

RESOLUTION NO. 30-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ADOPTING REVISIONS TO THE CITY OF MESQUITE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN; AND DECLARING AN EFFECTIVE DATE THEREOF.

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

WHEREAS, in accordance with 24 CFR § 982.54, the City adopted a written administrative plan (the “**Plan**”) establishing local policies for administration of the Program in accordance with U.S. Department of Housing and Urban Development (“**HUD**”) requirements; and

WHEREAS, the Plan must be revised if needed to comply with HUD requirements; and

WHEREAS, the City Council most recently adopted revisions to the City’s Plan on June 16, 2025, by adoption of Resolution No. 19-2025 and HUD has since revised its regulations and requirements necessitating these further revisions now being presented to the City Council.

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

SECTION 1. A Summary of the Revisions to the Housing Choice Voucher Administrative Plan, more fully described in Exhibit A attached hereto and made part of hereof, are hereby adopted.

SECTION 2. The effective date of the Plan shall be September 21, 2026.

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 21st day of September 2026.

Signed by:

Daniel Alemán, Jr.

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Daniel Alemán, Jr.
Mayor

ATTEST:

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Sonja Land

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Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:

Signed by:

David L. Paschall

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David L. Paschall
City Attorney

EXHIBIT A**Summary of Revisions to the Mesquite Housing Division Administrative Plan (HOTMA and NSPIRE Updates)**

The Mesquite Housing Division has amended its 2027 Administrative Plan to ensure compliance with federal Housing Choice Voucher (HCV) Program requirements. The revisions incorporate the implementation of Sections 102 and 104 of the Housing Opportunity Through Modernization Act (HOTMA), effective January 1, 2027, and the transition from Housing Quality Standards (HQS) to the National Standards for the Physical Inspection of Real Estate (NSPIRE). Additional revisions may be made as HUD issues further guidance or clarification regarding HOTMA and NSPIRE implementation.

The revisions include:

- Updated policies governing the calculation of annual and adjusted income.
- Revised income exclusions, deductions, and hardship provisions.
- Updated requirements for income verification and interim reexaminations.
- Revised policies regarding family assets, asset income, and applicable asset limitations.
- Updated inspection policies and terminology to reflect NSPIRE standards, deficiency classifications, and required correction timeframes.
- Removed outdated references and terminology where applicable.
- Corrected grammatical, formatting, numbering, and organizational errors throughout the Administrative Plan.
- Clarified existing policies and procedures without making substantive changes to Mesquite Housing Division's discretionary policies.