal was to receive input on how citizens would like the funds to be spent which would prioritize certain goals over others. A notice for 30-day public comment period was also posted in the Daily Commercial Record and Mesquite News newspapers and online to solicit comments regarding the CDBG Budget and Annual Action Plan via postage mail or email for individuals who could not make it to the public meeting.

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	Non-targeted/broad community	A notice was published on June 11, 2026, and July 9, 2026, in the newspaper soliciting public comments from the public regarding the CDBG Budget and 2026 Annual Action Plan.	No comments were received.	No comments were received.	
2	Newspaper Ad	Non-targeted/broad community	A notice was published in the newspaper on June 12, 2026, and July 10, 2026, soliciting public comments from the public in regard to the CDBG Budget and 2026 Annual Action Plan.	No comments were received.	No comments were received.	

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)
3	Public Hearing	Non-targeted/broad community	Several people were in attendance at the June 15th public hearing.	Council members expressed support for continued funding of Sharing Life and interest in exploring new projects in future program years. Public comments highlighted the positive community impact of K-Nation's Genius Center and the Boys & Girls Club's Mesquite Success Initiative, with speakers sharing youth success stories and program achievements.	All comments were received.	https://www.cityofmesquite.com/AgendaCenter/City-Council-1

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)
4	Public Hearing	Non-targeted/broad community	Several people were in attendance at the July 20st public hearing.	pending	All comments were accepted.	https://www.cityofmesquite.com/AgendaCenter/City-Council-1

Table 3 – Citizen Participation Outreach

Expected Resources

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

Introduction

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.

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	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,058,066	\$0	\$0	\$1,058,066	3174198	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 4 - 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 funding and is therefore not subject to the matching requirements associated with those programs. In addition to CDBG funds, the City leverages General

Fund and bond resources to support infrastructure and public improvement projects that advance community development goals. Additional resources are generated through local donations and volunteer efforts, including community initiatives such as Addressing Mesquite Day, which support housing and neighborhood improvement activities. Subrecipient agencies receiving CDBG funding are required to demonstrate supplemental funding and organizational capacity to support program operations and services. The City continues to pursue additional funding opportunities, partnerships, and community resources to maximize the impact of CDBG investments and advance the priorities identified in the Consolidated Plan.

If appropriate, describe publically 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.

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
1	Preservation of Affordable Housing	2026	2027	Affordable Housing	CITYWIDE	Preservation of Affordable Housing	CDBG: \$584,356	Homeowner Housing Rehabilitated: 25 Household Housing Unit
2	Services and Housing for Special Needs Population	2026	2027	Homeless Non-Homeless Special Needs	CITYWIDE	Public Services	CDBG: \$128,710	Public service activities other than Low/Moderate Income Housing Benefit: 1260 Persons Assisted
3	Enhance Community Services	2026	2027	Public Services	CITYWIDE	Public Services	CDBG: \$30,000	Public service activities other than Low/Moderate Income Housing Benefit: 395 Persons Assisted
4	Neighborhood Projects - Code Enforcement	2026	2027	Non-Housing Community Development	CDBG Eligible Neighborhoods - Code Enforcement	Non Housing Community Development Needs	CDBG: \$150,000.00	Housing Code Enforcement/Foreclosed Property Care: 21535 Household Housing Unit
5	Neighborhood Projects - Accessibility Improvements	2026	2027	Accessibility Improvements	CITYWIDE	Preservation of Affordable Housing	CDBG: \$150,000.00	Homeowner Housing Rehabilitated: 5 Household Housing Unit

Table 5 – Goals Summary

Goal Descriptions

Goal Name	Preservation of Affordable Housing
Goal Description	To rehabilitate 20 low-to moderate income households within mesquite with various interior and/or exterior repairs that make the dwelling unsafe, unsanitary or in need of renewal/replacement as determined by staff and HUD standards.
Goal Name	Services and Housing for Special Needs Population
Goal Description	To enhance housing stability and expand access to essential supportive services for persons with special needs, promoting long-term well-being, independence, and community integration.
Goal Name	Enhance Community Services
Goal Description	Expand the availability and accessibility of supportive services that promote family stability, educational opportunity, and economic mobility for low- and moderate-income individuals and families.
Goal Name	Neighborhood Projects - Code Enforcement
Goal Description	Code Enforcement enforces nuisance and Environmental Codes for all CDBG eligible areas to improve and maintain the city's neighborhoods and ensure the properties are meeting standards.
Goal Name	Neighborhood Projects - Accessibility Improvements
Goal Description	Rehabilitate five homes owned by low- to moderate-income homeowners to meet ADA accessibility standards, enabling residents to safely remain in their homes and avoid the need to relocate due to inadequate living conditions.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City’s funded projects encompass a broad range of activities aimed at improving community well-being, enhancing neighborhood livability, and increasing housing stability and accessibility for all residents. These projects include:

- **Administration:** Providing effective oversight, coordination, financial management, and regulatory compliance to ensure the efficient implementation of grant-funded activities.
- **Public Services:** Delivering essential supportive services that address the immediate and long term needs of low- and moderate-income residents, including job training, youth programs, emergency assistance, and supportive services.
- **Neighborhood Projects:** Investing in community infrastructure and public improvements to revitalize neighborhoods, promote safety, and foster social cohesion.
- **Housing:** Preserving and improving the City’s housing stock through rehabilitation activities that increase housing quality, affordability, and long-term sustainability for eligible low- and moderate-income households.
- **Accessibility:** Removing barriers to independent living through accessibility modifications and improvements that enable seniors and individuals with disabilities to safely remain in their homes and participate fully in community life.

Together, these projects represent a coordinated effort to create suitable living environments, promote economic opportunities, and improve quality of life for vulnerable populations throughout the City.

Projects

#	Project Name
1	Administration & Planning
2	Public Services
3	Neighborhood Projects
4	Housing
5	Accessibility

Table 6 - Project Information

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

needs

Allocation priorities identified in the 2026 AAP are based on the needs and priorities established in the City of Mesquite's 2025–2029 Consolidated Plan. These priorities were informed by both quantitative and qualitative data, including housing market and demographic analyses, community surveys, public meetings, consultations with service providers, and stakeholder input. This process helped identify the most significant needs affecting low- and moderate-income residents and guided the development of strategies and funding recommendations.

Funding allocations were directed toward activities that address the highest-priority community needs, including housing rehabilitation, accessibility improvements, public services, neighborhood improvements, and assistance for special needs populations. All projects included in the Annual Action Plan are considered high priority and are intended to have the greatest impact on identified community needs.

The primary obstacle to addressing underserved needs is the limited availability of financial resources relative to the demand for services and assistance. Available CDBG funding is insufficient to fully address all identified housing, infrastructure, and public service needs within the community. As a result, the City prioritizes funding for activities that provide the greatest benefit to low- and moderate-income residents while continuing to pursue additional funding sources and partnerships to leverage available resources. All project allocations have been reviewed and approved by City Council.

AP-38 Project Summary

Project Summary Information

1	Project Name	Administration & Planning
	Target Area	CITYWIDE
	Goals Supported	Preservation of Affordable Housing Services and Housing for Special Needs Population Enhance Community Services Neighborhood Projects - Code Enforcement Neighborhood Projects - Accessibility Improvements
	Needs Addressed	Preservation of Affordable Housing Public Services Non Housing Community Development Needs Public and Private Accessibility Improvements
	Funding	CDBG: \$150,000.00
	Description	City of Mesquite PY26 CDBG's Administration related activities.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The Administration activity covers the cost of administering, operating, and monitoring the CDBG program. Activity has no direct beneficiaries.
	Location Description	The administration of the CDBG grant will take place at 1616 N. Galloway Ave., Mesquite, TX 75149.
	Planned Activities	Administration
	Project Name	Public Services

2	Target Area	CITYWIDE CDBG Eligible Neighborhoods - Boys & Girls Club
	Goals Supported	Services and Housing for Special Needs Population Enhance Community Services
	Needs Addressed	Public Services
	Funding	CDBG: \$158,709.90
	Description	Funding will be provided for public services benefiting the City's special needs populations through programs operated by Senior Source, Visiting Nurse Association (VNA), Hope's Door New Beginning Center, and The Family Place. Additional funding will support public services for low- and moderate-income residents of the City of Mesquite through programs operated by Sharing Life Community Outreach, Boys & Girls Clubs of Greater Dallas, and the Summer Internship Program.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Estimated 1590 low-income families and 55 households will benefit from the proposed activities from Objective SL-1.1 (Public Service Agencies)
	Location Description	Description Activities will take place within the City of Mesquite.
	Planned Activities	To enhance community well-being by providing supportive services and housing-related assistance for persons with special needs and by supporting youth development programs that foster educational achievement, workforce readiness, self-sufficiency, and long-term stability.
3	Project Name	Neighborhood Projects
	Target Area	CDBG Eligible Neighborhoods - Code Enforcement
	Goals Supported	Neighborhood Projects - Code Enforcement
	Needs Addressed	Non Housing Community Development Needs
	Funding	CDBG: \$150,000.00

	Description	Funds will support code enforcement activities in eligible areas through the provision of code compliance personnel. The program promotes neighborhood revitalization by addressing property maintenance issues, reducing blight, preserving housing quality, and enhancing the health, safety, and welfare of residents.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Estimated people benefit from code enforcement and maintenance of rental and homeowner structures: 21,535
	Location Description	City of Mesquite CDBG Areas
	Planned Activities	Code Enforcement
4	Project Name	Housing
	Target Area	CITYWIDE
	Goals Supported	Preservation of Affordable Housing Neighborhood Projects - Accessibility Improvements
	Needs Addressed	Preservation of Affordable Housing Public and Private Accessibility Improvements
	Funding	CDBG: \$599,356.10
	Description	Funding to support rehabilitation and support accessibility of existing homes.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	30 low/moderate income persons for Housing Rehab; 25 with general housing rehabilitation and 5 with accessibility improvements.
	Location Description	Description Activities will take place within the City of Mesquite

	Planned Activities	This project includes activity Housing Rehabilitation that provides single-family homeowner rehabilitation and emergency repair grants to low-income households to improve, repair or replace items necessary to meet minimum building codes or to repair items that pose an imminent threat to health and/or safety. This project also includes activity Housing Rehabilitation that provides single-family homeowner rehabilitation grant to low-income households to improve accessibility of existing housing stock.
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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

The majority of planned projects will be carried out citywide within the City of Mesquite. Certain activities will be targeted to CDBG-eligible areas where at least 51 percent of residents are low- and moderate-income, as identified through applicable HUD income data and program guidelines.

Geographic Distribution

Target Area	Percentage of Funds
CITYWIDE	84
CDBG Eligible Neighborhoods - Code Enforcement	15
CDBG Eligible Neighborhoods - Boys & Girls Club	1

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Approximately 15 percent (\$150,000) of PY2026 entitlement funds will be allocated to activities that directly benefit low- and moderate-income (LMA) CDBG-eligible areas through neighborhood revitalization efforts. Code enforcement activities will be conducted in areas with concentrations of substandard housing, deferred maintenance, and property nuisances. These activities are intended to preserve neighborhood integrity by conducting inspections, identifying code violations, and enforcing local property maintenance standards. Code enforcement serves as a proactive strategy to address neighborhood decline by encouraging property owners to maintain and reinvest in their properties.

Approximately 1.2 percent (\$13,266) of PY2026 entitlement funds will be allocated to the Mesquite Youth Enrichment Initiative, which serves youth in LMA CDBG-eligible areas. This program addresses the needs of low-income youth by providing mentorship, skill-building opportunities, and enrichment activities designed to promote long-term self-sufficiency and positive youth development.

The remaining approximately 84 percent of funds will be allocated to public service activities that benefit low- and moderate-income residents citywide, as well as the Administration and Planning of the grant.

All activities described above are designed to meet the CDBG national objective of benefiting

low- and moderate-income persons and/or areas.

Discussion

This section is optional and intentionally left blank.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Mesquite administers two housing rehabilitation programs for low- and moderate-income homeowners. The Emergency Repair Program assists eligible homeowners with critical repairs that address conditions posing an imminent threat to the health and safety of the household or surrounding neighborhood. Assistance is provided on a first-come, first-served basis and is contingent upon the availability of funds. The Major Housing Rehabilitation Program provides grants to eligible low- and moderate-income homeowners for interior and exterior home repairs necessary to address substandard conditions, including unsafe, unsanitary, or deteriorated housing components requiring repair or replacement, as determined by program staff, NSPIRE and HQS standards. Applications are placed on a waiting list and processed in chronological order based on the date of application, subject to available funding. Priority may be given to households meeting at least one of the following criteria: the home is 25 years or older, the homeowner is 62 years of age or older, or the household relies on a fixed income (such as Social Security or pension income).

In addition, the City supports housing stability through partnerships with community-based organizations that provide rental, mortgage and emergency assistance to eligible residents. These funds are used to help prevent eviction and homelessness and to assist individuals experiencing housing instability in maintaining or securing permanent housing.

These activities support the preservation of the existing housing stock, the reduction of housing cost burden, and the prevention of homelessness among low- and moderate-income residents.

One Year Goals for the Number of Households to be Supported	
Homeless	50
Non-Homeless	30
Special-Needs	70
Total	150

Table 8 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	0
Rehab of Existing Units	30
Acquisition of Existing Units	0
Total	80

Table 9 - One Year Goals for Affordable Housing by Support Type

Discussion

This section is optional and intentionally left blank.

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 and HQS 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

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 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 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 homelessness 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 policies 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.

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

The City of Mesquite's Behavioral Health Division employs a Homeless Outreach Coordinator who provides case management and resource navigation services to individuals and families experiencing homelessness. The Coordinator conducts regular outreach throughout the community, including visits to known encampments, to build relationships, assess needs, and connect individuals with available housing, behavioral health, and supportive services. The Coordinator also participates in meetings, trainings, and regional initiatives led by Housing Forward to strengthen community partnerships and support a coordinated response to homelessness.

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

The City of Mesquite actively supports and participates in the Housing Forward CoC, which coordinates housing and supportive services for individuals and families experiencing homelessness. Through its involvement with the CoC, the City collaborates with emergency shelters, transitional housing providers, and supportive service agencies to connect residents with available resources and housing

opportunities.

The City's Homeless Outreach Team (HOT) responds to referrals from Code Enforcement and Police personnel and conducts proactive outreach throughout the community. Outreach efforts focus on building trust and assessing immediate needs, including access to safe shelter, food, water, and physical and behavioral health services. Staff provide direct assistance when needed, including hygiene kits, food, water, blankets, transportation to shelters, food pantries, medical appointments, and other crisis services. The City also supports family reunification efforts by assisting eligible individuals with transportation to reunite with family members when appropriate.

Individuals engaged through outreach services receive comprehensive needs assessment and vulnerability screening to identify housing and service needs. The Homeless Outreach Coordinator works closely with clients to connect them with housing and supportive services and continues follow-up case management efforts to promote housing stability and self-sufficiency.

The City remains engaged in regional homelessness initiatives through participation in CoC committees, Point-in-Time (PIT) Count activities, Coordinated Access System (CAS) efforts, training opportunities, and the Homeless Management Information System (HMIS). The City continues to strengthen partnerships with community organizations, including Catholic Charities Dallas and The Family Place, to expand access to housing stabilization and supportive services for vulnerable populations.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Mesquite is involved with and supports the Housing Forward 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 coordinate and collaborate 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 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 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 2026 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); Boys and Girls Club of Greater Dallas: located in a CDBG defined area provides services for youth in the surrounding area.
- **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.
- **Southeast Alliance Community Care Team** – The program includes services to check in on residents with a history of behavioral health issues to ensure they receive the treatment and services needed.

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

Introduction:

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

The City has developed objectives and activities for the 2026 AAP to mitigate barriers to affordable housing:

- **Objective DH-2.1** (affordability of decent housing): Continue to support programs to rehabilitate and improve existing single-family homes occupied by low and moderate income and special needs owners.

2026 goal: 25 housing units; \$599,356 for both DH-2.1 and DH-1.1

- **Objective DH-1.1** (availability/accessibility of decent housing): Reduce the number of single-family homes with lead-based paint hazards through the City's rehabilitation program. **2026 goal:** 5 housing units; \$150,000 for both DH-2.1 and DH-1.1

- **Objective SL-3.1** (sustainability of a suitable living environment): Achieve and preserve neighborhood integrity through a positive Code Enforcement program by providing inspections and issuing code enforcement violations in CDBG eligible neighborhoods. **2026 goal:** 21,535 people benefited in area; \$150,000

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 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 oversee 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 of Mesquite is committed to providing the lowest income residents with quality housing and neighborhoods in addition to helping these residents move out of poverty and become self-sufficient. The City's housing and community development programs are targeted to improve the housing and neighborhood conditions of low- and moderate-income residents.

The City will continue working to attract high paying jobs and industry to the community through the Economic Development Department. The City of Mesquite 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.

Actions planned to develop institutional structure

The City of Mesquite will implement the 2026 AAP 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:

The City of Mesquite estimates that 86% (\$908,066) of the PY2026 CDBG entitlement funds will be used for activities that benefit persons of extremely low- to low-income. The remaining 12% will be used for administration activities for the grant. The City will allocate approximately 14% (\$150,000) of the PY2026 entitlement funds to specifically impact the CDBG eligible areas identified to receive neighborhood revitalization activities as discussed in the geographic section.

No program income is expected in PY2026. While no grant funds have been returned to the line of credit, the City does anticipate a portion of funds allocated to activities in the 2025 program year will not be expended and will rollover to the 2026 program year. The funds will be reallocated in PY2026 and amendments to the Annual Action Plan will be made prior to CDBG fund expenditure for these activities.

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.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	88%

Discussion

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.