

RESOLUTION NO. 34-2000

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ADOPTING AND APPROVING THE 2000-03 CONSOLIDATED PLAN AS REQUIRED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND PROVIDING AN EFFECTIVE DATE THEREOF.

WHEREAS, the City of Mesquite is an entitlement city scheduled to receive certain funds under the Housing and Community Development Act annually; and

WHEREAS, the City has conducted public hearings; and

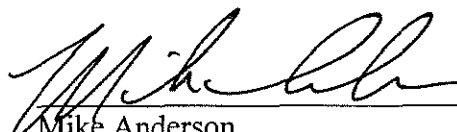
WHEREAS, the Mesquite City Council has considered the suggestions and recommendations raised at the hearings.

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

SECTION 1. That the 2000-03 Consolidated Plan for the City of Mesquite, attached hereto as Exhibit "A" and incorporated herein by reference, is hereby adopted and approved for submission.


SECTION 2. That this resolution shall take effect immediately from and after its passage.

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on this 7th day of August, 2000.




 Mike Anderson
 Mayor

ATTEST:



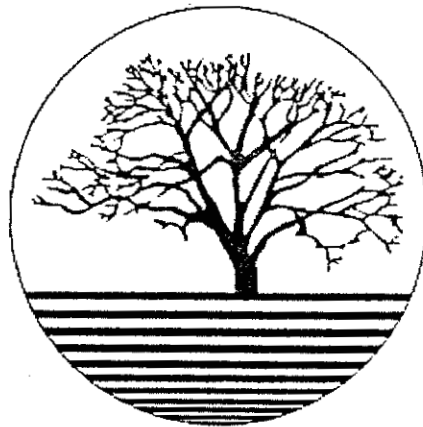
 Ellen Williams
 City Secretary

APPROVED:



 B.J. Smith
 City Attorney

CITY OF MESQUITE
2000 CONSOLIDATED PLAN



MESQUITE
T·E·X·A·S

1515 NORTH GALLOWAY
MESQUITE, TEXAS 75149

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EXECUTIVE SUMMARY

As part of a comprehensive initiative by the Federal Department of Housing and Urban Development (HUD) to encourage a unified vision of community development at the local level, and an effort to reduce duplication of effort and paperwork, a three to five year Consolidated Plan must be prepared by local governments. HUD must approve the Consolidated Plan in order for cities to obtain Community Development Block Grant (CDBG) funds and future Federal and Affordable Housing and Community Development monies.

The overall goal of the Community Planning and Development (CPD) programs covered by this requirement is to develop viable urban communities. This can only be achieved by providing decent housing and suitable living environment and expanding economic opportunities for low- and moderate-income persons.

The Consolidated Plan and the Action Plan serve the following functions:

- A planning document for the City, which builds on participatory process at the grassroots level
- An application for Federal Funds under HUD's formula grant programs (of which CDBG is one)
- A strategy to be followed in carrying out HUD programs
- A Strategic Plan in addition to an Action Plan that provides a basis for assessing performance

In accordance with HUD requirements, this Consolidated Plan examines the estimated local affordable housing and non-housing needs of low- and moderate-income residents. This estimate includes residents with special needs and homeless residents for the ensuing three-year period. Based upon this needs assessment, the Consolidated Plan suggests priorities, programs and funding sources that may be used over the next three years to address these needs.

This section of the Consolidated Plan briefly summarizes the primary needs, priorities and strategies that are described more fully in the body of the report. Readers are encouraged to review the entire Plan in order to understand the past, present and future community development issues in the City.

HOUSING ASSESSMENT

As described more fully in the Housing Needs Assessment of this Consolidated Plan, the following housing needs have been identified and are listed in alphabetical order.

Cost Burden: Many of the low-income renter households are cost burdened, that is they pay in excess of 30 percent of their income for housing. Seventy-nine percent of very low-income homeowners pay in excess of 30 percent of their income on mortgage payments.

Homelessness: There is no reliable information on the extent of homelessness in Mesquite. A survey of traditional resources such as the Mesquite Police Department concludes that there are few, if any, homeless in the City. However, contradictory reports from social service agencies indicate the existence of homeless in Mesquite is more of a problem than previously believed.

Transitional Housing: Currently Mesquite has no transitional housing facilities for battered women and children or the indigent homeless. While the Mesquite Police Department and Mesquite Social Services indicate a small number of homeless in Mesquite, a poll of social service agencies indicates a strong need for transitional housing for the Homeless.

NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

The following non-housing needs have been identified and are discussed more fully in Section IV under priority non-housing community development needs:

- Neighborhood Strategy Planning
- Housing Rehabilitation
- Code Enforcement
- Street/Alley Improvements
- Elderly Services
- Family Services
- Safety/Neighborhood Policing
- Education/Library Services

THREE-YEAR STRATEGIC PLAN

In order to meet these community challenges the City has developed a three-year strategic plan. This strategy contains the following community priorities:

- To preserve and rehabilitate the City's existing single family and assess the City's multi-family housing stock primarily for extremely low- very low- and low-income families. This information is detailed in the body of this document.
- To improve living conditions for low-income renters, and multi-family residents by increasing the availability and variety of multi-housing.

- To provide, preserve and improve related social services for residents with special needs, particularly the elderly, Alzheimer's victims and battered women and children. Further discussion of this item can be found below.

Successfully accomplishing these priorities over the next three years will challenge the commitment and perseverance of all sectors of the Mesquite community. Moreover, the ability to meet these objectives will depend on not only the effective implementation of new partnerships and programs, but also upon access to sufficient Federal, State, and Local Government resources.

ACTION PLAN

In conjunction with the Consolidated Plan, an Action Plan will be submitted which describes the priorities and activities that will be undertaken by the City and other public and private participants over the period between October 1, 2000 to September 30, 2001.

The Action Plan, which can be found at the end of this document, details the populations that will be served and resources that will be used over the next year to address the first of the three years covered by the Consolidated Plan.

COMMUNITY PROFILE

The Community Profile section of the City of Mesquite Consolidated Plan provides a description of the City's residents, neighborhoods, and economy. This description is intended to provide an historical and cultural background of the City of Mesquite.

The following resources were used in compiling Mesquite's community profile:

- 1990 U.S. Census Data
- 1990 U.S. CHAS Databook
- Community 2020 Data
- North Central Texas Council of Governments (NCTCOG)
- Historic Mesquite, Inc. and Mesquite Historical Preservation
- Mesquite Social Service Agencies including Mesquite Social Services and Sharing Life Community Outreach

HISTORICAL AND CULTURAL BACKGROUND

Mesquite, Texas is one of sixty municipalities that together constitute the Dallas-Ft. Worth Metroplex. Mesquite, which is located in east central Dallas County and adjacent to the City of Dallas, has grown rapidly in population since 1950.

In the 1890 U.S. Census, Mesquite had a population of 135. Ten years later, it had only grown by 270 people. In 1950 Mesquite was still a small farming community of 1,700 residents. By 1960, about 27,345 people called Mesquite home. In the decade between 1960 and 1970 Mesquite's population nearly doubled in size to 55,131. Mesquite's population in 1980 was 67,053 and in 1990 it was 101,484. The 1999 projections estimate the population of Mesquite at about 119,600.

Mesquite, which has consistently ranked in the top ten safest communities in the U.S., also has an excellent educational infrastructure. Mesquite Independent School District is a regional leader in education.

Source: Quality Begins Here, Mesquite Community Overview prepared by City of Mesquite, Mesquite Chamber of Commerce and MISD

Approximately 3,500 businesses, ranging in size and diversity, are located in Mesquite. Some of these businesses include Lucent Technologies, Pep Boys Distribution Center and United Parcel Service.

Source: Quality Begins Here, Mesquite Community Overview prepared by City of Mesquite, Mesquite Chamber of Commerce and MISD

Mesquite is also a major retail center for North and East Texas shoppers. Town East Mall includes 1.3 million square feet of anchor and specialty stores. The Town East Retail district provides an additional 2 million square feet of retail establishments.

Source: Quality Begins Here, Mesquite Community Overview prepared by City of Mesquite, Mesquite Chamber of Commerce and MISD

Mesquite has a vast highway network, as well as a Municipal Airport serving the eastern quadrant of Dallas County. Mesquite is dissected by Interstates 635, 30 and 20 and by U.S. highway 80.

TOTAL POPULATION IN MESQUITE

1990	1995	1998	1999	2000
101,484	109,850	117,950	119,350	121,900

TOTAL HOUSEHOLDS IN MESQUITE

1990	1995	1998	1999
35,856	38,688	41,044	41,764

1999 NCTCOG Average Household Size = 2.85

1999 Mesquite Average Household Size = 2.82

TOTAL HOUSEHOLD EMPLOYMENT IN MESQUITE

1990	1995	1998
31,381	35,981	40,616

Source: North Central Texas Council of Governments (NCTCOG)

The figures above demonstrate:

- Mesquite’s slow, but steady growth rate over the past decade
- The smaller than average Household Size for Mesquite residents
- A steady employment growth over the past ten years

I. CONSOLIDATED PLAN PREPARATION PROCESS

CONSULTATION

The City of Mesquite was the lead agency in preparation of this Consolidated Plan, which covers the Community Development Block Grant (CDBG) Program. This document is the result of considerable discussion and input from a variety of sources. The following Mesquite Departments provided valuable input:

- Building Inspection/Code Enforcement in CDBG target neighborhoods
- Housing (which handles rehabilitation and administers Section 8)
- Library (which administers the Adult Literacy Program)
- Parks and Recreation (parks and handicapped access)
- Planning (information on Mesquite demographics and other pertinent data)
- Police (Interactive Community Policing Unit targeting low-income neighborhoods)
- Public Services (streets, alleys, sewer in CDBG target areas of Mesquite)

These departments reported data, which was synthesized by the Consulting team of Soltan, Sanchez & Associates, and coordinated into the consolidated planning and submission process.

The State provided assistance by supplying information regarding housing resource availability, such as the Low-Income Housing Tax Credit Program.

The City also consulted with the following neighboring local jurisdictions regarding this Consolidated Plan:

- Dallas Housing Authority
- Dallas County Commissioners Court
- City of Dallas, Community Development Department
- City of Balch Springs
- City of Forney
- City of Garland
- City of Rowlett
- City of Seagoville
- City of Sunnyvale

Also consulted were, Mental Health/Mental Retardation, representatives from county and state social services and health departments, United Way of Metropolitan Dallas, The Family Place, and The Salvation Army and several non-profit and social service agencies such as Christian Care Centers, Inc., New Beginning Center, and Sharing Life Community Outreach. All share the common goal of providing affordable housing, transitional housing, and the desire to make Mesquite a better place to live, work, play, and raise a family. A complete listing of Social Service Agencies is provided later in this document.

II. CITIZEN PARTICIPATION PLAN

The City of Mesquite wishes to insure that citizens have an opportunity to participate in the planning, implementation, and assessment of the Consolidated Plan. The Citizen Participation Plan is designed to facilitate citizen involvement in the Consolidated Plan by outlining the procedures to be used to elicit citizen participation as well as the overall process of citizen participation. The Plan also

affords citizens the opportunity to review the Consolidated Plan and program priorities before they are finalized by City Council action.

The goal of the Citizen Participation Plan is to outline the process by which the City of Mesquite's residents may articulate their community development needs, express their preferences and assessments about the Community Development Block Grant (CDBG) Program.

The plan establishes public forums whereby individuals and groups may have questions and complaints answered in a timely and responsive manner. The plan will provide a period of not less than thirty days prior to the submission of the Consolidated Plan to receive citizen comments.

In addition to the development and dissemination of this document, advertisements will be placed in local newspapers before each meeting to inform citizens and also to remind them of the meeting and its purpose. Advertisements will be published in a local newspaper to inform citizens of the program objectives and to request public input.

The City of Mesquite will endeavor to provide the citizens of Mesquite with every opportunity possible to participate in its yearly Consolidated Planning process and strategy.

The City of Mesquite will amend its Consolidated Plan whenever it decides not to carry out an activity described in the Action Plan, carry out an activity not previously described, or substantially change the purpose, scope, location or beneficiaries of an activity.

The City will use the "25 percent rule" in determining when an amendment is necessary to the Consolidated Plan. Whenever the City elects not to carry out an activity that was previously described and approved by HUD or to substantially change the purpose, scope, location or beneficiaries of an activity and amendment must be submitted to HUD. If more than 25 percent of the activity changes from its original purpose, then an amendment is required. This would constitute a substantial change.

Prior to amending the Consolidated Plan, the City shall provide citizens with reasonable notice of and opportunity to comment on the proposed changes in the use of funds. The citizens will be informed of the proposed change through the newspaper, radio, or other available media sources. Citizen comments will be received for a period of not less than 30 days on a substantial amendment before the amendment is implemented. Citizen comments on non-substantial amendments will be accepted for a period of 10-15 days.

The City will consider citizen comments and if the City deems appropriate, modify the changes.

The City will consider any comments or views of citizens received in writing or orally, if any, in preparing the substantial amendment of the Consolidated Plan. A summary of the views or comments and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the substantial amendment of the Consolidated Plan.

Private businesses, individuals, and organizations wishing to apply for funding under the CDBG Program may receive special assistance from staff members. This assistance includes guidance in developing proposals and statements of views. It may come in the form of written assistance, training sessions, workshops, and meetings.

Arrangements will be made to assist non-English speaking citizens with CDBG matters.

Citizens have the right to make written comments to the Department of Grants and Management or to the U. S. Department of Housing and Urban Development concerning the performance of the Community Development Block Grant Program.

A written reply to a citizen's written questions, comments or complaints is prepared as soon as the matter is given careful consideration by the department and discussed with other involved parties, usually within fifteen working days.

The City will consider any comments or views received in writing or orally at the public hearings in preparing the Consolidated Plan, amendment or performance report. A summary of these comments or views and a summary of any comments or views not accepted and the reasons thereof, shall be attached to the final Consolidated Plan, amendment or performance report.

Comments may also be sent directly to:

Ms. Ellen M. Melendez
CPD Representative
U.S. Department of HUD
P O BOX 2905
801 Cherry Street
Fort Worth, TX 76113-2905

Applications, performance reports, the Citizen Participation Plan, Consolidated Plan and the Environmental Review Record will be on file and are available for public review at the Planning Department, 1515 North Galloway, City of Mesquite during normal business hours, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Handicapped facilities are available at City Hall, the site for most public hearings. The Planning staff will provide assistance to handicapped and elderly persons wishing to participate in the program process. The City will ensure that any other sites and facilities used for public hearings will be handicap accessible.

Workshops on specific issues (i.e. changes in program regulations, etc.) will be held on an as-needed basis. In addition, Planning Department Staff is available to provide additional technical assistance and guidance upon request.

Citizen's comments are always welcomed and invited on the original Citizen Participation Plan and on any amendments to the plan.

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III. HOUSING AND COMMUNITY DEVELOPMENT NEEDS ASSESMENT

MESQUITE HOUSING NEEDS

The following table is a catalogue of Mesquite's housing stock characteristics:

AGE OF HOUSING	NUMBER OF UNITS
Prior to 1950	725
1950-1959	6,960
1960-1969	7,892
1970-1979	6,645
1980-1989	16,939
1990-1998	5,133
TOTAL HOUSING UNITS	44,294
HOUSING TYPE	NUMBER OF UNITS
<i>Type of Residential Unit</i>	
Single Family Detached	32,346
Single Family Attached	1,012
Multi Family	10,936
TOTAL HOUSING UNITS	44,294

Source: City of Mesquite Planning & Zoning Division

The Housing Administrator for the City of Mesquite indicated the need for affordable housing in Mesquite. In the decade since the 1990 census data was taken, the availability of affordable housing has decreased significantly.

Several other staff members and social service agents were interviewed during the Consolidated Planning consultation process. Most indicated the need for affordable, decent, safe and sanitary housing is necessary for low-income households. Transitional housing was also considered to be a necessity for battered women and children and the growing number of homeless persons in Mesquite.

EXTREMELY LOW-, VERY LOW-, AND LOW-INCOME.

Of the 2,159 extremely low-income owners, 44 percent are spending over 74 percent of their income for housing, and 74 percent indicated that they have some housing problem. The extremely low-income renter group is also experiencing cost burden and problems with housing conditions. Of these 3,854 renters, 50 percent were paying over 75 percent of their income on housing expenses, and 77 percent indicated some housing problem.

In the 31-50 percent of median family income range, the housing cost burden was reduced somewhat, but for renters other housing problems were not reduced. For owners of this

income (31-50 percent MFI), 43 percent were experiencing problems with housing conditions.

The needs of the low-income segment of the population are not as great as those of the extremely low-income category. Approximately 45 percent of low-income households report a housing problem, and more than 42 percent are experiencing any housing cost burden.

There are approximately 2,145 households that earn 81 percent to 95 percent of the median family income. Approximately 32 percent are cost-burdened with 35 percent having some housing problem. This data indicates that the extremely low-income population is experiencing problems with housing, which is consistent with data reported by the City's Housing Department.

NOTE: The data listed above was taken from the 1990 CHAS Household Data Table located below.

The three segments of the population in need of rental subsidy assistance are small families, large families and elderly. They account for a need of approximately 4,195 units for extremely low- and very low-income qualifiers (0-30 percent, 2,186, 31-50 percent 2,009) and 2,300 low-income qualifiers, which combined to account for 6,495 households, or 18 percent of the City of Mesquite's households.

SMALL FAMILY NEEDS

Small families, which tend to live in apartments and/or small older houses, living in rental housing experience a somewhat greater problem making rent payments than larger renter families or homeowners. Small renter families with incomes below 50 percent Median Family Income (MFI), generally pay more for rent than large renter families. In the 0-30 percent of median family income range, small families report 81 percent problems with housing.

Source: 1990 CHAS Table

LARGE FAMILY NEEDS

Large renter families report the highest incidence of housing problems at 86 percent. This is because there is a shortage of affordable housing with enough rooms to accommodate large families.

Source: 1990 CHAS Table

ELDERLY NEEDS

Elderly owner and renter households fare better than younger households in both cost burden and overall housing problems. This would indicate that there is an adequate supply of housing for the elderly at affordable prices.

Source: 1990 CHAS Table

HUD Table 2A
Priority Housing Needs

PRIORITY HOUSING NEEDS (households)			Priority Need Level High, Med, Low	Estimated Units	Estimated Dollars to Address
Renter	Small Related	0-30% of MFI	Medium		
		31-50 % MFI	Medium		
		51-80% MFI	Medium		
	Large Related	0-30% of MFI	Medium		
		31-50 % MFI	Medium		
		51-80% MFI	Medium		
	Elderly	0-30% of MFI	Medium		
		31-50 % MFI	Medium		
		51-80% MFI	Medium		
	All Other	0-30% of MFI	Medium		
		31-50 % MFI	Medium		
		51-80% MFI	Medium		
Owner (rehabilitation)		0-30% of MFI	High	20	\$500,000
		31-50 % MFI	High	10	\$250,000
		51-80% MFI	High	10	\$250,000

Note: this table is a re-creation of table found in community 2020 software and was inserted here for clarity and continuity. Original can be found in Appendix A of this document.

NEEDS BY INCOME AND RACE

According to the 1990 Census data, approximately 15.6 percent of households in Mesquite are minority households. The chart below details Mesquite residents by income and race:

Per Capita Income	Mesquite	Dallas County
White	\$14,509	\$19,965
Black	\$11,766	\$8,954
American Indian, Eskimo, Aleut	\$13,014	\$11,533
Asian & Pacific Islander	\$12,912	\$12,035
Other Race	\$9,852	\$6,905
Hispanic Origin (any race)	\$10,522	\$7,635
Mean Household Income	Mesquite	Dallas County
White	\$40,186	\$48,132
Black	\$32,707	\$25,629
American Indian, Eskimo, Aleut	\$38,077	\$31,694
Asian & Pacific Islander	\$44,995	\$38,116
Other Race	\$34,683	\$27,438
Hispanic Origin (any race)	\$36,841	\$29,182

Source: 1990 Census

CHAS TABLE 1C - ALL HOUSEHOLDS

Name of Jurisdiction: Mesquite City, TX		Source of Data CHAS Data Book				Data Current as of: 1990			
		Renters				Owners			
Household by Type, Income, & Housing Problem	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly	All Other Owners	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1. Very Low Income (0 to 50% MFI)	660	1,943	427	824	3,854	877	1,282	2,159	6,013
2. 0 to 30% MFI	429	942	219	358	1,948	353	607	960	2,908
3. % with any housing problems	57%	81%	86%	83%	77%	66%	73%	74%	76%
4. % Cost Burden > 30%	57%	79%	79%	83%	75%	66%	8%	74%	75%
5. % Cost Burden > 50%	55%	59%	45%	76%	60%	35%	19%	54%	58%
6. 31 to 50% MFI	231	1,001	208	466	1,906	524	675	1,199	3,105
7. % with any housing problems	80%	79%	96%	88%	83%	15%	65%	43%	68%
8. % Cost Burden > 30%	80%	76%	64%	87%	78%	15%	27%	42%	64%
9. % Cost Burden > 50%	31%	19%	12%	36%	24%	5%	19%	24%	24%
10. Other Low-Income (51 to 80% MFI)	213	1,563	421	1,153	3,350	550	2,520	3,070	6,420
11. % with any housing problems	28%	35%	63%	31%	37%	14%	46%	45%	41%
12. % Cost Burden > 30%	22%	30%	34%	29%	29%	13%	29%	42%	35%
13. % Cost Burden > 50%	4%	0%	0%	1%	0%	2%	8%	10%	5%
14. Moderate Income (81 to 95% MFI)	38	757	177	577	1,549	284	1,861	2,145	3,694
15. % with any housing problems	18%	11%	17%	18%	14%	5%	51%	35%	27%
16. % Cost Burden > 30%	18%	5%	0%	16%	9%	5%	27%	32%	22%
17. % Cost Burden > 50%	18%	0%	0%	0%	0%	0%	1%	1%	0%
18. Total Households**	987	6,473	1,374	3,986	12,820	2,677	20,484	23,161	35,981
19. % with any housing problems	51%	36%	55%	30%	37%	16%	31%	21%	27%

** Includes all income groups -- including those above 95% MFI

PERSONS WITH AIDS

Most Aids-related health and social service facilities are located in the City of Dallas. For example, Bryan's House, a residential and respite care facility for children affected by HIV/AIDS, reports that it served four families from Mesquite in 1999. Additionally, the AIDS Arm Network, Inc. provided services to ten Mesquite residents.

MENTALLY ILL AND PHYSICALLY DISABLED

People with special needs such as the mentally ill and physically disabled, because of their limitations, often have difficulty accessing services provided to low- and very low-income persons. Assessing the housing needs of the mentally ill and physically disabled is difficult.

Mesquite Social Services sees less than ten mentally ill and physically disabled persons each month seeking any form of assistance. Housing is usually not the primary issue with these clients.

Source: Mesquite Social Services Director

Sharing Life Community Outreach sees between twenty and twenty-five mentally ill and physically disabled Mesquite residents per month. Many receive Social Security Income (SSI) and little else. Housing is an issue with some of these clients due to their minimal, fixed income.

Source: Sharing Life Community Outreach Executive Director

Christian Care Centers, Inc., which caters to the victims of Alzheimer's disease and dementia, opened an Alzheimer's Health Care Unit in 1999. This facility is the home to thirty-two Mesquite residents who suffer from Alzheimer's.

Source: Christian Care Centers' inc. President & CEO

HOMELESS NEEDS

NATURE AND EXTENT OF HOMELESSNESS

Definition of Homeless:

Persons sleeping in shelters or in places not meant for human habitation.

The most current detailed report concerning the homeless population in Mesquite was obtained from Mesquite Social Services, the Mesquite Police Department, Sharing Life Community Outreach (SLCO), the list of providers shown below, and the 1990 Census. Conversations with Mesquite Social Services and the Mesquite Police Department indicate that the number of homeless families in Mesquite is comparatively low. However, Sharing Life Community Outreach sees several homeless families per month. Once SLCO has provided the assistance it can (in the form of food and clothing pantry, rental or utility assistance) it must send the Mesquite homeless to Dallas for shelter and assistance.

Further, these providers report that existing services in Dallas and Dallas County are barely adequate to serve the needs of homeless families from Mesquite. The Austin Street Shelter, in Dallas, reports that it provides shelter to Mesquite homeless.

In order to collaborate with the City of Dallas, Mesquite is now sending a City staff member to attend the monthly Homeless meetings in downtown Dallas. Furthermore, the City intends to join the Dallas County Homeless Consortium.

However, homelessness in Mesquite is a budding problem and must be addressed before it continues to grow. Several social service agencies are interested in providing a shelter for the homeless. Sharing Life Community Outreach has expressed interest in purchasing one of the defunct motels along highway 80 and converting it into a homeless shelter.

HOMELESS NEED FOR ASSISTANCE

In an effort to get an accurate picture of the homeless need in Mesquite from the view of the agencies that offer direct aid to the homeless, the City of Mesquite sought input from the following social service agencies:

- AIDS Arms Network, Inc.
- AIDS Resource Center
- AIDS Services of Dallas
- Austin Street Shelter
- Bryan's House
- Catholic Charities
- Christian Care Center, Inc.
- Dallas Children's Advocacy Center
- Family Gateway
- Mesquite Social Services
- New Beginning Center
- Sharing Life Community Outreach
- Salvation Army
- The Family Place

The agencies listed above provide various services to Mesquite residents. These services include shelter and assistance for victims of AIDS, assisted living for the elderly and victims of Alzheimer's disease and dementia, counseling services for Battered women and children, as well as food, clothing, utility and rent assistance for families in danger of becoming homeless.

The 1990 Census found two homeless persons in Mesquite. Neither of those individuals lived in Mesquite and both left town shortly after S Night. There are no new figures to report at this time.

However, in the 10 years since the 1990 Census, Social Service providers indicate that Mesquite does have a growing homeless problem. There are few resources to assist the Homeless in Mesquite and the homeless individuals or families that do seek services, are served in existing Mesquite-based programs or they leave Mesquite for more substantive and professional help in Dallas or other areas.

Furthermore, the lack of public transportation in Mesquite inhibits mobility for the homeless. While Mesquite provides Transportation for the Elderly and Disabled (MTED), the City is not a part of the Dallas Area Rapid Transit (DART) system. Therefore, even the homeless who wish to leave Mesquite for assistance elsewhere have to make transportation arrangements.

The most pressing identified need for Mesquite homeless or those in danger of homelessness is emergency assistance in the form of:

Transitional Housing	Utility Payments
Rent Assistance	Mortgage Assistance
Food	Transportation Assistance

Mesquite Social Services and Sharing Life Community Outreach, recipients of CDBG funds and other forms of City support provide the only forms of immediate emergency assistance. This indicates a lack of resources for the homeless.

The City of Mesquite has no areas that are considered rural. Thus, there are no rural homeless persons in the City of Mesquite.

Other than the agencies mentioned above, there are no emergency shelters, transitional or supportive housing programs or single-room occupancy buildings in Mesquite.

There are few programs focusing on homelessness prevention in Mesquite. As noted elsewhere in this document, Mesquite Social Services and Sharing Life Community Outreach support individuals and families in danger of becoming homeless through emergency rent and mortgage assistance, emergency utility payments, transportation assistance and a food and clothing pantry.

Sharing Life Community Outreach assisted 800 people since opening its doors on November 1, 1999. A large portion of that assistance included housing payments for low-income families to avoid homelessness.

There are no reliable statistics on the number of severely mentally ill or alcohol/other drug abusers among those individuals or families that are homeless or are at risk of homelessness.

The remaining sub-populations may overlap with the above and with each other:

- Victims of domestic violence
- Homeless youth
- Persons with AIDS/related diseases (i.e., HIV)

NEEDS OF PERSONS THREATENED WITH HOMELESSNESS

There are many households in Mesquite with incomes below 30 percent of the median income, with housing expenses greater than 50 percent of their income, and living in overcrowded conditions. Such households and individuals are vulnerable to losing their homes.

The primary need of this group is emergency financial assistance in the form of rent/mortgage assistance, transportation assistance, utility payments and food. As mentioned previously in this document, Sharing Life Community Outreach and Mesquite Social Services meet those needs.

Consumer Credit Counseling Services (CCCS) of Greater Dallas maintains an office in Mesquite. CCCS provides assistance to low-income families by showing them how to budget their money as effectively as possible. CCCS also presents seminars to homeowners to assist them in understanding the responsibilities of homeownership in relation to mortgage payments, utilities, etc.

LEAD BASED PAINT

ESTIMATE OF DWELLING UNITS CONTAINING LEAD BASED PAINT

The critical factor, with regard to Lead Based Paint, is that the city is aware that lead based paint is a hazard experienced by thousands of low- and moderate-income families, the families least likely to have the resources or the knowledge to deal with the hazard.

The chart below notes the number of units constructed during various periods of Mesquite's growth and an estimate of houses containing Lead Based Paint (LBP):

Construction Era	Applicable Units	Percentage	Est. LBP
Pre -1940	293	90%	293
1940 - 1950	5,973	80%	4,778
1960 - 1979	14,520	62%	9,002

Source: City of Mesquite Housing Department

Due to the generally good condition of both owner occupied and renter occupied housing stock, and the city's aggressive code enforcement policies, the City of Mesquite estimates that there are approximately 120 dwelling units in the city with lead based paint hazard.

LEAD BASED PAINT NEEDS

The City of Mesquite Environmental Health Department and the Dallas County Health Department's Environmental Health Office do not report any residential structures with lead based paint hazards. The Mesquite Housing Office requires that peeling or flaking paint be removed and painted when it conducts Section 8 inspections.

The City of Mesquite Housing Office, the Environmental Health Office and the Dallas County Health Department have no record of any children in Mesquite with lead blood levels above the Environmental Protection Agency minimum reporting level of 25 micrograms per deciliter ($\mu\text{g}/\text{dl}$).

The City has no reports of lead poisoning in Mesquite.

MARKET CONDITIONS

HOUSING INVENTORY

The 1990 Census reported that there were 39,251 housing units in Mesquite (2000 projections estimate 44,294 housing units in Mesquite). Of that number, 91.3 percent were occupied units leaving 3395 units or 8.7 percent vacant. Dallas County had a vacancy rate of 11.8 percent in the same year.

In 1990 there were 22,751 owner occupied housing units comprising 57.9 percent of the total units of housing. There were 13,105 occupied rental units representing 33.4 percent of the total. In the Second Quarter of 1993, there were 535 homes listed for sale in Mesquite. This figure is down 13 percent from the same period a year earlier. Sales closed on 187 homes in the period, down 10 percent from a year earlier. (Source: MP/F Research, Inc.)

Apartment occupancy has not changed appreciably.

The chart below reports housing type in 1990

	1990	%	98 estimates	%
Total Housing Units	39,251		44,294	100
Single Family, Detached	27,258	69.5	32,335	73
Single Family, Attached/Duplex	1,043	2.7	885	2
Multifamily, > 3 Units	10,790	27.5	11,074	25
Mobile Homes	18	.0	not available	
Other	142	.3	not available	

Source: City of Mesquite Planning Department

The chart below notes the number of bedrooms for housing units in 1990.

Total Housing Units	39,251	100.00 percent
No Bedrooms	497	1.3
1 Bedroom	5,573	4.2
2 Bedrooms	8,221	20.9
3 Bedrooms	20,841	53.1
4 Bedrooms	3,848	9.8
5 or More Bedrooms	271	.7

Source: City of Mesquite Planning Department

The Data above indicate that there is an adequate supply of all types of housing in Mesquite. There is a variety of housing types including larger apartment units with three bedrooms as well as single family houses.

DEMAND

The total number of housing units has increased by 43.3 percent in ten years. Multifamily units grew by 160 percent, a rate almost four times the increase in total housing units. With such a dramatic rate of growth, and an overall vacancy rate in 1990 of only 8.6 percent in tough economic times, demand was moderately high. The North Central Texas Council of Governments (NCTCOG) estimates apartment occupancy to be over 95 percent.

In 1999, twelve permits were issued for duplexes and 29 building permits were issued for multi-family units. This indicates that the need for multi-family has been noted and attempts are being made to address the situation.

CONDITION

The City of Mesquite defines a substandard housing as a unit (single family or multi-family) in which conditions endanger life, limb, health, property, safety or welfare of the public. The City uses the Uniform Housing Code, Chapter 10 as a guide for building inspections and code enforcement. Multi-family properties are inspected monthly. Single family homes are inspected upon receipt of a complaint or when a dwelling is found to be vacant, abandoned or open.

Substandard units that are suitable for rehabilitation meet the following test:

- The cost of the rehab plus the remaining mortgage balance must be less than the appraised value of the home, and
- If the homeowner qualifies as low-income, the cost of the rehab must not exceed \$25,000.

The City has a policy of requiring owners of substandard dwelling units to secure the structures and initiate efforts to rectify the problem(s), which led to the violation.

The Housing Rehabilitation Program, funded out of the Community Development Block Grant, is designed to assist low-income homeowners make essential repairs. During the 1999 Fiscal Year, Mesquite's Housing Program assisted in the rehabilitation of fifteen (15) homes through this program. On October 1, 1999 the City had 90 persons/families on the waiting list for the housing rehabilitation program.

Source: City of Mesquite Housing Department

DEMOGRAPHICS/LOW INCOME AND RACIAL/ETHNIC CONCENTRATIONS

Mesquite is a home-rule city of approximately 119,600 people (this figure is based upon 1999 projections, the 1990 census figure reported a population of 101,484). Comprising over 26,000 acres, with 65 percent of that developed, Mesquite is a pleasant, spacious city (1990 figures reported 59 percent developed land). Almost completely surrounded by other municipal jurisdictions, Mesquite is a city of neighborhoods and light industry. Single family homes outnumber multi-family units by almost 3:1. Mesquite still has 1,888 acres of undeveloped land.

For over 50 years, Mesquite has been a middle class, blue- and white-collar community. Although the City was subject to the stresses of very rapid development in the 1980's, it has maintained its traditional character.

Mesquite experienced dramatic growth between 1980 and 1990. Population increased by over 51 percent in the years between the 1980 and 1990. Census data indicates (1980: 67,053, 1990: 101,484). Mesquite added over 17,000 housing units in the same period. Of the 1990 total of 40,452 housing units, 28,631 are single family detached dwellings. Apartments comprise 27 percent of the total or 10,839 units. These increases are a continuation of a long growth period for Mesquite.

In the ten years since the 1990 census the population of Mesquite has increased by 18,116. This indicates that the City's growth rate has stabilized. Between 1990 and 1999 Mesquite added 3,842 housing units totaling 44,294 units. Of that total 73 percent are Single Family Detached, 2 percent are Single Family Attached and 25 percent are multi-family.

POPULATION HISTORY OF MESQUITE

POPULATION	PERCENT INCREASE	
1950	1,696	
1960	27,526	1523 percent
1970	55,131	100 percent
1980	67,053	22 percent
1990	101,484	51 percent
2000(est.)	119,600	25 percent

While the City saw an increase of 51 percent in total population, the Black population grew by 1435 percent. Other ethnic groups experienced growth rates higher than the overall population growth rate: Asian and Pacific Islanders, 419 percent; persons of Hispanic heritage, 141 percent; Native Americans, 54 percent.

Source: 1999 Mesquite projections and 1990 U.S. Census Data

Ethnicity compared to the total population in 1990 is noted below:

Race	Number	Percent of Population
White	88,316	87.02
Black	5,942	5.86
Hispanic	8,764	8.64
Native American	510	0.5
Asian/Pacific Islander	2,700	2.7
Other	4,016	4.0

Source: 1990 Census

Due to the regional real estate recession and the over supply of multi-family units built in the mid-1980s, there was very little apartment construction between the mid-1980's and mid-1990's. For the eight-year period from 1984 through 1992, developers secured permits for only 418 multi-family units. In 1999, the City of Mesquite issued 29 multi-family construction permits, several of which are under construction. As apartment occupancy increases there is pressure to build more apartments.

CONSTRUCTION PERMITS ISSUED IN 1999	
Single Family	662
Duplex	12
Multi-Family	29
Assisted Living/Group Quarters	1

The City of Mesquite has no ordinances or obstacles that inhibit or discourage development of affordable housing. There is an abundance of land for sale. There is a surplus of raw land as a result of the real estate crash, bank foreclosures and the RTC. Additionally, land costs are not, at this time, a constraint to the development of affordable housing. Thus, if market forces convince the development community that conditions are right for the construction of additional multi-family or single-family units, there are no obstacles or impediments to such development.

There are no population shifts, employment changes, factory closings, or unusual developments now or anticipated that will impact the housing picture in Mesquite in the coming year. The dwindling residential development and new construction over the last nine years will have an impact on the growth rate of the City over the next five years.

One trend worth noting is that the percentage of owner occupied homes decreased by ten full percentage points from 1980 to 1990. Correspondingly, the percentage of rental units increased by the same amount. This is a significant change. In 1999, this trend has continued with the number of rental units increasing as the demand for multi-family grows.

The U.S. Department of Housing and Urban Development (HUD) defines a **concentration** of low-income or ethnic population as a Census Tract in which a particular ethnic group or low income persons comprise greater than 50 percent of the population of the Census Tract.

As demonstrated by the increase in the minority population between the 1980 and 1990 censuses, minorities find Mesquite to be an attractive residential environment. Non-white citizens have found ample housing opportunities across the City and therefore, there are no concentrations of ethnic minorities in the City of Mesquite.

There are no Census Tracts in which the total of all non-white persons reaches even 30 percent, much less 50 percent. In fact, there are only five Census Tracts in which the percentage of any ethnic, non-white group is double that same group's citywide representation.

As well as being ethnically integrated, Mesquite is economically integrated as well. There are only two Census Tracts within the City of Mesquite in which the percentage of low- and moderate-income persons exceeds 50 percent. It is only when the Census data is studied at the Block Group level do small pockets of low and moderate-income citizens become evident. It is these Block Groups that form the CDBG target neighborhoods.

Areas of concentration of low-income persons are generally older areas of the city, areas in which there is a high density of multi-family housing or neighborhoods in which there are numerous households receiving Section 8 rental assistance. None of the areas is very large. Few of the Block Groups are adjacent to each other. All CDBG Target Neighborhood/Block Group have a population

*This allocation includes the more than 600 vouchers HUD has awarded Mesquite Housing since August 1997. Those allocations are funded specifically for families converting from project-based assistance to the tenant-based Section 8 Voucher Program. Vouchers not utilized by those targeted families are then offered to the families on the waiting list.

As has been the case for many years, the Mesquite Housing Office will apply for more Vouchers and Certificates at every opportunity.

AFFORDABILITY ANALYSIS

The average value of a home in Mesquite in January 1990 was \$46,000. Houses at that price level are affordable to families of four with incomes between \$18,400(2.5 times annual income) and 23,000(2.0 times annual income). The Median Family Income (MFI) in Mesquite is \$39,516 and fifty per cent of MFI is \$19,750. Cost is not a barrier to home ownership for families with incomes 50 percent of Median and above. The median value in the same time period was \$68,200. In 1990 there were 13,282 owner occupied houses with values below \$74,999.

Data regarding home sales in the Second Quarter of 1993 indicate that the average sales price of the 187 homes that sold was \$101,000. This price level is higher than that reported in the 1990 census, a home in this range is affordable to families with incomes at MFI. (Source: MP/F Research, Inc.) This average price is up 64 percent from the same period in 1992. The data do not detail if larger more expensive homes sold, thus increasing the average, if the sales price of all homes has increased or even if the two reports measured the same variables.

These numbers will be updated as information and new census data becomes available.

Affordable rents for a family of four with an income of \$19,758 is \$494 (1990 MFI X .5 X .3 @ 12). The average rent in Mesquite in the Third Quarter of 1993 was \$457. Rents are affordable in Mesquite for low- and very low-income families.

Source: MP/F Research, Inc.

INVENTORY OF FACILITIES & SERVICES FOR THE HOMELESS

There are no facilities or shelters for the homeless in Mesquite. Mesquite Social Services and Sharing Life Community Outreach are the only Mesquite based provider of services to the homeless or those at risk of homelessness.

Sharing Life Community Outreach (SLCO) reports that it serves between ten and twenty-five homeless persons per month. This number fluctuates because SLCO is a new organization and therefore, an accurate homeless count has not yet been established.

Source: Sharing Life Community Outreach Executive Director

SUPPORTIVE HOUSING

There are four (4) nursing home facilities operating in the City of Mesquite providing care for the frail elderly. Services provided include personal care and assisted living. A list of facilities is shown below:

Heritage Place

152 Bed Nursing Center

Christian Care Center

180 Bed Nursing Center

85 Assisted Living Apartments

60 Personal Care Beds

Mesquite Tree Nursing Center

144 Bed Nursing Center

Willow Bend Care Center

251 Bed Nursing Center

GROUP HOMES

There are three (3) Group Homes/Community Homes for disabled persons within the City of Mesquite. The Christian Care Centers operates two (2) of these homes, licensed by the Texas Department of Mental Health and Mental Retardation. Christian Care Centers offers assistance to sixty percent of its low-income residents. Dallas County Mental Health and Mental Retardation home operates the other.

There is no reason to believe that any of these assisted units will disappear in the next three to five years. On the contrary, there is evidence that the number of assisted units will increase of the coming years.

Christian Care Center broke ground on an assisted living complex in Mesquite on June 10, 2000. Construction is scheduled to begin June 26, 2000.

BARRIERS TO AFFORDABLE HOUSING

Relevant Public Policies, Court Orders and HUD Sanctions

There are no apparent major impediments to development of affordable housing in Mesquite. One possible barrier, however, might be Mesquite's zoning, which designates a majority of single family over multi-family dwellings. The City of Mesquite welcomes development of well designed, quality apartments regardless of the target income.

Opportunities abound for development of both single-family and multi-family housing. There are large tracts of undeveloped land in the southeast sector of the city. In anticipation of and to support future development, the city is increasing the capacity of water and sewer lines in that area. The city has absorbed the dramatic growth of the 1980s and is prepared to review proposals for more development.

The City of Mesquite has avoided any policies that adversely affect the development or provision of affordable housing. Mesquite has long been attractive to developers of single family and multi-family developments, and has avoided ordinances or policies that would discourage any residential development. A listing of policies and their potential impact on affordable housing is below.

Zoning & Land Use	There is an abundance of undeveloped single family and multi-family land. There are no exclusionary zoning barriers
Lot Size	Routinely the Board of Adjustment allows developers to plat lots of 5000 square feet instead of the normal 7500
Building Codes	The City of Mesquite subscribes to the Uniform Building Code. Frequently, the Board of Adjustment waives or reduces the 75 percent brick below the first floor plate requirement for new construction
Underwriting	The City of Mesquite Housing Rehabilitation Program is a self-amortizing loan. Thus, credit and risk issues are not a part of the decision process

The City of Mesquite is not subject to any court order related to housing. There is no current HUD sanction in effect nor is any anticipated.

FAIR HOUSING

The City of Mesquite completed an analysis of impediments to fair housing choice within the jurisdiction in 1998. Below is the executive summary to the Analysis of Impediments, which gives a brief overview of the document submitted to HUD in 1998. The City should complete an updated Analysis of Impediments within the next five years.

EXECUTIVE SUMMARY TO THE 1998 ANALYSIS OF IMPEDIMENTS

INTRODUCTION

The City of Mesquite is committed to working closely with the United States Department of Housing and Urban Development (HUD) in order to affirmatively further fair housing (AFFH). To ensure that this goal is achieved, HUD requires that all grantees receiving federal funds submit certifications of action to affirmatively further fair housing. In an effort to validate these certifications, the City has undertaken this required Analysis of Impediments to Fair Housing Choice within the jurisdiction.

It is the policy of the City of Mesquite, to bring about, through fair, orderly and lawful procedures, the opportunity for each person to obtain housing without regard to race, color, sex, religion, handicap, familial status or national origin.

LEAD AGENCY

The Planning Division of the City of Mesquite's Community Development Department undertook this study. Funding for this activity was provided through the Administration fund of the Community Development Block Grant Program. The analysis of impediments to fair housing choice consisted of the following activities:

- 1990 Census data was reviewed to build a "Community Profile"
- An assessment of the legal status of fair housing in Mesquite was done based on program activities, services provided and complaints
- Mesquite's development policies were reviewed in order to determine if they act to impede fair housing choice
- Analysis of the collected information was used to identify impediments and to make recommendations to improve fair housing programs in the City.

IMPEDIMENTS FOUND

There appear to be no obvious barriers to the provision of affordable housing in Mesquite. Further studies are necessary to investigate the lending practices of local banks, as well as the leasing practices of residential property owners. Despite the affordability of housing in Mesquite, there are *some administrative issues that must be addressed in order to increase the level of public awareness regarding the Fair Housing Act.*

The City of Mesquite's Fair Housing Program is adversely affected by a lack of public education and awareness. Unfortunately, in many instances the general public is not aware of their rights and responsibilities as covered by the Fair Housing Act.

ACTIONS TO ADDRESS IMPEDIMENTS

A comprehensive public education campaign will be developed and implemented in order to bring about a heightened community awareness of the Fair Housing Act. In the past, the City has designated the month of April as Fair Housing Month. During this period information is disseminated through various publications and public service announcements. The proposed campaign will continue the celebration of Fair Housing Month as an emphasis period, but will seek to publish information year round.

Note: Beginning in December 1999 Fair Housing Public Service Announcements were broadcast on KEOM, Mesquites' local radio station.

IV. HOUSING AND COMMUNITY DEVELOPMENT STRATEGIC PLAN

VISION STATEMENT

The vision embodied by the City of Mesquite throughout the planning process of the Consolidated Plan was simply this:

Providing a safe, decent, and healthy community which all of the citizens of Mesquite can enjoy for decades to come.

PRIORITY NEEDS ASSESSMENTS

The City of Mesquite identified the following areas to focus on over the next three years. These areas were determined through meetings with city departments, social service agencies and the citizens of Mesquite.

The table below lists the priority needs:

PRIORITY NEED
1. Neighborhood Strategy Planning
2. Housing Rehabilitation
3. Code Enforcement
4. Street/Alley Improvements (Infrastructure)
5. Elderly Services (Christian Care Centers, Inc.)
6. Family Services (New Beginning Center)
7. Safety/Neighborhood Policing (ICPU)
8. Education/Library Services (Library Literacy)

PRIORITY NEEDS DEFINITION

The table below defines the City of Mesquite priority needs according to HUD's priority needs table.

High Priority	Needs considered essential. Funds will be provided when available.
Medium Priority	Needs considered important. Funds provided as available.
Low Priority	Needs documented, but Federal funding not expected.

HOUSING AND COMMUNITY DEVELOPMENT RESOURCES

FEDERAL PROGRAMS

A list of federal program resources for Housing and Community Development is below. Particular programs the City of Mesquite expects to use in carrying out its housing activities are noted with an asterisk.

- (1) HOME Program
- (2) HOPE 1 (Public Housing Homeownership) Program
- (3) HOPE 2 (Homeownership or Multifamily Units) Program
- (4) HOPE 3 (Homeownership of Single Family Homes) Program
- (5) HOPE for Youth (Youthbuild) Program
- * (6) **Community Development Block Grant (CDBG) Programs - Entitlement, Small Cities, States, and Insular Areas Special Purpose**
- (7) Low-Income Housing Preservation Program (State Administered only.) See Section 601 of the Cranston-Gonzalez National Affordable Housing Act adding Section 227(b)(6) to the Emergency Low-Income Housing Preservation Act of 1987.)
- (8) Shelter Plus Care Program
- (9) Supportive Housing for Persons with Disabilities (Section 811) Program
- (10) Emergency Shelter Grants (ESG) Program
- (11) Safe Havens for Homeless Individuals Demonstration Program
- (12) Supportive Housing Program
- (13) Moderate Rehabilitation Single Room Occupancy Program
- (14) Housing Opportunities for Persons With AIDS (HOPWA) Program
- (15) Rural Homelessness Grant Program
- (16) Revitalization of Severely Distressed Public Housing Program
- * (17) **Low Income Housing Tax Credits**
- * (18) **Section 8**
- (19) DOE Programs
- (20) John Heintz Neighborhood Development Program
- (21) FmHA Section 515
- (22) Lead Paint Hazard Program
- (23) Public and Indian Housing Programs

2. NON-FEDERAL PUBLIC AND PRIVATE RESOURCES

The City of Mesquite entertains all offers of non-federal and private assistance to help it meet its housing and community assistance goals.

Mesquite Housing Finance Corporation - In 1992, issued approximately 8 million dollars in Single Family Mortgage Revenue Bonds for first-time homebuyers in Mesquite. Community Investment funds through local lending institutions will be available for low-income first-time homebuyer mortgage loans, etc.

HOUSING AND COMMUNITY DEVELOPMENT OBJECTIVES AND PROJECTS

PRIORITY HOUSING NEEDS

Housing Rehabilitation Program, Emergency Housing Rehabilitation Program and Code Enforcement work together to provide the citizens of Mesquite the best services possible in rehabilitating and maintaining their homes.

The City of Mesquite maintains its traditional character as a city of single family neighborhoods. Preservation of the single family tax base is an important component of long range planning and neighborhood integrity. However, the City now recognizes the need for multi-family housing. As mentioned elsewhere in this document, 41 permits were issued for multi-family residences in 1999.

HOUSING REHABILITATION PROGRAM

The Housing Rehabilitation Program was revised and updated in 1999 in order to serve as many qualified applicants as possible. Income limits were lowered and rehabilitation limits were raised. A qualified applicant can now receive up to \$25,000 in assistance toward rehabilitating a deteriorated home. This new streamlined approach should promote better assistance to low-income families that qualify for housing assistance. The Housing Administrator will closely monitor these changes to determine if they improve the quality of the program.

Currently the **Housing Rehabilitation Program** has a waiting list of 90 qualified families seeking assistance in repairing their homes. While, in general, single family housing in Mesquite is affordable to families with incomes at or below 80 percent of the Median Family Income, there are many families that find it impossible to make serious repairs to their home in addition to making monthly mortgage payments. The Housing Rehabilitation Program is designed to loan money to meet the needs of some of those families.

There are several factors that speak to the **Housing Rehabilitation Program** and the **Emergency Rehabilitation Program** being important priorities. Seventy-nine percent of all Very Low-Income homeowners commit more than 30 percent of their income for mortgage payments. Of Very Low- and Low-Income black homeowners, 100 percent experience some form of housing problem. Seventy-one percent of low-income Hispanic homeowners have some form of housing problem. Of moderate-income owners, 32 percent pay more than 30 percent of their income for a mortgage. Thus, with so many homeowners experiencing difficulty in maintaining their homes or paying for their homes, the city has chosen to make owner occupied rehabilitation a top priority. As the Housing Rehabilitation Program responds to the maintenance and repair needs of families, the **Emergency** grant component of the program responds to the pressing needs of homeowners in crisis. This element of the rehab program seeks to aid qualifying families whose homes have serious health or safety hazards.

By streamlining the application and review process and by focusing on the immediate structural, systems and life safety needs of the affected family, the **Emergency** grant can approve and fund repairs within days of the initial application.

The City of Mesquite is intent on maintaining the integrity of its neighborhoods. To that end, **Code Enforcement** is a key element in identifying dwellings, single and multi-family, with structural, systems and life safety problems. City funds will be used to inspect

dwellings that appear to have code violations. When appropriate, inspectors will refer homeowners to the Housing Rehabilitation Program. Owners of multi-family units with code or life safety problems will receive technical assistance, advice and support from the city staff.

These programs target very low-, low- and moderate-income homeowners in Mesquite, Texas.

The city encourages and will support efforts by not-for-profit agencies to assist in or cause rehabilitation of owner occupied housing as discussed above. The city will review all such projects, programs and proposals to insure conformance with codes, city planning efforts, community standards, other ordinances and zoning.

As stated above, there are more qualified homeowners needing assistance under these programs than there are resources to assist them. Such lack of funds is an obstacle to meeting all the needs in the community.

Investment Plan: The City of Mesquite will rehabilitate 30 or more homes over the next three years owned and occupied by low- and moderate-income families. It is estimated that the cost of this effort will be \$250,000, based on the incidence of lead-based paint. The source of funds for this program will be the Community Development Block Grant Program (CDBG). Through inspection and enforcement of Housing Quality Standards (HQS), the City will bring 60 dwelling units into compliance with minimum housing standards. Funds for this effort will be from the City's Section 8 Housing Inspection Program and the General Fund.

AFFORDABLE HOUSING

Affordable housing is a high priority in Mesquite as mentioned previously in this document. While the citizens of Mesquite have been made aware of public hearings, their attendance has historically been low. The citizens of Mesquite feel very comfortable with the staff of the Housing Department and make a point of visiting during regular office hours and or making contact by telephone. The information presented in this section therefore has been gathered through telephone conversations and visits to the Housing Department.

The Housing staff reports that Mesquite citizens have expressed a high priority need for affordable housing. The extremely low-income as well as, small family renters and large family renters report the greatest need for affordable housing.

There are no ordinances or obstacles that inhibit or discourage development of affordable housing in Mesquite. There is an abundance of land for sale. There is plenty of raw land as mentioned previously in this document. Additionally, land costs are not, a constraint to the development of affordable housing. Thus, if market forces convince the community that conditions are right for the construction of additional multi-family or single-family units, there are no obstacles or impediments to such development.

However, there is inadequate federal funding for such an undertaking. The City of Mesquite is now looking into the possibility of applying for HOME funds to offset the costs of such an undertaking. Steps have been taken to better understand the requirements of the HOME

Program. The Development Services Director is looking at HOME funds as a possible choice for increasing the availability of affordable housing in Mesquite.

In the meantime, the City of Mesquite assists its resident and homeowners through Section 8 vouchers and the Housing Rehabilitation Program.

HOMELESS ASSISTANCE

Mesquite Social Services - Provides emergency assistance to homeless families or individuals or those at risk of homelessness.

Salvation Army, Dallas - Provides temporary shelter (night) men/women and children dorms. Also provides food, clothing, transportation, counseling, etc.

The Family Place - Provides shelter and supportive services to women and their children who have been victims of abuse.

New Beginning Center - Provides shelter and supportive services to women and their children who have been victims of abuse.

Sharing Life Community Outreach - Provides rent and utility assistance to prevent homelessness.

PRIORITY HOMELESS NEEDS

Using the Continuum of Care approach, the City of Mesquite is intent upon serving its citizens through Mesquite Social Services, a local social service provider. While there are no agencies, programs, shelters and services focusing on the needs of the homeless in Mesquite, surrounding cities such as Dallas and Garland offer services geared toward the homeless. Those that are, in fact homeless do not stay in Mesquite. The weak point on the continuum is immediate response and emergency support to the homeless or those at risk of becoming homeless in Mesquite. Therefore Mesquite will continue to support Mesquite Social Services in its program of offering cash and vouchers to stave off homelessness and serving as a compassionate and knowledgeable referral point for Mesquite citizens.

PRIORITY NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

The following non-housing elements contribute to Mesquite's vision of a safe and healthy living environment for its citizens.

Neighborhood Strategy Planning

The addition of the Neighborhood Preservation Coordinator would address one of the Council's high priorities, neighborhood preservation. The proposed position would work under the supervision of the CDBG Administrator to address the following issues:

- a) identification of goals and desired outcomes of a neighborhood preservation program
- b) delineation of the respective roles of the City, the neighborhood and other community resources
- c) development of policies, programs and regulations to support, encourage and require neighborhood preservation, and
- d) determination of potential funding resources and development of funding programs.

Code Enforcement

The purpose of the CDBG Code Enforcement Program is to enforce local ordinances concerning nuisance and environmental codes within the City. The program is aimed at addressing decline in specific neighborhoods designated as Block Grant recipients.

The goal of the program is to preserve the integrity of a neighborhood within those areas of Mesquite through a positive code enforcement program and by encouraging willing compliance. Compliance can be obtained through public education and personal contact by environmental code inspectors assigned to those designated areas. By providing this service, the goal will be achieved and those neighborhoods revitalized to prevent further decline.

Streets, Alleys, Sewers and Sidewalks

The City of Mesquite will continue to use CDBG funds to repair infrastructure; streets, sidewalks, gutters and storm sewers in CDBG eligible areas of the city. Due to the predictability and the ability to target them, the city has been intentional and deliberate in its use of Block Grant funds to improve streets, alleys, and sewer systems within CDBG target areas.

For several years the City's Street Maintenance Department has offered the 50/50 Sidewalk Replacement Program. By Mesquite City Code, residents are responsible for the repair of damaged sidewalks, curbs, gutters and driveway approaches. Because this type of maintenance can be costly the City has established the 50/50 cost share program. For example, the cost of repairing one square (4 x 4) of concrete would cost \$48. The resident would pay \$24, while the City pays for the remaining \$24.

Elderly Services

The City of Mesquite takes pride in the fact that its senior citizens are active in the community. The Mesquite senior citizens feel comfortable with City staff and make requests for services they need. One reason for this is the existence of several senior community centers in Mesquite. The City updates and renovates the senior centers on a regular basis and intends to continue doing so over the next three years.

Family Services

The City will continue to work with the New Beginning Center, which provides domestic violence intervention, awareness and prevention.

The goal over the next three years is for New Beginning Center to rent space from Mesquite Social Services with assistance from the City.

Safety and Neighborhood Policing

The concept of the *Interactive Community Policing Unit (ICPU) Unit*, in operation since April 1995 is to provide additional community based policing services to two CDBG target areas; Northridge and Edgemont Park. Two officers were assigned to each of these neighborhoods to work with the community to resolve both crime and quality of life issues. The unit engages in a wide variety of activities. Some are traditional police activities but many others are community-based activities, which bring together citizens and various government entities to address community problems. Some activities are reactive such as follow-up investigations on criminal offenses in the areas. Many activities are pro-active in nature, seeking to resolve conditions and situations that could lead to future problems. The unit coordinates its activities with other city agencies in order to address quality of life issues that can arise in older neighborhoods leading to increased criminal activity. The ICPU Unit is still comprised of four officers currently operates out of the Criminal Investigations Division.

Past experience with this unit indicates that it has had a beneficial effect on the two areas it is based in since its inception in 1995. In 1995 the Northridge area had 936 reported index crimes and the Edgemont Park area had 565 reported index crimes. In 1999 the Northridge area had 624 reported index crimes and the Edgemont Park area had 216 reported index crimes. This decrease is at least partially attributable to the work of the ICPU unit in these areas. The unit has also had a beneficial effect on quality of life issues and increased the level of satisfaction with government services. If the program is continued it is anticipate that these benefits will continue.

Education and Assistance

Adult literacy estimates for the City of Mesquite based on the 1990 Census and the 1993 National Adult Literacy Survey show that 11% of the city's adult population is functionally illiterate. Functionally illiteracy refers to the inability of an individual to use reading, speaking, writing and computational skills in everyday life situations. These same estimates also show that another 27% of the city's adult population have quite limited literacy skills.

The City of Mesquite Library system offers Adult Literacy programs to increase economic well being and productivity. Other benefits include lower levels of teen pregnancy, drug addiction and crime. The Mesquite Adult Literacy Program educators believe that literacy is intrinsic to full civic participation.

ANTI-POVERTY STRATEGY

The City of Mesquite is eager to improve the standard of living of all its citizens. Through a wide variety of activities the city seeks to maintain the outstanding character of its residential

neighborhoods, attract high paying industry and jobs to the community and cooperate with others who strive for similar goals.

The city seeks and will continue to seek ways to augment and leverage its investment in affordable housing by cooperating with other jurisdictions and especially not-for-profit corporations. The City of Mesquite has and will continue to work closely with the Mesquite Chamber of Commerce, the East Dallas Chamber of Commerce, the North Texas Commission and the North Central Texas Council of Governments. These bodies coordinate and initiate efforts to increase the quality and the size of the labor force in Mesquite.

The City of Mesquite supports the Mesquite Independent School System. One important way to combat poverty is to offer each child the tools necessary to work effectively in the nation's economy, a good education.

The City's housing programs and policies enhance the ability of citizens to retain good jobs or recruit better jobs. This is the case because the city's primary effort, reflected over and over in this Plan, is to maintain a high standard of neighborhood integrity. Safe, decent and fit housing in safe, decent neighborhoods are a good base from which the poor can strive to improve their lives and from which those already above poverty level can protect what they have earned.

LEAD BASED PAINT

As stated in other portions of this Plan, when the City of Mesquite inspects housing units for Minimum Building Standards prior to authorizing a Section 8 rental, inspectors look for peeling, flaking or damaged lead-based paint. Should such be found, the landlord is required to scrape, sand and paint over the affected area. City Building Inspectors are aware of Lead-Based Paint Hazards and routinely screen structures that are being re-modeled or rehabilitated for Lead-Based Paint hazards.

When the city loans or grants money to a family under the Housing Rehabilitation Program or the Emergency Housing Rehabilitation Program the repairs and rehabilitation is performed with Lead-Based Paint hazard reduction in mind. Again, city Building Inspectors screen projects under these programs for hazards or possible hazards. When identified, a hazard reduction effort must take place.

INSTITUTIONAL STRUCTURE

The City of Mesquite will implement the Consolidated Plan by using the Development Services Department as the lead agency. Mesquite's institutional structure is designed to enhance coordination with local agencies to avoid duplication of effort through networking and communication.

The City of Mesquite does not anticipate any changes to its structure or manner of providing services in the coming year.

REDUCTION OF BARRIERS

The city will continue to evaluate its policies, ordinances and practices to eliminate any real or perceived obstacle to the development of affordable housing.

COORDINATION

The City of Mesquite's Block Grant funded programs are not very complicated nor do they involve many people. As a result, most city employees having any connection with a single program element has a reasonable grasp of other portions of the program. In order to insure that opportunities to maximize the efficiency of scarce dollars or that opportunities for leveraging do not slip away, a summary of the Community Development program will be printed in the city newspaper with a request for ideas on how to best meet the city's plans and obligations.

Additionally, the City of Mesquite looks for ways to coordinate its efforts with other agencies. Coordination leverages scarce dollars and tends to avoid duplication of services.

The city frequently seeks input and information from housing and human services providers in the city and in surrounding communities.

Such sources are:

Dallas County	Regarding Bond Program Funds
The City of Dallas	Regarding services Dallas offers which citizens of Mesquite might access
The Community Council of Greater Dallas	Regarding the Information and Referral Program and its role as the coordinator of programs and services in the region
The North Central Texas Council of Government	Regarding its role as the clearinghouse for information, research and needs assessments in the region
United Way of Metropolitan Dallas	Regarding gaps in the social service delivery system in the region

GENERAL DEFINITIONS

Affordable Housing: Affordable housing is generally defined as housing where the occupant is paying no more than 30 percent of gross income for gross housing costs, including utility cost.

AIDS and Related Diseases: The disease of acquired immune-deficiency syndrome or any conditions arising from the etiologic agent for acquired immune-deficiency syndrome.

Alcohol/Other Drug Addiction: A serious and persistent alcohol or other drug addition that significantly limits a person's ability to live independently.

Area of Low-Income Concentration: A Census Tract with more than 50 percent low income (80 percent of median income or below).

Area of Racial Ethnic Minority Concentration: Any Census Tract in which the percentage of households of a particular minority is greater than 50 percent of the households in the Census Tract.

Assisted Household or Person: For the purpose of identification of goals, an assisted household or person is one which during the period covered by the annual plan will receive benefits through the Federal funds, either alone or in conjunction with the investment of other public or private funds. The program funds providing the benefit(s) may be from any funding year or combined funding years or combined funding years.

A renter is benefited if the person takes occupancy of affordable housing that is newly acquired, newly rehabilitated, or newly constructed, and/or receives rental assistance through new budget authority. An existing homeowner is benefited during the year if the home's rehabilitation is completed. A first-time home buyer is benefited if a home is purchased during the year.

A home-less person is benefited during the year if the person becomes an occupant of transitional or permanent housing. A non-homeless person with special needs is considered as being benefited, however, only if the provision of supportive services is linked to the acquisition, rehabilitation, or new construction of a housing unit and/or the provision of rental assistance during the year.

Households or persons who will benefit from more than one program activity must be counted only once. To be included in the goals, the housing unit must, at a minimum, satisfy the HUD Section 8 Housing Quality Standards.

Committed: Generally means there has been a legally binding commitment of funds to a specific project to undertake specific activities.

Consistent with the Consolidated Plan: A determination made by the jurisdiction that a program application meets the following criterion: The Annual Plan for that fiscal year's funding indicates the jurisdiction planned to apply for the program or was willing to support an application by another entity for the program; the location of activities is consistent with the geographic areas as specified in the plan; and the activities benefit a category of residents for which the jurisdiction's five-year strategy shows a priority.

Cost Burden > 30 percent: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

Cost Burden > 50 percent (Severe Cost Burden): The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

Disabled Household: A household composed of one or more persons at least one of whom is an adult (a person of at least 18 years of age) who has a disability. A person shall be considered to have a disability if the person is determined to have a physical, mental or emotional impairment that: (1) is expected to be of long-continued and indefinite duration, (2) substantially impeded his or her ability to live independently, and (3) is of such a nature that the ability could be improved by more suitable housing conditions. A person shall also be considered to have a disability if he or she has a developmental disability as defined in the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6006). The term also includes the surviving member or members of any household described in the first sentence of this paragraph who were living in an assisted unit with the deceased member of the household at the time of his or her death.

Economic Independence and Self-Sufficiency Programs: Programs undertaken by Public Housing Agencies (PHAs) to promote economic independence and self-sufficiency for participating families. Such programs may include *Project Self-Sufficiency* and *Operation Bootstrap* programs that originated under earlier Section 8 rental certificate and rental voucher initiatives, as well as the *Family Self-Sufficiency* program. In addition, PHAs may operate locally-developed

programs or conduct a variety of special projects designed to promote economic independence and self-sufficiency.

Elderly Household: For HUD rental programs, a one or two persons household in which the head of the household or spouse is at least 62 years of age.

Elderly Person: A person who is at least 62 years of age.

Existing Homeowner: An owner-occupant of residential property who holds legal title to the property and who uses the property as his/her principal residence.

Extremely Low-Income: Households whose incomes range from zero to 30 percent of the median area income for the area, as determined by HUD, with adjustments for smaller and larger families and for areas with unusually high or low incomes or where needed because of prevailing levels of construction costs or fair market rents.

Family: See definition in 24 CFR 812.2 (The National Affordable Housing Act definition required to be used in Comprehensive Plan differs from the Census definition). The Bureau of Census defines a family as a householder (head of household) and one or more other persons living in the same household who are related by birth, marriage or adoption. The term "household" is used in combination with term "related" in the Comprehensive Plan instructions when compatibility with the Census definition of family (for reports and data available from the Census based upon that definition) is dictated.

Family Self-Sufficiency (FSS) Program: A program enacted by Section 554 of the National Affordable Housing Act which directs Public Housing Agencies (PHAs) and Indian Housing Authorities (IHAs) to use Section 8 assistance under the rental certificate and rental voucher programs, together with public and private resources to provide supportive services, to enable participating families to achieve economic independence and self-sufficiency.

Federal Preference for Admission: The preference given to otherwise eligible applicants under HUD's rental assistance programs who, at the time they seek housing assistance, are involuntarily displaced, living in substandard housing, or paying more than 50 percent of family income for rent.

First-Time Homebuyer: An individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home that must be used as the principal residence of the homebuyer, except that any individual who is a displaced homemaker or a single parent may not be excluded from consideration as a first-time homebuyer on the basis that the individual, while a homemaker or married, owned a home with his or her spouse or resided in a home owned by the spouse.

FmHA: The Farmers Home Administration, or programs it administers.

For Rent: Year-round housing units that are vacant and offered/ available for rent (U.S. Census definition).

For Sale: Year-round housing units, which are vacant, and offered/ available for sale only (U.S. Census definition).

Frail Elderly: An elderly person who is unable to perform at least three activities of daily (i.e., eating, dressing, bathing, grooming, and household management activities).

Group Quarters: Facilities providing living quarters that are not classified as housing units (U.S. Census definition). Examples include: prisons, nursing homes, dormitories, military barracks, and shelters.

HOME: The HOME Investment Partnerships Program, which is authorized by Title II of the National Affordable Housing Act.

Homeless Family: Family that includes at least one parent or guardian and one child under the age of 18, a homeless pregnant woman, or a homeless person in the process of securing legal custody of a person under the age of 18.

Homeless Individual: An unaccompanied youth (17 years or younger) or an adult (18 years or older) without children.

Homeless Youth: Unaccompanied person 17 years of age or younger who is living in situations described by terms "sheltered" or "unsheltered".

HOPE 1: The HOPE for Public and Indian Housing Homeownership Program, which is authorized by Title IV, Subtitle A of the National Affordable Housing Act.

HOPE 2: The HOPE for Homeownership of Multifamily Units Program, which is authorized by Title IV, Subtitle B of the National Affordable Housing Act.

HOPE 3: The HOPE for Homeownership of Single Family Homes Program, which is authorized by Title IV, Subtitle C of the National Affordable Housing Act.

Household: One or more persons occupying a housing unit (U.S. Census definition). See also "Family".

Housing Problems: Households with housing problems include those that: (1) occupy units meeting the definition of Physical Defects; (2) meet the definition of overcrowded; and (3) meet the definition of cost burden greater than 30 percent.

Housing Unit: An occupied or vacant house, apartment, or a single room (SRO housing) that is intended as separate living quarters (U.S. Census definition).

Institutions/Institutional: Group quarters for persons under care or custody (U.S. Census definition).

Large Related: A household of five or more persons that includes at least one person related to the householder by blood, marriage or adoption.

Lead-Based Paint Hazard: Any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate Federal agency (*Residential Lead-Based Paint Hazard Reduction Act of 1992* definition).

LIHTC: (Federal) Low Income Housing Tax Credit.

Low-Income: Households whose incomes do not exceed 80 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. **NOTE:** HUD income limits are updated annually and are available from local HUD offices.

Moderate Income: Households whose incomes are between 81 percent and 95 percent of the median income for the area as determined by HUD, with adjustments for smaller or larger families, except that HUD may establish income ceilings higher or lower than 95 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Non-Elderly Household: A household that does not meet the definition of "Elderly Household," as defined above.

Non-Homeless Persons with Special Needs: Includes frail elderly persons, persons with AIDS, disabled families, and families participating in organized programs to achieve economic self-sufficiency.

Non-Institutional: Group quarters for persons not under care or custody (U.S. Census definition used).

Occupied Housing Unit: A housing unit that is the usual place of residence of the occupant(s).

Other Household: A household of one or more persons that does not meet the definition of a Small Related household, Large Related household or Elderly Household.

Other Income: Households whose incomes exceed 80 percent of the median income for the area, as determined by the Secretary, with adjustments for smaller and larger families.

Other Low-Income: Households whose incomes are between 51 percent and 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Other Vacant: Vacant year-round housing units that are not For Rent or Sale. This category would include Awaiting Occupancy or Held.

Overcrowded: A housing unit containing more than one person per room (U.S. Census definition).

Owner: A household that owns the housing unit it occupies (U.S. Census definition).

Physical Defects: A housing unit lacking complete kitchen or bathroom (U.S. Census definition). Jurisdictions may expand upon the Census definition.

Poverty Level: 40 percent of the median income for the area, or below.

Primary Housing Activity: A means of providing or producing affordable housing - such as rental assistance, production, rehabilitation or acquisition - that will be allocated significant resources and/or pursued intensively for addressing a particular housing need. (See also, "Secondary Housing Activity".)

Project-Based (Rental) Assistance: Rental Assistance provided for a project, not for a specific tenant. Tenants receiving project-based rental assistance give up the right to that assistance upon moving from the project.

Public Housing CIAP: Public Housing Comprehensive Improvement Assistance Program.

Public Housing MROP: Public Housing Major Reconstruction of Obsolete Projects.

Rent Burden > 30 percent (Cost Burden): The extent to which gross rents, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

Rent Burden > 50 percent (Severe Cost Burden): The extent to which gross rents, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

Rental Assistance: Rental assistance payments provided as either project-based rental assistance or tenant-based rental assistance.

Renter: A household that rents the housing unit it occupies, including both units rented for cash and units occupied without cash payment of rent (*U.S. Census definition*).

Renter Occupied Unit: Any occupied housing unit that is not owner occupied, including units rented for cash and those occupied without payment of cash rent.

Rural Homelessness Grant Program: Rural Homeless Housing Assistance Program, which is authorized by Subtitle G, Title IV of the Stewart B. McKinney Homeless Assistance Act.

Secondary Housing Activity: A means of providing or producing affordable housing - such as rental assistance, production, rehabilitation or acquisition - that will receive fewer resources and less emphasis than primary housing activities for addressing a particular housing need. (See also, "Primary Housing Activity".)

Section 215: Section 215 of Title II of the National Affordable Housing Act. Section 215 defines "affordable" housing projects under the HOME program.

Service Needs: The particular services identified for special needs populations, which typically may include transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services to prevent premature institutionalization and assist individuals to continue living independently.

Severe Cost Burden: See Cost Burden > 50 percent.

Severe Mental Illness: A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

Sheltered: Families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter, including emergency shelters, transitional housing for the homeless, domestic violence shelters, residential shelters for runaway and homeless youth, and any hotel/motel/apartment voucher arrangement paid because the person is homeless. This term does not include persons living doubled up or in overcrowded or substandard conventional housing. Any facility offering permanent housing is not a shelter, nor are its residents homeless.

Small Related: A household of two to four persons, which includes at least one person, related to the householder by birth, marriage, or adoption.

Standard Condition: Meets or exceeds minimal local residential building codes and ordinances.

Substandard Condition and not Suitable for Rehab: By local definition, dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation.

Substantial Amendment: A major change in an approved housing strategy. It involves a change to the five-year strategy that may be occasioned by a decision to undertake activities or programs inconsistent with that strategy.

Substandard condition but Suitable for Rehabilitation: Does not currently meet local residential building codes and ordinances, but is structurally (75 percent or less deteriorated) and financially feasible (90 percent or less of after rehab appraised value) to be rehabilitated.

Substantial Rehabilitation: Rehabilitation of residential property at an average cost for the project in excess of \$25,000 per dwelling unit.

Supportive Housing: Housing, including Housing Units and Group Quarters, that have a supportive environment and includes a planned service component.

Supportive Service Need in FSS Plan: The plan that PHAs administering a Family Self-Sufficiency program are required to develop to identify the services they will provide to participating families and the source of funding for those services. The supportive services may include child care; transportation; remedial education; education for completion of secondary or post secondary schooling; job training, preparation and counseling; substance abuse treatment and counseling; training in homemaking and parenting skills; money management, and household management; counseling in homeownership; job development and placement; follow-up assistance after job placement; and other appropriate services.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Tenant-Based (Rental) Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Total Vacant Housing Units: Unoccupied year round housing units (U.S. Census definition).

Unsheltered: Families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., streets, parks, alleys).

Vacant Awaiting Occupancy or Held: Vacant year-round housing units that have been rented or sold and are currently awaiting occupancy, and vacant year-round housing units that are held by owners or renters for occasional use (U.S. Census definition).

Vacant Housing Unit: Unoccupied year-round housing units that are available or intended for occupancy at any time during the year.

Very Low-Income: Households whose incomes range from 31 to 50 percent of the median area income for the area, as determined by HUD, with adjustments for smaller and larger families and for areas with unusually high or low incomes or where needed because of prevailing levels of construction costs or fair market rents.

APPENDIX A

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

AFFIRMATIVELY FURTHER FAIR HOUSING - The Jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

ANTI-DISPLACEMENT AND RELOCATION PLAN -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing, and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

DRUG FREE WORKPLACE - It will or will continue to provide a drug-free work-place by:

1. Publishing a statement notifying, employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about:
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the Grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring, in the workplace no later than five calendar days after such conviction;

5. Notifying the agency, in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position and title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted,
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring, such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions; and
3. It will require that the language of paragraph (n) of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify, and disclose accordingly.

Authority of Jurisdiction - The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date:

Title

SPECIFIC CDBG CERTIFICATIONS

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570.)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program years 1996 through 1998 shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period:
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may, be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any, *individuals engaged in non-violent civil rights demonstrations*; and
2. A policy of enforcing, applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR § 570.608;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

Date:

Title

OPTIONAL CERTIFICATION

CDBG

Submit the following certification only, when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature

Date:

NOT APPLICABLE

Title:

SPECIFIC HOME CERTIFICATIONS

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

Signature/Authorized Official

Date:

NOT APPLICABLE

Title:

ESG CERTIFICATIONS

The Emergency Shelter Grantee certifies that:

Major rehabilitation/conversion -- It will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the jurisdiction plans to use funds for purposes less than tenant-based rental assistance, the applicant will maintain any, building, for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 3 years.

Essential Services -- It will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long, as the same general population is served.

Renovation -- Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services -- It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision and other services essential for achieving independent living, and other Federal, State, local and private assistance.

Matching Funds -- It will obtain matching amounts required under § 576.71 of this title.

Confidentiality -- It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement -- To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovation, maintaining, operating facilities, and providing services assisted through this program..

Consolidated Plan -- It is following current HUD-approved Consolidated Plan.

Signature/Authorized Official

Date:

NOT APPLICABLE

Title:

HOPWA CERTIFICATIONS

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving, non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official

Date:

NOT APPLICABLE

Title:

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By, signing, and/or submitting this application or grant agreement, the grantee is providing the Certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. For grantees other than individuals, Alternate I applies. (This is the information to which jurisdictions certify).
4. For grantees that are individuals, Alternate II applies. (Not applicable jurisdictions.)
5. Workplaces under grants for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity, of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
6. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).

- 7. If the work-place identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph five).
- 8. The grantee may insert in the space provided below the site(s) for the Performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace required by 24 CFR part 24, subpart F.

- 9. Definitions of terms in the Non-procurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving, the manufacture, distribution, dispensing, use, or possession of any controlled substance,

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly, engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of sub-recipients or subcontractors in covered workplaces).

SPECIFIC CDBG SUBMISSION REQUIREMENTS

1.
 - A. The City of Mesquite expects no Program Income in the coming Program Year, which will be generated and deposited to a revolving fund.
 - B. The City of Mesquite expects to receive no income from float-funded activity on the coming Program Year.
 - C. The City of Mesquite expects to receive no income from a float-funded activity described in a prior statement or plan.
2. There is no Program Income that was received in the previous Program Year that is not included in a statement or plan.
3. There are no surplus funds from urban renewal settlements for community development and housing activities
4. There are no grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan
5. The City of Mesquite does not intend to pursue any float-funded activities in the coming Program Year.

STANDARD FORM 424

(To be inserted by CDBG Administrator in conjunction with Annual Action Plan)

PUBLIC NOTICES

(To be inserted by CDBG Administrator in conjunction with Annual Action Plan)

RESPONSE TO CITIZEN COMMENTS

(To be inserted by CDBG Administrator in conjunction with Annual Action Plan)

CITY COUNCIL RESOLUTION AND MINUTES

(To be inserted by CDBG Administrator in conjunction with Annual Action Plan)

APPENDIX B

ACTION PLAN – ONE YEAR USE OF FUNDS