

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ADOPTING AND APPROVING THE AMENDED 2000 THROUGH 2005 CONSOLIDATED PLAN AS REQUIRED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND PROVIDING AN EFFECTIVE DATE THEREOF.

WHEREAS, the City of Mesquite (City) is an entitlement city eligible to receive Community Development Block Grant (CDBG) funding under the Housing and Community Development Act; and

WHEREAS, the U. S. Department of Housing and Urban Development (HUD) requires entitlement cities to adopt a three- or five-year Consolidated Plan to meet HUD's planning and application requirements to receive CDBG funding; and

WHEREAS, the City Council of the City (City Council) adopted a three-year Consolidated Plan on August 7, 2000, to cover fiscal years 2000 through 2003; and

WHEREAS, HUD has authorized amendment of three-year Consolidated Plans to five-year plans due to the lack of new demographic information based on the 2000 Census; and

WHEREAS, the City is amending the three-year Consolidated Plan to expand program objectives to cover the two additional program fiscal years 2004 and 2005; and

WHEREAS, the City gave adequate public notice of a 30-day comment period and conducted a public hearing; and

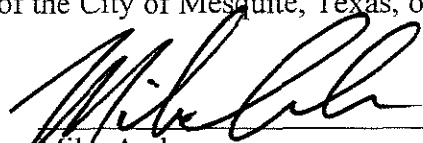
WHEREAS, the City Council has considered the suggestions and recommendations raised during the 30-day comment period and at the public hearing.

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

SECTION 1. That the amended 2000-2005 Consolidated Plan for the City of Mesquite attached hereto as Exhibit "A" and incorporated herein by reference is hereby adopted and approved for submission.

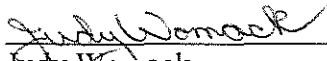
SECTION 2. That this resolution shall take effect immediately from and after its passage.

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on this 21st day of July, 2003.



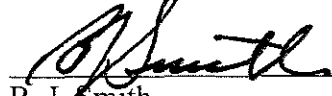
Mike Anderson
Mayor

ATTEST:



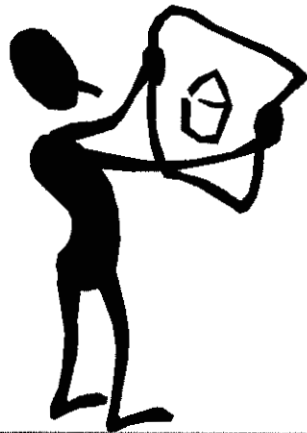
Judy Womack
City Secretary

APPROVED:



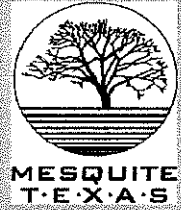
B. J. Smith
City Attorney

City of Mesquite 2000-05 Consolidated Plan



Prepared by the:
Community Services Department
PO Box 850137
300 W. Kearney Street
Mesquite, TX 75185-0137
for the
US Department of Housing and Urban Development

Revised August 2000, July 2003

CITY OF MESQUITE**Mayor & City Councilmembers (May 2003)**

Mike Anderson

Councilmembers

John L. Heiman, Jr.	District 1
John Monaco	2
Steve Alexander	3
David Paschall	4
Shirley Roberts	5 At Large
Dennis Tarpley	6 At Large

All Receive Mail at:

City of Mesquite
P.O. Box 850137
Mesquite, TX 75185-0137

Administration

Ted Barron, *City Manager*
Carol Zolnerowich, *Deputy City Manager*
Mark Hindman, *Assistant City Manager*

Community Services Department - Lead Agency

Keisha Ward, *CDBG Coordinator*
Ted Chinn, *Director of Community Services*

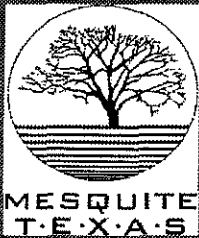
Consultation provided by:

Roger Hanz, *Director of Development Services*
Gordon Browning, *Manager of Planning and Zoning*
Raylene Cockrum, *Manager of Housing*
Charlene Orr, *Historic Mesquite Executive Director*

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2000-05 CONSOLIDATED PLAN

City of Mesquite, Texas

1.0 CONSOLIDATED PLAN PREPARATION PROCESS

1.1 Introduction

As part of a comprehensive initiative by the Department of Housing and Urban Development (HUD) to encourage a unified vision of community development at the local level, HUD requires that each entitlement city submit a three to five year Consolidated Plan. The Plan is a comprehensive analysis of a community's housing and non-housing community revitalization needs. Additionally, the plan must outline the actions the City will take in accomplishing its priority needs. Each year an annual update, referred to as an Annual Action Plan, is submitted to HUD to measure a participating jurisdiction's efforts in accomplishing the goals and objectives outlined in the Consolidated Plan.

The Consolidated Plan consists of five components:

- Description of Lead Agency responsible for the Plan;
- Housing and Homeless Needs Assessment;
- Housing Market Analysis;
- Strategic Plan; and
- an Annual Action Plan

HUD must approve the Consolidated Plan in order for cities to obtain community development funding. The Mesquite Consolidated Plan covers a five-year period. The community needs are summarized in the Strategic Plan, which includes quantifiable goals that will be measured annually by the Community Services Department, the community and HUD.

The City of Mesquite currently receives Community Development Block Grant (CDBG) funds. Authorized under Title I of the Housing and Community Development Act of 1974, the CDBG Program provides eligible metropolitan cities and urban counties with annual formula-based grants that can be used to revitalize neighborhoods, expand affordable housing and economic development opportunities, and/or improve community facilities and services principally benefiting low to moderate-income persons.

All funded activities must meet one of three national objectives:

1. **Benefit low to moderate-income families:** Low and moderate-income status is defined as a household income at or below 80% of the City's median income. The eligible income level rises with family size. HUD provides income guidelines annually. The City of Mesquite uses the Dallas County median income.
2. **Aid in the prevention or elimination of slum and blight:** Slum and blight areas are designated in accordance with HUD regulations and follow state and local designation.
3. **Meet an urgent need:** Urgent need declared by the City Council as having a particular urgency because of existing conditions pose a serious and immediate threat to the health safety and welfare of the community (i.e. natural disasters such as tornadoes or floods).

Each program that is approved must meet one of the above objectives to be considered eligible by HUD. Eligible activities are categorized as follows:

Acquisition of Real Property	Commercial Rehabilitation
Historic Preservation	Public Facilities and Improvements
Public Facilities and Improvements	Economic Development
Public (Social) Services	

1.2 Consultation

The City of Mesquite Community Services Department serves as the Lead Agency in the preparation and implementation of the Consolidated Plan, which covers the Community Development Block Grant (CDBG) Program. This document is the result of discussion and input from a variety of sources. The following City of Mesquite Departments provided valuable input:

- Building Inspection
- Code Enforcement
- Housing Office
- Mesquite Public Library
- Planning and Zoning
- Interactive Community Policing Unit
- Health
- Public Services (Streets, Sidewalks, Sewage and Drainage)

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 Garland
- City of Rowlett

- City of Seagoville
- City of Sunnyvale

Also consulted were Mental Health/Mental Retardation, United Way of Metropolitan Dallas, The Family Place, 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.

The 1990 Census information serves as the main reference document for much of the demographic information. The City of Mesquite plans to complete assessments of the CDBG target areas in the coming year. As the assessments are completed and as new census information becomes available, the Community Services Department will revise and update the Consolidated Plan as needed.

1.3 Program Requirements

Monitoring Requirements

The City of Mesquite, through the Community Services Department, manages the day-to-day operation of community planning and development grant programs to ensure that activities are implemented and funding spent in accordance with program requirements. Implementation of program activities by sub-recipients does not relieve the City of this responsibility. As part of the Consolidated Plan the City has developed a monitoring system for the programs it administers directly and those that are implemented through sub-recipients. This monitoring program will be reviewed yearly to assess its effectiveness and to tailor it to the needs of specific projects or activities funded for that program year.

Each recipient of CDBG funds will be monitored twice during the fiscal year. One visit will be a formal scheduled monitoring and the other at random. During each visit, the Administrator or other staff member will review the files to ensure that: 1) the scope of the program or activity is implemented as outlined in the sub-recipient agreements; 2) the low and moderate income requirements are sufficient (i.e., low/moderate individuals or area); and 3) that all required documentation is contained in the file. Each recipient will receive follow up correspondence regarding any findings or other pertinent information that concerns their CDBG allocation. The monitoring guidelines will be included with the sub-recipient agreements.

Record Keeping Requirements

The Community Services Department is required to maintain files and records in accordance with specific program requirements and good business practices. Following is a list of minimum records to be maintained by the jurisdiction:

- General Administrative Records
- Financial Records
- Project/Activity Records/Accomplishments
- National Objective Records (demonstrating that each activity meets a national objective as

- required by regulations)
- Sub-recipient Records

The Consolidated Plan requires grantees to maintain information and records relating to program activities and expenditures for a period of at least five years. HUD has the right to access grantee and sub-recipient records at any time. Citizens, public agencies and other interested parties have the right to timely and reasonable access to program records as described in the Citizen Participation Plan, consistent with applicable federal and state laws regarding privacy and confidentiality.

Reporting Requirements

Grantees are required to complete and submit a Consolidated Annual Performance and Evaluation Report (CAPER) to HUD within 90 days after the end of the grantee's program year. The CAPER must include detailed information on progress made in meeting goals, objectives and priorities outlined in the grantee's Consolidated Plan and annual Action Plans, including a summary of all expenditures made and persons assisted during that program year.

Prior to submitting its CAPER, a jurisdiction must make the report available for public examination and comment for a period of not less than 15 days. After submitting the CAPER to HUD, grantees must make copies of the final report available to the public upon request. The performance report must include a summary of citizen comments made on the report as required by the Citizen Participation Plan.

With the City of Mesquite's program year ending on September 30th of each year, this report will be due at HUD on December 30th. It will be available for public review during the month of December.

1.4 Citizen Participation

As in all development and revitalization efforts, citizen input and participation is an important aspect. Two public hearings were held to obtain citizen input regarding the formulation of the Consolidated Plan and the Annual Action Plan— May 1, 2000 and June 5, 2000. Neither Mesquite residents nor service providers attended the May 1st Public Hearing. During the June 5th public hearing, representatives from the New Beginning Center, Mesquite Social Services, Sharing Life Community Outreach, Christian Care Centers, Inc., and The Mesquite NAACP made comments regarding the Annual Action Plan. A public hearing was also held on August 7, 2000 to receive input regarding the final submission of the Consolidated Plan. There were no comments from the general public.

While citizen participation was not as forthcoming as the City had hoped. Mesquite remains committed to improving the level of participation from the community to ensure that citizens have an opportunity to shape and direct the growth of the CDBG target areas in which they live. The Citizen Participation Plan is designed to facilitate citizen involvement in the Consolidated Plan process by outlining the procedures to be used to elicit participation. The Plan also affords citizens the opportunity to review the development of the Consolidated Plan and program priorities before they are finalized by City Council action.

Mesquite will continue to provide public forums for individuals and groups who may have questions, comments, concerns or ideas regarding community development. Notices regarding public meetings and hearings will be advertised in local newspapers no less than ten days prior to the scheduled meeting or hearing. Mesquite residents will also be afforded a thirty-day comment period when annual updates to the Consolidated Plan are being considered. A notice advertising the comment period start and end dates will be published as well.

The City of Mesquite will endeavor to provide the citizens of Mesquite with every opportunity possible to participate in its yearly Consolidated Planning. Accommodations will be made for non-English speaking residents and those who are physically challenged.

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 changes 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, an 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 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 provided, shall be available upon request as a part of the Freedom of Information Act.

Private businesses, individuals, and organizations wishing to apply for funding under the CDBG Program may receive technical 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.

Citizens have the right to make written comments to the Community Services Department, the Director or the City Manager if dissatisfied with the planning process or the level of inclusion of the citizenry. If not satisfied at the local level, written comments may be submitted to the U.S. Department of Housing and Urban Development Community Development and Planning concerning the performance of the Mesquite CDBG 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.

Applications, performance reports, the Citizen Participation Plan, Consolidated Plan, the Environmental Review Record and citizen comments will be on file and are available for public review at the Community Services Department, 300 W. Kearney Street, City of Mesquite during normal business hours, Monday through Friday, 8:00 a.m. to 5:00 p.m. Citizens comments are submitted annually with the Annual Action Plan. A detailed Citizen Participation Plan is included in the Appendix of this document.

Source: 1990 Census Handbook, Mesquite TX

2.0

COMMUNITY PROFILE

2.1 Population

Mesquite, Texas, located in east central Dallas County adjacent to the City of Dallas, is one of the 60 municipalities that together constitute the Dallas-Fort Worth Metroplex. Mesquite has grown from a farming community of 1,700 residents in 1950 to a major suburban City with an estimated 121,900 residents in 2000.

While Mesquite has been a corporate city since 1887, it was not until the mid-1950's that the City began to experience the effects of metropolitan growth and expansion. From 1950 to the present, Mesquite has been one of the fastest growing communities in the Metroplex. Four freeways – I-635, I-30, I-20 and US Highway 80 – serve the City, providing easy access to all parts of the region.

During the period from 1980 to 1990, Mesquite was reported as the 12th fastest growing City over 100,000 in the nation. The population of Mesquite increased significantly during the 1980's. Overall the City experienced a population growth of over 50 percent. All races of the population experienced some level of growth. Scrutiny of the 1990 Census data by race reveals that the growth of the minority population contributed considerably to the City's overall growth. The most dramatic growth was among African-Americans. In 1980 there were a total of 387 African-Americans living in Mesquite. By the time of the 1990 Census, there were 5,942 African-Americans, representing approximately 6% of Mesquite's population compared to less than 1 percent a decade earlier. Similarly, Mesquite's Hispanic population in 1980 was 3,682. In 1990 this sector of the population more than doubled to account for almost 9 percent of the total population. The White population in Mesquite saw the smallest growth rate from 1980 to 1990. Despite this fact, the number of Whites in Mesquite grew by a steady 32 percent to 79,552 persons. With the large increases in the minority populations, Whites now represent 78.4 percent of Mesquite's population compared to over 90 percent in 1980.

With the increase in population, simultaneous growth in the physical size of the City has occurred. Through the process of annexation, Mesquite expanded from less than ten square miles in 1950 to 34 square miles in 1974. With an additional annexation in 1984, the city limits now encompass approximately 42 square miles.

Table 2.1: General Population

RACE	DALLAS COUNTY		MESQUITE		MESQUITE		MESQUITE % Change
	1990		1990		1980		
All Persons	1,852,810	100.0%	101,484	100.0%	67,053	100.0%	51%
White	1,243,151	67.1%	79,552	78.4%	60,398	90.1%	32%
Black	369,883	20.0%	5,942	5.9%	387	0.6%	1435%
American Indian, Eskimo, Aleut	9,578	0.5%	510	0.5%	332	0.5%	54%
Asian and Pacific Islander	51,144	2.8%	2,700	2.7%	520	0.8%	419%
Other Race	179,054	9.7%	4,016	4.0%	1,774	2.6%	126%
Persons of Hispanic Origin	307,542	16.6%	8,764	8.6%	3,642	5.4%	141%

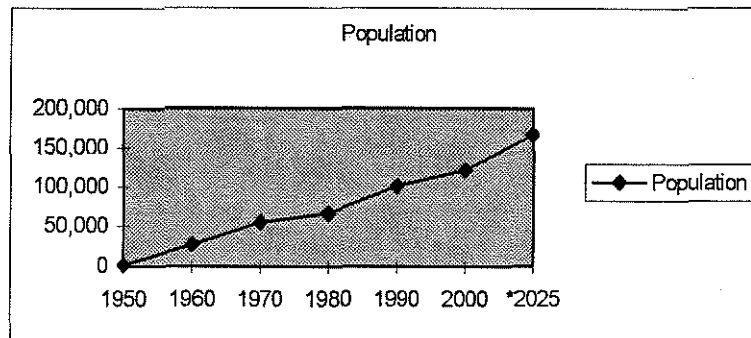
Source: 1990 Census Handbook, Mesquite TX

Table 2.2: Population by Census Tract

Census Tract	Total	White	Black	Hispanic	American Ind. Esk., Aleut	Asian Pac. Islander	Other
170.02	10198	9142	160	724	43	129	0
172.02	5466	3982	468	763	66	187	0
173.02	10452	9002	461	790	30	136	33
174.00	5580	4856	226	445	0	53	0
175.00	2659	2240	80	318	21	0	0
176.01	9372	6324	1346	1402	49	221	30
176.02	3262	2855	103	286	18	0	0
177.01	8994	7540	471	893	62	17	11
177.02	5544	4590	426	334	0	164	30
178.04	5358	4352	190	644	45	127	0
178.05	5582	4279	656	541	18	74	14
178.06	4493	3722	238	455	16	62	0
178.07	5132	4199	405	437	15	76	0
178.08	3531	3051	118	186	19	157	0
178.09	7144	5663	376	382	26	697	0
178.10	9007	7098	646	686	61	516	0
179.00	4661	3983	108	517	23	30	0
180.00	9131	7794	423	702	43	164	5

Source: 1990 Census Handbook, Mesquite TX

The following graph depicts projected citywide growth through build-out in 2025:



According to 2000 Citywide Data Summary, the population of Mesquite will reach an estimated 166,504 persons by 2025.

2.2 Income Characteristics

In general, income levels of Mesquite households increased dramatically between 1980 and 1990. The Median Household Income saw an increase of over \$14,000 during that time. This increase placed the Median Household Income for Mesquite at \$35,934, which was slightly higher than that of Dallas County for the same period (Table 2.3).

Another positive indicator regarding household income in 1990 was the fact that the percentage of Mesquite's households earning less than \$10,000 annually decreased significantly. Whereas in 1980 approximately 14 percent of Mesquite's households had an annual income of less than \$10,000, in 1990 this same group represented only 8 percent of all households. In 1990, more than half of the households in Mesquite had an annual income in the \$20,000 to \$50,000 range.

From 1980 to 1990 the most noticeable increase in household income was recorded in the group earning \$35,000 to \$49,999. Compared to 1980 when this group accounted for only 12 percent of all Mesquite households, in 1990 this number increased to represent almost 23 percent of the households in Mesquite. Similarly, in 1990 there were considerably more households earning in the \$50,000 to \$74,999 bracket than there were in 1980. In 1980, only 3 percent of Mesquite's households had incomes at this level. However, the 1990 Census reported that more than 21 percent of all households had annual incomes in this bracket (Table 2.3).

Further scrutiny of the income by household data revealed that compared to 1980, in 1990 a smaller portion of Mesquite's households earned less than \$5,000. In 1980, 5.8 percent of the households in Mesquite were earning less than \$5,000; this percentage fell to just under 4 percent by the time of the 1990 Census.

Table 2.3: Household Income

	DALLAS COUNTY		MESQUITE		MESQUITE	
	1990		1990		1980	
INCOME IN 1989						
Total Households	703,361	100.0%	35,981	100.0%	21,368	100.0%
Less than \$5,000	39,611	5.6%	1,407	3.9%	1,244	5.8%
\$5,000 - 9,999	47,020	6.7%	1,489	4.1%	1,841	8.6%
\$10,000 - 19,999	117,745	16.7%	4,969	13.8%	6,222	29.1%
\$20,000 - 34,999	182,921	26.0%	9,550	26.5%	8,794	41.2%
\$35,000 - 49,999	128,263	18.2%	8,240	22.9%	2,585	12.1%
\$50,000 - 74,999	108,985	15.5%	7,838	21.8%	632	3.0%
\$75,000 - 99,999	39,330	5.6%	1,846	5.1%	NA	NA
\$100,000 - 124,999	15,601	2.2%	321	0.9%	NA	NA
\$125,000 - 149,999	7,273	1.0%	121	0.3%	NA	NA
\$150,000 or more	16,612	2.4%	200	0.6%	NA	NA
Median Incomes:						
All households	\$ 31,605		\$ 35,934		\$ 21,698	
Families	\$ 36,982		\$ 40,198		\$ 22,886	
Non-Family Households	\$ 22,373		\$ 22,931		\$ 10,342	
Mean Incomes:						
All Households	\$ 42,432		\$ 39,651		\$ 22,920	
Families	\$ 48,625		\$ 43,227		\$ 24,231	
Non-Family Households	\$ 28,726		\$ 25,295		\$ 10,916	

Source: 1990 Census Handbook, Mesquite, TX

3.0

HOUSING MARKET ANALYSIS

3.1 Housing Profile

The 1990 Census reported that there were 39,251 housing units in Mesquite (2000 projections estimate 46,476 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 types in 1990:

Table 3.1: Housing Units by Type

HOUSING TYPE	DALLAS COUNTY		MESQUITE		MESQUITE	
	1990		1990		1980	
Total Housing Units	795,513	100.0%	39,251	100.0%	22,248	100.0%
Single Family Detached Units	417,335	52.5%	27,258	69.4%	17,782	79.9%
Single Family Attached Duplex/ Units	45,009	5.7%	1,043	2.7%	305	1.4%
Multifamily/ 3 or more units	311,888	39.2%	10,790	27.5%	4,149	18.6%
Mobile Homes	12,773	1.6%	18	0.0%	12	0.1%
Other	8,508	1.1%	142	0.4%	-	0.0%

Source: 1990 Census Handbook, Mesquite TX

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

Table 3.2: Number of Bedrooms

Total Housing Units	39,251	100%
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

Mesquite's population continues to live in smaller households. The majority of these households live in single-family detached housing units. This statistic is reflected in the mix of housing units in Mesquite. In 1990 about 70 percent of Mesquite's housing units were single-family detached homes (See table 3.1). Although there was a significant increase in the number of single-family detached units between 1980 and 1990, the percentage dropped slightly. This can be attributed to considerable growth in the number of multi-family housing units during the same period. Whereas in 1980 there were only 4,149 multi-family dwelling units in Mesquite, this figure grew to 10,790 in 1990, and represented over 27 percent of all dwelling units in the City.

The number of single-family attached units grew steadily from 1980 to 1990 but still only represented a small fraction of the total number of housing units in Mesquite. Likewise, mobile homes and other types of dwelling units accounted for negligible percentages of the housing types in the City.

Even with the major increase in the number of dwelling units in Mesquite, occupancy in all categories continued at fairly high rates. In fact, none of the categories of housing reported less than 80 percent occupancy in 1990 (See table VIII). Single-family detached units had the highest rate of occupancy with over 95 percent of such units being occupied in 1990. Of the 1,043 single-family attached/duplex dwelling units reported in Mesquite in 1990, only 8.7 percent were vacant at the time. Furthermore, of the occupied single-family detached units, 81.1 percent of these units were owner occupied. In general, Mesquite showed strong rates of ownership in all the typically owned categories of housing. In 1990, Mesquite reported ownership rates higher than the Dallas County average in all categories.

Table 3.3: Tenure by Housing Type

TENURE BY HOUSING TYPE	DALLAS COUNTY		MESQUITE	
	1990		1990	
Single Family Detached Units	417,335	100.0%	27,258	100.0%
Owner Occupied	328,432	78.7%	22,108	81.1%
Renter Occupied	64,772	15.5%	3,838	14.1%
Vacant	24,131	5.8%	1,312	4.8%
Single Family Attached/Duplex	45,009	100.0%	1,043	100.0%
Owner Occupied	14,750	32.8%	525	50.3%
Renter Occupied	24,104	53.6%	427	40.9%
Vacant	6,155	13.7%	91	8.7%
Multifamily/3 or more units	311,888	100.0%	10,790	100.0%
Owner Occupied	8,637	2.8%	22	0.2%
Renter Occupied	244,929	78.5%	8,787	81.4%
Vacant	58,322	18.7%	1,981	18.4%
Mobile Homes and Other Units	21,281	100.0%	160	100.0%
Owner Occupied	10,945	51.4%	96	60.0%
Renter Occupied	5,117	24.0%	53	33.1%
Vacant	5,219	24.5%	11	6.9%

3.2 Housing Supply and Condition

The housing stock in Mesquite can be classified as relatively new. As of 1990 there were a total of 39,251 dwelling units in the City. Of this total, 42.7 percent were built between 1980 and 1990 (See table IX). As alluded to earlier, during the decade of the 1980's there was a "boom" in the construction of multifamily dwelling units. This boom occurred simultaneously with continued strong growth in the development of single-family detached homes.

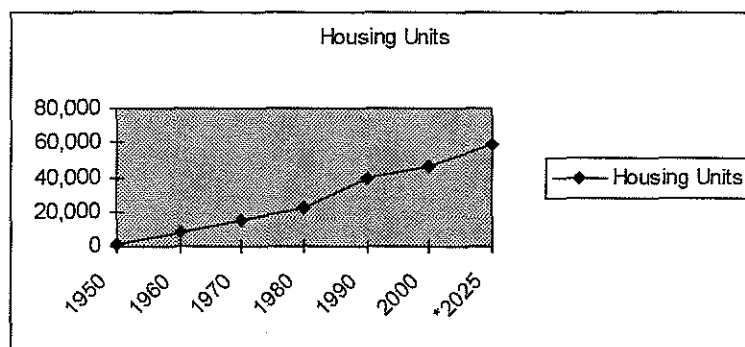
In contrast of this new development, very few of the homes still standing in Mesquite were built prior to 1950. The 1990 Census indicated that a mere 2 percent of the homes in Mesquite fall into this category.

Table 3.4: Year Housing Built

	DALLAS COUNTY		MESQUITE		MESQUITE	
	1990		1990		1980	
Total Housing Units	795,513	100.0%	39,251	100.0%	22,248	100.0%
1989 - March 1990	6,357	0.8%	682	1.7%	-	0.0%
1985 - 1989	83,760	10.5%	6,896	17.6%	-	0.0%
1980 - 1984	132,634	16.7%	9,173	23.4%	-	0.0%
1970 - 1979	191,738	24.1%	8,171	20.8%	7,164	32.2%
1960 - 1969	158,722	20.0%	7,715	19.7%	8,814	39.6%
1950 - 1959	126,041	15.8%	5,640	14.4%	5,440	24.5%
1940 - 1949	55,997	7.0%	616	1.6%	549	2.5%
1939 or Earlier	40,264	5.1%	358	0.9%	281	1.3%

Source: 1990 Census Handbook, Mesquite TX

The housing market in Mesquite has so far been able to keep pace with the population growth in the City. As the City has grown over the years, so too has the number of available housing units. Table 3.4 shows that to date, each decade has recorded a higher number of dwelling units built than the one preceding it. This type of growth is commensurate with the population growth experienced by the City over the same period. The Housing Growth Graph is an indicator of projected growth through 2025.



The Planning Department estimates that there are currently 46,476 housing units in the City of Mesquite. By 2025, which is the projected year for build-out, there will be 59,548 housing units in Mesquite.

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 condition of the housing stock will be a high priority for the City as a whole. As Neighborhood Revitalization is a City Council goal as well as the basis for the Consolidated Plan, the Neighborhood Development Office will continually work towards improvement, maintenance and preservation of the housing stock. The City of Mesquite defines a substandard housing as a unit (single-family or multifamily) 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. Multifamily 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 vacant 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 in making 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.

3.3 Housing Affordability

Housing costs in Mesquite continue to be slightly lower than the averages reported for Dallas County. The costs considered are for mortgage and selected monthly obligations and are detailed in Table 3.5 below. Approximately 83 percent of the homeowners in Mesquite in 1990 reported having mortgage costs. Most of these homeowners also reported spending anywhere from \$300 to \$1249 on their mortgage and other housing costs monthly. This group accounted for almost three-quarters of all mortgage-paying homeowners.

Table 3.5: Owner Costs - Mortgage and Selected Monthly Costs

	DALLAS COUNTY		MESQUITE		MESQUITE	
	1990		1990		1980	
Total Specified Units	330,345	100.0%	22,188	100.0%	14,692	100.0%
Units With a Mortgage						
Less Than \$200	1,483	0.4%	80	0.4%	1,492	10.2%
\$200-\$99	7,441	2.3%	688	3.1%	4,798	32.7%
\$300-\$399	17,680	5.4%	1,565	7.1%	3,214	21.9%
\$400-\$499	22,545	6.8%	1,670	7.5%	1,789	12.2%
\$500-\$599	22,937	6.9%	1,795	8.1%	1,027	7.0%
\$600-\$699	21,925	6.6%	1,652	7.4%	686	4.7%
\$700-\$799	22,895	6.9%	1,801	8.1%	219	1.5%
\$800-\$899	22,281	6.7%	2,066	9.3%	NA	NA
\$900-\$999	20,534	6.2%	2,470	11.1%	NA	NA
\$1000-\$1249	35,586	10.8%	3,569	16.1%	NA	NA
\$1250-\$1499	16,780	5.1%	818	3.7%	NA	NA
\$1500-\$1999	14,744	4.5%	243	1.1%	NA	NA
\$2000 or More	13,011	3.9%	61	0.3%	NA	NA
Median/Units With Mortgage	\$ 814		\$ 799		\$ 309	
Units Not Mortgaged						
Less Than \$100	3,739	1.1%	100	0.5%	424	2.9%
\$100-\$199	28,717	8.7%	1,195	5.4%	909	6.2%
\$200-\$299	30,647	9.3%	1,773	8.0%	104	0.7%
\$300-\$399	14,590	4.4%	485	2.2%	30	0.2%
\$400 or More	12,810	3.9%	156	0.7%	NA	NA
Median/Units With No Mortgage	\$ 237		\$ 229			

Source: 1990 Census Handbook, Mesquite TX

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 50 percent 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.

Barriers to Affordable Housing

Relevant Public Policies, Court Orders and HUD Sanctions

There are no major impediments to development of affordable housing in Mesquite. The only possible barrier to such development might be a preference in Mesquite's zoning plan for single-family over multifamily dwellings. As recent history demonstrates, however, the City of Mesquite welcomes development of well designed, good quality apartments regardless of the target income.

Opportunities abound for development of both single-family and multifamily 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. Mesquite has long been attractive to developers of single family and multifamily developments. The City has, with great care, avoided any 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	Zoning currently exists which allows developers to plat lots of 5000 square feet instead of the normal 7500.
Impact Fees	The City of Mesquite charges only Roadway Impact Fees.
Building Codes	The City of Mesquite subscribes to the Uniform Building Code.
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 are no HUD sanctions in effect nor are any anticipated.

4.0 HOUSING AND HOMELESS NEEDS ASSESSMENT

4.1 Housing Needs

Social service agencies interviewed during the consultation process validate the precept that affordable, decent, safe and sanitary housing must continue to be a high priority for the City of Mesquite as the community grows. The natural progression will be for housing costs to rise as land values increase. Low-income households face the challenge of providing quality living space for their families as well as other daily needs.

Based on data derived from the 1990 Census, Mesquite does not appear to have disproportionate needs in the area of housing among ethnic groups. Of the 7,771 persons living at or below poverty level, 5,887 are Caucasian, 1,289, are African-American, 44 are Native American, 189 are Asian and Pacific Islanders and 896 are of Hispanic origin.

Extremely Low Income Category

Extremely low-income households are those with incomes below 30% of Median Family Income (MFI). Based on 1990 CHAS Data, there are 1,948 renters in Mesquite that meet this criterion. Seventy-seven percent (77%) or approximately 1500 of the households have indicated experiencing some type of housing problem. As many as seventy-five percent (75%) of this renter group are experiencing a cost burden greater than thirty percent (30%).

When separating the group according to types, the statistics are:

Elderly:	429 (245 with housing problems)
Small Related:	942 (763 with housing problems)
Large Related:	219 (188 with housing problems)
All Other:	358 (297 with housing problems)

Renters experiencing a cost burden:

	<u>>30%</u>	<u>>50%</u>
Elderly:	245	236
Small Related:	745	556
Large Related:	173	99
All Other:	297	272

Extremely low-income homeowners bear the cost of property maintenance as well as the cost of the housing itself. The percentage of households experiencing housing problems is higher than the number of renters at 2,210.

Very Low-Income Category

In 1990, there were 1906 families in Mesquite renting and earning in the 31-50 percent of MFI. Eighty-three percent (83%) have experienced some type of housing problem, which translates to 1,582 renters. Seventy-eight percent experience a cost burden greater than 30%.

Elderly:	231	(185 with housing problems)
Small Related:	1,001	(791 with housing problems)
Large Related:	208	(200 with housing problems)
All Other:	466	(410 with housing problems)

There are approximately 3,105 very low-income homeowner households and 2,111 have indicated housing problems. The high number of homeowners experiencing housing problems would not only indicate a need for affordable housing, but assistance with maintenance efforts as well.

Low-Income Category

According to the 1990 Census information, there are 3,350 renters and 6,420 homeowners that earn 51 to 80 percent of the MFI. While the need among this income group is great, the City of Mesquite currently targets the extremely low and very low-income groups in the area of housing. As more resources become available, the scope of the target group will expand to include those households earning 51 to 80 percent of MFI.

Housing Rehabilitation

The above information, although based on 1990 data, would indicate that housing rehabilitation should remain a high priority need. Since 1996, the Housing Rehabilitation Program administered by the Housing Office has completed over 70 forgivable rehab loans and more than 50 minor emergency loans. The waiting list for low-income households applying for rehabilitation loans has at least 80 to 100 households at any given time. Because of the high demand for single family rehabilitation assistance and the limited funding, the program currently assists only the very low and low-income households.

The objectives of the program are to rehabilitate single-family, owner occupied units by providing new or repaired materials that involve the health, safety and welfare of the home. This would include, but is not limited to, electrical systems, roofing, plumbing systems and HVAC. As a three-year goal, the Housing Office hopes to complete at least 36 single-family rehabilitation projects and 24 minor emergency projects. With the new lead based paint guidelines in place, there is some uncertainty regarding the possible increase in cost to complete the individual projects.

Rental Assistance

The City of Mesquite's Section 8 Program is also administered through the Housing Office. This program is aimed at assisting the extremely low-income households with housing needs. Currently, Mesquite does not have any public housing. However, the Section 8 program aims at de-concentration or elimination of isolating income groups. This is accomplished through the portable voucher system that is currently in place.

According to the City of Mesquite Housing Office, many Mesquite residents are in need of housing assistance. While many people who contact the Housing Office for assistance are clearly eligible, due to a limited number of certificates and vouchers, many residents go unassisted or must seek housing assistance in other cities. The City of Mesquite currently maintains a client list of 770 households and 440 households are on the waiting list. Mesquite acknowledges no preference among clients and each household is served on a "first come, first served" basis. Within the coming months, Housing expects to receive an additional 104 vouchers to better serve the community and more during the next fiscal year. In the past, housing vouchers and certificates have been used, but as of October 1, 1999, only vouchers have been issued to qualified households. As families with housing certificates come up for re-certification, they will be converted to the voucher program.

Housing also offers the families on the Section 8 program the opportunity to move from federal assistance to self-sufficiency through the Family Self-sufficiency Program. The program leverages HUD housing assistance with public and private sector resources to help the family achieve economic independence within five years. As the client's economic condition improves, they assume more of the housing costs and the Housing office creates and maintains an escrow account with the excess funds. Upon completion of the program, the funds are available to the client and are generally used to purchase a home.

The 2000 State of Texas Low-Income Housing Plan and Annual Report states that the need for affordable housing, though already serious, is becoming more critical even as the economy is growing at a robust pace. The result is that specifically those persons at or below 50% of median family income are financially strained as a result of housing costs. The Priority Housing Needs Table (HUD Table 2A) is an indication of how Mesquite hopes to address the renter and homeowner needs. As opportunities become available to apply for additional funding, the Neighborhood Development Office will take the initiative to research and apply for funding.

HUD Table 2A Priority Housing Needs

PRIORITY HOUSING NEEDS (households)		Priority Need Level High, Medium, Low		Unmet Need	Goals
Renter	Small Related	0-30%	High	744	320
		31-50%	Low		
		51-80%	Low		
	Large Related	0-30%	High	173	35
		31-50%	Low		
		51-80%	Low		
	Elderly	0-30%	High	245	16
		31-50%	Low		
		51-80%	Low		
	All Other	0-30%	High	297	64
		31-50%	Low		
		51-80%	Low		
Owner	0-30%	High	50	30	
	31-50%	High	50	20	
	51-80%	Low	100	0	
Special Populations	0-80%	Low			
Total Goals					
Total 215 Goals					

4.2 Homeless Needs

HUD refers to a person as homeless if they meet the following criteria:

1. An individual who lacks a fixed, regular and adequate nighttime residence; and
2. An individual who has a primary nighttime residency that is:
 - a. A supervised publicly or privately operated shelter designed to provide temporary living accommodations;
 - b. An institution that provides temporary residence for individuals intended to be institutionalized; or
 - c. A public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings.

The homeless population can be categorized as follows:

Literally Homeless: Those who have no place to live and stay in shelters, public places and abandoned buildings.

Marginally Homeless: Less visible than the literally homeless population, this population is much larger. It includes persons who live doubled up in a residence that they do not own or rent and report a high level of uncertainty as to the future of their housing situation. They have no prospects for a better living arrangement.

Persons at Risk of Homelessness: Those at risk of homelessness live in a residence they own or rent, but their income is often below the property level. Many rely on rental and utility assistance to preserve their housing status. This group is poised on the brink of homelessness, unable to absorb unexpected events such as the loss of a job or serious illness.

Homelessness knows no boundaries and affects all types persons of regardless of gender, age, familial status, ethnicity or race. The homeless population is comprised of the working poor, victims of domestic violence, uneducated persons and the mentally ill. Many factors contribute to homelessness: loss of gainful employment, job shortages, lack of affordable housing and health related reasons such as mental illness and substance abuse. Family break-ups, people with physical disabilities, and children with absent parents are also seen in the streets.

The 1990 Census states that no persons were present in emergency shelters in the City of Mesquite nor were any homeless persons visible on public streets. Dallas and Dallas County providers report that existing services in Dallas are barely adequate to serve the needs of the Dallas homeless population and clients from Mesquite and other suburbs create an added burden on their shelter and transitional housing services. After the community assessments are completed and certainly after the new Census information becomes available, the Neighborhood Development Office will be in a better position to document the homeless population and set goals to address their needs.

In order to collaborate with the City of Dallas and ensure that the homeless population of Mesquite has access to homeless shelters, a representative from the Community Services Department will serve as an active member of the Dallas Homeless Consortium. This will serve a dual purpose: 1) allow Mesquite staff the opportunity for education regarding the homeless

community; and 2) present a greater opportunity for the Dallas area to receive adequate funding for shelters and supportive services to reduce homelessness and the burden on Dallas services.

While in the City of Mesquite the "typical" homeless population is not visible on city streets or in city parks, the number of people on the Section 8 waiting lists and the clients seen monthly by social service organizations would indicate that the near homeless certainly exist in Mesquite. Sharing Life Community Outreach sees a minimum of three families per month in need of rental or mortgage assistance. Mesquite Social Services assists at least 15 families per month with rent, mortgage or motel costs. The more distressing cases are those in which the family is seeking assistance to stay in a motel so that the children will be allowed to stay in Mesquite schools. Once SLCO has expended its available resources (in the form of food and clothing pantry, rental or utility assistance), it must send the Mesquite homeless or near homeless to Dallas for shelter and assistance.

The agencies listed below are available to provide services to Mesquite residents and surrounding cities that do not currently have emergency shelters. 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.

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

However, the lack of public transportation in Mesquite inhibits mobility for the homeless and other special needs populations in search of supportive services. While Mesquite provides Transportation for the Elderly and Disabled (MTED), the City is not a part of the Dallas Area Rapid Transit (DART) system.

There are few programs focusing on homelessness prevention in Mesquite. 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. The New Beginning Center receives CDBG funding to assist victims of domestic violence.

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 and possibly budget counseling. Sharing Life Community Outreach and Mesquite Social Services attempt to 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.

**HUD Table 1A
Homeless and Special Needs Population**

Estimated Need	Current Inventory	Unmet Need / Gap	Relative Priority
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Individuals

Example	Emergency Shelter	115	89	26	M
Beds / Units	Emergency Shelter	0	0	0	L
	Transitional Housing	0	0	0	L
	Permanent Housing	0	0	0	L
	Total	0	0	0	
Estimated Supportive Services Slots	Job Training	0	0	0	L
	Case Management	0	0	0	L
	Substance Abuse Treatment	0	0	0	L
	Mental Health Care	0	0	0	L
	Housing Placement	0	0	0	L
	Life Skills Training	0	0	0	L
	Other	0	0	0	
Estimated Sub-populations	Chronic Substance Abusers	0	0	0	L
	Seriously Mentally Ill	0	0	0	L
	Dually - Diagnosed	0	0	0	L
	Veterans	0	0	0	L
	Persons with HIV/AIDS	0	0	0	L
	Victims of Domestic Violence	10	5	5	H
	Youth	0	0	0	L

Persons in Families with Children					
Example	Emergency Shelter	115	89	26	M
Beds / Units	Emergency Shelter	0	0	0	L
	Transitional Housing	0	0	0	L
	Permanent Housing	0	0	0	L
	Total	0	0	0	
Estimated Supportive Services Slots	Job Training	0	0	0	L
	Case Management	0	0	0	L
	Substance Abuse Treatment	0	0	0	L
	Mental Health Care	0	0	0	L
	Housing Placement	0	0	0	L
	Life Skills Training	0	0	0	L
	Other	0	0	0	L
Estimated Sub-populations	Chronic Substance Abusers	0	0	0	L
	Seriously Mentally Ill	0	0	0	L
	Dually - Diagnosed	0	0	0	L
	Veterans	0	0	0	L
	Persons with HIV/AIDS	0	0	0	L
	Victims of Domestic Violence	15	5	10	H
	Other	0	0	0	L
Estimated Sub-populations	Dually - Diagnosed	0	0	0	L
	Veterans	0	0	0	L
	Persons with HIV/AIDS	0	0	0	L
	Victims of Domestic Violence	15	5	10	H
	Youth	0	0	0	L
	Other	0	0	0	L

4.3 Special Needs Population

Elderly and Frail Elderly Needs

Nationwide, 78% of elderly (65+) households were classified as homeowners. However, with many elderly homeowners, maintenance concerns are prevalent. Due to their age, homes owned by the elderly are often in need of repair and most elderly citizens are on a fixed income. According to the 2000 State of Texas Low Income Housing Plan and Annual Report, a high number of elderly households spent more than one fourth of their income on home repairs. Based on statewide statistics, the issue of many elderly persons living in housing units represents a need for home improvement programs; specifically, senior care programs that include handicap accessibility, weatherization and outdoor maintenance.

The frail elderly consists of the elderly population with one or more physical limitations in activities essential to daily living. The frail elderly need assistance with routine activities such as eating, bathing, and household maintenance. National studies reveal that approximately 34 percent of all elderly may be defined as frail. Many seniors must rely on services offered through federally funded programs if they desire to continue living independently. However, 5.7 percent of all elderly citizens must be institutionalized due to dependencies.

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. Forty additional beds will be available after the expansion the facility is complete.

In Mesquite there may be an additional need for services that offer in home assistance and transportation for the elderly. The elderly population now relies on services offered through private organizations.

Persons with AIDS

Most health and social service facilities are 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 Mesquite residents.

With regards to housing, it is the goal of Mesquite to promote fair housing for all Mesquite residents regardless of health or physical condition. Questions such as whether a person has tested positive for HIV is not included on applications for rental assistance or housing rehabilitation with the City of Mesquite. There are currently no known facilities in Mesquite that are targeted toward assisting AIDS patients only. Income and family size are usually the main considerations.

Mentally and Physically Disabled

People with special needs such as the mentally ill and physically disabled 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 five mentally ill and physically disabled persons each month seeking any form of assistance. Supportive services such as transportation and social inclusion have been the greatest concern in Mesquite for the physically challenged. Sharing Life Community Outreach has had contact with a minimal number of mentally ill clients. The majority of the mentally ill and disabled citizens receive Social Security Income (SSI) and little else. When an emergency arises, they depend heavily on services provided by the City and social service organizations.

Housing is an issue with some of these clients because their income is so small. The fact that Mesquite has no preferences in the Section 8 program for any type of special needs may present a barrier for this population.

4.4 Lead Based Paint

The critical factor with regard to lead-based paint is that it is a hazard experienced by thousands of low- and moderate-income families, the families least likely to have the resources 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 Health Department

The City of Mesquite estimates that there are approximately 120 dwelling units in the city with lead-based paint hazard. 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 does 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 (g/dl).

The City believes there are no cases of lead poisoning in Mesquite. The Rehabilitation Inspector responsible for the Rehabilitation Program and Section 8 inspections has been certified through HUD's Lead Based Paint Certification course. The new lead based paint guidelines will be incorporated into the Housing programs.

4.5 Housing Inventory

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. 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 multifamily or single-family units, there are no obstacles or impediments to such development.

One trend worth noting from the 1990 U.S. Census Data 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 multifamily grows.

The City of Mesquite 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

While the occupancy rate for these units is not known, given the high occupancy rate throughout the city, the shortage of assisted units in the region and the attractiveness of living in Mesquite, it is unlikely that units in these properties remain vacant for long. Section 8 recipients often search for housing in surrounding cities.

Public Housing

There are no Public Housing units in the City of Mesquite.

The City of Mesquite Housing Office administers over 1200* Section 8 Certificates and Vouchers representing an expenditure of \$6,106,788. As of April 1, 2000, there were 289 names on the Mesquite Housing Office Section 8 Waiting List. The waiting list has been re-opened and significant increase in the number of families in need of housing assistance is anticipated. There are 39 persons with disabilities on the waiting list.

The City of Mesquite has not applied for HUD funding or tenant-based rental assistance for persons with disabilities.

*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.

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. The remainder of the homeless population that cannot receive assistance in Mesquite go to Dallas for help. The City of Mesquite funds the New Beginning Center, which operates an 18-bed shelter for victims of domestic violence.

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 breakdown by facility is listed 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, Inc. operates two (2) of these homes, licensed by the Texas Department of Mental Health and Mental Retardation. Christian Care Center 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 five years. On the contrary, there is evidence that the number of assisted units will increase of the coming years.

4.6 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. This may be one of the reasons for the low number of complaints over the years.

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.

5.0 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

5.1 Neighborhood Revitalization

As the City of Mesquite moves toward neighborhood revitalization and preservation, a variety of activities will have to be undertaken to address neighborhood concerns. More specific concerns will be identified as the proposed neighborhood assessments are completed, however, issues central to neighborhood revitalization will invariably include community appearance, appropriate land use, access to human services, safe, quality infrastructure and economic development initiatives.

While the City has a role to play in the process of revitalization, the key element for success rests in citizen involvement. The community is needed to identify needs at the neighborhood level and to identify important resources and skills that currently exist among residents. Often, the residents of low-income or distressed neighborhoods are identified by their needs and the deficiencies of the community, but are seldom asked to contribute the assets or strengths they possess. This has led to isolation of income and ethnic groups. As the City of Mesquite moves forward in assisting in the formation of neighborhood associations, crime watch groups and other community partnerships, the efforts to rebuild and revitalize neighborhoods will be strengthened.

Integral to revitalized neighborhoods is the community-policing concept that has been extremely successful in Mesquite and other suburban areas. Community safety is important to families and businesses. The Police Department has shown a willingness and a commitment to working closely with citizens and other departments and that is a strong building block in the city's development efforts.

5.2 Infrastructure

Traditionally, infrastructure has always received a portion of the City's Community Development Block Grant (CDBG) funds. Annually, 15 to 20 percent of the grant is used for infrastructure improvements. However, general funds are almost always used to leverage those funds. For example, if CDBG funds will be used for sidewalk and street improvements, the City will bear the cost of the drainage improvements. Thereby taking a holistic approach to neighborhood improvement.

Generally, projects have included street and public park improvements, water and sewer line replacement, and improvements to public facilities. Infrastructure continues to be an important component of neighborhood revitalization. The complete reconstruction of streets (this includes curb & gutter and sidewalks) is an investment in a given area and often provides a catalyst for citizen involvement in the improvement of the neighborhood.

5.3 Community Appearance

Traditionally, the Code Compliance Department has been charged with the responsibility of addressing neighborhood appearance concerns through the enforcement of the City's Minimum Housing Codes and Nuisance Codes. The intent of the Codes is to address health and safety issues regarding living conditions. Citizens as well as City Staff have recognized the need for beautification efforts to parallel the efforts of addressing quality of life concerns.

The City of Mesquite plans to continue its efforts to improve and maintain the quality of life for all its residents with specific interest in the more distressed neighborhoods. With the addition of a new Code Enforcement officer designated to work specifically with the City of Mesquite's Neighborhood Strategy concept, the City will be well on its way in building partnerships with the community and improving community awareness. Area residents are encouraged to organize at the neighborhood level (crime watch, neighborhood associations, etc.) and play an active role in keeping their neighborhoods clean, healthy and safe.

5.4 Social Services Needs

Enhancement of the current social service delivery system must be a component of the three-year strategic plan to maximize revitalization efforts. Within the City of Mesquite, there are several non-profit agencies that provide a variety of social services: counseling, gang intervention, rental and mortgage assistance, food banks and after school care. Programs that support the family unit, provide opportunities for youth, supportive services for the elderly and disabled, and services that prevent and provide resources for the homeless and near homeless are key components of revitalization efforts. The challenge for the City of Mesquite is to identify these various agencies and build thriving partnerships that are of benefit to the community.

Family and Youth Needs

Creating and sustaining an environment in which healthy and productive families reside is an integral component of the City's commitment to all Mesquite residents. This environment not only includes the physical attributes, such as safe and secure housing, adequate water and sewer supplies, quality infrastructure, but also includes the social attributes of neighborhoods free from crime access to cultural activities, health resources, and educational opportunities that enable families to improve their economic conditions. Families are sometimes confronted with challenges that require special assistance - care for special needs/physically disabled children, counseling services (budgeting, domestic violence, abuse issues, etc.).

Homelessness/Homeless Prevention

The problem of homelessness is increasingly becoming a concern of suburban areas as well as metropolitan areas. The factors leading to homelessness are varied and complex, and obviously subject to debate. However, the need to support organizations that provide supportive services to the homeless or work to prevent homelessness is apparent. While Mesquite does not have an inordinate number of "traditional homeless" citizens, when families or individuals are in financial distress, a bridge of support should be there to prevent homelessness.

The homeless or near homeless population may include mentally or developmentally disabled individuals who are unable to maintain work, have no savings or for various reasons have been unable to obtain available federal assistance. Additionally, families or individuals with a temporary inability to pay rent or who must live with relatives and acquaintances benefit from services such as rental/mortgage assistance, assistance with utility bills, self-sufficiency programs, rental subsidies and budget counseling.

Elderly Needs

The City of Mesquite has shown its commitment to elderly social recreational needs by maintaining and operating three Senior Centers that provide a variety of activities, hot lunches and transportation. The City is also partnering with Christian Care Centers, Inc. to complete the Alzheimer's Care facility.

The City of Mesquite faces many of the issues regarding the elderly population as other cities across the nation. As technology and advancements in health and medicine continue, Americans are living long, productive lives. However, there is a segment of the elderly population that face mobility or self-care limitations and services are necessary when a spouse or other family members are not present. Physical distance from healthcare facilities and medical supplies continues to be a concern of Mesquite seniors as there is no public transportation. The support of programs that provide assistance to the elderly population are essential in allowing them to maintain independent living status and especially to the frail elderly who physical and mobility restraints.

5.5 Economic Development

Currently, the Mesquite has not formulated an Economic Development Strategy to work parallel with community development. Richland College has a Welfare to Work program that provides job skills and training for eligible applicant such as, computer technician and pharmaceutical assistant. The Richland program is not limited to TANF recipients, but there is an income requirement. While these programs are important and essential to assisting low-income families and individuals, there is a gap in assisting small business owners that want to remain or provide a service in low-income areas. With the additional staff, the Planning hopes to effectively address economic development issues for low-income persons.

Creation of future economic development activities that encourage and stimulate the growth and formation of new business and financial incentives for small business development is vital to accomplishing the revitalization efforts set forth in the Consolidated Plan. Economic Development activities are critical to the well being of communities because money earned through these endeavors are primarily kept within the community earned. As the Neighborhood Revitalization Strategy is formulated, this will be a key consideration. Economic opportunities will aid low and moderate-income households in their efforts to improve and maintain their quality of life.

HUD Table 2B
COMMUNITY DEVELOPMENT NEEDS

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low, No Such Need	Estimated Priority Units	Estimated Dollars to Address
PUBLIC FACILITY NEEDS			
Neighborhood Facilities	No such need		
Parks and/or Recreation Facilities	Low		
Health Facilities	High	40	\$ 150,000
Parking Facilities	No such need		
Solid Waste Disposal Improvements	Low		
Asbestos Removal	No such need		
Non-Residential Historic Preservation	Low		
Other Public Facility Needs	Low		
INFRASTRUCTURE			
Water/Sewer Improvements	Low		
Street Improvements	High	3000 Linear Ft.	\$ 495,000
Sidewalks	High	2000 Linear Ft.	\$ 330,000
Sewer Improvements	Low		
Flood Drain Improvements	Low		
Other Infrastructure Needs	Low		
PUBLIC SERVICE NEEDS			
Handicapped Services	Low		
Transportation Services	Low		
Substance Abuse Services	Low		
Employment Training	Low		
Health Services	Low		
Other Public Service Needs			
Domestic Violence	High	1,000	\$ 111,600
Adult Literacy	High	120	\$ 97,905

ANTI-CRIME PROGRAMS			
Crime Awareness	High	7500	\$ 432,000
Other Anti-Crime Programs			
YOUTH PROGRAMS			
Youth Centers	Low		
Child Care Centers	Low		
Youth Services	Low		
Child Care Services	Low		
Other Youth Programs	Low		
SENIOR PROGRAMS			
Senior Centers	High	3	\$ 100,000
Senior Services	Low		
Other Senior Programs	Low		
ECONOMIC DEVELOPMENT			
Rehab; Publicly- or Privately - Owned Commercial/Industrial	High	43	\$1,080,000
CI Infrastructure Development	Low		
Other Commercial/Industrial Improvements	Low		
Micro-Enterprise Assistance	Low		
ED Technical Assistance	Low		
Other Economic Development	Low		
PLANNING			
Grants Management, Planning &Oversight	High		\$ 454,700
Code Enforcement	High	6,000	\$ 366,000
TOTAL ESTIMATED DOLLARS NEEDED:			\$3,251,205

6.0

STRATEGIC PLAN

6.1 Priority Needs Assessments

The Community Services staff is committed to partnering with residents to address needs in areas where the community is underserved. As with any major undertaking, obstacles are always present. The City of Mesquite faces the challenge of acquiring the funds both federally and locally that will assist in meeting the City's revitalization needs. While Mesquite currently receives CDBG funding, it is understood that other sources will be needed in the future. A second obstacle is overcoming the lack of public participation in the community development process. Citizen involvement is an extremely important vehicle to achieve optimal success with CDBG programs. As the new Consolidated Plan is implemented, a proactive education and awareness initiative will be at the forefront of the agenda

The City of Mesquite identified these areas of need through meetings with City departments, social service agencies, and City Council goals. During the next five years, the City will focus CDBG efforts in these areas. After the completion of neighborhood assessments and a Neighborhood Strategy Plan, the Community Services Department will amend the Consolidated Plan to reflect additional community needs.

(See priority needs table on page 37.)

The table below lists the priority needs and expected outcomes:

PRIORITY NEED	DEPARTMENT	PRIORITY	EXPECTED OUTCOME
1. Housing a. Rental Assistance b. Single Family Rehab	Mesquite Housing Office	High	Obtain additional 100 vouchers to assist very low-income households; and complete 60 single-family rehabs and 40 minor emergency repairs.
2. Public Facility a. Health Facilities	Christian Care Centers	High	40 units will be available to elderly Mesquite residents suffering with Alzheimer's Disease
3. Infrastructure a. Street Improvements b. Sidewalk Improvements	Public Services	High	Approximately 6,000 linear feet of sidewalks and streets will be improved in eligible areas.
4. Public (Social) Service a. Adult Literacy b. Domestic Violence	Mesquite Library New Beginning Center	High	The reading level of approximately 200 adults will be improved; The lives of 1,000 women and children will be positively impacted through education, outreach and shelter services.
5. Anti-Crime Programs a. Community Policing	Police Department	High	The CDBG Target areas will benefit from an improved dialogue with the Police Department; understand their rights and privileges; partner with the city to improve the quality of life; and form crime watch groups for improved neighborhood safety.
6. Senior Programs a. Senior Center	Parks and Recreation	High	The improvement of the three Senior Centers will continue and provide a safe comfortable social setting for Mesquite senior citizens.
7. Planning a. Grant Management & Oversight b. Code Compliance	Planning Code Enforcement	High	<p>The Development Services will hire an additional CDBG Staff person to assist in the administration of the grant; completing neighborhood assessments; and the formulation of a Neighborhood Strategy Plan.</p> <p>An additional Code Enforcement officer will be hired to assist in the City's neighborhood preservation efforts. The officer will work closely with the CDBG office in implementing the Neighborhood Strategy Plan.</p>

HOUSING PRIORITIES

Priority 1

Provide safe, secure housing for very low and extremely low-income homeowners in Mesquite.

Objective 1: Provide for the rehabilitation of 60 single family housing rehabilitation project.

Objective 2: Provide for 40 minor emergency repair grants for eligible elderly and disabled residents.

The 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.

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.

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. 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 the elderly and disabled 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.

Priority 2

Provide rental assistance for the extremely low-income.

Objective 1: Obtain and administer 100 additional vouchers for Mesquite residents.

The Housing staff reports that Mesquite citizens have expressed a high priority need for affordable housing. The Section 8 waiting lists contains more extremely low-income small family renters in need of affordable housing. The City of Mesquite provides rental assistance through Section 8 vouchers. However, the challenge this particular clientele faces is not an adequate supply of housing, but successfully finding landlords who are willing to rent to Section 8 clients. Among other concerns is the amount of paperwork involved in such an undertaking.

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 multifamily or single-family units, there are no obstacles or impediments to such development.

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 Community Services Department is looking at HOME funds as a possible choice for increasing the availability of affordable housing in Mesquite. Additionally, the Department will look into the development of a homeownership assistance program to meet the needs of first-time homebuyers.

Homeless Assistance

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, the City of Dallas offer services geared toward the homeless. 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.

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.

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

Non-Housing Community Development Needs

Priority 1

Provide and support neighborhood revitalization programs and activities that support the improvement, appearance and stability of low and moderate-income neighborhoods.

Objective 1: Improve and protect the integrity of 10,100 homes in CDBG eligible areas through Code Compliance education and awareness.

Objective 2: Assess the condition of the target areas and the specific needs of the residents in the target areas.

Objective 3: Replace or construct 6,000 linear feet of infrastructure (street and sidewalk improvements).

Neighborhood Revitalization

The City intends to hire a Neighborhood Preservation Planner, who will evaluate the conditions and needs of neighborhoods in CDBG target areas. Goals and policy direction will be determined and a specific neighborhood strategy will be developed. Mesquite's goal is to improve the CDBG target neighborhoods through the implementation of this Neighborhood Revitalization Strategy.

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 multifamily, 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 multifamily units with code or life safety problems will receive technical assistance, advice and support from the City staff.

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.

Public Facilities (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 as well as general funds. 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.

Priority 2

Provide the opportunity for adults to improve basic reading skills and increase their chances of successfully passing the GED courses.

Objective 1: Fund the Mesquite Library Adult Literacy Program and assist approximately 200 income eligible adults over five years.

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.

Priority 3

Provide for safe neighborhoods and increased awareness of the benefit of community involvement and collaborative efforts between public and private entities.

Objective 1: Continue to support the concept of community policing and expand the concept to build partnerships that increase crime watch participation, prevent truancy, gang involvement and drug use.

Safety for CDBG Target Neighborhoods

The concept of the Interactive Community Policing Unit (ICPU) Unit is to provide additional community-based policing services to two CDBG target areas; Northridge and Edgemont Park. As it has operated since April of 1995, 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.

Priority 4

Provide for the inclusion of the elderly community interaction needs.

Objective 1: Ensure that the recreational needs of the elderly are met through the cities and recreation resources.

Community Centers

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.

LEAD BASED PAINT

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 remodeled 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.

Anti-Poverty Strategy

The City of Mesquite supports the following actions to reduce the number of persons below the poverty level:

- Coordinating local resources to increase the formal and informal educational level of low-income persons to improve their ability to earn better wages by bringing together representatives from the private and public sector, educational institutions and economic groups.
- Promoting existing programs that provide a variety of community education programs including preparation for the General Equivalency Diploma (GED) through the local public school system, community colleges and adult community education resources.
- Improving the linkage between job training programs and local job creation efforts to attract jobs that pay above minimum wage and provide people the ability to service a home mortgage or afford rental housing payments.
- Providing daycare services for children to allow parent(s) educational opportunities.
- Providing counseling and classes on budgeting and money management.
- Providing transportation linkage between housing, jobs and educational or training facilities.
- Providing classes and training to allow families to become self-sufficient.

In addition, the City of Mesquite Community Services Department will provide additional technical assistance and information to private and governmental organizations providing housing and support services to low and very-low income persons in an effort to enhance the provision of services in the community. Cooperative efforts in applying for available funds will be initiated between the public and private housing providers so as to maximize the potential for being awarded funds by the State and/or Federal Government. The Community Services Department through the social service network will work to educate and inform the public of available services and make appropriate referrals for those persons requiring services from agencies that provide health and mental health services. The City will promote and emphasize the need for greater coordination between all of the agencies so as to minimize the possibility of duplication of services. These efforts to enhance coordination between the public and private sector will insure that needs are being properly addressed and that resources are being maximized.

6.2 Housing and Community Development Resources

FEDERAL PROGRAMS. 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*

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.

Summary

This strategic plan supports neighborhood revitalization efforts through housing and other community development initiatives identified through the Consolidated Plan process. Federal resources are the anticipated funding source for programs developed to address these initiatives, as well as the City programs supported by the general fund, non-profit resources and private partnerships.

Resources

Use of Public Resources

Paying for the implementation of these programs will require funding from a variety of sources. To fund these programs, the City of Mesquite will be relying heavily upon the Community Development Block Grant and possibly HOME funds in the future. Over the next five years the City anticipates receiving in excess of \$5,000,000 from CDBG and plans to explore the possibility of other grants.

Use of Private Resources

In the area of private resources, the City is committed to assisting non-profit organizations qualify and apply for foundation and grant assistance. Through technical assistance provided to local non-profit organizations, particularly to those organizations involved in the provision of services to the elderly and special needs populations of the City, it is anticipated that new financial resources can be brought into the city. Although acquiring new grant or foundation funds for local non-profit organizations promises to be a difficult task, it is reasonable to assume that through combined efforts an additional \$100,000 over the next five years could be acquired to assist Mesquite residents through these organizations. The local private sector should also be counted as a viable source of assistance.

Organization Structure

Implementing the City of Mesquite's Strategic Plan will require coordination of efforts among the City departments that provide services to the community. With the Community Services Department serving as the Lead Agency in this effort, the City anticipates great strides in achieving revitalization goals.

Other public agencies that will be actively involved in the implementation of the strategy include the Dallas Homeless Consortium, United Way of Metropolitan Dallas, The Community Council of Greater Dallas, Texas Department of Human Services, Mesquite Chamber of Commerce, the Texas Department of Housing and Community Affairs, Mesquite Independent School District, and Dallas County Community College District.

Involvement of local non-profit organizations is crucial to the success of this enterprise. Efforts of the following non-profit agencies are integral to achieving the ambitious goals outlined in this strategy: New Beginning Center, Salvation Army, Mesquite Social Services, the Mesquite NAACP, the Epilepsy Foundation and Sharing Life Community Outreach.

Two of the major sources of volunteer labor and support are the city's churches and schools. Not only will these groups provide much needed direct assistance to citizens in need, but more importantly they, by the nature of their normal functions, will significantly increase the level of

citizen awareness and involvement in the implementation of the strategic plan.

Plan for Capacity Building

The major weakness facing the institutional structure, as outlined here, is lack of experience in working together to accomplish such a monumental task and not currently having a structure or the staff in place. This weakness is offset, however, by a history of active involvement of all these organizations in civic affairs. The effort is buoyed by each organization involved to effectively meet the needs of its target groups and improving the quality of life for Mesquite.

A secondary weakness is that there are some gaps that exist in our current delivery system. Coordination of the components that comprise the community development and social service delivery system is not as strong as it should be. Many services are provided to Mesquite residents by a number of very competent individuals and agencies.

The main problems appear to be communication among the agencies and getting the person or family needing help to the appropriate agency or individual for assistance. Again, transportation for low-income persons is an issue as well. Although the social and housing service delivery agencies in Mesquite are very good at what they do individually, the whole system seems to be somewhat disjointed and fragmented. Additionally, the non-profit social service agencies' efforts at fundraising are not well known a concern that can be addressed through technical assistance.

The systemic weaknesses perceived at this point are not insuperable; rather they are indications of young, healthy and somewhat sophomoric social service and housing delivery systems that are just beginning to redefine themselves in relation to community needs. As social service and housing agencies begin to reach out and raise the consciousness of the community, these areas of perceived weakness will be buttressed as part of a natural organizational growth process.

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.

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 homebuyer 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.

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.

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.

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.

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

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.

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.

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 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, childcare, 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.

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.

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.

CITIZEN PARTICIPATION PLAN

A. Introduction

The involvement of citizens is vital to the development of sound and stable communities. The City of Mesquite wishes to insure that citizens have an opportunity to participate in the planning, implementation, and assessment of the Consolidated Plan. This 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 City's Citizen Participation Plan is guided by four (4) basic standards set out in the regulations:

- Full involvement of affected persons and other concerned citizens
- Openness and freedom of access to information
- Encouragement of citizen's views and proposals, and
- Continuity of participation throughout all stages of the process.

B. Purpose of Citizen Participation Plan

The purpose of this plan is to outline the process by which the City of Mesquite's residents may articulate their community development needs and express their feelings, assessments, and preferences about the Community Development Block Grant (CDBG) and any other programs covered by the Consolidated Plan. The Consolidated Submission for Community Planning and Development Program's Proposed Rule at 24CFR Parts 91, et al., requires grant recipients prior to submission of the Consolidated Plan to have: 1) prepared and followed a written citizen participation plan, which provides an opportunity for citizens to participate in the development of the strategy, plan, application, amendments, and Performance Report with special attention to encourage the statement of views and the submission of proposals by low, very low, extremely low, and moderate income persons, minorities, and residents of blighted neighborhoods, and residents of Public Housing; 2) provide citizens with adequate information concerning the amount of funds available for proposed activities, the range of activities that may be undertaken, and other important program requirements and; 3) hold at least two (2) public hearings per year to obtain the views of citizens, at two (2) different stages of the program year.

The main goal of this plan is to afford Mesquite's residents with an opportunity to express their feelings, assessments, and preferences about proposed community development activities. Citizen participation is critical during the four (4) main stages of the consolidated planning process. These stages are:

- The development of the Consolidated Plan
- The amendment of the Consolidated Plan
- The development of the annual update to the Consolidated Plan also known as the Action Plan
- The development of the Consolidated Annual Performance and Evaluation Report (CAPER).

The plan also creates a citizen participation structure that affords citizens the opportunity to review the development of the Consolidated Plan and program priorities before they are finalized by City Council action.

C. Development of the Consolidated Plan

The City of Mesquite will endeavor to provide the citizens of Mesquite with every opportunity possible to participate in its annual Consolidated Planning process and strategy. Specifically, every effort will be made to ensure that the following groups are able to participate in the process:

- Persons with low and moderate incomes
- Persons living in slums and blighted areas
- Persons living in areas where CDBG funds are proposed to be used
- Persons living in predominantly low and moderate income neighborhoods
- Persons with disabilities
- Non-English speaking persons.

As part of the consolidated planning process, citizens, public agencies and other interested parties will be afforded the opportunity to have an input into the contents of the Consolidated Plan. This will be accomplished through a two-fold approach. First, at least one public hearing will be held during the development of the Consolidated Plan. This hearing will be held usually on a weeknight at a time and place convenient to the majority of the citizens of Mesquite. Secondly, before the City of Mesquite adopts its Consolidated Plan, a summary of the proposed plan will be published in the Mesquite News. This summary will outline:

- The contents and purpose of the Consolidated Plan
- The amount of assistance that Mesquite expects to receive from the CDBG and other consolidated planning programs
- The range of activity to be undertaken using these funds
- The estimated amount of the funds that will benefit persons of low and moderate income
- The list of locations where complete copies of the proposed Consolidated Plan may be reviewed.

Copies of the Consolidated Plan will be made available at the Community Services Department as well as at the Public Library. This would allow citizens, public agencies and other interested parties the opportunity to examine the plan and submit their comments. A limited number of free copies of the Consolidated Plan will be published by the City. These will be made available to citizens and interested groups upon request.

Citizens will be given a period of thirty (30) days, from the date of publication of the Consolidated Plan summary in the Mesquite News, to make comments. Comments may be filed orally or in writing with Mesquite's Community Services Department. These comments, along with any comments made at public hearings, will be carefully considered in preparing the final Consolidated Plan. Also, a summary of all comments or views provided will be attached to the Consolidated Plan.

D. Amendments

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 in the Action Plan, or substantially change the purpose, scope, location or beneficiaries of an activity. Additionally, if the city decides to reallocate or redistribute funds approved for one activity to any other activity, a substantial amendment to the Consolidated Plan will be deemed necessary.

The City will use the "25 percent rule" in determining when a substantial amendment is necessary to the Consolidated Plan. If the budgeted amount approved by the United States Department of Housing and

Urban Development (HUD) for an activity changes by 25 percent or more, or \$10,000, whichever is smaller, 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 publication of a legal notice in the Mesquite News. This notice will announce and invite citizens to attend a public hearing to discuss the proposed amendments to the Consolidated Plan. The City will ensure that all notices for public hearings will be published at least two weeks prior to the date set for the hearing. Citizen comments will be received for a period of not less than 30 days on a substantial amendment before the amendment is implemented. On amendments deemed non-substantial, citizen comment will be received for period of 10 to 15 days.

The City will consider any citizen comments or views of citizens received in writing or orally during a public hearing, in preparing a substantial amendment to 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 amendment of the Consolidated Plan.

E. Assessment of Performance

Citizens have the right to make written comments to the United States Department of Housing and Urban Development (HUD) concerning the performance of the Community Development Block Grant (CDBG) and any other programs covered by the Consolidated Plan. The Community Development staff of the City of Mesquite will act as the liaison between citizens and HUD. In this role, and in order to ensure that citizens are able to execute their right to comment on the performance of CDBG program activities, the City of Mesquite certifies that it will:

- Publish its Consolidated Annual Performance and Evaluation Report (CAPER) and make copies available to the public. Copies of the report will be available at the Community Services Department as well as at the Public Library.
- Allow for a period of not less than 15 days to receive comments on the CAPER.
- Receive and review citizen comments, oral and written, with regard to the CAPER. These comments will include any comments made orally at public hearings.
- Include a summary of these comments in the CAPER.

A summary of these comments or views and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the final performance report. All information published by the city will be placed at locations that are handicap accessible. In addition, the City will, with prior notice, make information available to persons with disabilities.

F. Public Hearings

The Citizen Participation Plan allows for public forums whereby individuals and groups may be able to make comments, and have questions and complaints answered in a timely and responsive manner. These forums will take the form of at least two Public Hearings held at different stages of the consolidated planning process. These hearings will provide citizens with the opportunity to voice their opinions on:

- Housing needs
- Community development needs
- Development of proposed activities
- The review of program performance.

Hearings for public input will be held on weeknights at a location easily accessible to the majority of Mesquite's population. The location to be used will be the Council Chambers at City Hall. City officials have observed that the best attendance at these hearings occurs when they are held at the City Hall. At least one of these hearings will be held before the proposed consolidated plan is published for comment. This would give citizens an opportunity to participate in the development of the plan.

Notice of all public hearings will be published at least two weeks before the scheduled hearing. The notice will be published in the Mesquite News and will contain information regarding the date, time, location and purpose of the hearing. The City of Mesquite certifies that all hearings will be held at locations that are handicap accessible. In cases where a significant number of non-English speaking persons are expected to participate, the City will provide translation services in order to accommodate them.

G. Access to Records

Part of the City's responsibility regarding the Community Development Block Grant funding program is the maintenance of accurate records of the activities of the program. The City of Mesquite is committed to providing citizens, public agencies and other interested parties with reasonable and timely access to such information. The City can, with prior notice, make records available to citizens with disabilities. It must be noted that the City is only obligated to keep records on hand for the preceding five (5) years.

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 (15) working days.

H. Technical Assistance

Private businesses, individuals, and organizations wishing to apply for funding under the CDBG or other programs covered by consolidated plan 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. Such technical assistance is designed to offer advice and provide information to citizens in the following areas:

- Explanation of the Grant Programs
- Defining Needs
- Developing comprehensive strategies
- Developing specific proposals
- Determining priorities
- Preparing the application
- Participation in public hearings

I. Anti-Displacement Policy

The City of Mesquite will actively seek to minimize displacement of persons and comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended. It shall be the policy of the City of Mesquite not to undertake any activities that would cause displacement except in extreme cases of threat to the public health, safety and welfare of Mesquite residents. Furthermore, the City will replace all occupied and vacant occupiable low/moderate-income dwelling units demolished or converted to a use other than low/moderate-income housing in connection with an activity assisted with funds provided under the

Housing and Community Development Act of 1974, as amended as described in 24 CFR 570.606 (c) (1).

All replacement housing will be provided within three years after the commencement of the demolition or conversion. Before entering into a contract committing Mesquite to provide funds for an activity that will directly result in demolition or conversion the City will make public in the Mesquite News newspaper and submit to HUD the following in writing:

1. A description of the proposed activity;
2. The location on a map and the number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low/moderate-income dwelling units as a direct result of the assisted activities;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The location on a map and the number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units. If such data is not available at the time of the general submission, the City will identify the general location on an area map and the approximate number of dwelling units by size and provide information identifying the specific location and number of dwelling units as soon as it is available;
5. The source of the funding and a time schedule for the provision of the replacement dwelling units;
6. The basis for concluding that each dwelling unit will remain a low/moderate-income dwelling unit for at least ten years from the date of initial occupancy;
7. Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units) is consistent with the housing needs of lower-income households in Mesquite.

The CDBG Coordinator is responsible for tracking the replacement of housing and ensuring that it is provided within the required period. This office may be contacted at (972) 329-0941. This office is also responsible for ensuring requirements are met for notification and provision of relocation assistance as described in 570.606 (c) (2), to any lower-income person displaced by the demolition of any dwelling or the conversion of a low/moderate-income dwelling unit to another use in connection with an assisted activity.

The City of Mesquite certifies that it will take the following steps in order to minimize the displacement of persons from their homes:

- Coordinate code enforcement with rehabilitation and housing assistance programs.
- Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent their placing undue financial burden on long-established owners or tenants of multi-family buildings.
- Adopt public policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
- Provide information to homeowners and renters on available assistance to help them remain in their neighborhood in the face of revitalization pressures.

J. General Information

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 Community Services Department, 300 W. Kearney Street, City of Mesquite during normal business hours.

Handicapped facilities are available at City Hall, the site for most public hearings. The City staff will provide assistance to handicapped and elderly persons wishing to participate in the consolidated

planning 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, 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. If there are any complaints regarding any aspect of the Consolidated Plan, citizens are encouraged to file these complaints orally or in writing with the Community Services Department. All complaints received by the City will be responded to in writing within fifteen (15) business days from the time of receipt. Comments may be directed to the CDBG Coordinator—Community Services Department, 300 W. Kearney Street, P.O. Box 850137, Mesquite



MESQUITE
T·E·X·A·S

City of Mesquite, Texas

Community Services Department
PO Box 850137
300 W. Kearney Street
Mesquite, TX 75185-0137

Phone: 972-329-0941

Fax: 972-329-3847

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