Dallas Housing Authority

2018 PHA Plan
September 2017

Lakewest Youth Sports Facility

U.S. Department of Housing and Urban Development
Fort Worth Regional Office, Region VI
Office of Public Housing
801 Cherry Street
Unit #45, Suite 2500
Fort Worth, TX 76102

T. Broussard, Exec Director
3939 N. Hampton
Dallas, TX 75212

October 17, 2017

Dear Mr. Broussard:

SUBJECT: Approval of PHA Plan for FYB01/2018, tx009v01

This letter is to inform you that the subject **PHA** Plan is technically approved. This approval does not constitute an endorsement of the strategies and policies outlined in the Plan.

This approval letter including all other documentation supporting the plan must be maintained in a file and made available for review and inspection at the principal office of the PHA during normal business hours.

As you are aware, the Plan included a Capital Fund Program (CFP) Annual Statement for the upcoming year. Notice **PIE** 2008-41 (HA), issued November 13, 2008, has been recently clarified to state that Qualified PHAs do not submit CFP documents for **HUD** review at the time it submits its PHA Plan. We will therefore cease all processing of the submitted CFP documents. Your CFP documents must be revised and resubmitted for HUD review after the grant is awarded for the upcoming year. Once approved, funds will not be available for obligation or draw down until an environmental review of the proposed activity is finalized. In the event funds have been approved for account 1406, please be advised that these funds must be used for Operations and not for Capital Improvements.

In providing assistance to families under programs covered by this Plan, your PHA will comply with the rules, standards and policies established, as provided in 24 CFR Part 903 and other applicable regulations.

If you have any questions or need further assistance regarding your PHA Plan, please contact your specialist.

Sincerely,

Regenia Y. Hawkins
Director
Office of Public Housing

Streamlined Annual PHA Plan *(High Performer PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

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

Definitions.

(1) ***High-Performer PHA*** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
(2) ***Small PHA*** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
(5) ***Troubled PHA*** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
(6) ***Qualified PHA*** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A. PHA Information.

A.1

PHA Name: The Housing Authority of the City of Dallas, Texas **PHA Code**: TX009
PHA Type: ☐ Small ☑ High Performer
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/01/2018
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
Number of Public Housing (PH) Units 3,527 **Number of Housing Choice Vouchers (HCVs)** 19,671
Total Combined 23,198
PHA Plan Submission Type: ☑ Annual Submission ☐ Revised Annual Submission

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

☐ **PHA Consortia**: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B.	Annual Plan Elements
B.1	**Revision of 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) The PHA must submit its Deconcentration Policy for Field Office Review. *The Deconcentration of Poverty Policy is included in Attachment 2.* (c) If the PHA answered yes for any element, describe the revisions for each element below: Please see responses in Attachment 1.
B.2	**New Activities.** (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N ☐ ☑ Hope VI or Choice Neighborhoods. ☑ ☐ Mixed Finance Modernization or Development. ☑ ☐ Demolition and/or Disposition. ☐ ☑ Conversion of Public Housing to Tenant Based Assistance. ☐ ☑ Conversion of Public Housing to Project-Based Assistance under RAD. ☑ ☐ 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 current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan. Please see Attachment 3.
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. The progress report in meeting DHA's mission and goals as described in the 2015-2019 PHA Plan is included as Attachment 4.

B.4.	**Most Recent Fiscal Year Audit**. (a) Were there any findings in the most recent FY Audit? Y N ☐ ☑ (b) If yes, please describe: Not applicable
	Other Document and/or Certification Requirements.
C.1	**Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan** Form 50077-ST-HCV-HP, *Certification of Compliance with PHA Plans and Related Regulations,* must be submitted by the PHA as an electronic attachment to the PHA Plan. *Please see Attachment 5.*
C.2	**Civil Rights Certification.** Form 50077-ST-HCV-HP, *Certification of Compliance with PHA Plans and Related Regulations,* must be submitted by the PHA as an electronic attachment to the PHA Plan. *Please see Attachment 6.*
C.3	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) provide comments to the PHA Plan? Y N ☐ ☐ 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. Comments and responses are provided in Attachment 7.
C.4	**Certification by State or Local Officials.** Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan,* must be submitted by the PHA as an electronic attachment to the PHA Plan. Please see Attachment 8.
D	**Statement of Capital Improvements**. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
D.1	**Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. Please see HUD form 50075.2 approved by HUD on June 20, 2016 included as Attachment 9.

Dallas Housing Authority
2018 PHA Plan

Attachment 1
Revised Elements

Statement of Housing Needs and Strategy for Addressing Housing Needs
The tables below provide current information regarding the Authority's waiting lists. The information regarding the City's housing needs and the Authority's strategy for addressing these needs has not been revised.

The Authority's combined waiting lists with over 20,000 applicants reflect the City's housing needs as provided in the City of Dallas'. Nearly 90% of these applicant households have incomes below 30% AMI and the large majority are families with children. In the public housing program, the greatest need is for one- and two-bedroom units.

Public Housing Waiting List

	Total	Percent
Income		
All Income Ranges	9,200	100%
Extremely Low-Income (</= 30% AMI)	8,229	89.45%
Very Low – Income (31% - 50% AMI)	768	8.35%
Low-Income (51 – 80% AMI)	178	1.93%
Undefined		
Race		
African-American	7,862	85.46%
American Indian	46	0.50%
Asian	54	0.59%
White	912	9.91%
Native Hawaiian/Pacific Islander	35	0.38%
Undefined	299	3.25%
Ethnicity		
Hispanic	687	7.47%
Family Type		
Families with Children	7,801	84.79%
Families without Children	1,399	15.21%
Elderly and Disabled		
Elderly/Elderly/Disabled (Head of Household age 62 & over)	203	2.21%
Disabled (Head of Household age 61 & Under)	1,540	16.74%
Bedroom Size Needed		
0	6	0.07%
1	1,302	14.15%
2	5,470	59.46%
3	1,987	21.60%
4	408	4.43%
5	8	0.09%

Source: DHA Information Technology Resources June 13, 2017

Section 8 Waiting List

	Total	Percent
Income		
All Income Ranges	11,179	100%
Extremely Low-Income (</= 30% MI)	9,729	87.03%
Very Low – Income (31% - 50% AMI)	1,276	11.41%
Low-Income (51 – 80% AMI)	147	1.31%
Undefined		
Race		
African-American	9,255	82.79%
American Indian	81	0.72%
Asian	130	1.16%
White	1,295	11.58%
Native Hawaiian/Pacific slander	36	0.32%
Undefined	508	4.54%
Ethnicity		
Hispanic	858	7.68%
Family Type		
Families with Children	8,316	74.39%
Families without Children	2,863	25.61%
Elderly and Disabled		
Elderly/Elderly/Disabled (Head of Household age 62 & over)	394	2.40%
Disabled (Head of Household age 61 & Under)	3,615	22.04%

Source: DHA Information Technology Resources June 13, 2017

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admission

Public Housing

Since September 2016 the following changes have been made to the policies that govern Deconcentration, Eligibility, Selection and Admission to the Public Housing Program:

- *Changes were made in DHA's policies to clarify that DHA staff will assist persons with sensory and cognitive impairments to complete required DHA forms to make a request.*
- *Policies were revised to clarify that an applicant or resident family with a member who has a disability and needs or wants a reasonable accommodation may request it at any time prior to a specified due date or prior to the termination or withdrawal of assistance. If at any point an applicant or resident needs assistance in completing DHA required documents, DHA staff may assist in this process (change is underlined).*
- *The frequency of opening the waiting list has been changed from every 18 months to at least every 18 months (emphasis added). Applicants whose applications expire are not entitled to an Informal Review as their applications are being withdrawn and they are not being denied housing assistance. They may reapply for the program during open enrollment.*
- *Changes were made to require the Head of Household, Co-Head, and all other adults (age 18 and over) in each applicant family to sign an Authorization for Release of Information prior to being accepted and every year thereafter. The Authorization enables DHA to use the Enterprise Income Verification (federal database) to verify multiple subsidies, income from new hires, employment income, and/or reports of no income.*
  1) *The policy has been revised to state: Applicants who have not disclosed and/or provided verification of Social Security Numbers for all nonexempt household members, have 90 days from the date they are first offered an available unit to disclose and/or verify the Social Security Numbers. During this 90-day period, the applicant may, at its discretion, retain its place on the waiting list. After 90 days, if the applicant is unable to disclose and/or verify the Social Security Numbers of all non-exempt household members, the applicant should be determined ineligible and removed from the waiting list. Exceptions to this rule:*
     i. *Individuals age 62 or older as of January 31, 2010, whose initial determination of eligibility was begun before January 31, 2010. For these individuals, disclosure and verification, documentation must be obtained that verifies the applicant's exemption status.*
     ii. *Persons under the age of 6 in applicant households that were added to the applicant household within the 6 months of admission. The family must disclose and provide verification of the Social Security Number within 90 days of the date of admission. An additional 90 day extension must be granted if delays are due to circumstances beyond the family's control.*
- *Policies were revised to clarify:*
  - *DHA will screen for criminal activity of all adult members of an Applicant's family for a period of five (5) years. Applicants or adult family members will not be admitted if they are currently using illegal drugs or have a history of engaging in the illegal use of controlled substances in the past five years.*

This requirement may be waived if the Applicant demonstrates to DHA's satisfaction that he or she no longer engages in the illegal use of the controlled substance(s). This waiver is not available to individuals engaged in selling, producing or manufacturing illegal substances. During the past year, DHA included language stating that persons convicted of felonies for selling, producing or manufacturing illegal substances will not be approved for admission.

- *Applicants with a conviction for sex crimes and/or sex crimes against a person and felony crimes against children will not be approved for admission.*
- *Applicants with convictions for arson will not be approved for admission.*
- *Applicants with a conviction for homicide or kidnapping will not be approved for admission.*

- *DHA's policies now permit it admit applicants based upon a percentage share of preference and non-preference admissions.*
- *Occupancy standards have been revised to provide for a maximum occupancy standard of two (2) persons per bedroom or living/sleeping room. Two (2) youth per bedroom unless they are of a different gender. Adults may be assigned separate bedrooms unless they are reported as a spouse or domestic partner.*
- *Policies governing live-in aides were updated as follows:*
  a. *DHA's decision about whether or not to permit the addition of a live-in aide to a public housing household shall be based upon verification that:*
     i. *The person to be assisted by the live-in aide qualifies as an individual with a disability as defined at 24 CFR part 8.3; and*
     ii. *A qualified medical practitioner verifies that the live-in aide is needed because of the disability; and*
     iii. *That the individual proposed as the live-in aide possesses the skills and ability needed to provide the services needed by the person with a disability as verified by the qualified medical practitioner.*
  b. *DHA shall notify the family of the decision to approve or deny the live-in aide in writing within 14 business days from the date all required documentation is provided.*
  c. *The family and live-in aide will be required to submit certifications:*
     i. *That the live-in aide is not obligated to support of the person(s) needing the care, and*
     ii. *That the live-in aide would not be living in the unit except to provide the necessary supportive services.*
     iii. *Under this HUD definition, a person already residing in the unit (such as a spouse, boyfriend, or girlfriend) cannot be a live-in aide (since they are living in the unit as a household member).*
  d. *A live-in aide cannot have another place to live since he/she is verified to be necessary to provide care on a live-in basis and is supposed to live in the unit. A live-in aide may have a job outside the assisted unit if the disabled individual's qualified medical practitioner certifies that the outside employment will not affect the care and services to be provided to the person assisted.*
  e. *Live-in aides are required to attend the annual recertification appointments with the head of household and DHA must determine annually the eligibility of the household for a live-in aide, unless specified otherwise by the medical practitioner verifying the need for the accommodation.*
  f. *Although family members may be qualified to perform the services needed by the individual with disabilities, a live-in aide will not be considered as a family*

member on the lease, his/her income will not be counted for eligibility or rent purposes, and the live-in aide cannot take over the unit as a "remaining member of a tenant/ family."

g. *The Live-in aide must meet DHA's screening criteria. Further, the live-in aide must not currently owe rent or other amounts to DHA or any other housing authority in connection with any HCV or public housing programs.*

- *The policy was changed to permit DHA to select applicants from the scattered site waiting lists if the incentive waiting lists become exhausted.*
- *Other changes were made in DHA's policies for clarification and ease of understanding.*

Housing Choice Voucher Program

Since September 2016 the following changes have been made to the policies that govern Eligibility, Selection and Admission to the Housing Choice Voucher Program:

- *Changes were made in DHA's policies to permit additional time for a certified medical practitioner to verify the need for reasonable accommodations.*
- *Policies were clarified to state that DHA staff may assist applicants and clients to complete DHA-required request for reasonable accommodation forms.*
- *Policies were updated to remove language indicating voucher holders would be provided a list of available rental property including a list of owners who are willing to lease units outside areas of poverty or minority concentration.*
- *Policies were revised to clarify:*
  - *DHA examines the criminal activity of all adult members of an Applicant's family for a period of five (5) years. Applicants or adult family members will not be admitted if they are currently using illegal drugs or have a history of engaging in the illegal use of controlled substances in the past five years. This requirement may be waived if the Applicant demonstrates* to DHA's satisfaction that he or she no longer engages in the illegal use of the controlled substance(s). *This waiver is not available to individuals engaged in selling, producing or manufacturing illegal substances. During the past year, DHA included language stating that persons convicted of felonies for selling, producing or manufacturing illegal substances will not be approved for admission.*
  - *Applicants with a conviction for sex crimes and/or sex crimes against a person and felony crimes against children will not be approved for admission.*
  - *Applicants with convictions for arson will not be approved for admission.*
  - *Applicants with a conviction for homicide or kidnapping will not be approved for admission.*
- *Policies were updated to state DHA may waive the criminal history requirement for Applicants participating in special programs targeting special needs populations such as homeless persons who were formerly incarcerated, other homeless persons and families, veterans and/or disabled persons. A table was added showing the time periods for waiving specific criminal activity for persons participating in these special programs. The table is reproduced on the following page.*

	Convictions for:			
	OFFENSES	***Felony (years)***	***Misdemeanor (years)***	***Patterns of misdemeanors***
1	*Alcohol related*	*5*	*0*	*2 or more in 3 yrs*
2	*Arson*	*Any*	*5*	
3	*Assault &/or Battery*	*5*	*5*	
4	*Bad Checks*	*5*	*0*	
5	*Burglary*	*5*	*5*	
6	*Crimes against animals*	*5*	*5*	
7	*Crimes against children*	*Any*	*5*	
8	*Crimes against Gov't or Gov't Officials*	*5*	*5*	
9	*Cybercrime*	*5*	*5*	
10	*Destruction/Damage/ Vandalism of Property*	*5*	*5*	
11	*Disturbance to Peace & Order*	*5*	*0*	*2 or more in 3 yrs*
12	*Domestic Crimes*	*5*	*5*	
13	*Drug*	*5*	*5*	
14	*Drug Manufacturing, Sale, Distribution*	*Any*	*5*	
15	*Embezzlement*	*5*	*5*	
16	*Fraud*	*5*	*5*	
17	*Gambling*	*5*	*5*	
18	*Harassment*	*5*	*5*	
19	*Homicide*	*Any*	*Any*	
20	*Kidnapping*	*Any*	*Any*	
21	*Organized Crime/ conspiracy*	*5*	*5*	
22	*OUI, OVI, DWI*	*5*	*0*	*2 or more in 3 yrs*
23	*Petit Theft*	*5*	*0*	
24	*Purposefully Obstructs, Impairs or Perverts the Law*	*5*	*5*	
25	*Robbery*	*5*	*5*	
26	*Sexual Crimes – Other*	*Any*	*Any*	
27	*Sex Crimes against a person*	*Any*	*Any*	
28	*Theft/ Larceny*	*5*	*5*	
29	*Traffic Violations*	*5*	*0*	
30	*Trespassing*	*5*	*5*	
31	*Weapons*	*5*	*5*	
32	*Incarceration (due to conviction)*	*5*	*5*	
33	*Any Offense Not listed*	*5*	*0*	

- *There are several reasons why current public housing or former DHA Voucher participants may be denied admission to the Voucher program such as violating a family obligation or failure to pay a debt owned DHA or another housing authority. During the past year, DHA revised its policies to limit the amount of time for an automatic denial of admission to the past ten years.*
- *DHA changed the frequency of opening the waiting list from every 18 months to at least every 18 months (emphasis added).*
- *DHA's policies now permit it admit applicants based upon a percentage share of preference and non-preference admissions.*
- *DHA has a preference for individuals who need and qualify for congregate housing. During the year, policy changes where made to clarify that such applicants must be reviewed and approved by DHA and DHA reserves the right*

to admit individuals who qualify for this preference based on units made available for this targeted population and only so long as funding is available.

- *Policies were revised to permit DHA to open the waiting list to admit a specific targeted group/admission preference including families that include children between the ages of 3 and 10 as it relates to the participation in a national study in which DHA is participating.*
- *Policies were revised to permit a DHA-Approved Referral Agency to certify families who claim a preference for congregate housing.*
- *Polices were revised to provide an exception to the Income Targeting Requirements for families that are currently assisted within the Voucher Program who wish to be admitted to another special program, such as a current Voucher participant who has reached the top of the Walker waiting list.*
- *Policies have been revised to permit DHA to approve a one-time addition of adults to a family even if the addition will increase the voucher size for which the family qualifies. Any new adults to be admitted must also pass the criminal history screening.*
- *Occupancy standards have been revised to provide for a maximum occupancy standard of two (2) persons per bedroom or living/sleeping room. Two (2) youth per bedroom unless they are of a different gender. Adults may be assigned separate bedrooms unless they are reported as a spouse or domestic partner. The revised Occupancy Standards table is provided below.*

Section 8 Voucher Program Occupancy Standards

Housing Choice Voucher Size	***Minimum No. of Persons in Household***	***Maximum No. of Persons in Household***
0-BR	*1*	*1*
1-BR	*1*	*4*
2-BR	*2*	*6*
3-BR	*3*	*8*
4-BR	*4*	*10*
5-BR	*6*	*12*
6-BR	*8*	*14*

- *Other changes were made in DHA's policies for clarification and ease of understanding.*

Financial Resources
DHA anticipates approximately $191 million to be available to fund its Public Housing and Section 8 programs in FY 2018. Approximately 67% of these funds ($128.5 million) will be payments to landlords in the Section 8 Program.

Sources	***Original Funding***	***Estimate of Remaining Funding as of January 1, 2018***	***Planned Use***
Public Housing Resources			
Federal Resources – 2018 Grants			
Public Housing Operating Fund	*NA*	*$14,881,492*	*public housing operations*
Public Housing Capital Fund	*NA*	*$4,166,700*	*public housing capital improvements*
Subtotal – 2018 Grants		***$19,048,192***	
Public Housing Dwelling Rental Income			
Rental Income	*NA*	***$7,267,874***	*public housing operations*
Other Income			
Non-Dwelling	*NA*	*$67,800*	*public housing operations*
Miscellaneous Charges	*NA*	*$141,550*	*public housing operations*
Late Charges	*NA*	*$65,840*	*public housing operations*
Subtotal Other Income		***$275,190***	
Federal Resources - Prior Year Grants			
2017 Capital Fund Program	*$4,166,700*	*$3,750,000*	*public housing capital improvements*
2016 Capital Fund Program	*$4,166,700*	*$3,000,000*	*public housing capital improvements*
2015 Capital Fund Program	*$3,895,258*	*$1,500,000*	*public housing capital improvements*
2016 Replacement Housing Factor Fund Program TX21R009501-16	*$283,147*	*$283,417*	*public housing replacement*
2015 Replacement Housing Factor Fund Program TX21R009501-15	*$810,334*	*$810,334*	*public housing replacement*
2015 Replacement Housing Factor Fund Program TX21R009502-15	*$948,483*	*$948,483*	*public housing replacement*

Sources	Original Funding	Estimate of Remaining Funding as of January 1, 2018	Planned Use
2014 Replacement Housing Factor Fund Program TX21R009501-14	*$810,192*	*$810,192*	*public housing replacement*
2014 Replacement Housing Factor Fund Program TX21R009502-14	*$948,143*	*$948,143*	*public housing replacement*
2011 Replacement Housing Factor Fund Program TX21R009502-11	*$875,620*	*$332,000*	*public housing replacement*
2012 Replacement Housing Factor Fund Program TX21R009502-12	*$813,887*	*$813,887*	*public housing replacement*
2013 Replacement Housing Factor Fund Program TX21R009501-13	*$893,148*	*$893,148*	*public housing replacement*
2013 Replacement Housing Factor Fund Program TX21R009502-13	*$370,191*	*$370,191*	*public housing replacement*
2017 Resident Opportunity and Self Sufficiency Program	*$696,316*	*$696,316*	*Low Rent self-sufficiency activities*
1991 – 1992 Public Housing Development Program TX21P009042	*$2,507,900*	*$2,057,419*	*development of public housing units*
Subtotal – Prior Year Grants		***$17,213,530***	
Total Resources for Public Housing		***$43,804,786***	

Sources	Original Funding	Estimate of Remaining Funding as of January 1, 2018	Planned Use
Section 8 Program Resources			
Annual Contributions for Section 8 Tenant-Based Assistance (includes VASH)	NA	$128,500,000	payments to landlords
Section 8 Tenant-Based Administration Fee	NA	$12,861,235	administrative fee
Section 8 Mainstream	NA	$612,000	payments to landlords
Section 8 Mainstream	NA	$87,318	administrative fee
Section 8 Single Room Occupancy	NA	$195,000	payments to landlord - Prince of Wales Apartments
2018 Family Self Sufficiency Program		$746,384	HCV Self Sufficiency Activities
Project Based Multi Family HAP Contract – Forest Green		$1,428,000	Multi Family Operations
Project Based Multi Family HAP Contract – Estelle		$2,016,000	Multi Family Operations
Project Based Multi Family HAP Contract – Lakeland		$1,008,000	Multi Family Operations
Total Resources for Section 8 Program		**$147,453,937**	
Total Resources		**$191,258,723**	

Dallas Housing Authority
2018 PHA Plan

Attachment 2
Deconcentration of Poverty Policy

The Authority's Deconcentration of Poverty Policy is found in Section II.K.3. of the Admissions and Continued Occupancy Policy and provided below. The required annual analysis and certification is provided on the following pages.

De-concentration: If at any time, one of DHA's public housing properties has an average tenant income greater than 15 percent higher than DHA-wide average income, extremely low and very low income applicants will be targeted for admission until it is within 15 percent of DHA-wide average income. In addition, DHA may offer voluntary transfers from higher income properties to lower income properties to help achieve de-concentration goals. It is not practical to try to attract higher income applicants to the lower income properties because there are virtually no higher income applicants to attract.

Attachment A: Deconcentration and Income Mixing

Housing Authority of the City of Dallas
3939 North Hampton Rd.
Dallas TX 75212
214-951-8300

CERTIFICATION
OF
DECONCENTRATION AND INCOME MIXING

June 1, 2017

The Housing Authority of the City of Dallas hereby certifies:

- That the following developments are general occupancy developments covered by the deconcentration rule:

TX009000001:
Roseland Estate,
Roseland Townhomes
TX009000003:
Cedar Springs,
Brackins Village,
Little Mexico
TX009000008:
Lakeview
Hamptons
Kingbridge Crossings
Villa Creek
TX009000013:
Barbara Jordan Square
TX009000015:
Hidden Ridge

- That 1 of the 11 covered developments have average income below 85% of the average incomes of all covered developments
- That 3 of the 11 covered developments have average income above 115% of the average incomes of all covered developments

Troy Broussard, CEO

06/01/2017
Date

	Average Income By Property by Bedroom Size							$ 12,461.00	85% Average Income of All Families	115% Average Income of all Families	Range	Certification	Eligibilty Status
		Bedroom Size	1	2	3	4	5						
TX009000005	**Brackins**	99	10887	10274	11950	10822		**$ 10,983.25**	$ 10,591.85	$ 14,330.15	Within	Subject	Covered
TX009000013	**Barbara Jordan Square**	99			9520			**$ 9,520.00**	$ 10,591.85	$ 14,330.15	Below	Subject	Covered
TX009000002	**Little Mexico**	100	8416	10962	10094	12565		**$ 10,509.25**	$ 10,591.85	$ 14,330.15	Within	Subject	Covered
TX009000001	**Roseland Townhomes**	108	9885	10966	19019			**$ 13,290.00**	$ 10,591.85	$ 14,330.15	Within	Subject	Covered
TX009000001	**Roseland Estates**	98	19118	12819	14941			**$ 15,626.00**	$ 10,591.85	$ 14,330.15	Above	Subject	Covered
TX009000008	**Lakeview Townhomes**	148	12590	14868	15662	14148	5485	**$ 12,550.60**	$ 10,591.85	$ 14,330.15	Within	Subject	Covered
TX009000008	**Villa Creek Apt**	152	11215	11746	11908	16014	29280	**$ 15,309.00**	$ 10,591.85	$ 14,330.15	Above	Subject	Covered
TX009000003	**Cedar Springs**	179	8472	11045	14280		15319	**$ 12,279.00**	$ 10,591.85	$ 14,330.15	Within	Subject	Covered
TX009000008	**Kingbridge Crossings**	195	11215	14110	19391	14841		**$ 14,889.25**	$ 10,591.85	$ 14,330.15	Above	Subject	Covered
TX009000008	**Hamptons**	224	10159	14295	17276	19006		**$ 15,184.00**	$ 10,591.85	$ 14,330.15	Above	Subject	Covered
TX009000015	**Hidden Ridge**	221	11807	11058				**$ 11,432.50**	$ 10,591.85	$ 14,330.15	Within	Subject	Covered

Dallas Housing Authority
2018 PHA Plan

Attachment 3
New Activities

Mixed Finance Modernization or Development
The Authority anticipates submitting mixed-finance proposals for Cedar Springs Place Addition (to be renamed Fairmount Crossing), Brooks Manor (to be renamed Los Encinos) and Little Mexico Village. Approximately 366 mixed-income units will be developed at Fairmount Crossing. The number of units at Los Encinos and Little Mexico Village has not been determined at this time.

Demolition and/or Disposition
The Authority anticipates submitting a Request for Disposition approval for Little Mexico Village in 2018. The proposed disposition via sale or long-term ground lease will facilitate the redevelopment of the site for mixed-income housing.

Project-Based Vouchers
The Authority will continue its plan to allocate up to 20 percent of its Housing Choice Vouchers for potential use under the Project-Based Voucher (PBV) Program. The units will be located throughout the Authority's jurisdiction. The Authority uses the PBV Program to 1) meet the requirements under the Walker housing desegregation lawsuit; 2) provide permanent supportive housing for persons with disabilities; and 3) enhance the financing of the Authority's redevelopment activities. DHA currently has approximately 1,560 PBV units and anticipates another 400 units will receive PBV assistance during the remainder of the 2015-2019 PHA Plan five-year period.

Units with Approved Vacancies for Modernization
The Authority anticipates vacating units at Brackins Village for modernization during 2018. Additionally, periodically a public housing unit will be vacated for repairs due to a fire or other extensive damage.

Other Capital Grant Programs (i.e., Capital Fund Community Facilities or Emergency Safety and Security Grants)
In 2017 DHA submitted an application for an Emergency Safety and Security Grant for security cameras at Cedar Springs Place. The Authority anticipates submitting an application annually under this lottery-awarded program to increase security at its public housing sites.

Dallas Housing Authority
2018 PHA Plan

Attachment 4
Mission Statement and Goals Progress Report

Below is a brief summary of DHA's progress in meeting its mission and goals since the beginning of the five-year PHA Plan period on January 1, 2015. Due to the posting and submission requirements, the status period runs through May 31, 2017.

Goal #1 *Increase affordable housing choices for low-income families*

Progress

January 1 – May 31, 2015

- *DHA completed construction of Buckeye Trail Commons and Buckeye Trail Commons II. These two housing developments combined provide 323 affordable housing units for low-income families.*
- *DHA prepared a long-term development and retention plan for its owned-housing stock and is in the process of implementing the plan.*
- *DHA staff continues to work with HUD regarding the disposition of the vacant Rhoads Terrace site. DHA plans to sell the site to a developer who will develop both market-rate and affordable homeownership units on the site.*
- *Following approval from HUD to sell the vacant Hall Street site, DHA sold the site and will use the proceeds to develop affordable housing for low-income families.*
- *Demolition of the Brooks Manor site has been complete to allow for redevelopment of the site with affordable housing units.*
- *The Lakewest Assisted Living Center was completed in early 2015, completing the Senior Living Continuum of Care facilities developed by DHA and Stonegate Development in Lakewest. The facilities include an independent living center, with 360 units; the Assisted Living Center, with 128 units; and a nursing home with 132 beds.*
- *DHA/DHC entered into a long-term ground lease with Stonegate Development Corporation for the Simpson Place property. Stonegate will develop an affordable housing living center for seniors on this property.*
- *DHA will provide eight (8) Section 8 Project-Based Vouchers ("PBV") for the Summit Parque Low-Income Housing Tax Credit development in located in North Dallas. The project is being developed by Zenstar Development, LLC. There will be a total of 98 affordable housing units at this site. Construction is anticipated to be complete in the end of 2015.*
- *During the first six months of 2015 DHA entered into contracts to provide 35 Section 8 PBV units for Rosemont at Pemberton; 35 PBV units for Rosemont at Cedar Crest; and 10 PBV units at City Walk @ Akard II. Additionally, DHA has entered into contracts to provide 20 Walker PBV units in McKinney.*
- *DHA held 17 Landlord Workshops with a total of 86 attendees.*
- *Since January 2015, DHA has held two Landlord Leasing Fairs with*

68 landlords and 157 voucher holders participating.

- *In the past 12 months, the Section 8 Homeownership Program has issued 13 homeownership vouchers; had three DHA closings and one independent closing; one closing is pending.*
- *Also in the past 12 months, the Section 8 Homeownership Program has held ten credit classes with 201 attendees; four post-purchase classes with 224 attendees; and seven homeownership orientations with 186 attendees.*

June 1, 2015 – May 31, 2016

- *The Request for Final Construction Inspection for Buckeye Trail Commons and Buckeye Trail Commons II was submitted to TDHCA in July 2015. The inspection was conducted in September. The final inspection for Buckeye I has been closed-out. Staff is continuing to work with TDHCA regarding the close-out of the final construction inspection for Buckeye II.*
- *The cost certifications for Buckeye I and II were filed with TDHCA in August 2015. Staff is continuing to work with TDHCA regarding the issuance of the 8609s.*
- *The Turner/Buckeye HOPE VI close-out documentation was submitted to HUD in February 2016. Staff is continuing to work with HUD to obtain the final grant close-out documents.*
- *HUD approval to dispose of the Rhoads Terrace property was received in July 2015. Bids to dispose of the site per the HUD approval have been received. Disposition of the property should occur by the end of 2016.*
- *Stonegate Development Corporation is completing construction of a 150 bed assisted living facility at the former Simpson Place site. The Authority leased the site to Stonegate for this purpose.*
- *Following HUD approval, the Cedar Glen site has been vacated and sold through a public bidding process.*
- *Ridge Parc Apartments II (RPD II) was refinanced, lowing the interest rate by two full percentage points. RPD II is one of the Authority's market rate apartment communities.*
- *Working with Zenstar Development, LLC DHA is providing eight (8) Section 8 Project-Based Vouchers ("PBV") for the Summit Parque Low-Income Housing Tax Credit development located in North Dallas. There are a total of 98 affordable housing units at this site. Construction was completed and units were occupied as of January 2016.*
- *DHA held 33 Landlord Workshops with a total of 179 attendees since January 2015, and 14 Landlord Workshops with a total of 53 attendees between January 2016 and May 2016.*
- *The Section 8 Department has been working to increase the number of participants in the Homeownership Program.*
- *Two Homeownership orientations have been held in 2016 for Section 8 participants.*
- *Two new Section 8 participants became homeowners in 2015. Additionally, there were two independent closings and one paid off home by a participant.*
- *The Authority held four Builder, Lender & Realtor orientations.*

- *Four Post-Purchase Classes (Taxes, Pest-Control, Deeds, Wills, Estate Planning, Homeowners Insurance, Budgeting etc.) have been held in 2016 for Section 8 homeownership participants.*
- *The Authority has established new partnerships with six new realtors and one new lender for its Section 8 program.*
- *The Authority issued 5 Homeownership vouchers in 2016.*
- *The Site Based waiting lists for Authority-owned properties allow applicants the option to apply for admission at to up three properties of their choice or choose the first available option. This increases the applicant chance of placement at a location they desire, as well as achieving the Authority's goal of mixed income.*
- *The average unit turnaround time is 27 days, less than the allowed 30 days. Faster unit turnaround time shortens the time families are waiting to be approved for housing.*

June 1, 2016 – May 31, 2017

- *The final TDHCA construction inspection for Buckeye Trail Commons II was closed out with the completion of the 504 handicap accessibility conversions at the site.*
- *The cost certifications for Buckeye Trail Commons I and II were approved by TDHCA and the 8609s issued and filed with the IRS.*
- *HUD approved the final closeout of the Buckeye-Turner HOPE VI grant. Although the grant has been closed, funds for the community and support services were placed in an escrow account and are now being used to provide services to the residents of Buckeye I and II.*
- *The bids for the Rhoads Terrace site were rejected. DHA is currently reviewing plans for the site.*
- *DHA is investigating options for redevelopment of the Cedar Springs Place Addition, Brooks Manor, Rhoads Terrace and Little Mexico Village sites.*
- *Stonegate Development Corporation completed construction of an assisted living facility with 150 beds at the former Simpson Place site. DHA leased the site to a partnership consisting of an affiliate entity of DHA and Stonegate for this purpose.*
- *DHA requested a waiver of the regulations regarding HUD's total development cost (TDC) limits to permit the construction of 14 new public housing units.*
- *DHA procured a Dallas-based public relations firm to develop and roll out a new brand, website, and public awareness campaign to enhance its image within the community and forge new partnerships to create affordable housing choices.*
- *DHA launched a new software program to enhance client accessibility and convenience. The new software gives clients the ability to communicate and perform business transactions with DHA from the convenience of their home. For clients without computers or Internet service, DHA has added kiosks to its properties to accommodate client accessibility.*

Goal #2 *Increase economic self-sufficiency of families for whom it is appropriate and provide an improved quality of life for those for whom self-sufficiency is not an appropriate goal*

Progress

January 1 – May 31,2015

- *The Section 8 Department has been working to increase the number of participants in the Family Self-Sufficiency (FSS) Program and to closely monitor individuals and families as they prepare to graduate from the Program.*
- *The Section 8 Department held 34 FSS Program orientations with 399 Housing Choice Voucher (HCV) clients attending and 325 enrolling in the Program.*
- *The Section 8 Department established a small cohort with Carrington College of 5 FSS clients. One of the five clients graduated from the program.*
- *The Section 8 Department held two job readiness/informational workshops with community partners (HIS Bridge Builders, Carrington College, City Square and Good Will).*
- *The Section 8 Department held two job fairs (one Voucher Program Fair and one Community Fair); three hiring events (Airport Terminal Service, Parkland and UPS); two mini job readiness workshops facilitated by the DHA Employment Coordinator; three Success on the Go Events (a collaboration with Dress for Success); one Going Places Network (a six week employment training collaboration with Dress for Success); two resume writing workshops (presented by Certified Resume Writers, Parkland Hospital Recruiter and one-on-one assistance with the DHA Employment Coordinator.*

June 1, 2015 – May 31, 2016

- *The Authority has been working to increase the number of participants in the Family Self-Sufficiency (FSS) Program and to closely monitor individuals and families as they prepare to graduate from the Program.*
- *Weekly FSS Program orientations have been held for Section 8 participants, with 75 enrolling in the Program in 2016 (a total of 289 have enrolled since June 2015).*
- *The Authority collaborated with the First Book Marketplace to reach all low-income communities, classrooms and children with the wealth of knowledge they need to read, learn and succeed.*
- *The Authority issued 25 Salvation Army Christmas Vouchers.*
- *The Authority held two job readiness/informational workshops with community partners (HIS Bridge Builders and Dress for Success) for Section 8 participants.*
- *The Authority held one community resources/job fair, one on-site hiring event (CSP Health Services Inc.); four mini job readiness workshops focusing on topics such as job interviewing, resume writing, employment soft skills.*
- *The Authority has increased the number of community partners and referral agencies.*
- *The Authority held one FSS Quarterly Meeting with WIC, CPS,*

Buckner International and the Wilkerson Center.

- *The Authority has increased the number of Program Coordinating Committee (PCC) members.*
- *The Authority has held a Tax Class facilitated by the YMCAWMC.*
- *The Authority continues to be a participant in the MDRC National FSS Study.*
- *The Head Start Center at Buckeye Trail Commons opened in 2016.*
- *The HOPE VI staff at Buckeye Commons held two Job Fairs and two Health and Community Fairs.*
- *The Roseland Community held a Community Fair.*
- *The Authority partnered with Ready to Work who provides health education class for seniors.*
- *The Authority has two full time Job Developers on staff who provide weekly employment leads to those seeking employment.*
- *The Authority's Resident Service Coordinator and Job Developer staff partner with various independent service providers to provide health service, educational, after school, Head Start, food and nutritional programs as well as job training and resume writing classes for Authority residents*.

June 1, 2016 – May 31, 2017

- *The Buckeye HOPE VI staff partnered with the Texas Construction Academy at UT Arlington and the Texas Workforce Solutions of Greater Dallas ("WFSGD") to provide a two-week highway construction-training program. The Buckeye HOPE VI staff also partnered with WFSGD to provide on-site job readiness Instruction and referrals to employment and training.*
- *Buckeye HOPE VI staff hosted Job Talk workshops, Onsite Job Fairs and Virtual Hiring Events.*
- *DHA participated in the Dallas Opportunity Fair. Nearly 2,000 youth attended the Fair where Coalition companies made approximately 700 on-the-spot job offers. The interview-to-hire ratio was 1.6 interviews to 1 offer with more than 60% of interviews resulting in a job offer.*
- *DHA has partnered with Major League Baseball, Mercy Street and the Texas Rangers to develop a Youth Baseball Academy in West Dallas. The Academy will have five outdoor baseball fields and an indoor facility with classrooms, batting cages, and infield practice areas. Total development cost is approximately $16 million.*
- *DHA has partnered with Mercy Street, FC Dallas, and the Dallas Cowboys to construct three new soccer fields and a football/soccer field in West Dallas.*
- *DHA began planning for the second phase of the renovation of the Lakewest Shopping Center. An architect has been selected and construction is anticipated to be complete in mid-2018.*
- *2017 is the 20th anniversary of the DHA Phoenix Foundation Crystal Scholarship Award program. Since its inception, the program has awarded more than $1.4 million in collage scholarships to more than 1,000 students. In June 2017, 33 students received scholarships*

approximately $55,550. Funding for this program is through donations, primarily from DHA employees.

Goal #3 *Achieve greater cost effectiveness and improved efficiencies in providing high quality housing and services for low-income families*

Progress

January 1 – May 31,2015

- *Since January 1, 2015, the Capital Programs Department contracted for $663,948 for improvements at the Authority's public housing sites. Each of these improvements is procured through a public process to assure cost effectiveness. The procurements are combined when possible to provide for improved efficiencies. A list of the improvements is provided below.*

Site	***Improvement***
Roseland	- *replace water heaters at Roseland Townhomes, the community building, and the resident services building* - *replace doors at historic buildings* - *rebuild ADA ramp at Roseland Estates*
Monarch Townhomes	- *replace water heaters*
Carroll Townhomes	- *replace water heaters*
Little Mexico Village	- *repair unit damaged by fire* - *stucco repair*
Frazier	- *replace water heater at the Head Start facility*
Park Manor	- *install door alarms*
Barbara Jordan Square	- *replace exterior doors*
Frankford Townhomes	- *install automatic doors in the community building*
Villas of Hillcrest	- *replace exterior lights* - *install sprinkler system*
Hidden Ridge Apartments	- *replace awnings* - *install new landscaping and erosion prevention*
Single Family Homes and Scattered Sites	- *exterior painting at several locations* - *foundation repair at one location* - *replace fences at several locations*

- *DHA has utilized its Legal Department to handle closings, real estate and other corporate matters, resulting in fees and expenses paid to DHA and a significant cost saving.*

June 1, 2015 – May 31, 2016

- *To help in providing efficient and quality housing, preventive maintenance and REAC inspections are conducted annually to ensure properties are maintained and repairs made timely.*
- *Annual and housekeeping inspections are also conducted every six months.*
- *The HVAC maintenance contractor conducts annual preventive maintenance checks to ensure air conditioning and heating units are maintained and running efficiently.*
- *Between June 1, 2015 and May 31, 2016, the Capital Programs Department contracted for $2,615,390 for improvements at DHA's public housing sites. Each of these improvements is procured through a public process to assure cost effectiveness. The procurements are combined when possible to provide improved efficiencies. A list of the improvements is provided below.*

Site	***Improvement***
Barbara Jordan Square	- *replace exterior doors* - *painting and exterior repairs*
Roseland Townhomes	- *foundation repair* - *sidewalk repairs* - *replace wood trim and exterior painting*
Roseland Estates	- *rebuild ADA ramp* - *foundation repair*
Roseland Scattered Sites	- *concrete repair*
Park Manor	- *install door alarms*
Audelia Manor	- *install door alarms*
Larimore	- *remodel units*
Kelly	- *remodel units*
Conner	- *concrete repair*
Military	- *concrete repair*
Hamptons at Lakewest	- *replace wood trim and exterior painting*
Frankford Townhomes	- *replace wood trim and exterior painting*

- *The appliances at Ridge Parc Apartments and Meadow Parc Apartments (two of the Authority's market rate apartment communities) have been replaced with high-efficiency, Energy Star rated appliances.*

June 1, 2016 – May 31, 2017

- *DHA completed an internal review of more than 3,000 client files to determine accuracy in income and rent calculations. These actions ensure DHA is a good steward of federal funding, reaping the maximum benefit from each dollar received.*
- *In the wake of HUD's Final Streamlining Rule, DHA mapped existing business processes to implement the flexibility measures authorized by the rule, including exploring biennial inspections, improving landlord relationships, and accelerating the move-in timeline.*
- *DHA became more resilient and instituted risk-mitigation measures by completing a property profile assessment, by leading incident report training for DHA staff, and by collaborating with the City of Dallas to execute seven fire drills for our high-rise buildings.*
- *Between June 1, 2016 and May 31, 2017, the Capital Programs Department contracted for $5,365,897 for improvements at DHA's public housing sites. Each of these improvements is procured through a public process to assure cost effectiveness. The procurements are combined when possible to provide improved efficiencies. A list of the improvements is provided below.*

Site	***Improvement***
Audelia Manor	- *replace windows*
Roseland Townhomes	- *install wrought iron fence* - *foundation repairs*
Roseland Estates	- *install wrought iron fence*
Roseland Scattered Sites	- *replace water heaters*
Single Family Homes Scattered Sites	- *replace fences* - *replace roofs* - *replace concrete driveways* - *exterior painting* - *replace windows*
Frankford Townhomes	- *replace window screens* - *replace roofs* - *replace playground equipment*
Hamptons at Lakewest	- *replace HVAC*
Lakeview Townhomes	- *replace damaged wood trim and exterior painting* - *replace sidewalks*

Site	***Improvement***
Kingbridge Crossing	*- replace damaged wood trim and exterior painting* *- replace HVAC*
Villa Creek Apartments	*- replace roofs*
Lakewest Village	*- replace siding and exterior painting*
Kelly Blvd.	*- replace roofs*
Conner Drive	*- renovation of dwelling units*
Villas at Hillcrest	*- replace roofs* *- replace playground equipment and surface* *- install chimney caps*
Hidden Ridge Apartments	*- replace roofs* *- replace HVAC system*
Little Mexico Village	*- replace cluster mailboxes*

- *DHA purchased and installed a new property management software system, YARDI Voyager 7s, to provide improved operating services. This software will provide applicants and program participants the ability to conduct business with DHA electronically, saving time and money. The software system also has improved efficiencies for routine management tasks such as procurement, purchase orders, and financial tracking.*
- *DHA began self-management of all its low-income housing tax credit properties including Roseland Townhomes, Roseland Estates, Carroll Townhomes, Monarch Townhomes, Lakeview Townhomes, Frazier Fellowship, Wahoo Frazier, and Mill City Frazier (Buckeye I & II have been self-managed since the properties opened). By self-managing these properties DHA will be able to better control both operating and capital improvement costs.*

Goal #4 Promote nondiscriminatory provisions in all DHA programs and services

Progress

January 1 – May 31, 2015

- *Through its public procurement process, DHA promotes nondiscriminatory policies and activities in the procurement of goods and services.*
- *DHA has a nondiscriminatory employment policy. It values diversity and seeks vendors, partners and staff from diverse backgrounds. DHA does not discriminate on the basis of race, color, sex, sexual orientation, religion, creed, national or ethnic origin, age, disability, veteran status or any other legally protected class status in the administration of its programs and services.*

June 1, 2015 – May 31, 2016

- *Reasonable accommodations are provided to applicants and residents if they or one of their family members have a disability. Reasonable modifications and reasonable accommodations are carried out to assist an eligible applicant or resident with a disability to take full advantage and use of the Authority's wait list and housing programs.*
- *The Grievance Procedure is provided to residents as a forum and procedure to seek just, effective, and efficient settlement of grievances against actions or decisions of the Housing Operations Department.*
- *The Authority continues to review and update policies to ensure it does not discriminate against any applicant or resident based on race, color, sex, sexual orientation, religion, creed, national origin, age, disability, veteran status or any other legally protected class status in the administration of programs and services.*

June 1, 2016 – May 31, 2017

- *Of the 1,110 requests for reasonable accommodation received during this period, DHA was able to approve 767 requests. Reasonable accommodations are provided to applicants and residents if they or one of their family members have a disability. Reasonable modifications and accommodations are carried out to assist an eligible applicant or resident in taking full advantage of the waiting list and housing programs. In cases where requests are denied, applicants and residents may exercise their right to a hearing.*

Goal #5 Facilitate the development of affordable housing in Dallas utilizing DHA's development tools such as its tax-exempt status, issuing bonds, and partnering with private developers

Progress

January 1 – May 31,2015

- *Staff met with a developer's representatives to discuss partnering or purchasing an interest in several of their properties.*

June 1, 2015 – May 31, 2016

- *Staff met with several developer representatives to discuss partnering with them to develop affordable housing or purchasing an interest in existing properties.*

June 1, 2016 – May 31, 2017

- *Staff met with several developer representatives to discuss partnering with them to develop affordable housing or purchasing an interest in existing properties in the City of Dallas and neighboring communities.*
- *DHA working with the owner of a Low-Income Housing Tax Credit (LIHTC) property who is selling its share of the housing development (Las Brisas) to another owner. DHA is currently and will remain the general partner of the partnership. The sale will provide additional funds for DHA's housing programs.*

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Attachment 5
Certification of Compliance with PHA Plans and Related Regulations
Form 50077-ST-HDV-HP

Certifications of Compliance with PHA Plans 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 02/29/2016**

PHA Certifications of Compliance with the PHA Plan and Related Regulations including Required Civil Rights Certifications

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman 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 for the PHA fiscal year beginning _2018_, hereinafter referred to as" the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) 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.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA 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.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
   - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
   - 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;
   - 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 part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. 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.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. 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.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. 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.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. 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.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

The Housing Authority of the City of Dallas, Texas
PHA Name

TX009
PHA Number/HA Code

__X__ Annual PHA Plan for Fiscal Year 20 18

_____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

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

Name of Authorized Official	Title
Albert Black	Chairman, DHA Board of Commissioners
Signature	Date September 18, 2017

Dallas Housing Authority
2018 PHA Plan

Attachment 6
Civil Rights Certification

Civil Rights Certification *(Qualified PHAs)*	**U.S. Department of Housing and Urban Development** Office of Public and Indian Housing **OMB Approval No. 2577-0226** **Expires 02/29/2016**

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

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, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

The Housing Authority of the City of Dallas, Texas	TX009
PHA Name	PHA Number/HA Code

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

Name of Authorized Official Albert Black	Title Chairman, Board of Commissioners
Signature	Date September 18, 2017

Dallas Housing Authority
2018 PHA Plan

Attachment 7
Resident Advisory Board Comments and Responses

Please see attached comments and responses.

Dallas Housing Authority
2018 PHA Plan
Comments

The comment period for the Draft 2018 PHA Plan ran from July 30, 2017 through September 13, 2017. Although DHA received only one comment during this period, others were provided during the Resident Advisory Board ("RAB") meeting on September 14, 2017. Comments received through September 14, 2017 are attached. DHA's responses to these comments follow.

Dallas Housing Authority
Resident Advisory Board
2018 PHA Plan Comments

Comments Regarding the 2018 PHA Plan and Process

I think this program is very important to all of us in the housing program, I amenah Numan have found great value in being able to voice my opinion and to be allowed to give whatever opinion on living in these housing, I feel more important and valued because of these meetings. I am going something to do that seem to really be valued my problem that are similar to most people in public housing and so our problem ar heard and easier to be dealt with. Thank you for giving me the ~~opportunity to~~ opportunity to be heard and living in public housing it good to have yourself atom to lifted, and learning how it works for us

Sincerely

Amenah Numan

Dallas Housing Authority
Resident Advisory Board
2018 PHA Plan Comments

Comments Regarding the 2018 PHA Plan and Process

I agree with 2018 PHA Plan and Process

Sandra Samuel
9-14-17

Dallas Housing Authority
Resident Advisory Board
2018 PHA Plan Comments

Comments Regarding the 2018 PHA Plan and Process

Online pmts should be universal for Both Section 8 + Public Housing.

Can the cost of the Lease in a.d Be paid through The amout of your voucher?

Dallas Housing Authority Resident

Advisory Board 2018

PHA Plan Comments / Recommendations

2018 PHA Plan and Capital Fund Program Annual Submission Summary

Further Discussion of "Summary and Description of Changes/Updates"

Deconcentration and Other Policies that Govern Eligibility, Selection and Administration

Public Housing:

1 *Pg. 2 "Applicant's whose applications expire ....denied housing assistance." They may reapply for the program during open enrollment.* **Are these applicants given notice of application expiration?**

2 Pg. 3 Policies *were revised to clarify: "DHA will screen....5 years....history of engaging....illegal use of controlled substance(s)."* **What are some examples of demonstration is DHA's using to satisfy that person(s) are no longer engaging in illegal drug use? (Treatment, rehab. etc.)**

3 *Pg. 3 Policies governing live-in aides were updated as follows:* d. *"A live-in aide cannot have another place to live since he/she is verified to be necessary to provide care on a live-in basis and is supposed to live in the unit."* **How is DHA able to micromanage this aspect of someone's life and is it unreasonable to that the federal government dictate such?**

4 *Pg. 4 The policy was changed to permit DHA to select applicants from the scattered site waiting list if the incentive waiting lists become exhausted?* **What is the nexus between the live-in aide and the "scattered site" waiting list and or the "incentive" waiting list? Explain please.**

Housing Choice Voucher Program

5 *Pg. 4 Since September 2016 the following changes have been made to the policies that govern Eligibility, Selection and Admission to the Housing Choice Voucher Program: "Policies were updated to remove language indicating voucher holders would be provided a list of available rental property including a list of owners who are willing to lease units outside areas of poverty or minority concentration."* ***Is this ONE or the MAIN reason that so many voucher holders are unable to find properties and this is how DHA is systematically changing public housing residents to a project based section 8 voucher without tenant's***

knowledge? Also these project based section 8 vouchers are being built inside "poverty or minority concentrated areas." How is this possible when it does not support deconcentration?

6 *Pg. 4 Policies were updated to state DHA may waive the criminal history requirement for Applicant's participating in special programs targeting special needs populations such as homeless persons who were formerly incarcerated other homeless persons and families, veterans and/or disabled persons.* ***Clarify "special programs targeting special need" vs "target population". Under what category does the foster care constituent fall?***

7 *Pg. 5 DHA has a preference for individuals who need and qualify for congregate housing.* ***Could not thousands of families who need low income housing be categorized to "qualify for congregate housing" <u>without</u> referral agency certification? Who presently are these agencies?***

8 *Pg. 6 Requirements for families that are currently assisted within the Voucher Program who wish to be admitted to another special program such as a current Voucher participant who has reached the top of the Walker waiting list.* ***What are the requirements, when instituted and how is this agreement reached? Is there full disclosure and SIGNED consent to be moved from a "portable" HOUSING CHOICE VOUCHER to a non-portable Walker permit or "special program?"***

<u>Financial Resources</u>

9 *Pg7 DHA anticipates approximately 191 million will be available to fund its Public Housing and Section8 programs in FY 2018. Approximately 67% these funds (128.5 million will be payments to landlords in Section 8 Program.*

HAP payments to Landlords need to progressively end. Renters are homeless. Rich get richer. Clients should be afforded more than a continuous "temporary" place for families to live. Section 8 promotes and encourages homelessness. The Section 8 Program should strongly and predominantly encourage ownership and equity lessening the thousands on the "rental" waiting list! A new home concept should be instituted after all these years giving families a step up to equity and building wealth which decreases the number of families that consistently stay in poverty which benefits neighborhoods, communities cities and states. Is the Homeowner ship Program Support Services Programs or Special Housing Programs?

Pg7 Attachment 3: New Activities

10 *Units with Approved Vacancies for Modernization.* ***Are these DHA owned units? How many are there?***

11 *Mixed Finance Modernization or Development: Mixed finance proposals are anticipated to be submitted for Cedar Springs Place Addition (Fairmount Crossing).* ***Why is there so much duplication of proposed allocations of finance for this one property? Public or project based?***

12 *Pg. 8 Project Based Vouchers (PBV): DHA plans to continue to use the PBV program to meet the requirements under the Walker housing desegregation lawsuit; to provide permanent supportive housing for persons with disabilities; and to enhance the financing of its own redevelopment.* ***How is DHA able*** *to use PBV in areas where there is concentrated poverty and high minority populations?*

13 *Pg8 Units with Approved Vacancies for Modernization: DHA anticipates vacating the units at the Brackens Village housing development for modernization during 2018.* ***Will these be allocated for rent only? Are they DHA owned? If so, why is DHA or the City of Dallas gradually becoming "subliminal" landlords?***

Attachment 4: Mission Statement and Goals Report

Pg8 Change/Update the Goals Report has been updated to show the progress for each goal since the last report in 2016. Due to timing requiring for posting....June 1 2016 through May 2017.

14 *Goal #1 Increase affordable housing choices for low income families.* ***The problem with this goal is that there is not enough emphasis nor is there enough push for economic progression, home ownership, equity creation, family self-sufficiency. As stated earlier the largest amount of money is spent utilizing landlords to provide the temporary rental option. This needs to change IMMEDIATELY!***

15 *Pg.8 Progress DHA procured a Dallas-based public relation firm to develop ad roll out a new brand, website and public awareness campaign to enhance its image within the community and forge new partnerships to create affordable housing choices.* ***Who is the firm? What part do the residents have in this endeavor? What part does the RAB play? Any "townhall" for feedback? What is this new image? The predominance of what this new image should have much participation of the people it serves...not the "lording" over a people that I am beginning to feel.***

Attachment 4: Mission Statement and Goals Report Summary and Descriptions of Changes/Updates con't.

16 *Pg9 Goal#2 Increase economic self-sufficiency of families for whom it is appropriate and provide an improved quality of life for those for whom self-sufficiency is not an appropriate goal.* **What are identifying characteristics of "appropriate?" How are these 2 distinct groups being identified and what are some commonalities/differences of both?**

Pg9 Goal#3 Achieve greater cost effectiveness and improve efficiencies in providing high quality housing and services for low-income families. Progress

17 *"DHA completed an internal review ....rent calculations. These actions ensure DHA is a good steward of federal of federal funding, reaping the maximum benefit for each dollar received to the* ***[benefit of each client/participant served]. (ADD)***

18 *"In the wake of HUD'S Final Streamlining Rule ....implement the flexibility measure authorized by the rule including exploring biennial inspections, improving landlord relationships and accelerating the move-in timeline."* **Why would they implement biennial inspections increasing the work load of inspectors and adding an unsolicited (?) task to landlord's responsibility to DHA (from my personal experience) that is not favorable when trying to secure a property per RFT? Is this move pro-client or pro-landlord? Explain. How would you improve landlord relationships?**

19 **Pg9-10** *"Between June 1, 2016 and May 31, 2017, the Capital Programs Department contracted for $5,365,897 for improvements at DHA's public housing sites. Each of these improvements is procured through a public process to assure cost effectiveness. The procurements are combined when possible to provide improved efficiencies."* ***Does the RAB have any input on this process and when procurements are combined – how are they able to improve efficiencies without providing the lowest grade, the lowest efficiency, lowest quality, lowest performance products and equipment? RAB members (at least one or 2) should be included in all processes of procurements along with the actual selection of products/equipment used in these improvements. Which sites are DHA owned? Which sites PBV? Which in the City? Which in the County?***

20 *"DHA began self-management of all its low-income housing tax credit properties including Roseland Townhomes, Roseland Estates, Carroll Townhomes, Monarch Townhomes, Lakeview Townhomes, Frazier Fellowship, Wahoo Frazier and Mill City Frazier."* ***Are all these properties in deconcentrated areas? Are "tax credit and PBV properties" synonymous terms? Are they all in City? If not, which ones? (And the assumption will be remainder located in Dallas County.)***

Pg11 Goal#5 Facilitate the development of affordable housing in Dallas utilizing DHA's development tools such as its tax-exempt status, issuing bonds and partnering with private developers. Progress

21 *'Staff met with several developer representatives to discuss partnering with them to develop affordable housing or purchasing an interest in existing properties in the City of Dallas and neighboring communities."* ***[For participants TO PURCHASE in our Homeownership Program IN ADDITION TO***

EXPANDING OUR PRESENT INVENTORY OF AFFORDABLE HOUSING UNITS?] (ADD) ***Is this a legitimate question and again, does any RAB member(s) get to participate in this discussion?***

Pg.11 Attachment 6: Compliance and Civil Rights Certification Brief Summary

22 *"This is a standard PHA Plan Certification and must be executed by the Board Chairman and submitted with the PHA Plan. The certifications states that DHA is in compliance with Fair Housing and Civil Rights requirements."* ***Was this Certification executed and submitted at the time when the Walker suit filed?***

Attachment 7: Resident Advisory Board Comments and Responses Brief Summary:

"The Resident Advisory Board (RAB) is encouraged to make written comments regarding the draft PHA Plan. Housing Authorities are required to include those comments in the Plan and also respond in writing to any comments received."

23 *Change/Update: Comments, if any and responses will be included in the final plan prior to submission to HUD."* **This "Further Discussion" comments/response will be included in the final Plan prior to submission to HUD?**

Pg.12 Supplemental Documents *Appendix A: Definition of "Significant Amendment" and "Substantial Deviation/Modification" Brief Summary*

24 *"Housing Authorities are required to develop their own definition of Significant Amendment and Substantial Deviation/Modification to the PHA Plan. The current definition has not changed, but is included for informational purposes.* **Did RAB member(s) have any input on the development of this definition?**

Supplemental Documents Appendix C: Administrative Grievance Procedure for Tenants of Low-Rent Public Housing Program Brief Summary:

25 *"DHA provides a grievance process for applicants who have denied admission to its program and for tenants and clients."* **Is this procedure posted publicly or how is this information disseminated?**

Pg.13 Supplemental Documents Appendix E: DHA Administrative Plan for the Housing Choice Voucher Program Brief Summary:

26 *"DHA's Administrative Plan for the Housing Choice Voucher Program provides the policy statements to operate DHA's Housing Choice Voucher Programs. Policy statements include policies regarding applications maintaining the waiting list, admissions preferences, determination of rent; request for tenancy approval, ongoing program operation, special programs and termination of participation."* **Does this include who gets a voucher, whose vouchers are changed from Housing Choice to Walker Permit, does the participant have prior knowledge of the change from Housing Choice to Walker, and is there a written consent to the agreement to move from the Housing Choice to Walker Permit? Who is responsible for this change and can it be done WITHOUT the participant's/client's consent? When can a person port to another location/state and what is the criterion for port? What happens when a**

5

participant/client WITHOUT INFORMED CONSENT OR PROPER NOTIFICATION, is moved from the Housing *Choice Voucher Program to Walker Permit? Is OR can this be considered a Civil Right or Fair Housing violation? What part does the RAB have in this part of the Administrative Plan as far as how the program is ran and how the policy statements are developed?*

Pg.14 Supplemental Documents *Appendix H: Capital Fund Documents Brief Summary:*

(Last part of paragraph)

27 *"DHA is on target to obligate and expend all funds within the required time periods, including the RHF funds for which DHA requested and received a waiver of the time to obligate the funds due to changes in development plans and other obstacles in expending the funds."* **What were the changes in the development plans and what were the other obstacles in expending the funds?**

Pg.14 Supplemental Documents: *Appendix H.1 Five Year Action Plan 2018-2022 Changes/Updates:*

28 *"The CFP Five Year Plan narrative was updated for the ...2022. The five year capital needs.... $588 million. Of this amount.....structures and equipment....remaining funds to be expended for management improvements, administration and other eligible needs"* **What are the identifiable "management improvements, administration and other eligible needs? Was this created and developed with RAB input? Is it possible that stipends for RAB member be included as "management improvements," ""administration" or "eligible needs" for their diligence, cooperation, time, gas, energy?**

Pg.14 Supplemental Documents: *Appendix H.4. CFP Definition of Significant Amendment Brief Summary:*

"Housing Authorities are required to develop their own definition of Significant Amendment to the CFP Five Year Plan."

29 *Change/Update: "None."* **How is it determined whether or not the definition of Significant Amendment to CFP 5 year Plan changes or not? Who decides this? Is this advantageous or not?**

Pg.15 Supplemental Documents: *Appendix H.6. Resident and RAB Comments Brief Summary:*

"Housing Authorities are required to solicit the comments and recommendations of the residents, Resident Advisory Board (RAB) and public regarding the CFP Plan. Housing authorities are required to consider comments from the residents, the RAB and the public regarding their CFP plan. In the CFP submission, housing authorities must include a copy of the recommendations made by the RAB and a description of the manner in which the housing authority addressed the recommendations"

30 *Change/Updates: "Comments and recommendations, if any, and responses from DHA will be included in the final submission of the CFP Plan documents."* **This Change/Update should read: "Comments and recommendations as per requirement are solicited from the residents, Resident Advisory Board and Public regarding the CFP Plan. The recommendations made by the RAB by DHA will be included in the final submission of the CFP Plan documents to include how remaining funds and their anticipated use are to be decided.**

Pg.15 Appendix H.7 Performance and Evaluation Report (CFP) - 2014

Appendix H.8 Performance and Evaluation Report (CFP) - 2015

Appendix H.9. Performance and Evaluation Report (CFP) – 2016

Appendix H.10. Performance and Evaluation Report (CFP) – 2017

31 ***Recommendations of RAB is that the "Change/Updates" stated are used based on the need at individual property utilizing funds available prioritizing the need of each property then allocations are made with the approval of residents, RAB and the public comments.***

Pg.16 Supplemental Documents: Appendix H.11 thru Appendix H.17

32 ***How did Deere St. development get approval in 2017 with its first allocation in 2015? Cedar Springs 2011-2017 funds on hold pending revised development plan? Why?***

7

Dallas Housing Authority
2018 PHA Plan
Comments
DHA Response

Comment #1

Thank you. We appreciate the work of the RAB members and the input they provide throughout the year regarding DHA's policies and operations.

Comment #2

Thank you. We appreciate the work of the RAB members and the input they provide throughout the year regarding DHA's policies and operations.

Comment #3

Thank you. As we discussed with the RAB on September 14, 2017, DHA is moving toward an on-line payment system for its owned properties, however, we cannot require private landlords in the Housing Choice Voucher Program to accept on-line payments

The Housing Choice Voucher only provides housing assistance for the participant. Federal regulations do not permit the voucher to fund the cost of a live-in aide.

Comment #4

Thank you for your detailed comments. These comments were prepared by an RAB member and shared with the members and staff during the RAB meeting on September 14, 2017. Staff and the RAB membership addressed several of the comments during the meeting. Written responses to these comments are attached and have been provided to the RAB members.

Dallas Housing Authority
Resident Advisory Board 2018
PHA Plan Comments/Recommendations
Submitted by Ms. Bernistine Williams
DHA Response

Below are responses to the comments submitted by RAB member Bernistine Williams.

1. Yes, applicants are sent an email notice prior to their application expiration date. Applicants will be sent the notice via U.S. Mail if they so indicated a desire for correspondence through the U.S. Mail system on their application form.
Initially a post card was mailed to all applicants of the new application expiration process which asked them to register for the portal. Once the applicants register an e-mail notification will be sent when the application expire.

2. If an applicant is withdrawn for such reason, DHA will consider any documentation provided by the applicant that shows successful drug treatment/rehabilitation and/or documents that indicate participation in programs/groups that contribute rehabilitation.

3. Federal regulations dictate that live-in aides must live in the participant's unit. Participants who have a medical need for a live-in aide are provided a larger unit/voucher for the aide. If the aide does not live in the unit, he/she is not a 'live-in" aide and therefore, there would be no need for a larger unit or subsidy.

4. There is no connection between a participant having a live-in aide and placement on any waiting list, including the scattered site and incentive waiting lists.

5. There are many reasons why Housing Choice Voucher ("HCV") participants are currently having difficulty locating housing. Primary among these is the tight housing market currently being experienced in North Texas. DHA no longer maintains a list of available rental units accepting vouchers as it became too difficult to keep it updated and participants became frustrated that the units were already gone when they inquired about them.

   Being that the HCV Program is designed for participants to lease in a location within the housing market of their choice, DHA recommends that participants utilize industry websites such as Zillow, Trulia, Realtor.com, etc. In addition, GoSection8.com is also a resource that allows landlords to post properties that that may be leased to voucher participants.

   Federal regulations prohibit changing the subsidy type of participants, however, during the lease-up of Buckeye Trail Commons Public Housing residents moving into the site were eligible to apply for one of the Section 8 Project-Based Voucher ("PBV") units at the site. Admissions staff worked with these residents to apply for the program, be placed on the waiting list (although briefly as it was a new list), and be admitted to the program. At that time residents were told they were being admitted to the PBV Program.

PBV units may be placed within DHA's jurisdiction. Units may be located in areas of deconcentration and may also be used as a financing tool to redevelop public housing sites, or to meet other needs such as locating housing near services for those with special needs of the formerly homeless.

6. Working with service providers, DHA provides housing for populations that need support services such the homeless or persons with special needs. DHA also provides housing for young people aging out of foster care.

7. DHA partners with service providers and landlords to provide congregate care. These housing opportunities are in limited supply, so DHA requires participants admitted to them are in need of the services provided and are referred by the agencies who will provide the services.

8. If a participant is currently assisted under the HCV Program but reaches the top of another special program, DHA would ensure that the details of the program were properly explained to disclose both potential advantages and disadvantages.

9. DHA operates the Housing Choice Voucher (HCV) program according to Federal statute and regulations including the determination of the HAP paid to landlords and the percentage of the participant's income paid for rent. DHA has a homeownership program for participants in the HCV program. Participants interested in this program may discuss it with their Occupancy Technician to determine their eligibility for the program.

10. Units Approved for Modernization Vacancies are public housing units that are taken off-line due to needed repairs. The repairs may be necessitated by damage such as that caused by a fire or to remodel the units such as installing new kitchen and bathroom equipment.

11. Fairmount is an anticipated new construction project. Several years of Replacement Housing Factor ("RHF") funding must be accumulated to cover the construction costs as this funding is limited.

12. Housing authorities may use PBV units in many different ways, including deconcentration of poverty, as a financial tool for redevelopment of its public housing sites, or to meet a specific need. To meet the variety of needs of low-income persons and families throughout North Texas, DHA utilizes the PBV program in all these ways. DHA seeks to balance its program by providing housing in low-poverty areas as well as providing housing near services and public transportation needed by specific populations such as the homeless.

13. Brackins Village is a Public Housing development operated under Federal statutory and regulatory requirements. As such, it will remain rental and DHA will remain the property owner and landlord.

14. DHA's PHA Plan goals are established by the Board of Commissioners every five years. The current goals were adopted by the Board for the 2015-2019 five-year period. The

first goal addresses DHA's responsibility to provide affordable housing to low-income residents of its jurisdiction. The second goal addresses the economic self-sufficiency for families participating in DHA's programs. DHA's primary source of funding is from the U.S. Department of Housing and Urban Development ("HUD"). Use of these funds is regulated under Federal statute and regulations. DHA follows these requirements for the expenditure of the funds.

15. DHA's Board of Commissioners and staff members are currently working with the public relations firm and will advise the residents, including the Resident Advisory Board of changes made as a result of this work.

16. Economic self-sufficiency is not a realistic goal for many of DHA's program participants. Many participants are elderly or disabled and are unable to be employed full-time. For these participants, economic self-sufficiency may not be an appropriate goal. Every participant determines for himself or herself if it is an appropriate goal. If so, DHA tries to assist them to meet their goal.

17. The client file review insures rents are being calculated correctly and other program requirements are being met. This is a benefit to both the recipients and the government who provides the funding.

18. Biennial inspections take place every other year rather than every year and, therefore, reduce the workload by half. As a result, DHA Housing Inspectors will have the ability to conduct Initial Inspections and Compliant Inspections more quickly. In addition, DHA intends to utilize Inspections Staff to assist with potential landlord recruitment as well as create a dispatch team to assist with daily Inspection inquiries.

19. Each year the Capital Fund Budgets are provided to the RAB and reviewed with them. Following this review, the budgets are approved by the DHA Board of Commissioners and HUD. Upon receipt of the funds, staff procures the work via Federal and State procurement requirements. Attachment A provides a list of the public housing and Section 8 communities owned by DHA and its affiliates. All DHA owned properties are located within the city limits of the City of Dallas.

20. No, these properties are not in deconcentrated areas. They are on sites owned by DHA for 50 years or longer. Tax Credit properties are properties developed through the Low-Income Housing Tax Credit ("LIHTC") program while PBV properties are sites that have units receiving subsidy from Project-Based Voucher Program. Properties owned by DHA and its affiliates are located within the city limits of the City of Dallas. A list of DHA's properties is provided in Attachment A. DHA may provide housing subsidies for PBV units located within its seven-county jurisdiction.

21. DHA meets with developers who want to develop affordable housing utilizing DHA's resources. Since DHA's resources are primarily for rental housing, most of these developers are interested in developing rental units. DHA also meets with housing providers such as Habitat for Humanity who develop homeownership units to determine how the agencies can work together and how to best assist DHA's clients to

access their homeownership services. Additionally, DHA provides a homeownership program through its Housing Choice Voucher program.

22. This is a standard certification that was originally developed by HUD for the first PHA Plans in 1999. The *Walker* lawsuit pre-dates this certification.

23. Any comments received during the comment period from July 30 through September 13, 2017 and DHA's responses will be included in the final PHA Plan and submitted to HUD. This year DHA received one written comment during the comment period as well as comments from members of the RAB during the September 14, 2017 meeting. All comments were provided to the DHA Board of Commissioners and will be included in the PHA Plan prior to submission to HUD, along with DHA's responses to those comments.

24. The definition of Significant Amendment and Substantial Deviation/Modification follows HUD guidance, has been reviewed with the RAB, and is subject to input by the RAB.

25. DHA's major operational policies, including the Grievance Policy are available for review at DHA's Central Office at 3939 N. Hampton Road, Dallas, Texas and at the housing development management offices.

26. DHA's Housing Choice Voucher Program Administrative Plan provides the policies approved by the Board of Commissioners for operation of the Program including policies for issuance of vouchers and porting out of DHA's jurisdiction. Policies regarding the Program are included in the Administrative Plan are reviewed with the RAB when changes are made.

    If a special program is available and offered to a current participant, it is the choice of the participant to switch programs, not DHA.

27. Due to several issues including the inability to come to agreement with the investor partner, DHA was unable to develop the Fairmount property as originally planned. Other obstacles include the moratorium the City has placed on the development of tax credit properties and the need for additional resources. As a result, the DHA is considering how this property should be developed, as an all affordable property, a mixed market and affordable property, or some other configuration.

28. Management improvements are noncapital activities that are needed to upgrade or improve operation or management of DHA developments; promote energy conservation; sustain physical improvements and correct management deficiencies. These include new computer equipment and software, training, and related activities and supplies necessary to operate the Public Housing Program.

29. The definition of Significant Amendment for the Capital Fund Program follows regulatory guidance. The definition may be reviewed by the RAB.

30. This statement regarding in the summary document regarding comments to the CFP Plan follows HUD requirements.

31. Residents, staff, and the Resident Advisory Board provide recommendations for improvements funded through the Capital Fund Program. The Board of Commissioners and HUD approve the Capital Fund budgets.

32. The Deere Street and Fairmount Crossing projects are two separate projects requiring different funding. As the Deere Street project is small, only 14 units, DHA is able to construct it using only public housing funds. The Fairmount project is considerably larger, requiring funds from several sources and, therefore, requires more time to develop and construct.

Dallas Housing Authority
2018 PHA Plan

Attachment 8
Certification of Consistency with the Consolidated Plan

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 2/29/2016**

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

I, Chan Williams, the Assistant Director
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

The Housing Authority of the City of Dallas, Texas
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

City of Dallas, Texas
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The PHA Plan is consistent with the City of Dallas' Consolidated Plan and Analysis of Impediments to Fair Housing Choice (AI). The primary goals of the Consolidated Plan are "providing affordable housing, public services, revitalized target neighborhoods, support for homeless and special needs populations and expansion of economic development opportunities." DHA's PHA Plan reflects these goals and its efforts to meet them. The City's AI identifies the lack of affordable housing for Dallas residents as an impediment. DHA's PHA Plan provides information regarding the Authority's affordable housing opportunities as well as plans for development of additional affordable housing.

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

Name of Authorized Official Chan Williams	Title Assistant Director
Signature	Date 08-08-17

Dallas Housing Authority
2018 PHA Plan

Attachment 9
Capital Fund Approval HUD form 50075.2

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Texas State Office, Southwest
Office of Public Housing
801 Cherry Street
Unit #45, Ste. 2500
Burnett Plaza
Fort Worth, Texas 76102

Original: MaryAnn Russ
cc: Troy Broussard
Chetana Chaphekar
Tim Lott
Debbie Quitugua
Bill Manning

Dear Executive Director

SUBJECT: Budget Approval for the 2016 Capital Fund Program (CFP)

Enclosed is a copy of your approved 2016 Budget for the 2016 Capital Fund Program. Please note that HUD's approval does not constitute an endorsement of your CFP improvement strategies or funding priorities. In addition, HUD reserves the right to review 1406 funding requests prior to granting final approval and payment. Note that these funds are released based on required certifications, Five-year action plan, and Environmental clearance.

If you have any questions, please call your Facilities Management Specialist:

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0266
Expires 06/30/2017

Approved 6/23/16

Part I: Summary

PHA Name:	**Grant Type and Number**	**FFY of Grant: 2016**
Housing Authority of the City of Dallas, Texas	Capital Fund Program Grant No: TX21P00950116 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant Approval: 4/13/2016**

Type of Grant

X **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds	$0.00	$0.00	$0.00	$0.00
2	1406 Operations (may not exceed 20% of line 21)3	$0.00	$0.00	$0.00	$0.00
3	1408 Management Improvements	$100,000.00	$0.00	$0.00	$0.00
4	1410 Administration (may not exceed 10% of line 21)	$374,000.00	$0.00	$0.00	$0.00
5	1411 Audit	$0.00	$0.00	$0.00	$0.00
6	1415 Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430 Fees and Costs	$75,000.00	$0.00	$0.00	$0.00
8	1440 Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450 Site Improvement	$501,000.00	$0.00	$0.00	$0.00
10	1460 Dwelling Structures	$2,916,700.00	$0.00	$0.00	$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	$0.00	$0.00	$0.00	$0.00
12	1470 Non-dwelling Structures	$200,000.00	$0.00	$0.00	$0.00
13	1475 Non-dwelling Equipment	$0.00	$0.00	$0.00	$0.00
14	1485 Demolition	$0.00	$0.00	$0.00	$0.00
15	1492 Moving to Work Demonstration	$0.00	$0.00	$0.00	$0.00
16	1495.1 Relocation Costs	$0.00	$0.00	$0.00	$0.00
17	1499 Development Activities 4	$0.00	$0.00	$0.00	$0.00

1 To be completed for the Performance and Evaluation Report.
2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
4 RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0266
Expires 06/30/2017

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Housing Authority of the City of Dallas, Texas	Capital Fund Program Grant No: TX21P00950116 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant Approval: 4/13/2016**

Type of Grant

X **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	$0.00	$0.00	$0.00	$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	$0.00	$0.00	$0.00	$0.00
19	1502 Contingency (may not exceed 8% of line 20)	$0.00	$0.00	$0.00	$0.00
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$4,166,700.00	$0.00	$0.00	$0.00
21	Amount of line 20 Related to LBP Activities	$0.00	$0.00	$0.00	$0.00
22	Amount of line 20 Related to Section 504 Activities	$0.00	$0.00	$0.00	$0.00
23	Amount of line 20 Related to Security - Soft Costs	$0.00	$0.00	$0.00	$0.00
24	Amount of line 20 Related to Security - Hard Costs	$0.00	$0.00	$0.00	$0.00
25	Amount of line 20 Related to Energy Conservation Measures	$1,063,500.00	$0.00	$0.00	$0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
	06/17/2016		6/20/2016

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant: 2016**
Housing Authority of the City of Dallas, Texas	Capital Fund Program Grant No: TX21P00950116 CFFP (Yes / No): NO Replacement Housing Factor Grant No:	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
AMP 1 TX009000001								
Roseland Townhomes	1. Replace wood trim	1460	1	$536,000.00				
Roseland Estates								
Carroll Townhomes								
Monarch Townhomes								
Roseland Scattered Sites	1. Replace water heaters	1460	64	$60,800.00				
AMP 2 TX009000002								
Little Mexico Village								
AMP 3 TX009000003								
Cedar Springs Place	1. Replace bathtubs	1460	182	$327,600.00				

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form **HUD-50075.1** (07/2014)

Annual Statement/Performance and Evaluation Report.
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
AMP 4 TX009000004								
Frazier Fellowship								
Wahoo Frazier								
Mill City								
Frazier Single Family	1. Foundation repair 4019 Metropolitan	1460	1	$17,000.00				
AMP 5 TX009000005								
Brackins Village								
AMP 6 TX009000006								
Turner Courts								
AMP 7 TX009000007								
Rhoads Terrace								

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form **HUD-50075.1** (07/2014)

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
AMP 8 TX009000008								
Hamptons at Lakewest	1. Replace HVAC	1460	225	$450,000.00				
Kingsbridge Crossing								
Villa Creek								
Lakewest Village	1. Paint exterior	1460	50	$150,000.00				
Lakeview Townhomes								

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
AMP 9 TX009000009								
Park Manor	1. Site lighting	1450	1	$25,000.00				
	2. Replace screen doors	1460	196	$49,000.00				
	3. Paint common area	1460	1	$70,000.00				
AMP 10 TX0090000010								
Brooks Manor								
AMP 11 TX0090000011								
Cliff Manor	1. Paint common areas	1460	1	$70,000.00				
AMP 12 TX0090000012								
Audelia Manor	1. Replace common area flooring	1460	1	$80,000.00				

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
AMP 13 TX0090000013								
Barbara Jordan Square	1. Erosion control	1450	1	$5,000.00				
	2. Retaining walls	1450	1	$10,000.00				
	3. Paint exterior	1460	1	$96,000.00				
	4. Replace damaged wood	1460	1	$25,000.00				
Larimore Lane								
AMP 14 TX0090000014								
Kelly Blvd.								
Frankford Townhomes	1. Paint/ replace damaged wood	1460	1	$80,000.00				
Villas at Hillcrest								
AMP 15 TX0090000015								
Hidden Ridge Apartments								
Pebbles Apts.								

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
AMP 16 TX0090000016								
Conner Drive	1. Replace water heaters	1460	11	$11,000.00				
Military Parkway								
Scattered Site Tex 9-29	1. Repair Fences	1450	1	$20,000.00				
	2. Paint Exterior	1460	20	$87,000.00				
	3. Foundation Repair	1460	6	$102,000.00				
	4. Replace windows	1460	7	$139,200.00				
Scattered Site Tex 9-30	1. Repair Fences	1450	1	$20,000.00				
	2. Replace roofs	1460	7	$35,000.00				
	3. Retaining walls	1450	1	$3,000.00				
	4. Replace kitchen cabinets	1460	7	$135,000.00				
	5. Replace windows	1460	7	$96,000.00				
Scattered Site Tex 9-37	1. Repair Fences	1450	1	$20,000.00				
	2. Replace subfloors	1460	7	$35,000.00				
	3. Replace garage doors	1460	7	$3,500.00				
	4. Replace doors	1460	1	$20,000.00				

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
Scattered Site Tex 9-40	1. Repair Fences	1450	1	$20,000.00				
	2. Replace roofs	1460	1	$40,000.00				
	3. Replace windows	1460	17	$81,600.00				
	4. Paint exterior	1460	5	$20,000.00				
Scattered Site Tex 9-42	1. Repair Fences	1450	1	$20,000.00				
	2. Paint Exterior	1460	14	$50,000.00				
	3. Roofing	1460	4	$50,000.00				
AMP 17 TX0090000017								
Buckeye Trail Common I	1. Drain at gym	1450	1	$8,000.00				
	2. Remodel restrooms -gym	1470	2	$80,000.00				
	3. Replace Kitchen cabinets	1470	1	$20,000.00				
	4. Replace exterior doors - gym	1470	1	$20,000.00				
	5. Replace VCT - gym	1470	1	$35,000.00				
	6. Paint exterior - gym	1470	1	$45,000.00				
AMP 18 TX0090000018								
Buckeye Trail Common II								
AMP 19 TX0090000019								
Renaissance Oaks								

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
PHA Wide	1. Fees and costs	1430	1	$75,000.00				
	3. Computer software and equipment	1408	1	$100,000.00				
	4. Administration	1410	1	$374,000.00				
	5. Concrete repair all sites	1450	1	$150,000.00				
	6. Repair Playground Equipment	1450	1	$150,000.00				
	7. Fence Repair	1450	1	$50,000.00				
				$4,166,700.00	$0.00	$0.00	$0.00	

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:
Housing Authority of the City of Dallas, Texas

Federal FFY of Grant: 2016

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reason for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 1 TX009000001					
Roseland Townhomes	4/12/2018		4/12/2020		
Roseland Estates	4/12/2018		4/12/2020		
Monarch Townhomes	4/12/2018		4/12/2020		
Carroll Townhomes	4/12/2018		4/12/2020		
Roseland Scattered Sites	4/12/2018		4/12/2020		
AMP 2 TX00900002					
Little Mexico	4/12/2018		4/12/2020		
AMP 3 TX00900003					
Cedar Springs	4/12/2018		4/12/2020		
AMP 4 TX00900004					
Frazier Fellowship	4/12/2018		4/12/2020		
Wahoo Frazier	4/12/2018		4/12/2020		
Mill City Frazier	4/12/2018		4/12/2020		
AMP 5 TX00900005					
Brackins Village	4/12/2018		4/12/2020		
AMP 6 TX00900006					
Turner Courts	4/12/2018		4/12/2020		
AMP 7 TX00900007					
Rhoads Terrace	4/12/2018		4/12/2020		
AMP 8 TX00900008					
Hamptons at Lakewest	4/12/2018		4/12/2020		
Kingbridge	4/12/2018		4/12/2020		
Villa Creek	4/12/2018		4/12/2020		
Lakeview	4/12/2018		4/12/2020		
Lakewest Village	4/12/2018		4/12/2020		

1 Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended

form **HUD-50075.1** (07/2014)

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:
Housing Authority of the City of Dallas, Texas

Federal FFY of Grant: 2016

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reason for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 9 TX009000009					
Park Manor	4/12/2018		4/12/2020		
AMP 10 TX009000010					
Brooks Manor	4/12/2018		4/12/2020		
AMP 11 TX009000011					
Cliff Manor	4/12/2018		4/12/2020		
AMP 12 TX009000012					
Audelia Manor	4/12/2018		4/12/2020		
AMP 13 TX009000013					
Barbara Jordan Square	4/12/2018		4/12/2020		
Larimore Lane	4/12/2018		4/12/2020		
AMP 14 TX009000014					
Kelly Blvd.	4/12/2018		4/12/2020		
Frankford Townhomes	4/12/2018		4/12/2020		
Hillcrest	4/12/2018		4/12/2020		
AMP 15 TX009000015					
Hidden Ridge Apt	4/12/2018		4/12/2020		
Pebbles Apt	4/12/2018		4/12/2020		
AMP 15 TX009000015					
Hidden Ridge Apt	4/12/2018		4/12/2020		
Pebbles Apt	4/12/2018		4/12/2020		

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Federal FFY of Grant: 2016

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reason for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 16 TX009000016					
Conner Drive	4/12/2018		4/12/2020		
Military Parkway	4/12/2018		4/12/2020		
Single Family Homes 9-29	4/12/2018		4/12/2020		
Single Family Homes 9-30	4/12/2018		4/12/2020		
Single Family Homes 9-37	4/12/2018		4/12/2020		
Single Family Homes 9-40	4/12/2018		4/12/2020		
Single Family Homes 9-42	4/12/2018		4/12/2020		
AMP 17 TX009000017					
Buckeye Trail Common I	4/12/2018		4/12/2020		
AMP 18 TX009000018					
Buckeye Trail Common II	4/12/2018		4/12/2020		
AMP 19 TX009000019					
Renassiance Oaks	4/12/2018		4/12/2020		

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Dallas Housing Authority
2018 PHA Plan

Attachment 10
Additional Plan Documents
Public Housing Utility Allowances

MONTHLY ELECTRIC COST ALLOWANCES

Effective October 1, 2017

Property Name	Property # - BR Size	AVE $
Roseland Townhomes	274lr - 1	$69
	274lr - 2	$87
	274lr - 3	$114
	274lr - 4	$143
	274lr - 5	$167
Carroll Townhomes	273lr - 1	$67
	273lr - 2	$89
	273lr - 3	$116
Monarch Townhomes	272lr - 1	$67
	272lr - 2	$89
	272lr - 3	$116
Roseland Estates	275lr - 1	$71
	275lr - 2	$88
	275lr - 3	$114
	275lr - 4	$143
Lakeview Townhomes	271lr - 1	$66
	271lr - 2	$85
	271lr - 3	$111
	271lr - 4	$132
	271lr - 5	$152
Frazier Fellowship	276lr - 1	$68
	276lr - 2	$88
	276lr - 3	$116
Wahoo Frazier	277lr - 1	$68
	277lr - 2	$88
	277lr - 3	$116
Mill City Frazier	278lr - 1	$68
	278lr - 2	$88
	278lr - 3	$116

MONTHLY ELECTRIC COST ALLOWANCES

Effective October 1, 2017

Property Name	Property # - BR Size	AVE $
Little Mexico	201lr - 1	$39
	201lr - 2	$46
	201lr - 3	$53
	201lr - 4	$60
Cedar Springs Place	202lr - 1	$38
	202lr - 2	$45
	202lr - 3	$55
	202lr - 5	$68
Brackins Village	203lr - 1	$38
	203lr - 2	$47
	203lr - 3	$54
	203lr - 4	$61
The Hamptons at Lakewest	206lr - 1	$55
	206lr - 2	$70
	206lr - 3	$79
	206lr - 4	$86
Kingsbridge Crossing	207lr - 1	$66
	207lr - 2	$83
	207lr - 3	$111
	207lr - 4	$132
Villa Creek Apartments	210lr - 1	$65
	210lr - 2	$83
	210lr - 3	$112
	210lr - 4	$133
	210lr - 5	$153
Lakewest Village	208lr - 3	$68
	208lr - 4	$77
Conner Drive	222lrC - 3	$56
	222lrC - 4	$64
Military Parkway	222lrM - 3	$56
	222lrM - 4	$64

MONTHLY ELECTRIC COST ALLOWANCES

Effective October 1, 2017

Property Name	Property # - BR Size	AVE $
Larimore Lane	216lr - 3	$62
	216lr - 4	$70
Barbara Jordan	215lr - 3	$75
Frazier Scattered	279lr - 3	$126
Roseland Scattered	286lr - 1	$69
	286lr - 2	$91
	286lr - 3	$119
Kelly Boulevard	217lr - 3	$62
	217lr - 4	$70
Hidden Ridge Apartments	220lr - 1	$58
	220lr - 2	$72
Villas of Hillcrest	219lr - 1	$65
	219lr - 2	$88
	219lr - 3	$111
	219lr - 4	$135
Frankford Townhomes	218lr - 1	$43
	218lr - 2	$53
	218lr - 3	$63
	218lr - 4	$72
Scattered - w/Gas	222lr - 2G	$61
	222lr - 3G	$70
	222lr - 4G	$78
Scattered - All Elec.	222lr - 2E	$101
	222lr - 3E	$126
BuckeyeTrail	290lr/291lr - 1	$60
	290lr/291lr - 2	$80
	290lr/291lr - 3	$102
	290lr/291lr - 4	$124