

RESOLUTION NO. 19-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ADOPTING THE ANNUAL PLAN FOR THE HOUSING CHOICE VOUCHER PROGRAM FOR SUBMISSION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

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 any revisions since the last submission of the Annual Plan have been listed in the new Annual Plan, that the Resident Advisory Board has had the opportunity to review and comment on the changes to the policies and programs before implementation, and that the changes were approved by the City Council; and

WHEREAS, the City’s Housing and Community Services Department, being the City’s public housing agency, has prepared the Annual Plan attached hereto as Exhibit A which includes any revisions since the last submission of the Annual Plan and has conducted a public hearing and considered all public comments received on the Annual Plan; and

WHEREAS, the Resident Advisory Board has had the opportunity to review and comment on the changes to the Annual Plan which the City’s Housing and Community Services Department has acted upon.

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

SECTION 1. That the Annual Plan for the Housing Choice Voucher Program, more fully described in Exhibit A, attached hereto and made a part hereof, is hereby adopted for submission to the United States Department of Housing and Urban Development and that the City Manager and Executive Director of the City of Mesquite Housing Office are authorized to execute such documents as are necessary for such submission.

SECTION 2. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and that public notice of the time, place and purpose of the meeting was given as required.

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 6th day of July 2026.

Daniel Alemán, Jr.

D999585317D142B...

Daniel Alemán, Jr.
Mayor

ATTEST by:

Sonja Land

C2518095973F46A...

Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:

David L. Paschall

666E18891208434...

David Paschall
City Attorney

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 9/30/2027
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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. They also inform 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-, very low-, 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. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) 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 if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (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 HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																	
A.1	PHA Name: <u>City of Mesquite Housing Office</u> PHA Code: <u>TX436</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>0</u> Number of Housing Choice Vouchers (HCVs) <u>1550</u> Total Combined <u>1550</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Public 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. How the public can access this PHA Plan: The public can access the PHA plan, PHA Plan Elements, and relevant information in our lobby located at 1616 N. Galloway Ave., Mesquite, TX 75149 and on our website at cityofmesquite.com/housing. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th colspan="2" style="width: 40%;">Program(s) not in the Consortia</th> </tr> <tr> <th style="width: 20%;">No. of Units in Each Program</th> <th style="width: 20%;"></th> </tr> <tr> <th></th> <th></th> <th></th> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia		No. of Units in Each Program					PH	HCV					
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			PH	HCV														
B.	Plan Elements																	
B.1	Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission? Y N																	

- ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs.
☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
☒ Financial Resources.
☒ Rent Determination.
☒ Homeownership Programs.
☒ Safety and Crime Prevention.
☒ Pet Policy.
☒ Substantial Deviation.
☒ Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each element below:

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- ☒ Choice Neighborhoods Grants.
☒ Modernization or Development.
☒ Demolition and/or Disposition.
☒ Conversion of Public Housing to Tenant Based Assistance.
☒ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
☒ Homeownership Program under Section 32, 9 or 8(Y)
☒ Project Based Vouchers.
☒ Units with Approved Vacancies for Modernization.
☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable 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.

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

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. Guided by the vision of creating vibrant and inclusive communities where residents have access to affordable housing, comprehensive support services, and opportunities for growth, the Department conducts its work through the core values of Respect, Integrity, Sustainability, and Equity (R.I.S.E.). Mesquite Housing Division (MHD) remains committed to maintaining excellence in program administration and customer service while ensuring compliance with all HUD regulations. A primary objective is to retain High Performer status under the Section Eight Management Assessment Program (SEMAP) through continuous evaluation of program operations, staff development, and process improvements. Mesquite Housing Division has retained its high performer score for FYE 2025, demonstrating continued success in program administration and regulatory compliance. MHD also seeks to expand housing opportunities for participants by strengthening relationships with property owners and managers, recruiting new landlords, and increasing access to housing in areas of opportunity throughout the service area. Efforts to expand housing opportunities included promoting housing choice in low-poverty census tracts through participant education and competitive payment standards. Promoting participant self-sufficiency remains a key focus of the Housing Division. Through the Homeownership Option and other supportive initiatives, eligible families are provided opportunities to achieve long-term housing stability and economic independence. The Division also remains committed to serving vulnerable populations through the administration of special purpose voucher programs and by pursuing additional housing resources for individuals and families with specialized

	housing needs, including veterans, persons with disabilities, foster youth, and elderly residents. MHD currently administers 20 Foster Youth to Independence (FYI), 49 Mainstream, 13 Veterans Affairs Supportive Housing (VASH), and 30 Emergency Housing Vouchers (EHV). The Housing Division is dedicated to ensuring fair housing and equal opportunity for all program participants and applicants. Housing assistance and services are provided without regard to race, color, religion, national origin, sex, familial status, or disability. Fair housing information and housing discrimination resources are made available through participant briefings, public materials, the agency website, and other outreach efforts. The Division also continued its commitment to fair housing by providing education, outreach, and access to housing discrimination resources through its website, lobby materials, briefing packets, and participant communications.
B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y ☐ N ☒ (b) If yes, please describe:
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y ☒ N ☐ (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. During the 2026 Resident Advisory Board (RAB) meeting, participants discussed program updates, inspections and landlord relations, resident services, and communication strategies. Overall, participants expressed appreciation for Housing Division staff, citing professionalism, responsiveness, and a willingness to assist families through complex program requirements. Participants also identified opportunities to improve communication, education, and access to program information. Participants requested additional information regarding upcoming HOTMA and NSPIRE changes and recommended expanding educational resources through the Housing Division website. Staff discussed enhancing website visibility through email communications, QR codes, and other outreach methods. The Assistance Connect portal received positive feedback from active users, although some participants indicated they were unaware of enrollment procedures or needed assistance regaining access. Staff discussed improving outreach regarding portal enrollment and electronic communication options. The move process was identified as an area where additional guidance would be beneficial. Participants expressed interest in educational materials, FAQs, flowcharts, and short instructional videos to better explain leasing, inspections, and moving requirements. Staff also discussed expanding online housing search resources and providing additional information regarding the abatement and HAP termination processes to improve participant understanding. Participants shared concerns regarding housing search challenges and move timelines. While some suggested extending voucher search terms, staff discussed operational considerations and instead focused on improving housing search resources and participant education. Attendees also requested greater visibility of inspection department contact information and additional educational materials explaining the inspection and leasing process. Feedback regarding resident services was overwhelmingly positive. Participants praised staff communication, customer service, and the availability of virtual meeting options. Interest in the Homeownership Program remained strong, and participants supported future informational sessions and outreach efforts to help families prepare for homeownership opportunities. Participants responded favorably to evening meeting options and requested continued use of email and Assistance Connect for future communication and engagement efforts. Residents also expressed strong support for adding participant testimonials to the Housing Division website to highlight program successes and the positive impact of housing assistance within the community.

C.2	Certification by State or Local Officials. Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. 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.
C.4	Challenged Elements. 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. (a) Did the public challenge any elements of the Plan? Y ☐ N ☐ (b) If yes, include Challenged Elements.

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 5.26 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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 - 9149) printed by Jonna Floyd in HUD Secure Systems/Public Housing Portal at 06/05/2026 05:34PM EST

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 09/30/2027

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Cliff Keheley, the City Manager
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2026-2030 and/or Annual PHA Plan for fiscal
year 2026 of the TX436 - City of Mesquite Housing Office is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies to:
City of Mesquite

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 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 house 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/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. § 3729, 3802).

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

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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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Form identification: TX436 - City of Mesquite Housing Office form HUD-50077-SL (Form ID - 7274) printed by Jonna Floyd in HUD Secure Systems/Public Housing Portal at 06/05/2026 05:28PM EST

Certifications 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 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 10/2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g 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 signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way 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 Resident Advisory Board (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 way 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. Where possible, PHAs should make documents available electronically, for public inspection upon request.
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. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
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.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other

assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

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 and/or its successor system: the Housing Information Portal (HIP) 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 based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on marital status and will not otherwise discriminate because of sex.
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' for people with physical disabilities.
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 the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the 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 200.302 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 always be available at 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 and, where possible, should be made available for public inspection in an electronic format.
22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

City of Mesquite Housing Office

PHA Name

TX436

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2026

☐ 5-Year PHA Plan for Fiscal Years 20-20

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. § 3729, 3802)

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

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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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Form identification: *TX436-City of Mesquite Housing Office form HUD-50077-ST-HCV-HP (Form ID -2631) for CY 2026 printed by Jonna Floyd in HUD Secure Systems/Public Housing Portal at 06/05/2026 05:29PM EST*

File Attachment Report for Annual PHA Plan



Current File Attachments

Return



Go

Actions

	Document ID	Main Form ID	Form Name	Version	PHA Code	Document Scope	Document Status	Comment	File Description	File Name	Last Update User	Last Update Date	Attach ID
	212811	9149	T_HUD_50075	1	TX436	PHA	Uploaded	RAB notes	Resident Advisory Board (RAB) Comments	RAB Meeting Notes.docx	Jonna Floyd	06/05/26 05:14PM	229394
	212810	9149	T_HUD_50075	1	TX436	PHA	Uploaded	Public Notice	Resident Advisory Board (RAB) Comments	Daily Commercial Record - May 21, 2026.pdf	Jonna Floyd	06/05/26 05:14PM	229393
	212809	9149	T_HUD_50075	1	TX436	PHA	Uploaded	-	Resident Advisory Board (RAB) Comments	2026 RAB.pdf	Jonna Floyd	06/05/26 05:12PM	229392
	212813	9149	T_HUD_50075	1	TX436	PHA	Uploaded	Con Plan	Additional Document for Annual PHA Plan	Con Plan excerpt.pdf	Jonna Floyd	06/05/26 05:32PM	229396
	212812	9149	T_HUD_50075	1	TX436	PHA	Uploaded	VAWA	Additional Document for Annual PHA Plan	VAWA Admin.pdf	Jonna Floyd	06/05/26 05:31PM	229395

1 - 5 of 5

Previous File Attachments



RAB Meeting Notes

1. Program Updates & Communication

Newsletter

HOTMA-Changes to how we calculate rent and run the program

NSPIRE-new inspection model

Will upload FAQ to website at cityofmesquite.com/housing

Send welcome letters for AC again

Move process-need clarity; timelines; FAQ move do's and don'ts

2. Housing Search, Inspections & Landlord Relations

hqs@cityofmesquite.com

Availability listings

Preleasing of current unit. More time for move out process.

Additional resources links, ie job opportunities, emergency assistance

Abatement and HAP term process/FAQ

3. Resident Services & Program Experience

Slight lag in call back time

Keep virtual options available

Homeownership info sessions

4. Resident Engagement & Open Forum

Evening meetings

AC upload and email invites

Send testimonials through email and AC.

During the 2026 Resident Advisory Board (RAB) meeting, participants discussed four primary areas: program updates, inspections and landlord relations, resident services and program experience, and resident engagement and communication. Overall, participants expressed appreciation for the Housing Division's communication efforts and willingness to assist families through complex processes, while also identifying opportunities to improve clarity, accessibility, and participant engagement.

Program Updates

Participants requested additional information regarding upcoming HOTMA and NSPIRE changes, particularly how the updates will directly impact assisted households. Staff discussed expanding website resources by incorporating HUD guidance, FAQs, and educational materials to better explain these changes. Participants were generally unaware of several recent website improvements, including added resources and frequently asked questions. In response, staff proposed increasing visibility of website resources through email signature links, QR codes displayed in the lobby, and potential digital newsletters to improve communication and website engagement.

The Assistance Connect portal received positive feedback from participants who actively use the platform, particularly for reporting changes and communicating with staff electronically. However, some participants stated they were either unaware of the enrollment process or had previously lost access and were interested in re-enrolling. Staff discussed sending updated enrollment information to inactive users and improving communication regarding portal participation, specifically clarifying that participants who opt into electronic communication may no longer receive mailed notices through USPS.

Participants also identified the move process as an area where additional guidance would be beneficial. Staff shared plans to develop short educational video series covering common program topics, including the move process, and discussed posting a move-process flowchart and FAQ materials online to help participants better understand expectations and timelines. Suggestions included creating "do's and don'ts" style guidance and using website resources to simplify an often stressful process for families.

Inspections and Landlord Relations

Participants noted that many households were unaware of the inspection department's group email communication process unless they had recently moved. Staff proposed adding additional inspection contact options to the website to improve accessibility and communication. Participants also expressed concerns regarding delays during the move process, particularly the coordination between landlords, Housing staff, and unit readiness for inspections. Staff explained the current process for Request for Tenancy Approval (RTA) submissions, unit readiness verification, rent negotiations, and inspection scheduling,

while acknowledging that participants may not fully understand the administrative steps occurring behind the scenes. To improve transparency, staff discussed creating educational materials and videos outlining the inspection and leasing process from start to finish.

Some participants suggested extending the move timeline from 60 days to 90 days to reduce housing search pressure. Staff discussed operational challenges associated with longer voucher terms, including voucher expiration management and potential payment disruptions if communication gaps occur between participants and landlords. As an alternative, staff discussed enhancing online housing search resources by providing links to rental search platforms and additional community resources to better support families during the housing search process. Participants also requested more information regarding the abatement and HAP termination process, specifically recommending FAQs or educational resources to clarify procedures that may be unfamiliar to many households.

Resident Services and Program Experience

Participants generally praised staff communication, responsiveness, and customer service. While some participants experienced delays in callback times, attendees noted that responses were typically received within 72 hours and that staff consistently demonstrated professionalism, patience, and willingness to explain processes thoroughly until participants understood program requirements.

Participants also expressed appreciation for the virtual meeting options currently offered and requested additional digital communication opportunities where feasible. Due to software and budget limitations, staff discussed continuing to maximize existing tools, including the website and Assistance Connect portal, while gradually expanding digital resources and communication strategies over time. Interest in the Homeownership Program remained strong among participants. Staff discussed the possibility of hosting future informational sessions to help interested families better understand eligibility requirements, preparation steps, and program expectations prior to joining the waiting list. Suggestions also included periodic email reminders encouraging interested participants to continue working toward qualification goals.

Resident Engagement and Communication

Participants responded positively to evening meeting options and expressed appreciation for the flexibility offered to working families. Staff discussed evaluating additional opportunities for later meeting or briefing availability where operationally feasible. Participants also responded favorably to communication distributed through Assistance Connect and email invitations and requested continued use of these methods for future outreach and engagement efforts.

Finally, participants expressed strong interest in the creation of a testimonial section on the Housing Division website to highlight positive resident experiences and the impact of Housing programs within the community. Attendees supported the idea enthusiastically and indicated a willingness to participate by sharing personal stories and testimonials for future website publication.

Attachment 2

LEGAL NOTICES
CONTINUED

PUBLIC
NOTICES

CITY OF
DESOTO

ZBOA Case No. B26-02

Notice is hereby given that a public hearing will be held by the Zoning Board of Adjustment of the City of DeSoto, Texas, to consider the application of Adan Tellez, on behalf of the property owner Blue Stairs, LLC, for (1) a variance to the minimum lot width and (2) a variance to the minimum lot depth regulations for property located at 1001 Crestwood Court.

The subject property is legally described as Lot 6, Creek Tree Estates Phase 3A Replat, an addition to the City of DeSoto, Texas, and is zoned Single-Family Residential-9,000 (SF-9). The SF-9 zoning district requires a minimum lot width of seventy-five feet (75') and a minimum lot depth of one hundred ten feet (110'). The applicant proposes a lot width of fifty-seven feet (57') and a lot depth of eighty-four feet (84'), necessitating an eighteen-foot (18') variance to the minimum lot width and a twenty-six-foot (26') variance to the minimum lot depth.

ZBOA Case No. B26-02

Se notifica que la Junta de Ajuste de Zonificación de la Ciudad de DeSoto, Texas, celebrará una audiencia pública para considerar la solicitud de Adan Tellez, en nombre del propietario Blue Stairs, LLC, por (1) una derogación en el ancho mínimo del lote y (2) una excepción a las regulaciones de profundidad mínima para terrenos ubicados en 1001 Crestwood Court.

La propiedad en cuestión se describe legalmente como Lote 6, Creek Tree Estates Fase 3A de Replat, una ampliación de la ciudad de DeSoto, Texas, y está zonificada como Residencial Unifamiliar-9,000 (SF-9). El distrito de zonificación SF-9 requiere un ancho mínimo de parcela de setenta y cinco pies (75 pies) y una profundidad mínima de parcela de ciento diez pies (110 pies). El solicitante propone un ancho de lote de cincuenta y siete pies (57') y una profundidad de lote de ochenta y cuatro pies (84'), lo que requiere una variación de dieciocho pies (18') respecto al ancho mínimo del lote y una

variación de veintiséis pies (26') respecto a la profundidad mínima del lote.

Zoning Board of Adjustment Public Hearing

Date: Thursday, June 4, 2026
Time: 6:00 p.m.

Location: City Hall – Council Chambers
211 E. Pleasant Run Road, DeSoto, Texas 75115

All interested persons are invited to attend and express their views regarding the proposed variance request.

For information about meetings and to view the agenda, please visit the City's website at:

https://www.ci.desoto.tx.us/government/boards_and_commissions/zoning_board_of_adjustment.php

If you have any questions regarding this case, please contact the Planning and Zoning Division at (972) 230-9622.

The building in which the above meetings will be conducted is wheelchair accessible; spaces for the mobility impaired are available. Any request for sign interpretative services must be made at least forty-eight (48) hours prior to the time of the meeting. Arrangements may be made by contacting the City Secretary at (972) 230-9646 or TDD 1-800-RELAYTX (1-800-735-2989).

To be a valid written protest, the protest or petition in opposition must be filed with the Planning Division before 4:00 p.m. on the working day immediately preceding the date on which the Zoning Board of Adjustment will hear this case.

5/21

CITY OF
MESQUITE



**Notice of Public Hearing
City of Mesquite Housing
Division
Annual Plan**

The City of Mesquite Housing Division will conduct a public hearing for the 2026 Public Housing Agency (PHA) Annual Plan on Thursday, June 18, 2026 at 5:30 p.m. in the Community Services Conference Room, 1616 North Galloway, Mesquite, Texas 75149.

The public comment will end on July 6, 2026. All comments should be made in writing and delivered to:
City of Mesquite Housing

Division

Attention: Jonna Floyd,
Manager of Housing and
CDBG

1616 N. Galloway Ave.
Mesquite, Texas 75149
or emailed to: jfloyd@city-ofmesquite.com

Copies of the PHA Annual Plan are available for review and inspection at Community Services, 1616 North Galloway, Mesquite, Texas 75149 or an electronic version of the plan is available online at www.city-ofmesquite.com/housing.

**Aviso de Audiencia Pública
La División de Vivienda de
la Ciudad de Mesquite
Plan Anual**

La División de Vivienda de la Ciudad de Mesquite conducirá una audiencia pública sobre el plan anual de la Agencia de Vivienda Pública 2026. Se realizará el Jueves 18 de Junio 2026 a las 5:30 PM en la sala de conferencias de Servicios Comunitarios.

El comentario del público terminará el 6 de Julio 2026. Todo comentario debería ser en escrito y mandada a:

City of Mesquite Housing
Division
Attention: Jonna Floyd,
Manager of Housing and
CDBG

1616 N. Galloway Ave.
Mesquite, Texas 75149
o enviado por correo electrónico a: jfloyd@city-ofmesquite.com.

Copias del Plan Anual de la PHA están disponibles para revisión e inspección en Servicios Comunitarios, 1616 North Galloway, Mesquite, Texas 75149, o una versión electrónica del plan está disponible en línea en www.city-ofmesquite.com/housing.

5/21

CITY OF
MESQUITE

ORDINANCE NO. 5243

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING CHAPTER 5 OF THE MESQUITE CITY CODE, BY REPEALING AND REPLACING CHAPTER 5, ARTICLE XII (ENERGY CONSERVATION CODE), DIVISIONS 1 AND 2, IN THEIR ENTIRETY THEREBY ADOPTING THE 2024 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE (I.E.C.C.) AND PROVIDING CERTAIN LOCAL AMENDMENTS THERETO; PROVIDING CONFLICTS RESOLUTION, SEVERABILITY, AND SAVINGS CLAUSES; PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000); PROVIDING FOR PUBLICATION OF THE CAPTION HEREOF; AND DECLARING AN EFFECTIVE DATE.

ITY, AND SAVINGS CLAUSES; PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000); PROVIDING FOR PUBLICATION OF THE CAPTION HEREOF; AND DECLARING AN EFFECTIVE DATE.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 18th day of May 2026.
/s/Daniel Alemán, Jr., Mayor
ATTEST:
/s/Sonja Land, City Secretary

5/21

CITY OF
MESQUITE

ORDINANCE NO. 5244

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING CHAPTER 5 OF THE MESQUITE CITY CODE, BY REPEALING AND REPLACING CHAPTER 5, ARTICLE II-B (EXISTING BUILDING CODE), DIVISIONS 1 AND 2, IN THEIR ENTIRETY THEREBY ADOPTING THE 2024 EDITION OF THE INTERNATIONAL EXISTING BUILDING CODE (I.E.B.C.) AND PROVIDING CERTAIN LOCAL AMENDMENTS THERETO; PROVIDING CONFLICTS RESOLUTION, SEVERABILITY, AND SAVINGS CLAUSES; PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000); PROVIDING FOR PUBLICATION OF THE CAPTION HEREOF; AND DECLARING AN EFFECTIVE DATE.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 18th day of May 2026.
/s/Daniel Alemán, Jr., Mayor
ATTEST:
/s/Sonja Land, City Secretary

5/21

CITY OF
MESQUITE

ORDINANCE NO. 5245

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING CHAPTER 5 OF THE MESQUITE CITY CODE, BY REPEALING AND REPLACING CHAPTER 5, ARTICLE X (FUEL GAS CODE), DIVISIONS 1 AND 2, IN THEIR ENTIRETY THEREBY ADOPTING THE 2024 EDITION OF THE INTERNATIONAL FUEL GAS CODE (I.F.G.C.) AND PROVIDING CERTAIN LOCAL AMENDMENTS THERETO; PROVIDING CONFLICTS

RESOLUTION, SEVERABILITY, AND SAVINGS CLAUSES; PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000); PROVIDING FOR PUBLICATION OF THE CAPTION HEREOF; AND DECLARING AN EFFECTIVE DATE.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 18th day of May 2026.
/s/Daniel Alemán, Jr., Mayor
ATTEST:
/s/Sonja Land, City Secretary

5/21

CITY OF
MESQUITE

ORDINANCE NO. 5246

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING CHAPTER 5 OF THE MESQUITE CITY CODE, BY REPEALING AND REPLACING CHAPTER 5, ARTICLE VII (MECHANICAL CODE), DIVISIONS 1 AND 2, IN THEIR ENTIRETY THEREBY ADOPTING THE 2024 EDITION OF THE INTERNATIONAL MECHANICAL CODE (I.M.C.) AND PROVIDING CERTAIN LOCAL AMENDMENTS THERETO; PROVIDING CONFLICTS RESOLUTION, SEVERABILITY, AND SAVINGS CLAUSES; PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000); PROVIDING FOR PUBLICATION OF THE CAPTION HEREOF; AND DECLARING AN EFFECTIVE DATE.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 18th day of May 2026.
/s/Daniel Alemán, Jr., Mayor
ATTEST:
/s/Sonja Land, City Secretary

5/21

CITY OF
MESQUITE

ORDINANCE NO. 5247

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING CHAPTER 5 OF THE MESQUITE CITY CODE, BY REPEALING AND REPLACING CHAPTER 5, ARTICLE VI (PLUMBING CODE), DIVISIONS 1 AND 2, IN THEIR ENTIRETY THEREBY ADOPTING THE 2024 EDITION OF THE INTERNATIONAL PLUMBING CODE (I.P.C.) AND PROVIDING

LEGAL NOTICES
CONTINUED ON NEXT PAGE



**HOUSING AND
COMMUNITY
SERVICES BUILDING**

1616 N. Galloway Ave.
Mesquite, Tx 75150



WEDNESDAY
MAY 20, 2026



5:00 PM
VIRTUAL OPTION AVAILABLE
UPON REQUEST

MESQUITE
T E X A S

Attachment 3

VOLUNTEERS NEEDED

**RESIDENT ADVISORY
BOARD**

What's Involved

Participate in a 60 - minute discussion.

Suggest amendments to the Housing Annual Plan.

Share your honest thoughts and feedback.

Help shape the policy of the Housing Choice Voucher program.

**If you're interested in participating,
please contact:**

Jonna Floyd at housing@cityofmesquite.com

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Mesquite Housing Division (MHD) is committed to ensuring equal housing opportunities for individuals with disabilities. In accordance with Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act (ADA), MHD monitors the availability of accessible housing units within its programs and ensures that accessibility requirements are met. If a Section 504 Voluntary Compliance Agreement requires an increase in accessible units, MHD will take appropriate steps to support compliance—such as engaging with property owners, promoting awareness of accessibility standards, and tracking the number of accessible units in the program. While MHD does not assist with locating individual units, it remains dedicated to fostering inclusive and barrier-free housing options for all qualified participants.

The Mesquite Housing Division, or housing agency, does not own or manage any public housing units.

Activities to Increase Resident Involvements

The Mesquite Housing Division (MHD) encourages active tenant participation through the Resident Advisory Board (RAB). The RAB provides a platform for residents to share feedback, raise concerns, and contribute to policy discussions and program planning. Input from the RAB helps guide improvements to housing services and ensures programs remain responsive to tenant needs.

The Family Self Sufficiency (FSS) Program empowers participating families to become more financially independent. Residents work with a case manager to set long-term goals related to employment, education, and financial stability. As families achieve milestones, they may build escrow savings and work toward self-sufficiency, with some participants ultimately transitioning to homeownership. The program supports long-term success by connecting residents to community resources and training opportunities.

MHD offers a Homeownership Program that allows eligible Housing Choice Voucher (HCV) participants to use their assistance toward a mortgage instead of rent. This program supports families in making the transition from renting to owning a home. Participants receive guidance on budgeting, credit improvement, and navigating the homebuying process, helping them build generational wealth and long-term

Is the public housing agency designated as troubled under 24 CFR part 902?

Mesquite Housing Division is not designated as troubled under 24 CFR Part 902.

Plan to remove the 'troubled' designation

Not applicable.

AP-60 Public Housing – 91.220(h)

Introduction

The Mesquite Housing Division (MHD) is committed to supporting public housing residents by improving housing stability, increasing resident involvement, and promoting homeownership opportunities.

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

Actions planned to address the needs of public housing are the following:

- Continue offering Housing Choice Vouchers (HCV) to help low-income families secure stable housing.
- Provide job training, financial literacy programs, and rental assistance workshops.
- Work with landlords to ensure units meet HUD's NSPIRE Standards.
- Help residents with recertifications and connect them to resources.

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

- Work with the Resident Advisory Board to gather feedback and improve services.
- Increase the number of Homeownership Vouchers on our program to better serve our participants.
- Help residents increase earnings and achieve financial independence by enrolling them into the FSS program.

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

Mesquite Housing Division is not designated as troubled. However, if at any point MHD is designated as troubled, it would work with HUD to create an improvement plan, secure funding, provide staff training, and enhance oversight.

Discussion

Mesquite Housing Division remains dedicated to improving housing opportunities and ensuring residents have the tools they need for stability and success.

Attachment 5

equal or exceed the annual budget authority, or if the Housing Division cannot support the cost of the proposed subsidy commitment (voucher issuance or move) based on the funding analysis, the Housing Division will be considered to have insufficient funding.

If, due to budgetary constraints, the Housing Division must rescind vouchers that have already been issued to families, vouchers will be rescinded in order of the date and time they were issued, starting with the most recently issued vouchers. Families who have their voucher rescinded will be notified in writing and will be reinstated to their former position on the waiting list. When funding is again available, families will be selected from the waiting list in accordance with the Housing Division selection policies described in Chapter 3. [24 CFR 982.302]

PART IX: VIOLENCE AGAINST WOMEN ACT (VAWA): NOTIFICATION, DOCUMENTATION, CONFIDENTIALITY

A. OVERVIEW [24 CFR 982.310(h), 24 CFR 982.310(h)(4)]

The Violence against Women Act of 2013 (VAWA) provides special protections for victims of domestic violence, dating violence, sexual assault, and stalking who are applying for or receiving assistance under the housing choice voucher (HCV) program. If your state or local laws provide greater protection for such victims, those laws apply in conjunction with VAWA. In addition to definitions of key terms used in VAWA, this part contains general VAWA requirements and the Housing Division policies in three areas: notification, documentation, and confidentiality.

B. DEFINITIONS [24 CFR 5.2003, 42 USC 13925]

As used in VAWA:

The term *bifurcate* means, with respect to a public housing or Section 8 lease, to divide a lease as a matter of law such that certain tenants can be evicted or removed while the remaining family members' lease and occupancy rights are allowed to remain intact.

The term *dating violence* means violence committed by a person who is or has been in a social relationship of a romantic or intimate nature with the victim; and where the existence of such a relationship shall be determined based on a consideration of the following factors:

The length of the relationship
The type of relationship

The frequency of interaction between the persons involved in the relationship

The term *domestic violence* includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabitated with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.

The term *immediate family member* means, with respect to a person:

A spouse, parent, brother or sister, or child of that person, or an individual to whom that person stands in the position or place of a parent; or

Any other person living in the household of that person and related to that person by blood and marriage.

The term *stalking* means:

To follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate; or

To place under surveillance with the intent to kill, injure, harass, or intimidate another person; and

In the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to (1) that person, (2) a member of the immediate family of that person, or (3) the spouse or intimate partner of that person.

C. NOTIFICATION [24 CFR 5.2005(a), 982.310(H), 982.310(H)(4)]

Notification to Public

The Housing Division adopts the following policy to help ensure that all actual and potential beneficiaries of its HCV program are aware of their rights under VAWA.

The Housing Division will post the following information regarding VAWA in its offices, the Housing Division's website and included 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, see Exhibit 12-1)

A copy of form HUD-5382, Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking and Alternate Documentation (see Exhibit 12-2)

A copy of the Housing Division's emergency transfer plan (Exhibit 12-3)

A copy of HUD's Emergency Transfer Request for Certain Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, Form HUD-5383 (Exhibit 12-4)

The National Domestic Violence Hot Line: 1-800-799-SAFE (7233) or 1-800-787-3224 (TTY) (included in Exhibit 12-1)

Contact information for local victim advocacy groups or service providers

Notification to Program Applicants and Participants [24 CFR 5.2005(a)(1)]

PHAs are required to inform program applicants and participants of their rights under VAWA, including their right to confidentiality and the limits thereof, when they are denied assistance, when they are admitted to the program, and when they are notified of an eviction or terminations of housing benefits.

PHA Policy

The Housing Division will provide all applicants with information about VAWA at the time they request an applicant for housing assistance, as part of the written briefing packet and at the time the family is admitted to the program. The Housing Division will also include information about VAWA in all notices of denial of assistance (see section 2.L).

The Housing Division will provide all participants with information about VAWA at the time of admission (See section 3.J) and at annual reexamination. The Housing

Division will also include information about VAWA in notes of termination of assistance, as provided in section 12-III.C.

The VAWA information provided to applicants and participants will consist of the notices in Exhibit 12-2.

The PHA is not limited to providing VAWA information at the times specified in the above policy. If the Housing Division decides to provide VAWA information to a participant following an incident of domestic violence, Notice PIH 2017-08 cautions against sending the information by mail, since the abuser may be monitoring the mail. The notice recommends that in such cases the PHA make alternative delivery arrangements that will not put the victim at risk. PHA Policy

Whenever the Housing Division has reason to suspect that providing information about VAWA to a participant might place a victim of domestic violence at risk, it will attempt to deliver the information by hand directly to the victim or by having the victim come to an office or other space that may be safer for the individual, making reasonable accommodations as necessary. For example, the Housing Division may decide not to send mail regarding VAWA protections to the victim's unit if the Housing Division believes the perpetrator may have access to the victim's mail, unless requested by the victim.

When discussing VAWA with the victim, the Housing Division will take reasonable precautions to ensure that no one can overhear the conversation, such as having conversations in a private room.

The victim may, but is not required to, designate an attorney, advocate, or other secure contact for communications regarding VAWA protections.

Notification to Owners and Managers [24 CFR 5.2005(a)(2)]

The Housing Division will provide owners and managers with information about their rights and obligations under VAWA when they begin their participation in the program and at least annually thereafter.

The VAWA information provided to owners will consist of the notice in Exhibit 12-2 and a copy of form HUD-5382, Certification of Domestic Violence, Dating Violence, Sexual Assault, and Stalking and Alternate Documentation.

D. DOCUMENTATION [24 CFR 5.2007]

Any request for documentation of domestic violence, dating violence, sexual assault, or stalking will be in writing, will specify a deadline of 14 business days following receipt of the request, will describe the three forms of acceptable documentation, will provide explicit instructions on where and to whom the documentation must be submitted, and will state the consequences for failure to submit the documentation or request an extension in writing by the deadline.

The Housing Division may, in its discretion, extend the deadline for 10 business days. In determining whether to extend the deadline, the Housing Division will consider factors that may contribute to the victim's inability to provide documentation in a timely manner, including cognitive

limitations, disabilities, limited English proficiency, absence from the unit, administrative delays, the danger of further violence, and the victim's need to address health or safety issues. Any extension granted by the PHA will be in writing.

Once the victim provides documentation, the Housing Division will acknowledge receipt of the documentation within 10 business days.

IX.E. EMERGENCY TRANSFER PLAN

Eligibility for Transfer

In accordance with the Violence Against Women Act (VAWA) the PHA allows tenants who are victims of domestic violence, dating violence, sexual assault, or stalking to request an emergency transfer from the tenant's current unit to another unit, regardless of sex, gender identity, or sexual orientation. The ability of the PHA to honor such request for tenants currently receiving assistance may depend upon:

A. a preliminary determination that the tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking; and

B. on whether the PHA has another dwelling unit that is available and is safe to offer the tenant for temporary or more permanent occupancy.

Requesting a Transfer

To request an emergency transfer the tenant shall notify the PHA office and submit a written request for a transfer (HUD-5383). The PHA will provide reasonable accommodations to this policy for individuals with disabilities. The tenant's written request for an emergency transfer should include either:

A. A statement expressing that the tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant were to remain in the same dwelling unit assisted under the PHA's program; or

B. A statement that the tenant was a sexual assault victim and that the sexual assault occurred on the premises during the 90-calendar-day period preceding the tenant's request for an emergency transfer.

The PHA cannot guarantee that a transfer request will be approved or how long it will take to process a transfer request. However, the PHA will act as quickly as possible to move a tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking to another unit, subject to availability and safety of a unit.

If a tenant reasonably believes a proposed transfer would not be safe, the tenant may request a transfer to a different unit.

If a unit is available, the transferred tenant must agree to abide by the terms and conditions that govern occupancy in the unit to which the tenant has been transferred. The PHA may be unable to transfer a tenant to a particular unit if the tenant cannot establish eligibility for that unit.

In cases where the PHA determines that the family's decision to move out of the PHA housing was reasonable under the circumstances, the PHA may wholly or partially waive rent payments and any rent owed shall be reduced by the amounts of rent collected for the remaining lease term from a tenant subsequently occupying the unit.

Portability - The tenant will not be denied portability to a unit located in another jurisdiction so long as the tenant has complied with all other requirements of the Housing Choice Voucher program and has moved from the unit in order to protect the health or safety of an individual member of the household who is or has been the victim of domestic violence, dating violence, sexual assault or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

If the PHA has no safe and available units for which a tenant who needs an emergency is eligible, the PHA will assist the tenant in identifying other housing providers who may have safe and available units to which the tenant could move.

At the tenant's request, the PHA will also assist tenants in contacting the local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking that are attached to this plan.

Conflicting Documentation [24 CFR 5.2007(e)]

If presented with conflicting certification documents from members of the same household, the Housing Division will attempt to determine which is the true victim by requiring each of them to provide third-party documentation in accordance with 24 CFR 5.2007(e) and by following any HUD guidance on how such determinations should be made.

When requesting third-party documents, the Housing Division will provide contact information for local domestic violence and legal aid offices. In such cases, applicants or tenants will be given 30 calendar days from the date of the request to provide such documentation.

If the Housing Division does not receive third-party documentation within the required timeframe (and any extensions) the Housing Division will deny VAWA protections and will notify the applicant or tenant in writing of the denial. If, as a result, the applicant or tenant is denied or terminated from the program, the Housing Division will hold separate hearings for the applicants or tenants.

Discretion to Require No Formal Documentation [24 CFR 5.2007(d)]

The Housing Division has the discretion to provide benefits to an individual based solely on the individual's statement or other corroborating evidence—i.e., without requiring formal documentation of abuse in accordance with 24 CFR 5.2007(b).

PHA Policy

If the Housing Division accepts an individual's statement or other corroborating evidence (as determined by the victim) of domestic violence, dating violence, sexual assault, or stalking, the PHA will document acceptance of the statement or evidence in the individual's file.

Failure to Provide Documentation [24 CFR 5.2007(c)]

In order to deny relief for protection under VAWA, a Housing Agency must provide the individual requesting relief with a written request for documentation of abuse. If the individual fails to provide the documentation within 14 business days from the date of receipt, or such longer time as the Housing Division may allow, the Housing Division may deny relief for protection under VAWA.

E. CONFIDENTIALITY [24 CFR 5.2007(b)(4)]

All information provided to the Housing Division regarding domestic violence, dating violence, or stalking, including the fact that an individual is a victim of such violence or stalking, must be retained in confidence. This means that the Housing Division (1) may not enter the information into any shared database, (2) may not allow employees or others to access the information unless they are explicitly authorized to do so and have a need to know the information for purposes of their work, and (3) may not provide the information to any other entity or individual, except to the extent that the disclosure is (a) requested or consented to by the individual in writing, (b) required for use in an eviction proceeding, or (c) otherwise required by applicable law.

If disclosure is required for use in an eviction proceeding or is otherwise required by applicable law, the Housing Division will inform the victim before disclosure occurs so that safety risks can be identified and addressed.

PART XI: INVESTIGATING ERRORS AND PROGRAM ABUSE

Investigating Errors And Program Abuse

When the PHA Will Investigate

PHA Policy

The Housing Division will review all referrals, specific allegations, complaints, and tips from any source including other agencies, companies, and individuals, to determine if they warrant investigation. In order for the Housing Division to investigate, the allegation must contain at least one independently verifiable item of information, such as the name of an employer or the name of an unauthorized household member.

The Housing Division will investigate when inconsistent or contradictory information is detected through file reviews and the verification process. Consent to Release of Information [24 CFR 982.516]

The Housing Division may investigate possible instances of error or abuse using all available Housing Division and public records. If necessary, the Housing Division will require HCV families to sign consent forms for the release of additional information.

Analysis and Findings

PHA Policy

The Housing Division will base its evaluation on a preponderance of the evidence collected during its investigation.

Preponderance of the evidence is defined as evidence which is of greater weight or more convincing than the evidence which is offered in opposition to it; that is, evidence that as a whole shows that the fact sought to be proved is more probable than not.