



DRAFT

City of Mesquite, Texas Program Year 2010 CAPER

The CPMP Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

The grantee must submit an updated Financial Summary Report (PR26).

GENERAL

Executive Summary

This module is optional but encouraged. If you choose to complete it, provide a brief overview that includes major initiatives and highlights that were proposed and executed throughout the first year.

Program Year 2010 CAPER Executive Summary response:

The City of Mesquite received its 2010 Program Year entitlement grant in the amount of \$992,799. The entitlement grant along with \$226,826.11 in unexpended funds from the previous program year made available \$1,219,625.11 in Community Development Block Grant (CDBG) funds for the 2010 Program Year. A total of \$849,125.13 was expended during the program year. Other than administrative and planning costs, all of the funds expended during this reporting period directly benefited the low- to moderate-income (LMI) population of Mesquite. The City does not participate in any other Community Planning and Development (CPD) formula grant programs offered by the U.S. Department of Housing and Urban Development (HUD).

During the development on the PY2010-2014 Consolidated Plan, the following needs were identified:

High priority needs:

- Rehabilitation of single family homes.
- Reducing the number of single family homes with lead based paint hazards.
- Supporting organizations that provide supportive services for the City's special needs and low and moderate income populations.
- A strong Code Enforcement program in CDBG eligible areas.
- Proper maintenance of both rental and homeowner structures in CDBG eligible areas.
- Policing efforts that promote safety and improve community relations in CDBG eligible areas.

Medium priority needs:

- Demolish and clear homes and/or buildings (if necessary) that are hazardous, uninhabitable and economically beyond repair.
- Neighborhood economic development assistance such as forgivable loans, low interest rate loans or grants to CDBG area retail stores.

Low priority needs:

- Improve infrastructure (sidewalks, streets, storm drainage systems, etc.) in CDBG eligible neighborhoods.

To meet these needs, the following strategies were established by the City:

Strategy 1. Improve and preserve the City's housing stock.

- **Objective DH-2.1 (affordability of decent housing):** Continue to support programs to rehabilitate and improve existing single family homes occupied by low and moderate income and special needs owners.
- **Objective DH-1.1 (availability/accessibility of decent housing):** Reduce the number of single family homes with lead based paint hazards through the City's rehabilitation program.

Strategy 2. Support organizations that provide services for the City's special needs and low and moderate income populations.

- **Objective SL-1.1 (availability/accessibility of a suitable living environment):** Provide funding to organizations that provide supportive services for the City's special needs and low and moderate income populations.
- **Objective SL-1.2 (availability/accessibility of a suitable living environment):** Increase involvement and support of the Metro Dallas Homeless Alliance Continuum of Care process and the annual point-in-time homeless count.

Strategy 3. Improve and maintain the City's neighborhoods.

- **Objective SL-3.1 (sustainability of a suitable living environment):** Achieve and preserve neighborhood integrity through a positive Code Enforcement program by providing inspections and issuing code enforcement violations in CDBG eligible neighborhoods.
- **Objective SL-3.2 (sustainability of a suitable living environment):** Enforce and promote minimum property standards (both interior and exterior) to ensure proper maintenance of both rental and homeowner structures in the CDBG eligible areas as part of the Addressing Mesquite program.
- **Objective SL-3.3 (sustainability of a suitable living environment):** Demolish and clear homes and/or buildings (if necessary) that are hazardous, uninhabitable and economically beyond repair as part of the Addressing Mesquite program.
- **Objective SL-3.4 (sustainability of a suitable living environment):** Continue to support community policing efforts that promote safety and improve community relations in the CDBG eligible areas.
- **Objective EO-3.1 (sustainability of economic opportunities):** Promote neighborhood economic development by providing funds to be used as forgivable loans, low interest rate loans or grants to CDBG area

retail stores for business expansion, job creation, structural improvements and/or façade improvements.

Strategy 4. Create new opportunities for all types of people to reside in Mesquite.

- Support the creation of developments with an “urban village” design that is walkable and contains merchants within the community.
- Continue efforts to support the creation of new housing developments with a variety of price ranges.
- Maintain current living environment desired by residents, as shown in resident surveys, through housing rehabilitation, maintenance and neighborhood revitalization.

General Questions

1. Assessment of the one-year goals and objectives:
 - a. Describe the accomplishments in attaining the goals and objectives for the reporting period.
 - b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.
 - c. If applicable, explain why progress was not made towards meeting the goals and objectives.
2. Describe the manner in which the recipient would change its program as a result of its experiences.
3. Affirmatively Furthering Fair Housing:
 - a. Provide a summary of impediments to fair housing choice.
 - b. Identify actions taken to overcome effects of impediments identified.
4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.
5. Leveraging Resources
 - a. Identify progress in obtaining “other” public and private resources to address needs.
 - b. How Federal resources from HUD leveraged other public and private resources.
 - c. How matching requirements were satisfied.

Program Year CAPER General Questions response:

1. The summary of accomplishments below lists all activities carried out with CDBG funds during the program year and assesses efforts to carry out the activities as described in the PY10 Annual Action Plan. Of the \$1,219,625.11 in CDBG funds available during the program year, \$849,125.13 (70%) was expended. The unexpended balance of \$370,499.98 is available for programming in PY11.
 - Public Services—Funds obligated to Public Services activities are limited to 15% of the CDBG Entitlement grant for the program year, plus any prior year

program income. The grant received in PY10 was \$992,799. A total of \$146,420 was expended in PY10 for the public services activities listed below.

- New Beginning Center—The New Beginning Center provides shelter and counseling services to Mesquite women and children who are victims of domestic violence. During PY10 New Beginning Center served 24 new clients and 55 continuing clients for a total of 79 clients (vs. proposed goal of 50 clients). The agency expended 100% of its budgeted \$20,000.00.
- Mission East Dallas—Mission East Dallas (MED) provides urgent medical care (dentistry, diabetes screening, pharmaceuticals, counseling, etc.) to uninsured Mesquite residents. During PY10 MED served 42 new clients (vs. proposed goal of 30 clients) with CDBG funds. Of the \$2,500.00 budgeted amount, 100% has been expended.
- Sharing Life Community Outreach (SLCO)—Offers food/non-food necessities, clothing closet, rent and utility assistance, holiday programs, 12-step addiction recovery program, and parenting and job skills training. During PY10 SLCO served 208 new clients (vs. proposed goal of 50 clients). Of the \$2,500.00 budgeted amount, 100% has been expended.
- Mesquite Social Services (MSS)—MSS Offers rent and utility assistance for families in crisis. During PY10 MSS served 17 clients (vs. proposed goal of 15 clients). Of the \$2,500.00 budgeted amount, 100% has been expended.
- Juvenile Firesetter Intervention Program—This activity provides counseling services to low-mod income juveniles identified as extreme risk for intentional firesetting. Although this activity was budgeted to serve 10 at-risk juveniles during the program year, there were no candidates for the program. The City has amended its program year 2011 Action Plan to include this activity.
- Problem-Oriented Policing (POP)—The POP activity helps fund the salaries of police officers who spend their time on problem-oriented policing and crime prevention strategies throughout 29 CDBG-eligible areas which have disproportionate amounts of crime requiring additional police efforts. The policing element of the POP program addresses these issues through increased public interaction, aggressive enforcement against known offenders, close surveillance of suspect locations, and saturation patrols to suppress criminal activity. Increasing the amount of positive police interaction in these areas is a strategy used to combat crime, harden targets, and build relationships within the neighborhood. Although this is a LMA activity, 3,105 residents further benefited by taking part in crime watch meetings, adult safety meetings and other outreach activities during the program year. Of the \$118,920 budgeted for the activity in PY10, 100% was expended.

➤ Other Projects/Activities

- Code Enforcement—Code Enforcement provides inspections and enforcement of code violations in 26 deteriorated CDBG-eligible areas to assist in the prevention of neighborhood decline. The total number

of violations addressed during the program year was 6,425, total PY10 expenditure for this activity is \$193,454.23.

- Addressing Mesquite—This activity is designed to restore declining residential neighborhoods by enforcing minimum property standards which ultimately will regain quality neighborhoods while eliminating the threat of health and safety hazards to restore and increase property values. This activity ensures maintenance of both rental and homeowner structures throughout 26 deteriorated CDBG areas. This activity proactively addresses substandard living conditions, both interior and exterior, with an aggressive Rental Certificate of Occupancy (RCO) program. It requires all single-family and duplex rental homes in CDBG-eligible areas throughout the city to pass an on-site interior and exterior inspection before a new tenant can occupy the home. During the program year 1,482 RCO inspections were conducted. In PY10 \$163,228 was expended for this activity.
 - Single-Family Housing Rehabilitation—This program provides exterior home repair (Exterior Renewal Program), limited repair (Limited Repair Program) and emergency repair grants to low-income, single-family households to improve, repair or replace items necessary to meet minimum building codes or to repair items that pose an imminent threat to health and/or safety. Repairs included replacing such items as defective water heaters, HVAC systems, unsecured doors and windows, deteriorated roofing, siding, plumbing and electrical systems. The proposed goal for the program year was to assist 15-20 households but the Housing Department rehabilitated 36 homes (6 Exterior Renewals, 1 Limited Repair, 29 emergency repairs) expending \$155,115.13 for PY10.
 - Truman Heights Paint Program—This project initiated by a partnership between Benjamin Moore, a local business, and the City of Mesquite allows qualified Truman Heights' residents to apply for minor façade repairs and paint contracting work on their homes. One paint project was completed during the program year. The original program was intended to last from PY07 to PY10, however, the City was requested by Benjamin Moore to continue the Paint Program into PY11. The City has amended its program year 2011 Action Plan to include this activity.
- Planning and Administration—Funds obligated to planning and CDBG program administration activities are limited to 20% of the CDBG Entitlement grant for the program year, plus program income for the current year. The grant received in PY10 was \$992,799. A total of \$188,707.77 was expended in PY10 for planning and administration activities.
- Administration—This activity reimburses salaries and related costs for the general management, oversight and coordination of the CDBG program. In PY10, \$80,460.83 was expended.
 - Planning—This activity reimburses salaries and related costs for planning staff time engaged in comprehensive planning, community development plans and other functional plans. \$108,246.94 was expended for this activity. The following CDBG planning activities occurred in PY10:

Neighborhood Planning

- The Planning Staff collaborated with owners of distressed commercial properties within the North Gus Thomasson Corridor for the purpose of creating public-private partnerships that will revitalize the Casa View Heights target neighborhood. Corridor revitalization is one of the objectives of the Casa View Heights Neighborhood Plan. A Sustainable Development grant was awarded by the North Central Texas Council of Governments (NCTCOG) for \$3.75 million towards infrastructure improvements within the corridor to compliment future revitalization. The Planning Staff, in conjunction with the Public Works Department, is putting together both the agreement between the NCTCOG and the City of Mesquite and a bid for PS&E proposals to complete the work within the Corridor.
- The City conducted a study through the University of Texas (Arlington Campus) to gain insight into public participation levels within the Truman Heights and Casa View Heights neighborhoods. In December 2010 graduate level students made a formal presentation to City staff, council members, and board members. Part two of the study was completed in May 2011. The students made recommendations to improve communication channels between the City and the neighborhoods. The Community Development Department is currently applying the student recommendations by organizing staff and formalizing residents into neighborhood block representatives.

Implementation of Neighborhood Plans

- The City's Public Works Department completed plans, specifications, and bidding for a phased sanitary sewer project within the Truman Heights target neighborhood. The work falls within the Northridge Addition Sanitary Sewer Project and included open cutwork on a sanitary main issue as well as pipe bursting work. Construction on the Northridge Addition Sanitary Sewer Project began at the beginning of April 2011 and was completed in May 2011. Further street improvements, including the addition of street trees and lighting are planned for implementation in PY 2011-2013.
- The Truman Heights Paint Program is a project initiated by a partnership between Benjamin Moore, a local business, and the City of Mesquite. The program allows qualified Truman Heights' residents to apply for minor façade repairs and paint contracting work on their homes. The original program was intended to last from PY07 to PY10, however, the City was requested by Benjamin Moore to continue the Paint Program into PY11. The City has amended its program year 2011 Action Plan to include the Truman Heights Paint Program.
- A local minority business in Truman Heights approached the City of Mesquite to build a new retail facility in the neighborhood. To help aid in construction costs, as well as to ensure the business retains its location within Truman Heights, the City agreed to assist with available CDBG Neighborhood Economic Development funds. Both the type of local business and construction design meet the intent and objectives outlined within the neighborhood plan. The project was put on hold by City Council in April 2011. No further work has been completed since April. The City has amended its program year 2011 Action Plan to include Neighborhood Economic Development should City Council decide to resume the project.

Planning

- The Planning Staff continues drafting work on a City-wide Unified Development Code. The UDC is based on smart growth principles that will foster infill development and neighborhood revitalization throughout the community.
 - The Planning Staff is drafting a revision to its Community Appearance Manual. The CAM is based on time-tested design principles that encourage contextually appropriate rehab and infill development throughout the community.
 - The Planning Staff has initiated an educational series addressing the convergence of Public Health and Planning and added it as a subsection to the City's website. Staff has completed a draft of a new public health comprehensive plan element.
2. The City continues making progress with its CDBG program, meeting or exceeding proposed goals and objectives; therefore, there is no need to change the City's program.
3. Affirmatively Furthering Fair Housing--The City of Mesquite completed an Analysis of Impediments (AI) in 2010 during the development of the City's PY2010-2014 Consolidated Plan. The impediments identified were:
1. Lack of access to credit and poor credit history—The AI shows that Mesquite residents are more likely than residents of surrounding cities to face challenges in securing home loans due to factors such as poor credit history, lower incomes and high debt-to-income ratios.
 2. Most fair housing complaints concern renters and landlords—A survey conducted for the AI revealed that a low proportion of residents, 7%, may have faced housing discrimination in Mesquite.
 3. Not-In-My-Backyard Syndrome—Mesquite residents feel that rental properties, low income/Section 8/government housing and run-down apartment buildings are too prevalent within their neighborhoods.

The following actions have been taken by the City to overcome these impediments:

1. The City provides a link on its website to the Consumer Credit Counseling Service of Greater Dallas (CCCS) which has a location in Mesquite. CCCS is a non-profit, community service organization that provides financial education to consumers.
2. The City has added information on its website to raise the visibility of fair housing and the complaint process (**working on this at the moment**)
3. The City will endeavor to combat the "nimby-ism" through the continuation of the Addressing Mesquite program which has an aggressive Rental Certificate of Occupancy program. This program requires all single-family and duplex rental homes in deteriorated CDBG-eligible areas to pass an on-site interior and exterior inspection before a new tenant can occupy the home.
4. The greatest obstacle to meeting underserved needs in Mesquite is lack of funding. The city's popular and well-used housing rehabilitation program assists

many target population groups (elderly, disabled, female head-of-house, etc.) and continues to have a wait list due to high demand and limited funding.

Getting information from residents through citizen participation about the need in their neighborhoods is crucial. City staff will continue seeking innovative approaches to encourage public participation.

The City has few, if any, institutional, political and systemic barriers to meeting the identified needs.

5. To leverage private resources with CDBG funds, the City of Mesquite has partnered with Benjamin Moore Paint to address neighborhood revitalization. Benjamin Moore has made a commitment to the City that they will provide exterior house paint free-of-charge to all residents (49 households) who live in the CDBG target neighborhood Truman Heights. The City has worked with Benjamin Moore to develop cohesive color scheme choices which will preserve and reflect the historic character of the aging homes. Residents who do not meet the low-mod income qualification will receive the paint and the City will coordinate with volunteer groups to apply it to these homes. Residents who do qualify as low-mod will receive the paint (subject to lead-based paint regulations at 24 CFR 570.608) and Exterior Renewal repairs. The original program was intended to last from PY07 to PY10, however, the City was requested by Benjamin Moore to continue the Paint Program into PY11. The City has amended its program year 2011 Action Plan to include the Truman Heights Paint Program.

Additionally, Planning staff conducted a study through the University of Texas (Arlington Campus) to gain insight into public participation levels within the Truman Heights and Casa View Heights target neighborhoods. In December 2010 graduate level students made a formal presentation to City staff, council members, and board members. Part two of the study was completed in May 2011. The students made recommendations to improve communication channels between the City and the neighborhoods. The Community Development Department is currently applying the student recommendations by organizing staff and formalizing residents into neighborhood block representatives.

Managing the Process

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

Program Year CAPER Managing the Process response:

1. The City of Mesquite implemented the following efforts to ensure compliance with program and comprehensive planning requirements:

- The City begins its Annual Action Plan process by advertising CDBG funding application availability for interested parties
- Prospective applications that are CDBG eligible activities and meet a national objective are presented by staff to the Mesquite City Council along with recommended funding levels
- City Council determines which prospective activities best meet the priority need goals and objectives established in Mesquite's Consolidated Plan and

establish a preliminary list of upcoming program year activities and funding amounts

- The preliminary Action Plan activities and budget are advertised in the newspaper and a public hearing is held
- Following the public hearing, a 30 day comment period goes into effect
- After the 30 day comment period a final public hearing is held; provided no revisions are made to the preliminary Action Plan and budget, a resolution to approve and adopt the Action Plan activities and budget is enacted and the Action Plan is sent to HUD
- Written subrecipient agreements are executed before CDBG funds are drawn down
- Any activity (housing rehabilitation, infrastructure) which requires an Environmental Review has such a review and a Request for Release of Funds is submitted to HUD before CDBG funds are expended
- Subrecipients were monitored continuously throughout the year with quarterly progress reports, proper accomplishment and expenditure documentation and recordkeeping; subrecipients also had one on-site monitoring visit
- At the end of the program year, the City prepares the annual CAPER and provides a 15 day public comment period
- Following the comment period the CAPER is sent to HUD

Citizen Participation

1. Provide a summary of citizen comments.
2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

Program Year CAPER Citizen Participation response:

1. Notice of the program year 2010 CAPER for the City of Mesquite was published in the Daily Commercial Record on December 8, 2011. The CAPER was available for review and public comment at the North Branch Library, at the Community Services Building and on the City's website from December 9, 2011 through December 23, 2011. No comments were received (**assuming**).

2. The City of Mesquite received its 2010 Program Year entitlement grant in the amount of \$992,799. The entitlement grant along with \$226,826.11 in unexpended funds from the previous program year made available \$1,219,625.11 in Community Development Block Grant (CDBG) funds for the 2010 Program Year. A total of \$849,125.13 was expended during the program year. Other than administrative and planning costs, all of the funds expended during the reporting period directly benefited the low to moderate-income (LMI) population of Mesquite.

With the exception of Problem Oriented Policing, the City of Mesquite's public services component of CDBG is allocated Citywide. Public service grants are provided for assistance to special needs populations, including persons who are homeless and at-risk of homelessness, victims of domestic violence (including children), low-income seniors, low-income adults and families, and persons with disabilities. The City's low- to moderate-income Census Tract Block Groups are primarily concentrated in the central and eastern portion of the City. Funds were prioritized for impacting all CDBG target areas with particular attention to neighborhoods that have a high concentration of low-mod rent homes.

A Mesquite map and table showing the city's low- to moderate-income Census Tract Block Groups appears at the end of the CAPER.

Institutional Structure

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

Program Year CAPER Institutional Structure response:

1. The City continued its successful efforts to overcome gaps in institutional structure and enhance coordination by fostering and maintaining the City's existing partnerships and networks, described below, and supporting the City's housing authority's goals and needs.

- ❖ Mission East Dallas County Health Ministries (MED)--MED offers holistic health care to low-income and uninsured population within the Mesquite community.
- ❖ New Beginning Center--The mission of New Beginning Center is to foster an environment of safety, support and respect for families affected by domestic violence. This is achieved through crisis intervention, counseling, shelter, education, advocacy, and diverse community partnerships. The vision of New Beginning Center is to promote social change that will lead to the elimination of domestic violence.
- ❖ Sharing Life Community Outreach--This program offers food/non-food necessities, clothing closet, rent and utility assistance, holiday programs, a 12-step addiction recovery program, and parenting and job skills training.
- ❖ Mesquite Social Services—This program offers rent and utility assistance.
- ❖ Problem-Oriented Policing (POP)—The POP activity helps fund the salaries of police officers who spend their time on problem-oriented policing and crime prevention strategies throughout 29 CDBG-eligible areas which have disproportionate amounts of crime requiring additional police efforts.

Monitoring

1. Describe how and the frequency with which you monitored your activities.
2. Describe the results of your monitoring including any improvements.
3. Self Evaluation
 - a. Describe the effect programs have in solving neighborhood and community problems.
 - b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.
 - c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.
 - d. Indicate any activities falling behind schedule.
 - e. Describe how activities and strategies made an impact on identified needs.
 - f. Identify indicators that would best describe the results.
 - g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.
 - h. Identify whether major goals are on target and discuss reasons for those that are not on target.
 - i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

Program Year CAPER Monitoring response:

1. The City of Mesquite conducted one on-site monitoring visit for each subrecipient during PY10. Subrecipients were monitored continuously throughout the year with quarterly progress reports, accomplishment and expenditure documentation and recordkeeping.
2. Following the City's own monitoring review by HUD during PY10, many improvements have been made with regard to subrecipient management (strengthening subrecipient agreements, yearly goal projection, proper expenditure source documentation, etc.). Implementing these changes will enhance the City's oversight of its subrecipients.
3. The City of Mesquite continues to meet the established goals of the PY2010-2014 Consolidated Plan. By meeting its goals the City is impacting priority needs and specific objectives identified which improve and preserve the City's housing stock, support organizations that assist the City's special needs populations, and improve and maintain the City's neighborhoods.

The entitlement grant along with \$226,826.11 in unexpended funds from the previous program year made available \$1,219,625.11 in Community Development Block Grant (CDBG) funds for the 2010 Program Year. A total of \$849,125.13 (70%) was expended during the program year. Other than administrative and planning costs, all of the funds expended during this reporting period directly benefited the low- to moderate-income (LMI) population of Mesquite and met a priority need/objective as defined in the Consolidated Plan.

The City of Mesquite determined the following Objectives and Outcomes for the 2010 Program year activities:

Code Enforcement--Suitable Living, Sustainability
Addressing Mesquite--Suitable Living, Sustainability

New Beginning Center--Suitable Living, Availability/Accessibility
Mission East Dallas--Suitable Living, Availability/Accessibility
Sharing Life Community Outreach-- Suitable Living, Availability/Accessibility
Mesquite Social Services—Suitable Living Environment,
Availability/Accessibility
Problem Oriented Policing--Suitable Living, Sustainability
Housing Rehabilitation—Decent Housing, Affordability
Juvenile Firesetter Intervention Program—Suitable Living, Availability/
Accessibility
Truman Heights Paint Program—Suitable Living/Sustainability

The City provided decent housing through its housing rehabilitation program. This program provides exterior home repair (Exterior Renewal Program), limited repair (Limited Repair Program) and emergency repair grants to low-income, single-family households to improve, repair or replace items necessary to meet minimum building codes or to repair items that pose an imminent threat to health and/or safety.

The City provided suitable living environments through the following activities:

- Code Enforcement—Code Enforcement provides inspections and enforcement of code violations in 26 deteriorated CDBG-eligible areas to assist in the prevention of neighborhood decline.
- Addressing Mesquite—This activity is designed to restore declining residential neighborhoods by enforcing minimum property standards which ultimately will regain quality neighborhoods while eliminating the threat of health and safety hazards to restore and increase property values.
- New Beginning Center—The New Beginning Center provides shelter and counseling services to Mesquite women and children who are victims of domestic violence.
- Mission East Dallas—Mission East Dallas provides urgent medical care (dentistry, diabetes screening, pharmaceuticals, counseling, etc.) to uninsured Mesquite residents.
- Sharing Life Community Outreach—Offers food/non-food necessities, clothing closet, rent and utility assistance, holiday programs, 12-step addiction recovery program, and parenting and job skills training.
- Mesquite Social Services—Offers rent and utility assistance for families in crisis.
- Juvenile Firesetter Intervention Program—This activity provides counseling services to low-mod income juveniles identified as extreme risk for intentional firesetting.
- Problem-Oriented Policing—This activity helps fund the salaries of police officers who spend their time on problem-oriented policing and crime prevention strategies throughout 29 CDBG-eligible areas which have disproportionate amounts of crime requiring additional police efforts.
- Truman Heights Paint Program—This activity allows qualified Truman Heights' residents to apply for minor façade repairs and paint contracting work on their homes.

The City expanded economic opportunity for low- and moderate-income persons by funding the Sharing Life Community Outreach activity which offers computer and job training. Residents who attend the classes improve their marketability in the workforce.

Activities falling behind schedule--During program year 2010 the City hoped to begin using previous program year Neighborhood Economic Development funds to work with a local minority business in the Truman Heights neighborhood to build a new retail facility. This project has been put on hold by City Council. The activity Truman Heights Infrastructure, which will provide infrastructure improvements (sidewalks, curbs and gutters) to target neighborhood Truman Heights, has had a delayed start. The improvements are scheduled to begin in early 2012. Previous program funds for the activity will be carried forward to the 2011 program year. The Truman Heights Paint Program will be extended at least one more year at the request of the paint provider, Benjamin Moore. Program year 2010 funds for the activity will be carried forward to PY11. The Juvenile Firesetter Intervention Program did not have any candidates for PY10. Funding for this activity will be carried forward to PY11. The City's program year 2011 Action Plan has been amended to include these four activities.

Lead-based Paint

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

Program Year CAPER Lead-based Paint response:

1. If a housing rehabilitation repair cannot be accomplished without disturbing any painted surface on any portion of the home's exterior, for properties built prior to 1978, the surfaces to be disturbed will be either tested in order to detect the presence of lead-based paint or presumed to have lead-based paint present. If tested, it will be by a certified lead-based paint inspector or risk assessor to determine the presence or absence of lead-based paint. If lead-based paint exceeding the acceptable limits is found, then the surfaces disturbed will be repaired utilizing safe work practices. A "Notice of Lead Hazard Evaluation" will be provided to the occupants of the home. This notice will summarize the nature, scope, and results of the evaluation.

The lead-based paint hazard reduction work will be performed by a contractor who is a certified EPA Lead Renovator and licensed in utilizing safe work practices. After the lead hazard reduction work is completed a clearance examination of the work site will be performed by a certified risk assessor. This involves a visual assessment, analysis of dust samples and preparation of a clearance report. A "Notice of Lead-Based Paint Hazard Reduction Activity" will be provided to the homeowner. One housing rehabilitation project required lead remediation during program year 2010.

HOUSING

Housing Needs

1. Describe Actions taken during the last year to foster and maintain affordable housing.

Program Year CAPER Housing Needs response:

1. During the program year, the City provided assistance to 36 low-income households with housing rehabilitation. There were 6 Exterior Renewal grants (4 at 0-31% of MFI and 2 at 31-50% of MFI), 1 Limited Repair grant (1 at 31-50% of MFI) and 29 emergency repair grants (13 at 0-31% of MFI, 13 at 31-50% of MFI and 3 at 51-80% of MFI). These grants are consistent with the City's Strategic Plan goal to help maintain and preserve an aging housing stock.

Affordable housing needs for renter households are met, in part, through the City's Section 8 Voucher program. The Consolidated Plan indicates that households in the extremely low-income category (0-31% of MFI) are a high priority for renter affordable housing needs and the stated goal in the Consolidated Plan is to meet the needs of extremely low-income households under the Section 8 program. During the program year there were 987 households assisted under Section 8.

Specific Housing Objectives

1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.
2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.
3. Describe efforts to address "worst-case" housing needs and housing needs of persons with disabilities.

Program Year CAPER Specific Housing Objectives response:

1. During the program year, the City provided assistance to 36 low-income households with housing rehabilitation. There were 6 Exterior Renewal grants (4 at 0-31% of MFI and 2 at 31-50% of MFI), 1 Limited Repair grant (1 at 31-50% of MFI) and 29 emergency repair grants (13 at 0-31% of MFI, 13 at 31-50% of MFI and 3 at 51-80% of MFI). The Exterior Renewal, Limited Repair and emergency repair grants are consistent with the City's Strategic Plan goal to help maintain and preserve an aging housing stock.

2. Not applicable for the City of Mesquite.

3. Forty-seven percent of the housing rehabilitation grants, 17 total, addressed “worst-case” housing needs of recipients with the lowest income (0-31% of MFI). Additionally, at seventeen of the households, (47%), lived a resident with some type of disability.

The housing rehabilitation program will continue to provide repair assistance to these vulnerable residents who would not be able to afford or fund them otherwise.

Public Housing Strategy

1. Describe actions taken during the last year to improve public housing and resident initiatives.

Program Year CAPER Public Housing Strategy response:

Not applicable for the City of Mesquite

Barriers to Affordable Housing

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

Program Year CAPER Barriers to Affordable Housing response:

1. The City developed the following objectives to mitigate barriers to affordable housing:

- **Objective DH-2. 1 (affordability of decent housing):** Continue to support programs to rehabilitate and improve existing single family homes occupied by low and moderate income and special needs owners.
- **Objective DH-1.1 (availability/accessibility of decent housing):** Reduce the number of single family homes with lead based paint hazards through the city’s rehabilitation program.
- **Objective SL-3.1 (sustainability of a suitable living environment):** Achieve and preserve neighborhood integrity through a positive Code Enforcement program by providing inspections and issuing code enforcement violations in CDBG eligible neighborhoods.
- **Objective SL-3.2 (sustainability of a suitable living environment):** Enforce and promote minimum property standards (both interior and exterior) to ensure proper maintenance of both rental and homeowner structures in the CDBG eligible areas as part of the Addressing Mesquite program.
- **Objective SL-3.3 (sustainability of a suitable living environment):** Demolish and clear homes and/or buildings (if necessary) that are hazardous, uninhabitable and economically beyond repair as part of the Addressing Mesquite program.

HOME/ American Dream Down Payment Initiative (ADDI)

1. Assessment of Relationship of HOME Funds to Goals and Objectives

- a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.
2. HOME Match Report
 - a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.
3. HOME MBE and WBE Report
 - a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).
4. Assessments
 - a. Detail results of on-site inspections of rental housing.
 - b. Describe the HOME jurisdiction's affirmative marketing actions.
 - c. Describe outreach to minority and women owned businesses.

Program Year CAPER HOME/ADDI response:

Not applicable for the City of Mesquite

HOMELESS

Homeless Needs

1. Identify actions taken to address needs of homeless persons.
2. Identify actions to help homeless persons make the transition to permanent housing and independent living.
3. Identify new Federal resources obtained from Homeless SuperNOFA.

Program Year CAPER Homeless Needs response:

Not applicable for the City of Mesquite.

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

Program Year CAPER Specific Housing Prevention Elements response:

1. The city of Mesquite does not have any homeless shelters located within its borders. Mesquite continues to experience a low degree of homelessness. In order to maintain this, programs conducted by the Housing Office will continue to be given a high priority. By continuing these programs, the City will continue to ensure that low-and moderate-income households are able to maintain and afford homes. The City is a participant of the Dallas County Continuum of Care (CoC) and supports the CoC through housing rehabilitation and the annual homeless count. This prevents households at-risk of homelessness through maintenance of the affordable housing stock. The City also gives CDBG funds to New Beginning Center to assist in the treatment, outreach and support of victims of domestic violence. This agency also provides emergency and transitional shelter.

Other organizations (non CDBG funded) also provide homeless preventative services in Mesquite. These include:

- Housing and Community Services Department—Offers several programs to low- and moderate-income persons. The Mesquite Transportation for the Elderly and Disabled (MTED) provides transportation services to residents in Mesquite who are elderly, physically or mentally disabled. The Mesquite Public Health Clinic offers immunizations at a very low cost, or no cost, to children 18 years old and under.
- Parks and Recreation Department—Offers several programs for low- and moderate-income persons. The programs are funded through the City or by private, state and federal funding. Programs directed at youth include a Free Lunch program and a discounted after-school care program for children whose parents cannot afford the cost of day care.

Emergency Shelter Grants (ESG)

1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).
2. Assessment of Relationship of ESG Funds to Goals and Objectives
 - a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.
 - b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.
3. Matching Resources
 - a. Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.
4. State Method of Distribution
 - a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.
5. Activity and Beneficiary Data
 - a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.
 - b. Homeless Discharge Coordination
 - i. As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.
 - c. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

Program Year CAPER ESG response:

Not applicable for the City of Mesquite.

COMMUNITY DEVELOPMENT

Community Development

1. Assessment of Relationship of CDBG Funds to Goals and Objectives
 - a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.
 - b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.
 - c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.
2. Changes in Program Objectives
 - a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.
3. Assessment of Efforts in Carrying Out Planned Actions
 - a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.
 - b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.
 - c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.
4. For Funds Not Used for National Objectives
 - a. Indicate how use of CDBG funds did not meet national objectives.
 - b. Indicate how did not comply with overall benefit certification.
5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property
 - a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.
 - b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.
 - c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.
6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons
 - a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.
 - b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.
 - c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.

7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit
 - a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.
8. Program income received
 - a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.
 - b. Detail the amount repaid on each float-funded activity.
 - c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.
 - d. Detail the amount of income received from the sale of property by parcel.
9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:
 - a. The activity name and number as shown in IDIS;
 - b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;
 - c. The amount returned to line-of-credit or program account; and
 - d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.
10. Loans and other receivables
 - a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.
 - b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.
 - c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.
 - d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.
 - e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.
11. Lump sum agreements
 - a. Provide the name of the financial institution.
 - b. Provide the date the funds were deposited.
 - c. Provide the date the use of funds commenced.
 - d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.
12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year
 - a. Identify the type of program and number of projects/units completed for each program.
 - b. Provide the total CDBG funds involved in the program.
 - c. Detail other public and private funds involved in the project.

13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies
- a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

Program Year CAPER Community Development response:

1. The City of Mesquite continues to meet the established goals of the 2010-2014 Consolidated Plan:

Strategy 1. Improve and preserve the City’s housing stock.

- **Objective DH-2.1 (affordability of decent housing):** Continue to support programs to rehabilitate and improve existing single family homes occupied by low and moderate income and special needs owners.
- **Objective DH-1.1 (availability/accessibility of decent housing):** Reduce the number of single family homes with lead based paint hazards through the City’s rehabilitation program.

Strategy 2. Support organizations that provide services for the City’s special needs and low and moderate income populations.

- **Objective SL-1.1 (availability/accessibility of a suitable living environment):** Provide funding to organizations that provide supportive services for the City’s special needs and low and moderate income populations.
- **Objective SL-1.2 (availability/accessibility of a suitable living environment):** Increase involvement and support of the Metro Dallas Homeless Alliance Continuum of Care process and the annual point-in-time homeless count.

Strategy 3. Improve and maintain the City’s neighborhoods.

- **Objective SL-3.1 (sustainability of a suitable living environment):** Achieve and preserve neighborhood integrity through a positive Code Enforcement program by providing inspections and issuing code enforcement violations in CDBG eligible neighborhoods.
- **Objective SL-3.2 (sustainability of a suitable living environment):** Enforce and promote minimum property standards (both interior and exterior) to ensure proper maintenance of both rental and homeowner structures in the CDBG eligible areas as part of the Addressing Mesquite program.
- **Objective SL-3.3 (sustainability of a suitable living environment):** Demolish and clear homes and/or buildings (if necessary) that are hazardous, uninhabitable and economically beyond repair as part of the Addressing Mesquite program.

- **Objective SL-3.4 (sustainability of a suitable living environment):**
Continue to support community policing efforts that promote safety and improve community relations in the CDBG eligible areas.
- **Objective EO-3.1 (sustainability of economic opportunities):**
Promote neighborhood economic development by providing funds to be used as forgivable loans, low interest rate loans or grants to CDBG area retail stores for business expansion, job creation, structural improvements and/or façade improvements.

Strategy 4. Create new opportunities for all types of people to reside in Mesquite.

- Support the creation of developments with an “urban village” design that is walkable and contains merchants within the community.
- Continue efforts to support the creation of new housing developments with a variety of price ranges.
- Maintain current living environment desired by residents, as shown in resident surveys, through housing rehabilitation, maintenance and neighborhood revitalization.

All activities completed during the program year had a positive impact on the community with 78% (\$660,417.36) of non Planning and Administration grant funding expended on LMI high-priority needs and objectives. Activities that help neighborhood revitalization efforts will continue to be high priorities of the City.

Single-Family Housing Rehabilitation—This program provides exterior home repair (Exterior Renewal Program), limited repair (Limited Repair Program) and emergency repair grants to low-income, single-family households to improve, repair or replace items necessary to meet minimum building codes or to repair items that pose an imminent threat to health and/or safety. Repairs included replacing such items as defective water heaters, HVAC systems, unsecured doors and windows, deteriorated roofing, siding, plumbing and electrical systems. The Housing Department rehabilitated 36 homes (6 Exterior Renewals, 1 Limited Repair, 29 emergency repairs) expending \$155,115.13 for PY10.

3. All funds used during the program year were used exclusively to meet a national objective. No actions or willful inaction on the part of the City hindered the implementation of the Consolidated Plan. The City pursued all resources that it indicated it would pursue and provided any requested certifications of consistency for HUD programs in a fair and impartial manner.
4. Not applicable to the City of Mesquite.
5. Not applicable to the City of Mesquite.
6. Not applicable to the City of Mesquite.
7. Not applicable to the City of Mesquite.
8. Not applicable to the City of Mesquite.
9. Not applicable to the City of Mesquite.

10. Not applicable to the City of Mesquite.

11. Not applicable to the City of Mesquite.

12. Single-Family Housing Rehabilitation—This program provides exterior home repair (Exterior Renewal Program), limited repair (Limited Repair Program) and emergency repair grants to low-income, single-family households to improve, repair or replace items necessary to meet minimum building codes or to repair items that pose an imminent threat to health and/or safety. Repairs included replacing such items as defective water heaters, HVAC systems, unsecured doors and windows, deteriorated roofing, siding, plumbing and electrical systems. The Housing Department rehabilitated 36 homes (6 Exterior Renewals, 1 Limited Repair, 29 emergency repairs) expending \$155,115.13 for PY10. No other funds, public or private, are involved in the project.

13. Not applicable to the City of Mesquite.

Antipoverty Strategy

1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

Program Year CAPER Antipoverty Strategy response:

1. The City of Mesquite is committed to providing its lowest income residents with quality housing and neighborhoods, in addition to helping these residents move out of poverty and become self-sufficient. The City's housing and community development programs are targeted to improving the housing and neighborhood conditions of low-income residents.

The City continues its efforts to attract high paying jobs and industry to the community. The City works with and through the Mesquite Chamber of Commerce and other similar bodies in the region to increase the quality and size of the labor force in Mesquite. The City continues to support the Mesquite Independent School District, by providing each child with a sound educational foundation. Therefore, they will be better prepared to assume effective positions in the work place in the future and thus help reduce the level of poverty in Mesquite.

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs

1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

Program Year CAPER Non-homeless Special Needs response:

1. The City of Mesquite provided funding to the agency New Beginning Center, Inc. The mission of New Beginning Center is to foster an environment of safety, support and respect for families affected by domestic violence. This is achieved through crisis intervention, counseling, shelter, education, advocacy, and diverse community

partnerships. The vision of New Beginning Center is to promote social change that will lead to the elimination of domestic violence.

Specific HOPWA Objectives

1. Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives
Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:
 - a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;
 - b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;
 - c. That community partnerships between State and local governments and community-based non-profits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
 - d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
 - e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
 - f. That community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.

2. This should be accomplished by providing an executive summary (1-5 pages) that includes:
 - a. Grantee Narrative
 - i. Grantee and Community Overview
 - (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services
 - (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected
 - (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS
 - (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body
 - (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations
 - (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families.
 - ii. Project Accomplishment Overview
 - (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to

prevent homelessness; rental assistance; facility based housing, including development cost, operating cost for those facilities and community residences

- (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds
- (3) A brief description of any unique supportive service or other service delivery models or efforts
- (4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.

iii. Barriers or Trends Overview

- (1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement
- (2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and
- (3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years

b. Accomplishment Data

- i. Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).
- ii. Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions (Table II-2 to be submitted with CAPER).

Program Year CAPER Specific HOPWA Objectives response:

Not applicable for the City of Mesquite.

OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.