

RESOLUTION NO. 22-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
MESQUITE, TEXAS, ADOPTING THE PUBLIC HOUSING  
AUTHORITY (“PHA”) 5-YEAR AND ANNUAL PLAN FOR  
THE HOUSING CHOICE VOUCHER PROGRAM.

WHEREAS, the City Council of the City of Mesquite, Texas, has authorized participation in the Housing Choice Voucher (“HCV”) of the U.S. Housing Act of 1937, as amended; and

WHEREAS, in accordance with Title 24 of the Code of Federal Regulations, Subtitle B, Chapter IX, Part 903, “Public Housing Agency Plans,” the City of Mesquite must certify that: (i) any revisions since the last submission of the Public Housing Authority (“PHA”) 5-Year and Annual Plan have been listed in the new PHA 5-Year and Annual Plan; (ii) the Resident Advisory Board has had the opportunity to review and comment on the changes to the policies and programs before implementation; and (iii) the changes were approved by the City Council; and

WHEREAS, revisions made since the last submission of the PHA 5-Year and Annual Plan are listed in the new PHA 5-Year and Annual Plan and the Resident Advisory Board has had an opportunity to review and comment on the changes to the policies and programs before implementation.

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

SECTION 1. That the PHA 5-Year and Annual Plan for the HCV Program, attached hereto as Exhibit A and made a part hereof, is hereby adopted.

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 7th day of July 2025.

Signed by:

*Daniel Alemán, Jr.*

D999585317D142B...

Daniel Alemán, Jr.  
Mayor

ATTEST:

DocuSigned by:

*Sonja Land*

C2518095973F46A...

Sonja Land  
City Secretary

APPROVED AS TO LEGAL FORM:

Signed by:

*David L. Paschall*

666E18891208434...

David L. Paschall  
City Attorney

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 09/30/2027
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

**Applicability.** The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.														
A.1	<div>PHA Name: City of Mesquite Housing Office      PHA Code: TX436</div> <div>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2025</div> <div>The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029</div> <div>Plan Submission Type    <input checked="" type="checkbox"/> 5-Year Plan Submission    <input type="checkbox"/> Revised 5-Year Plan Submission</div> <div>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</div> <div>How the public can access this PHA Plan: The public can access the PHA plan and relevant information in our lobby located at 1616 N Galloway Ave., Mesquite, TX 75149 and on our website at cityofmesquite.com/housing.</div> <div><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</div> <table><tr><th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr><tr><th>PH</th><th>HCV</th></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
B.	Plan Elements. Required for all PHAs completing this form.														
B.1	<div>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</div> <div>Mission Statement: Housing and Community Services is committed to empowering individuals and families through a range of social service programs that promote self-sufficiency and strengthen community connection. Vision Statement: To create vibrant, inclusive communities where residents have access to affordable housing, comprehensive support services, and opportunities for growth, fostering a stronger, more resilient Mesquite. Core Values – R.I.S.E. Respect – We prioritize empathy, active listening, and a customer-first approach to create meaningful connections. Integrity – We commit to honesty, fairness, and accountability to build trust and positive relationships. Sustainability – We promote self-sufficiency, resource management, and continuous development to help the community flourish. Equity – We provide different levels of support based on individual needs and circumstances for people to succeed.</div>														
B.2	<div>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low-income families for the next five years.</div> <div>1. Maintaining High Performance - MHD will continue efforts to retain its High Performer status under HUD's Section Eight Management Assessment Program (SEMAP). 2. Landlord Engagement - MHD will sustain and expand outreach to new property managers and apartment complexes, actively recruiting them to participate in the Housing Choice Voucher Program. 3. Homeownership Opportunities - MHD will continue enrolling eligible participants into the Homeownership Option, offering qualified families a path toward self-sufficiency and long-term housing stability. 4. Supporting Special Needs Populations - MHD will continue to seek and administer special purpose vouchers targeted to the City's most vulnerable residents, including those with disabilities, the elderly, and other special needs. 5. Ensuring Equal Opportunity - MHD upholds a strong commitment to fair housing by ensuring equal access to all individuals, regardless of race, color, religion, national origin, sex, familial status, or disability.</div>														
B.3	<div>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</div> <div>Mesquite Housing Division (MHD) has a high performer SEMAP score for FYE 2023-2024. MHD continues to expand unit availability in low-poverty census tracts by showcasing and updating poverty data on our payment standard schedule, educating tenants on the advantages of these areas, and offering competitive rents at 100% of SAFMR for Dallas County. MHD has 10 homeownership vouchers; 8 participants have purchased homes; 2 tenants pending program requirements. MHD currently administers 25 Foster Youth Vouchers, 53 Mainstream Vouchers, 14 VA Supportive Housing Vouchers, and 33 Emergency Housing Vouchers. MHD is committed to ensuring equal opportunity to all regardless of race, color, religion, national origin, sex, familial status, or disability. MHD has housing discrimination and legal resources located online, in our lobby, and provided in our briefing packets.</div>														
B.4	<div>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</div>														



The Housing Division will post the following information regarding VAWA in its offices, on the Housing Division's website, and include it with family briefing packets. It will also make the information readily available to anyone who requests it: A Notice of Occupancy Rights under VAWA to Housing Choice Voucher Program applicants and participants who are or have been victims of domestic violence, dating violence, sexual assault, or stalking (Form HUD-5380) A copy of Form HUD-5382, Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking and Alternate Documentation A copy of the Housing Division's Emergency Transfer Plan A copy of HUD's Emergency Transfer Request for Certain Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking (Form HUD-5383) The National Domestic Violence Hotline: 1-800-799-SAFE (7233) or 1-800-787-3224 (TTY) Contact information for local victim advocacy groups, service providers, and emergency shelters

**C. Other Document and/or Certification Requirements.**

**C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

**Resident Advisory Board (RAB) Comments.**

(a) Did the RAB(s) have comments to the 5-Year PHA Plan?

Y ☒ N ☐

(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

**Special programs: homeownership voucher; Housing policy: policy clarity, tenant communication; Landlord engagement: RTA process transparency, landlord compliance; Participant engagement: communication, available resources; Tenant rights: education; Affordable housing: education; Special needs populations: senior services. Summary:** MHD continues to promote the Homeownership Program by including informational flyers in voucher briefing packets and advertising the program on our website, the resource board in the lobby, and in each office. Interested participants may join an interest list and receive follow-up letters outlining program requirements, homeowner resources, and a step-by-step overview of the homeownership voucher process. To encourage self-sufficiency and homeownership, MHD also shares job opportunities and staffing agencies on the lobby's resource board. MHD holds group voucher briefings where subsidy standards, poverty percentages, rent reasonableness versus rent affordability, RTA process, inspections, and general tenancy practices are discussed. The briefing presentation is regularly updated to reflect participants' evolving needs. MHD has a property availability binder that is updated every 30 days and participants are also provided a list of owners that are willing to work with housing vouchers when they are issued a voucher. MHD jurisdiction covers 135 zip codes, and our payment standards are 100% of SAFMR for Dallas County. Participants have responded positively to MHD's enhanced communication efforts through mass emails, the Assistance Connect portal, and an increasingly informative website. MHD will continue focusing on strengthening the website as a central hub for resources, presentations, videos, and agency updates. While MHD cannot provide legal advice, we continue to support tenants by posting legal aid and tenant rights resources in our lobby, offices, and on our website. As part of the 2025–2029 Consolidated Plan, MHD consulted the Resident Advisory Board (RAB) to further explore the highest priority needs identified in our resident survey. A key area of discussion was the need for senior services and access to affordable, safe senior housing. In response, MHD continues to collaborate with the City of Mesquite CDBG Division, which partners with senior service providers through subrecipient funding. Resources for these services are regularly shared with participants in our joint lobby, along with additional materials from CDBG related community partners. We also display the monthly calendar of events from the Senior Center, including the free senior meal menu, and the quarterly activity guide hosted by the City of Mesquite Parks and Recreation department. Available senior housing options are advertised in our property availability binder, and affordable housing booklets in our lobby. Additionally, our landlord list—provided in every voucher briefing folder—highlights ADA-accessible units and senior living communities within our jurisdiction. While MHD does not have the capacity to hire a dedicated housing navigator, staff provide detailed explanations of the move process and are available for one-on-one meetings to assist participants in locating and securing appropriate housing.

**C.3 Certification by State or Local Officials.**

Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

**Required Submission for HUD FO Review.**

(a) Did the public challenge any elements of the Plan?

Y ☐ N ☒

(b) If yes, include Challenged Elements.

**D. Affirmatively Furthering Fair Housing (AFFH).**

**D.1 Affirmatively Furthering Fair Housing.** (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

**Fair Housing Goal: Deconcentration of Poverty, Race/Ethnicity, Public Assisted Housing (R-ECAP) - Neighborhood Conditions Impediment**

**Describe fair housing strategies and actions to achieve the goal**

The goal of de-concentration is to achieve minority concentrations and poverty level less than defined above by R-ECAP and the transform areas of concentration into "opportunity area". Opportunity areas are characterized as areas offering access to

quality goods and services, exemplary schools, health care, range of housing, transportation to employment and service centers, adequate public infrastructure, utility and recreation.

**Fair Housing Goal: Housing affordability and insufficient income, and cost burden - Neighborhood Condition, Banking and Finance, and Public Policy Impediment**

Describe fair housing strategies and actions to achieve the goal

The first considerations when attempting to increase homeownership rates should include improving the financial literacy and home buying preparedness of potential buyers. The City should work with local employers to market Employer Assisted Housing (EAH) as a means of creating homeownership opportunities for the workforce.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

**Form identification:** TX436-City of Mesquite Housing Office form HUD-50075-5Y (Form ID - 3650) printed by Jonna Floyd in HUD Secure Systems/Public Housing Portal at 06/27/2025 11:05AM EST





<b>Streamlined Annual PHA Plan (High Performer PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 09/30/2027</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

- Definitions.**
- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
  - (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
  - (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
  - (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
  - (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
  - (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

<b>A.</b>	<b>PHA Information.</b>								
<b>A.1</b>	<div><div>PHA Name: <u>City of Mesquite Housing Office</u>PHA Code: <u>TX436</u></div><div>PHA Type: <input checked="" type="checkbox"/> High Performer</div><div>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2025</u></div><div>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</div><div>Number of Public Housing (PH) Units <u>0</u> Number of Housing Choice Vouchers (HCVs) <u>1550</u></div><div>Total Combined <u>1550</u></div><div>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission<input type="checkbox"/> Revised Annual Submission</div><div>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</div><div>How the public can access this PHA Plan: The public can access the PHA plan and relevant information in our lobby located at 1616 N Galloway Ave., Mesquite, TX 75149 and on our website at cityofmesquite.com/housing.</div><div><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</div><table><tr><th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr><tr><th>PH</th><th>HCV</th></tr></table></div>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
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<b>B.</b>	<b>Plan Elements</b>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <b>Annual PHA Plan</b> submission?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
<b>B.3</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>Mesquite Housing Division (MHD) has a high performer SEMAP score for FYE 2023-2024. MHD continues to expand unit availability in low-poverty census tracts by showcasing and updating poverty data on our payment standard schedule, educating tenants on the advantages of these areas, and offering competitive rents at 100% of SAFMR for Dallas County. MHD has 10 homeownership vouchers; 8 participants have purchased homes; 2 tenants pending program requirements. MHD currently administers 25 Foster Youth Vouchers, 53 Mainstream Vouchers, 14 VA Supportive Housing Vouchers, and 33 Emergency Housing Vouchers. MHD is committed to ensuring equal opportunity to all regardless of race, color, religion, national origin, sex, familial status, or disability. Housing discrimination pamphlets and legal resources can be located online, in our lobby, and provided in our briefing packets.</p>
<b>B.4.</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p>
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y <input checked="" type="checkbox"/> N <input type="checkbox"/></p>

	<p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p><b>Special programs: homeownership voucher; Housing policy: policy clarity, tenant communication; Landlord engagement: RTA process transparency, landlord compliance; Participant engagement: communication, available resources; Tenant rights: education; Affordable housing: education. Summary: MHD continues to promote the Homeownership Program by including informational flyers in voucher briefing packets and advertising the program on our website, the resource board in the lobby, and in each office. Interested participants may join an interest list and receive follow-up letters outlining program requirements, homeowner resources, and a step-by-step overview of the homeownership voucher process. To encourage self-sufficiency and homeownership, MHD also shares job opportunities and staffing agencies on the lobby's resource board. MHD holds group voucher briefings where subsidy standards, poverty percentages, rent reasonableness versus rent affordability, RTA process, inspections, and general tenancy practices are discussed. The briefing presentation is regularly updated to reflect participants' evolving needs. MHD has a property availability binder that is updated every 30 days and participants are also provided a list of owners that are willing to work with housing vouchers when they are issued a voucher. MHD jurisdiction covers 135 zip codes, and our payment standards are 100% of SAFMR for Dallas County. Participants have responded positively to MHD's enhanced communication efforts through mass emails, the Assistance Connect portal, and an increasingly informative website. MHD will continue focusing on strengthening the website as a central hub for resources, presentations, videos, and agency updates. While MHD cannot provide legal advice, we continue to support tenants by posting legal aid and tenant rights resources in our lobby, offices, and on our website.</b></p>				
C.2	<p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>				
C.3	<p><b>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>				
C.4	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?  Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>				
D.	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>				
D.1	<p><b>Affirmatively Furthering Fair Housing.</b></p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="142 1045 1594 1596"> <tr> <td data-bbox="142 1045 1594 1123"> <p><b>Fair Housing Goal: Deconcentration of Poverty, Race/Ethnicity, Public Assisted Housing (R-ECAP) - Neighborhood Conditions Impediment</b></p> </td> </tr> <tr> <td data-bbox="142 1123 1594 1318"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>The goal of de-concentration is to achieve minority concentrations and poverty level less than defined above by R-ECAP and the transform areas of concentration into "opportunity area". Opportunity areas are characterized as areas offering access to quality goods and services, exemplary schools, health care, range of housing, transportation to employment and service centers, adequate public infrastructure, utility and recreation.</p> </td> </tr> <tr> <td data-bbox="142 1318 1594 1396"> <p><b>Fair Housing Goal: Housing affordability and insufficient income, and cost burden - Neighborhood Condition, Banking and Finance, and Public Policy Impediment</b></p> </td> </tr> <tr> <td data-bbox="142 1396 1594 1596"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>The first considerations when attempting to increase homeownership rates should include improving the financial literacy and home buying preparedness of potential buyers. The City should work with local employers to market Employer Assisted Housing (EAH) as a means of creating homeownership opportunities for the workforce.</p> </td> </tr> </table>	<p><b>Fair Housing Goal: Deconcentration of Poverty, Race/Ethnicity, Public Assisted Housing (R-ECAP) - Neighborhood Conditions Impediment</b></p>	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>The goal of de-concentration is to achieve minority concentrations and poverty level less than defined above by R-ECAP and the transform areas of concentration into "opportunity area". Opportunity areas are characterized as areas offering access to quality goods and services, exemplary schools, health care, range of housing, transportation to employment and service centers, adequate public infrastructure, utility and recreation.</p>	<p><b>Fair Housing Goal: Housing affordability and insufficient income, and cost burden - Neighborhood Condition, Banking and Finance, and Public Policy Impediment</b></p>	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>The first considerations when attempting to increase homeownership rates should include improving the financial literacy and home buying preparedness of potential buyers. The City should work with local employers to market Employer Assisted Housing (EAH) as a means of creating homeownership opportunities for the workforce.</p>
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 7.02 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.



**Form identification:** TX436-City of Mesquite Housing Office Form HUD-50075-HP (Form ID - 5079) printed by  
Jonna Floyd in HUD Secure Systems/Public Housing Portal at 06/27/2025 09:47AM EST

**Certification of Compliance with PHA Plan and Related Regulations**  
***(Standard, Troubled, HCV-Only, and High Performer PHAs)***

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 09/30/2027

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 10/2025, in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an



AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

8. For PHA Plans that include a policy for site-based waiting lists:

- The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
- Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
- The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
- The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).

9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.

10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.

11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.

12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.

16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.

18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.

19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.

20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.

21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with

the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

City of Mesquite Housing Office

TX436

PHA Name

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year **2025**

☒ 5-Year PHA Plan for Fiscal Years **2025 - 2029**

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director	MS JONNA FLOYD	Name Board Chairman	Mr. Cliff Keheley
Signature	Date	Signature	Date

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Form identification:** TX436-City of Mesquite Housing Office form HUD-50077-ST-HCV-HP (Form ID - 1400) for CY 2025 printed by Jonna Floyd in HUD Secure Systems/Public Housing Portal at 06/27/2025 11:07AM EST





<b>Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)</b>	<b>U.S. Department of Housing and Urban Development</b> Office of Public and Indian Housing OMB No. 2577-0226 <b>Expires 09/30/2027</b>
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**Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan**

I, Cliff Keheley, the City Manager certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the TX436 - City of Mesquite Housing Office is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the City of Mesquite pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

As the City of Mesquite and surrounding communities continue to grow in population, the availability of affordable housing for low to moderate income households is decreasing. Mesquite Housing Division's strategic goals are to collaborate with new builders and developers to increase affordable housing opportunities. Mesquite Housing Division will also coordinate services with local organizations to help low to moderate income households.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official:	<b>Cliff Keheley</b>	Title:	<b>City Manager</b>
Signature:		Date:	

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Form identification:** *TX436-City of Mesquite Housing Office form HUD-50077-SL (Form ID - 4796) printed by Jonna Floyd in HUD Secure Systems/Public Housing Portal at 06/27/2025 10:19AM EST*

