



**City of Mesquite**

**Program Year 2021-2022**

**Annual Action Plan**

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

**July 19, 2021**

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## 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, 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 2021 Annual Action Plan and states how the city plans to allocate and implement the fiscal year (FY) 2020 CDBG entitlement funds of \$1,135,680 for the program year (PY) 2021 beginning October 1, 2021 and ending September 30, 2022.

#### 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 housing and community development needs for the 2021 program year. The City of Mesquite has established the following strategies, objectives, and outcomes to guide its 2021 Annual Action Plan 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. **2021 outcome/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. **2019 outcome/goal:** 14 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. **2019 outcome/goal:** 19,420 people

- Visiting Nurse Association (VNA): 21 people
- The Senior Source: 708 people
- Mission East Dallas: 500 people
- Sharing Life Community Outreach: 17,900 people
- Sharing Life Community Outreach-Homelessness: 33 households
- Helen’s Project: 94 households
- The Family Place: 113 people
- Mesquite ISD: 25 people

**Objective SL-1.2 (availability/accessibility of a suitable living environment):** Increase involvement and support of the Metro Dallas Homeless Alliance Continuum of Care process and the annual point-in-time homeless count. **2021 outcome/goal:** 1 point-in-time homeless count, provide Equal Access Final Rule trainings, COC membership, Member of Youth, CAS, PIT, COC Board, 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. **2021 outcome/goal:** 35,458 people (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 2019. The following summarizes how CDGB 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 Single Family Housing Rehabilitation program that provided exterior home repair (through the Exterior Renewal Program) and limited repair (through the Limited Repair 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 Development program used CDBG funds to enforce minimum property standards to ensure proper maintenance of both rental and homeowner structures in CDBG-

eligible areas. The activity proactively addressed substandard living conditions, both interior and exterior, with an aggressive Rental Certificate of Occupancy program.

### **Strategy 2. Support organizations that assist the city's special needs populations.**

To support this strategy the city has supported several organizations that provide public services targeted to assist persons with special needs including persons who are at-risk of homelessness, victims of domestic violence (including children), low-income adults and families and persons with disabilities. The following organizations have been able to offer assistance due to CDBG funds:

- Mesquite Social Services provides food and emergency assistance (rent, mortgage, and utility) to very low to moderate-income Mesquite residents, as well as GED vouchers to low-income Mesquite residents without a High school diploma.
- Mission East Dallas provides medical, dental, and behavioral health care services to uninsured and under-insured Mesquite residents.
- Hope's Door provides outreach services, mental health counseling, transitional housing, and emergency shelter to women and children who are victims of domestic violence.
- Sharing Life Community Outreach provides food/non-food necessities, clothes, rent and utility assistance, holiday programs, 12-step addiction recovery program, and parenting and job skills training.
- Senior Source is a non-profit agency that assist seniors and their families with a range of age-related issues such as: finances, transportation, and companionship. The Senior Source Ombudsman program exists as 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.
- Visiting Nurse Association provides a "Meals on Wheels" program that provides home-delivered meals five days a week to homebound or disabled seniors in Mesquite. The Visiting Nurse Association is a non-profit that provides healthcare services to the elderly and disabled individuals who are also homebound.

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

Through code enforcement, the city has assisted the 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 37 CDBG-eligible areas. 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 2021-2022 Annual Action Plan, a notice was published on the city's web site and posted in the local newspaper, The Daily Commercial Record. Two public hearings regarding the activities and recommended budget proposed in the 2021-2022 Annual Action Plan were held on July 19, 2021 and August 2, 2021. 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 30-day comment period was held July 19, 2021 through August 2, 2021 in which citizens had the opportunity to provide further comments with access to the 2021 Annual Action Plan draft available online and at the Community Services Office 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.*

We have not received any comments regarding the 2019 Annual Action Plan.

**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**

The 2021 Annual Action Plan consists of proposed budgets and activities that will be implemented with FY2021 CDBG entitlement funds of \$1,135,680 for which the grant year will begin on October 1, 2021 and end September 30, 2022.

**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.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	MESQUITE	CDBG Division- Housing and Community Services Department

**Table 1 – Responsible Agencies**

## **Narrative**

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 Analysis of Impediments to Fair Housing (AI), 2020-2024 Consolidated Plan, and correlating Annual Action Plans. The City of Mesquite retained J-QUAD Planning Group, an economic research and consulting firm specializing in housing research, to assist in the preparation of the AI. The City of Mesquite's CDBG Division is responsible for the 2020-2024 Consolidated Plan, 2021 Annual Action Plan, 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 developing the 2021 Annual Action Plan, the CDBG Division of the HCS Department consulted with other City departments and received recommendations from the City Council. Residents had opportunities to provide comments through two public hearings and a 15-day comment period. The shortened comment period is allowable through a HUD Waiver issued due to COVID-19.

#### **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 continually engages and builds relationships with local service agencies, private industry, and health providers. For example, the Public Housing Agency in Mesquite, The Mesquite Housing Office, is a division of the City of Mesquite and housed in the same department as CDBG administration, allowing for constant coordination. It administers the City's Housing Choice Voucher program and was consulted during the development of the Consolidated Plan and annual Action Plan. The following Table in Question 2 represents a comprehensive list of those who participated in the 2021 Annual Action Plan process. In connection, with the City's Analysis of Impediments, the city has made continued effort to focus of fair housing by collaborating with property owners as well as current public housing clients through a series of training session and education 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.**

Metro Dallas Homeless Alliance (MDHA) 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 Metro Dallas Homeless Alliance Continuum of Care (CoC) and their annual point-in-time homeless count and through membership on the Homeless Collaborative Governing Board. The city also funds Catholic Charities Dallas and Sharing Life Community Outreach, both of which provide rental assistance to families and individuals facing imminent homelessness.

#### **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 Metro Dallas Homeless Alliance Continuum of Care (CoC), who is the geographic area's CoC with Metro Dallas Homeless Alliance (MDHA) 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	<b>Agency/Group/Organization</b>	City of Mesquite
	<b>Agency/Group/Organization Type</b>	PHA City Departments Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Mesquite's Housing Division, Public Works Department, and Neighborhood Vitality were consulted for the development of the 2021 Annual Action Plan. Continued improved coordination between departments will increase the success of revitalization efforts including those funded through CDBG activities.

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

The city made an effort to invite all agency types to participate.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Metro Dallas Homeless Alliance (MDHA)	The Strategic Plan works in conjunction with the COC plan.

*Table 2 – Other local / regional / federal planning efforts*

**Narrative**

This section is optional and was left blank intentionally.

**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 a public hearing to allow citizens the opportunity to public comment on the Program Year 2021 CDBG Budget and Program Year 2021 Annual Action Plan. 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 15-day public comment period was also posted in the Daily Commercial Record and Mesquite News newspapers 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	News-paper Advertisement	Non-targeted/broad community	A notice was published on July 15, 2020 in the newspaper soliciting public comments from the public in regards to the CDBG Budget and 2021 Annual Action Plan.	No comments received during the comment period from July 19, 2021 through August 2, 2021	No comments received during the comment period of July 19, 2021 through August 2, 2021	

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)
2	News-paper Advertisement	Non-targeted/broad community	A notice was published in the newspaper on July 29, 2021 soliciting public comments from the public in regards to the CDBG Budget and 2021 Annual Action Plan.	No comments received during the comment period from July 19, 2021 through August 2, 2021	No comments received during the comment period of July 19, 2021 through August 2, 2021	
3	Public Hearing	Non-targeted/broad community	At the August 2, 2021 meeting, there were members of the public in attendance.	No comments received at August 2, 2021 public meeting.	No comments received at August 2, 2021 public meeting.	

Table 3 – Citizen Participation Outreach

## Expected Resources

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

#### Introduction

The City of Mesquite receives Community Development Block Grant (CDBG) entitlement funds from the U.S. Department of Housing and Urban Development (HUD). The City will use a combination of federal and General Fund monies as well as private funds for project leveraging to address the priority housing and community development needs and specific objectives identified for the 2021 Annual Action Plan. The following resources can be utilized either directly through the city or through other private entities. Federal resources include the Community Development Block Grant (CDBG) program, HUD Housing Choice Voucher program, and the Neighborhood Stabilization Program (NSP) grant. Local resources include donations, volunteers, and City staff time that assists with a local house or yard project on Addressing Mesquite Day. It is expected that we will have approximately \$132,189 in program income in PY2021 that will be derived from NSP.

#### Priority Table

Source of Funds	Source	Use of Funds	Expected Amount Available Year 1		Expected Amount Available Remainder of ConPlan	Narrative Description
CDBG	Public-Federal	Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	Annual Allocation	\$1,135,680	\$0	The City of Mesquite does not expect to generate program income from CDBG related programs and activities.
			Program Income	\$0		
			Prior Year Resources	\$66,311		
			Total	\$1,201,991		

Source of Funds	Source	Use of Funds	Expected Amount Available Year 1		Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation			
NSP	Public-Federal	Acquisition, Admin, Housing	Annual Allocation	\$0	\$0	The City of Mesquite has been approved to receive some program income from properties sold under NSP, which will be transferred to CDBG Housing Rehabilitation.
			Program Income	\$132,189		
			Prior Year Resources	\$0		
			Total	\$132,189		

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**

While the City does not receive HOME or ESG funds with matching requirements, the City is working with a developer of a Low-Income Housing Tax Credit project in one of the CDBG targeted neighborhoods. Revitalization efforts will receive investments from other sources such as rehabilitating tax-foreclosed properties. The city also applies for grant funding for other revitalization efforts. For example, the City received the Lowe's/Keep America Beautiful Community Improvement Grant to create a pocket park in a CDBG eligible neighborhood. Federal advantage also includes local resources of donations and volunteers who assist with a local house or yard project on Addressing Mesquite Day.

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

Currently, vacant lots within the City are being utilized for revitalization efforts. For example, a vacant lot in a CDBG eligible neighborhood has been transformed into a neighborhood pocket park. The Truman Heights Park was dedicated and opened in July 2014.

**Discussion**

This section is optional and was left blank intentionally

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives – 91.220(c)(3)&(e)

Sort	Goal Name
1	Housing Rehabilitation
2	Public Service Programs
3	Code Enforcement
4	Homeless Support

**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 91.215(b).**

The City of Mesquite does not receive HOME funds. However, the City has a goal to rehabilitate 20 single-family homes owned by low- or extremely low-income residents during PY2021. The City will continue its Code Enforcement and Neighborhood Vitality programs to increase the sustainability of suitable living environments through neighborhood preservation and property standards.

### AP-35 Projects – 91.220(d)

#### Introduction

The following table outlines the projects to be carried out by the City of Mesquite during PY2021 covered by this Action Plan.

Sort	Project Name
1	Administration
2	Public Services
3	Neighborhood Projects
4	Housing

*Table 5 – Project Information*

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

Quantitative research (housing market and demographic analysis) and qualitative research (surveys, public meetings, focus groups, and resident input) impacted the priority needs and strategies for the City of Mesquite's 2020-20124 Consolidated Plan. Needs were developed and then ranked using high, medium, and low priority ranking.

High priority needs:

- Rehabilitation of single family homes
- Reduce the number of single family homes with lead based paint hazards
- Support organizations that provide supportive services for the city's special needs and low- and moderate-income populations.
- A strong code enforcement program in CDBG eligible neighborhoods
- Proper maintenance of both rental and homeowner structures in CDBG eligible areas

Medium priority needs:

- Demolish and clear homes and/or buildings (if necessary) that are hazardous, uninhabitable and economically beyond repair. Demolishing and clearing out substandard homes will increase and improve neighborhood stability, and encourage self-help fix up and clean up campaigns in low income neighborhoods. This is a remedial action in the City's Analysis of Impediments that the city has been working toward in connection with the Department of Neighborhood Vitality.

Low priority needs:

- Improve infrastructure (e.g. sidewalks, streets, storm drainage systems, etc.) in CDBG eligible neighborhoods. Improving infrastructure will increase and improve neighborhood stability as mentioned as a remedial action in the Analysis of Impediments.

AP -35 Project Summary

1	<b>Project Name</b>	Administration & Planning
	<b>Target Area</b>	CITYWIDE
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Grant Administration
	<b>Funding</b>	CDBG: \$98,581
	<b>Description</b>	City of Mesquite PY21 CDBG's Administration related activities.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Administration activity covers the cost of administering, operating, and monitoring the CDBG program. Activity has no direct beneficiaries.
	<b>Location Description</b>	The administration of the CDBG grant will take place at 1616 N. Galloway Ave., Mesquite, TX 75149.
	<b>Planned Activities</b>	Administration
2	<b>Project Name</b>	Public Services
	<b>Target Area</b>	CITYWIDE
	<b>Goals Supported</b>	Public Service Programs
	<b>Needs Addressed</b>	Homeless Activities Public Service Programs
	<b>Funding</b>	CDBG: \$189,028;
	<b>Description</b>	Funding to provide public services to low and/or moderate income persons in the City of Mesquite. This project provides funding for , Mesquite ISD, Sharing Life Community Outreach, The Family Place, Mission East Dallas, Helen's Project, Visiting Nurse Association (VNA), The Senior Source.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated 19,420 low-income families will benefit from the proposed activities from Objective SL-1.1 (Public Service Agencies)
	<b>Location Description</b>	Description Activities will take place within the City of Mesquite.
	<b>Planned Activities</b>	Public Service projects will provide services to an estimated 19,420 individuals through assistance with utilities and rent; medical and dental care; and crisis relief.
3	<b>Project Name</b>	Neighborhood Projects
	<b>Target Area</b>	CDBG Eligible Neighborhoods - Code Enforcement
	<b>Goals Supported</b>	Code Enforcement Infrastructure
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$450,000



	<b>Description</b>	City of Mesquite PY21 CDBG Neighborhood Projects Activities will focus on addressing code enforcement issues and maintenance of rental and homeowners structures in CDBG areas.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated people benefit from code enforcement and maintenance of rental and homeowner structures: 21,535
	<b>Location Description</b>	City of Mesquite 37 CDBG Areas
	<b>Planned Activities</b>	Orphan Sidewalks- \$225,000; Environmental Code- \$225,000
4	<b>Project Name</b>	Housing
	<b>Target Area</b>	CITYWIDE
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Provide Affordable Housing Opportunities
	<b>Funding</b>	CDBG: \$596,571; NSP: \$132,189
	<b>Description</b>	Funding to support rehabilitation of existing homes and expansion of homeownership for low to moderate-income individuals.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 low/moderate income persons for Housing Rehab; 3 low/moderate income persons for Down Payment Assistance Program
	<b>Location Description</b>	Description Activities will take place within the City of Mesquite
	<b>Planned Activities</b>	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 a Down Payment Assistance program to help low-moderate income residents, who are first-time homebuyers, with financial assistance to gain homeownership.

**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 City of Mesquite’s public service grants are provided for assistance to special needs populations citywide, including persons who are at-risk of homelessness, victims of domestic violence (including children), and low-income adults and families. Similarly, housing rehabilitation services will be provided to qualified extremely low- to low-income homeowners throughout the City of Mesquite. Code Enforcement and Orphan Sidewalks are the only LMA area benefit activities. Code Enforcement will take place in CDBG-eligible areas to prevent deterioration. Orphan sidewalks rehabilitation project will take place in CDBG-eligible areas where 51% or more of the residents are at or below 80% AMI. Locations for both projects can be seen in the maps under Attachments.

**Geographic Distribution**

Target Area	Percentage of Funds
Census Tract 017606	0.6

Table 6 - Geographic Distribution

Target Area	Percentage of Funds
CITYWIDE	61%
CDBG Eligible Neighborhoods – Code Enforcement	19.5%
CDBG Eligible Neighborhoods – Orphan Sidewalks	19.5%

Table 59 - Geographic Distribution

**Rationale for the priorities for allocating investments geographically**

Approximately 39 percent (\$450,000) of PY2021 entitlement funds will go towards specifically affecting the LMA CDBG eligible areas through neighborhood revitalization activities. Code Enforcement activities will take place in CDBG-eligible areas where there is a concentration of substandard housing stock, neglected improvements and/or property nuisances. The objective of Code Enforcement is to achieve and preserve neighborhood integrity by providing inspections and issuing code enforcement violations. Code Enforcement activities are a proactive approach to arrest neighborhood decline, which requires owners to reinvest in the maintenance of their property. The Public Works Department will use Orphan Sidewalk funds to construct missing sidewalk segments in CDBG areas to complete the City’s existing sidewalk network, with an emphasis on sidewalks near Mesquite Independent School District schools. This project addresses orphan sidewalks, which is defined as a sidewalk in which there is partial walkway, hence the word “orphan”. This project will also address ADA compliance, per the City’s formal ADA plan, and pedestrian safety concerns. Sidewalks provide a safer path for nearby students to walk to school from home, and for elderly to enjoy the outdoors and get daily exercise. For PY2021 construction of sidewalks are located along Oates Dr., Town East Blvd., Gross Rd., Galloway Ave., and N. Peachtree

Rd.

**Discussion**

This section is optional and was left blank intentionally.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The City of Mesquite's housing priorities include rehabilitation and improvement of single-family homes of extremely low- to low-income and special need owners and the reduction of single-family homes with lead-based paint hazards. Priorities also include homeless support and non-housing community development through preserving property standards and enforcing codes and ordinances. Beginning PY2021, CDBG Housing Rehabilitation will add a priority to the Waitlist that includes preferences for special needs populations such as homes older than 25 years, applicants 62 years of age or older, and persons on fixed incomes. These individuals have more limited resources and are more vulnerable to falling into poverty or homelessness.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	20
Special-Needs	0
Total	20

*Table 7 - One Year Goals for Affordable Housing by Support Requirement*

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	33
The Production of New Units	0
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	53

*Table 8 - One Year Goals for Affordable Housing by Support Type*

#### Discussion

This section is optional and was left blank intentionally.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Mesquite Housing Office, or housing authority, does not own or manage any public housing units. Not applicable for the City of Mesquite.

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

The Mesquite Housing Office, or housing authority, does not own or manage any public housing units. Not applicable for the City of Mesquite.

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

The Mesquite Housing Office, or housing authority, does not own or manage any public housing units. Not applicable for the City of Mesquite. However, the Mesquite Housing Office 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 Office created the Home Ownership Program in 2013.

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

The Mesquite Housing Office, or housing authority, is not designated as being troubled.

### **Discussion**

This section is optional and was left blank intentionally.

## **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 Metro Dallas Homeless Alliance 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 HOT Team will continue its partnership with CitySquare for 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 and sit on the Homeless Collaborative Governing Board. Final Rule Trainings assist Agencies with implementing policies that increase accessibility for homeless LGBTQ individuals and Youth, and the Governing Board will drive multi-sector solutions to end homelessness in our community. In PY2020 the Mesquite Housing Division was awarded more than 50 new vouchers including: 5 vouchers for the HUD-VASH program in partnership with the Veteran Affairs North Texas Health Care System to provide housing and support services to eligible Veterans and their families; 25 vouchers for the Mainstream Housing program which benefits households with one disabled member; and 25 vouchers for the Family Unification Program – Foster Youth to Independence, to provide homeless and at-risk of homeless Youth involved with the State foster care system with 36 months of housing assistance and support services. 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.

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

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

The City of Mesquite is involved with and supports the Metro Dallas Homeless Alliance 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 its partnership with CitySquare who responds 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.

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

The City of Mesquite is involved with and supports the Metro Dallas Homeless Alliance 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.

### **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 Metro Dallas Homeless Alliance Continuum of Care (CoC) which builds relationships with shelters, transitional housing agencies, and supportive care providers within the continuum if services are needed. In PY2020 the Mesquite Housing Division was awarded more than 50 new vouchers including: 5 vouchers for the HUD-VASH program in partnership with the Veteran Affairs North Texas Health Care System to provide housing and support services to eligible Veterans and their families; 25 vouchers for the Mainstream Housing program which benefits households with one disabled member; and 25 vouchers for the Family Unification Program – Foster Youth to Independence, to provide homeless and at-risk of homeless Youth involved with the State foster care system with 36 months of housing assistance and support services. 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 activates for non-homeless special needs populations for program year 2021 are:

- **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.
- **Objective DH-1.1 (availability/accessibility of a suitable living environment):** Reduce the number of single-family homes with lead-based paint hazards through the city's rehabilitation program.
- **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.

-Helen's Project: Homeless Street Outreach

-The Family Place: Domestic violence referrals services, counseling, and emergency shelter

-Mission East Dallas: General medical, dental, and behavioral health care

-Sharing Life Community Outreach: Emergency assistance, food pantry, school supplies, financial coaching and literacy, and computer job training

-Visiting Nurse Association (VNA): Senior/Elderly Services, Meals on Wheel's program

-The Senior Source: Senior/Elderly Ombudsman Services

-Mesquite ISD: Meals and clothing closet for McKinney-Vento Youth

-Summer Youth Internship Program: stipend for low-income Youth receiving on-the-job training, job coaching, and resume assistance

- **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.

## **Discussion**

Several organizations and services also provide homeless preventative services in Mesquite. These include:

- **City of Mesquite's Housing and Community Services Department**—The Mesquite Public Housing Authority provides numerous vouchers targeted to preventing or ending homelessness, include Housing Choice Vouchers, VASH Vouchers, Mainstream Vouchers, and Foster Youth to



Independence Vouchers.

- **Parks and Recreation Department**—Offer programs for low- and moderate- 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. Mesquite ISD also opened the Safe Landing program, an after-school drop-in for McKinney-Vento Youth, and the Opening Doors program which provides emergency shelter to homeless Youth and young adults.
- **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, which is available on the city's website. 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.**

The City has developed objectives and activities for the 2021 Annual Action Plan 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. **2021 outcome/goal:** 20 housing units; \$570,171
- 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. **2021 outcome/goal:** 10 housing units
- 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. **2021 outcome/goal:** 46,605 people benefited in area; \$225,000

### **Discussion**

This section was left intentionally blank.



## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

The City of Mesquite, in coordination with partnering agencies, provides various forms of outreach and service to the citizens in order to meet underserved needs, maintain affordable housing, reduce lead-based paint hazards, and reduce the number of poverty-level families.

### **Actions planned to address obstacles to meeting underserved needs**

The City of Mesquite is strongly committed to meeting underserved needs in the community. The City has a strong and stable relationship with service providers in the area. The primary gap in the delivery of services is the lack of adequate financial resources to best serve the City's populations in need. The City will work cooperatively and support the service providers in order to maximize financial resources to reduce any gaps in the institutional structure.

The CDBG Division also draws on public and private agencies as resources or partners for housing and economic development programs and to better serve the low-income community. These partnering agencies include but are not limited to City libraries, MISD schools, local for-profit businesses, the Veteran Affairs North Texas Healthcare System, the CoC, and neighboring housing authorities.

### **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 and other physical improvement activities. 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 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 Office has attended trainings and is currently in compliance with these regulations for the Housing Choice Voucher program and the CDBG Housing Rehabilitation Program. Lead-based paint qualifying housing rehabilitation projects are tested and City staff oversee 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.

### **Actions planned to reduce the number of poverty-level families**

The City of Mesquite is committed to provide 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 improving the housing and neighborhood conditions of low- and moderate-income residents.

As it has done in the past, 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 have better prepare them to assume effective positions in the work place in the future and thus help reduce the level of poverty in Mesquite. Through the Family Self Sufficiency Program, the Mesquite Housing Office 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 2021 Annual Action Plan through the CDBG Division of the Community Services Department, which serves as the lead agency. The Housing and Community Services Department is the local government entity specifically responsible for carrying out housing and community development activities. The Community Services Department will also collaborate with other departments of the city, nonprofits, for-profits, and quasi-governmental entities including the City Council, the Mesquite Housing Office, supportive service organizations, faith-based organizations, etc., to carry out the strategies and activities of the 2020-2024 Consolidated Plan and the 2021 Annual Action Plan.

As part of the annual CDBG application process, the City holds public hearings where the residents and service providers of Mesquite provide input concerning the priority needs of the community. The CDBG Division reviews the funding applications with the priority needs of the Consolidated Plan and the needs of the community in mind, and funding recommendations are then made to the City Council during public hearings for approval.

### **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 left blank intentionally.

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

**Introduction**

The City of Mesquite estimates that 92 percent (\$1,037,099) of the PY2021 CDBG entitlement funds will be used for activities that benefit persons of extremely low- to low-income. The remaining 8 percent will be used for administration activities for the grant. The City will allocate approximately 39 percent (\$450,000) of the PY2021 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 PY2021. 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 2019 program year will not be expended and will rollover to the 2021 program year. The funds will be reallocated in PY2021 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
<b>Total Program Income:</b>	<b>0</b>

**Other CDBG Requirements**

1. The amount of urgent need activities	0
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<p>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.</p>	<p>92.00%</p>

**Discussion**

This section is optional and was left blank intentionally.



Pending Attachments:

SF-424 & Certifications – execute upon arrival from HUD

# CDBG 2020 Areas – Code Enforcement

