



**2020 – 2024
Five-Year PHA Plan**

Commitment to Education



***DHA' Scholarship Program for Housing Participants
Scholarship Awards Since 1997***

<i><u>Number of Recipients</u></i>	<i><u>Amount of Scholarships Awarded</u></i>
<i>1,111</i>	<i>\$1,519,219</i>

January 6, 2020

Mr. David Pohler, Acting Director
Office of Public Housing
U.S. Department of Housing and Urban Development
801 Cherry Street, Unit #45
Suite 2500
Fort Worth, TX 76102

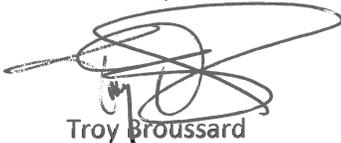
RE: PHA Plan Documents

Dear Mr. Pohler:

On September 26, 2019 DHA *Housing Solutions for North Texas* submitted both its 2020 PHA Plan and 2020-2024 Five-Year Plan to your office for approval (please see attached). As more than 75 days have lapsed since submission of the Plans and acknowledgement of receipt by HUD and DHA has received no correspondence indicating otherwise, per Federal statute and regulation (24 CFR 903.(c)(3)) DHA will proceed as though the Plans have been reviewed by HUD, found to be in compliance with applicable requirements and have been approved.

We appreciate the great work our partners at HUD do to assist us in providing affordable housing and services for low-income families in North Texas and look forward to continuing to work with you in 2020.

Sincerely,



Troy Broussard
President and CEO

Subject: 2020 PHA Plan & 2020-2024 Five-Year Plans
Date: Thursday, September 26, 2019 at 11:02:35 AM Central Daylight Time
From: Debbie Quitugua
To: Pohler, David G, Sauve, Garrett C
CC: Tim Lott, Troy Broussard
Attachments: tx009v01 hud50075-fy.pdf, tx009v01.pdf

Good Morning,

Per the instructions for submitting the annual PHA Plan on the HUD website, attached for your approval are DHA's 2020 PHA Plan and 2020-2024 Five-Year Plan.

Following the required posting period and public hearing, the Plans were approved by DHA's Board of Commissioners on September 9, 2019.

Should you have any questions regarding the Plans, please let me know.

Thank you

Subject: Re: 2020 PHA Plan & 2020-2024 Five-Year Plans
Date: Thursday, September 26, 2019 at 11:06:17 AM Central Daylight Time
From: Debbie Quitugua
To: Sauve, Garrett C, Pohler, David G
CC: Tim Lott, Troy Broussard
Attachments: image001.png, image002.png

Thank you Garrett.

From: "Sauve, Garrett C" <Garrett.C.Sauve@hud.gov>
Date: Thursday, September 26, 2019 at 11:05 AM
To: Debbie Quitugua <Debbie.Quitugua@dhantx.com>, "Pohler, David G" <David.G.Pohler@hud.gov>
Cc: Tim Lott <Tim.Lott@dhantx.com>, Troy Broussard <Troy.Broussard@dhantx.com>
Subject: RE: 2020 PHA Plan & 2020-2024 Five-Year Plans

Hi Debbie,

Thanks for sending it! We will review it and get it processed.

Garrett Sauvé
Portfolio Management Specialist
U.S. Department of Housing and Urban Development
Office of Public Housing (6APH)
801 Cherry St., Unit #45, Suite 2500
Fort Worth, TX 76102
Tel: (817) 978-5592
Fax: (817) 978-6017
Email: Garrett.C.Sauve@hud.gov



Returned Peace Corps Volunteer
Guatemala 1999-2001

Whenever you see a successful person, you only see the public glories, never the private sacrifices to reach them.

-Vaibhav Shah

From: Debbie Quitugua <Debbie.Quitugua@dhantx.com>
Sent: Thursday, September 26, 2019 11:03 AM

To: Pohler, David G <David.G.Pohler@hud.gov>; Sauve, Garrett C <Garrett.C.Sauve@hud.gov>
Cc: Tim Lott <Tim.Lott@dhantx.com>; Troy Broussard <Troy.Broussard@dhantx.com>
Subject: 2020 PHA Plan & 2020-2024 Five-Year Plans

Good Morning,

Per the instructions for submitting the annual PHA Plan on the HUD website, attached for your approval are DHA's 2020 PHA Plan and 2020-2024 Five-Year Plan.

Following the required posting period and public hearing, the Plans were approved by DHA's Board of Commissioners on September 9, 2019.

Should you have any questions regarding the Plans, please let me know.

Thank you



Debbie Quitugua
Director Capital Technical Programs
www.dhantx.com
Debbie.Quitugua@dhantx.com
Office: 214-951-8308 Fax: 214-224-4929

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Thank you.



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

January 7, 2020

Troy Broussard
President & CEO
DHA Solutions for North Texas
3939 N. Hampton Rd.
Dallas, TX 75212

Dear Mr. Broussard:

The purpose of this letter is to inform you that you we received and reviewed your agency's PHA Plan for Fiscal Year 2020 and 5 Year Plan for 2020- to 2024. We are pleased in inform you that we have approved both plans.

I you have any questions regarding our approval, please contact Garrett Sauvé at (817) 978-5592 or at *Garrett.C.Sauve@hud.gov*.

Sincerely,

A handwritten signature in black ink, appearing to read "A. J. Pohler", written over a horizontal line.

FOR David G. Pohler
Acting Director
Office of Public Housing

CERTIFICATE OF RECORDING OFFICER

The undersigned, being the recorder and custodian of the Minutes of the governing body of DHA Housing Solutions for North Texas, certifies that on Monday, September 9, 2019 at a validly convened Regular meeting of the Board of Commissioners of said Authority at which a quorum was present and voting, the attached Resolution No. 5004 entitled “A Resolution Approving the 2020-2024 Five-Year PHA Plan and Authorizing Submission of the Plan to HUD” was introduced, read and duly adopted.

IN WITNESS WHEREOF my hand and seal of the Authority, this 10th day September 2019.



Troy Broussard, Secretary
The Housing Authority of the
City of Dallas, Texas



Resolution No. 5004
RESOLUTION APPROVING
THE 2020 – 2024 FIVE-YEAR PHA PLAN AND
AUTHORIZING SUBMISSION OF THE PLAN TO HUD

WHEREAS, DHA *Housing Solutions for North Texas* (“DHA”), has established a planning process for implementation of activities to meet its goals and objectives; and

WHEREAS, the results of this process are memorialized in Five-Year and Annual PHA Plans as required by Federal statute; and

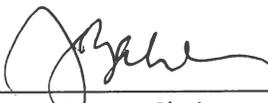
WHEREAS, DHA has prepared the 2020 – 2024 Five-Year PHA Plan in accordance with statutory and regulatory requirements; and

WHEREAS, the Plan has been posted for comment a minimum of 45 days, reviewed with the Resident Advisory Board, and a public hearing has been held to obtain public comment regarding the Plan;

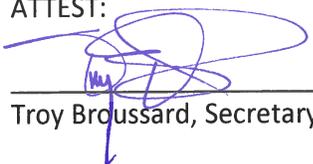
NOW THEREFORE, BE IT RESOLVED THAT,

The Board of Commissioners of DHA approves the 2020 – 2024 Five-Year PHA Plan and authorizes submission of the Plan to the U.S. Department of Housing and Urban Development.

PASSED this 9 day of September, 2019.



Jorge Baldor, Chairman

ATTEST:


Troy Broussard, Secretary

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

A.	PHA Information.																																				
A.1	PHA Name: DHA Housing Solutions for North Texas			PHA Code: TX009																																	
<p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2020 PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><i>DHA's Five-Year PHA Plan, Annual PHA Plan, Plan Elements, and relevant information regarding the Public Hearing and Proposed PHA Plans and Amendments are available at the DHA HQ Services Facility and on DHA's website, DHANTX.com. Additionally, approved PHA Plans are posted at each public housing development (with the exception of the Scattered Sites) and provided to each active Resident Council. Copies of all documents are provided to the Resident Advisory Board (RAB).</i></p>																																					
<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <i>Not Applicable</i>																																					
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 20%;">Participating PHAs</th> <th rowspan="2" style="width: 5%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 35%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 15%;">PH</th> <th style="width: 20%;">HCV</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;">Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="height: 40px;"></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="height: 40px;"></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="height: 40px;"></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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Lead PHA:																																					

B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.1	Mission. State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years. <i>DHA’s Mission is to Provide Affordable Quality Housing and Access to Supportive Resources Across North Texas.</i>
B.2	Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. <i>Goal #1 Increase affordable housing choices for low-income families</i> <i>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</i> <i>Goal #3 Achieve greater cost effectiveness and improved efficiencies in providing high quality housing and services for low-income families</i> <i>Goal #4 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</i>
B.3	Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <i>Please see Attachment B.3.</i>
B.4	Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. <i>DHA is sensitive to the possibility that certain actions of a resident may be related to, or the result of, domestic violence, dating violence, sexual assault, or stalking. The Violence Against Women Act (VAWA) protects individuals who are the victims of such crimes and misdemeanors, known collectively as VAWA crimes, from lease termination and eviction for criminal activity related to their victimization. DHA has incorporated VAWA protections into policy documents and procedures for all assisted housing programs, in order to serve the needs of both child and adult victims.</i> <i>DHA’s VAWA procedure implements the requirements of the Violence Against Women Act (VAWA) with respect to the responsibilities of DHA regarding domestic violence, dating violence, sexual assault and stalking (collectively VAWA crimes). The procedure shall be applicable to all of the federally-subsidized housing programs administered by DHA and shall be part of the Housing Choice Voucher Administrative Plan and the Public Housing Admissions and Continued Occupancy Policy by reference. VAWA protections are available to all victims regardless of sex, gender identity, or sexual orientation and will be applied consistent with all nondiscrimination and fair housing requirements.</i>
B.5	Public and Resident Advisory Board (RAB) Comments. (a) Did the public or RAB(s) provide comments to the 5-Year PHA Plan? Y N <input checked="" type="checkbox"/> <input type="checkbox"/> (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. <i>Please see Attachment B.5.</i>
B.6	Certification by State or Local Officials. Form HUD 50077-SL , <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan. <i>Please see Attachment B.6.</i>



2020 – 2024 Five Year PHA Plan Attachment B.3. Goals Progress Report

Below is a brief summary of DHA's progress in meeting its mission and goals during the previous Five-Year PHA Plan period from January 1, 2015 through May 31, 2019. Due to the posting and submission requirements, the status period runs through May 31, 2019 rather than through year-end.

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.*
- *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 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.*

June 1, 2017 – May 31, 2018

- *Upon receipt of the DHA requested waiver of the regulations regarding HUD's total development cost (TDC) limits, DHA began construction of 14 new public housing units in northeast Dallas. Construction is anticipated to be complete in 2018.*
- *DHA entered into an agreement with a developer to purchase and maintain a 248-unit Section 8 project-based assisted property in West Dallas. This project will include the renovation of all the units and maintain the affordability of the housing.*
- *DHA continues to investigate options for redevelopment of the Cedar Springs Place, Cedar Springs Place Addition, Brooks Manor, Rhoads Terrace and Little Mexico Village sites.*
- *DHA worked with the owner of a Low-Income Housing Tax Credit (LIHTC) property who sold its share of the housing development (Las Brisas II) to another owner. DHA*

remains as the general partner of the partnership. The sale provided additional funds for DHA's housing programs.

- *DHA is working with the owner of Las Brisas I to restructure the ownership of the property to include DHA while providing funds for DHA's housing programs.*
- *In the past 12 months, the Housing Voucher Programs Homeownership Program has issued 39 new vouchers, 3 post-purchase classes with 86 attendees; and 6 homeownership orientations with 153 attendees.*
- *DHA has initiated five new Project-Based Voucher Contracts (4 HAP & 1 AHAP), totaling 87 new units for DHA families.*

June 1, 2018 – May 31, 2019

- *DHA closed the Las Brisas I transaction, restructuring the ownership of the property to include DHA while providing additional affordable housing units and funds for DHA's housing programs.*
- *DHA issued a Request for Qualifications (RFQ) for Development Teams for the redevelopment of DHA's "Priority Redevelopment Properties," eight properties identified for redevelopment in the next several years. To date, fourteen development teams have been approved by the DHA Board of Commissioners and twelve have executed Memoranda of Agreement to serve as "DHA Qualified Developers."*
- *DHA issued a Call for Proposals to its Qualified Developers for redevelopment of the former Brooks Manor public housing site. DHA selected Volunteers of America National Services as the master developer for this site and is currently negotiating the Master Development Agreement.*
- *In June DHA will issue a Call for Proposal to its Qualified Developers for the redevelopment of the Cedar Springs Place and Cedar Springs Place Addition public housing sites. The remaining Priority Sites are Park Manor, Cliff Manor, Little Mexico Village, Rhoads Terrace and Brackins Village.*
- *DHA also works with its Qualified Developers for the development of affordable housing outside its current inventory and anticipates this work will increase with the selection of its Qualified Developers, thus creating additional affordable housing in North Texas.*
- *DHA intends to design and develop a home finder software app to facilitate improved outcomes for DHA clients with housing choice vouchers as they seek apartments in areas of opportunity. DHA is working with other organizations to raise funding to support the software app development costs. The software app is being designed to assist clients in their housing search process to guide them to available rental housing conveniently located near a broad menu of amenities and resources uniquely customizable for each user.*
- *DHA has initiated 3 Walker Project-Based Voucher Contracts (AHAP), totaling 126 new units for DHA families.*
- *DHA held 33 Landlord Workshops with a total of 123 attendees.*
- *DHA gained 430 new landlords/business partners in the HCV program.*
- *DHA continues to maximize the number of affordable units within its current resources by employing effective maintenance and management policies to minimize the number of public housing units off-line.*

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.*
- *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 college scholarships to more than 1,000 students. In June 2017, 33 students received scholarships worth approximately \$55,550. Funding for this program is through donations, primarily from DHA employees.*

June 1, 2017 – May 31, 2018

- *DHA 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.*
- *In 2017, DHA graduated 13 families and issued 8 escrow checks to graduates that accumulated escrow during their FSS Contract period.*

June 1, 2018 – May 31, 2019

- *DHA continues to be a participant in the MDRC National FSS Study.*

- *DHA has partnered with John’s Hopkins University and the University of Michigan to track the health outcomes of families with children between the age of 3-10 based on having voucher assistance.*
- *DHA 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.*
- *In 2018-2019, DHA graduated 11 families, conducted 21 FSS orientations, and organized a Career Planning Event.*
- *DHA provides facilities for its partners to provide on-site job training, including optical technician training, computer skills, computer literacy, keyboarding, and business development. DHA and its partners also provide job readiness programs, resume writing assistance, pre-employment skills training, and job search assistance. DHA also promotes and helps to coordinate several job fairs each year.*
- *DHA Public Housing families participated in the Dallas Healthy Start 4th Annual Baby Buggy Walk at Southwest Center Mall, the event was free and included a celebration walk, and health education fair. In addition to learning about health related resources in the community, families also learned about healthy eating, reproductive life planning and making time for exercise*
- *DHA and DHA Partners hosted Family Olympiad, at Buckeye the event included workshops for all ages: Kid Knowledge Camp workshop for children ages 5-12, Respect My Rights: Teen 13-17; Did I say That Workshop Senior 60 and up.*

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.*

<u>Site</u>	<u>Improvement</u>
<i>Roseland</i>	<ul style="list-style-type: none"> - <i>replace water heaters at Roseland Townhomes, the community building, and the resident services building</i> - <i>replace doors at historic buildings</i> - <i>rebuild ADA ramp at Roseland Estates</i>
<i>Monarch Townhomes</i>	<ul style="list-style-type: none"> - <i>replace water heaters</i>
<i>Carroll Townhomes</i>	<ul style="list-style-type: none"> - <i>replace water heaters</i>
<i>Little Mexico Village</i>	<ul style="list-style-type: none"> - <i>repair unit damaged by fire</i> - <i>stucco repair</i>

<u>Site</u>	<u>Improvement</u>
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.

<u>Site</u>	<u>Improvement</u>
Barbara Jordan Square	- replace exterior doors - painting and exterior repairs
Roseland Townhomes	- foundation repair - sidewalk repairs - replace wood trim and exterior painting

<u>Site</u>	<u>Improvement</u>
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

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.

<u>Site</u>	<u>Improvement</u>
Audelia Manor	- replace windows
Roseland Townhomes	- install wrought iron fence - foundation repairs

<u>Site</u>	<u>Improvement</u>
<i>Roseland Estates</i>	- <i>install wrought iron fence</i>
<i>Roseland Scattered Sites</i>	- <i>replace water heaters</i>
<i>Single Family Homes</i>	- <i>replace fences</i>
<i>Scattered Sites</i>	- <i>replace roofs</i> - <i>replace concrete driveways</i> - <i>exterior painting</i> - <i>replace windows</i>
<i>Frankford Townhomes</i>	- <i>replace window screens</i> - <i>replace roofs</i> - <i>replace playground equipment</i>
<i>Hamptons at Lakewest</i>	- <i>replace HVAC</i>
<i>Lakeview Townhomes</i>	- <i>replace damaged wood trim and exterior painting</i> - <i>replace sidewalks</i>
<i>Kingbridge Crossing</i>	- <i>replace damaged wood trim and exterior painting</i> - <i>replace HVAC</i>
<i>Villa Creek Apartments</i>	- <i>replace roofs</i>
<i>Lakewest Village</i>	- <i>replace siding and exterior painting</i>
<i>Kelly Blvd.</i>	- <i>replace roofs</i>
<i>Conner Drive</i>	- <i>renovation of dwelling units</i>
<i>Villas at Hillcrest</i>	- <i>replace roofs</i> - <i>replace playground equipment and surface</i> - <i>install chimney caps</i>
<i>Hidden Ridge Apartments</i>	- <i>replace roofs</i> - <i>replace HVAC system</i>
<i>Little Mexico Village</i>	- <i>replace cluster mailboxes</i>

- *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.*

June 1, 2017 – May 31, 2018

- *Between June 1, 2017 and May 31, 2018, the Capital Programs Department contracted for \$5,559,916 for improvements at DHA's housing sites and the Lone Star building. 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.*

<u><i>Site</i></u>	<u><i>Improvement</i></u>
<i>Single Family Homes</i>	<ul style="list-style-type: none">- <i>replace roofing on 16 units</i>- <i>exterior painting at 25 homes</i>- <i>replace gutters and downspouts at 12 homes</i>- <i>replace windows and front doors</i>- <i>install screen patio at 3741 High Vista</i>
<i>Roseland Townhomes</i>	<ul style="list-style-type: none">- <i>replace roofs</i>- <i>repair ramp</i>
<i>Roseland Estates</i>	<ul style="list-style-type: none">- <i>replace roofs</i>
<i>Roseland Homes</i>	<ul style="list-style-type: none">- <i>replace gymnasium roof</i>
<i>Roseland Scattered Sites I</i>	<ul style="list-style-type: none">- <i>replace roofs</i>
<i>Deere Street - Roseland Scattered Sites II</i>	<ul style="list-style-type: none">- <i>14 Unit New Construction</i>
<i>Villas of Hillcrest</i>	<ul style="list-style-type: none">- <i>replace roofs</i>
<i>Cedar Springs Place</i>	<ul style="list-style-type: none">- <i>replace doors</i>
<i>Lakeview Townhomes</i>	<ul style="list-style-type: none">- <i>install automatic doors</i>- <i>repair storm drain</i>
<i>Villa Creek</i>	<ul style="list-style-type: none">- <i>exterior painting</i>

- *Using the newly implemented application process with the Yardi software, in 2017 DHA:*

- Received 20,675 applications;
 - Selected 10,211 applicants from all wait lists (Public Housing - 1,165; Housing Choice Voucher - 8,572; Project Based - 477);
 - Offered public housing units to 655 households
 - Offered Housing Choice Voucher to 914 families; and
 - Assisted 45 families evacuated from Hurricane Harvey.
- Implementing various aspects of Yardi, including the Rent Café, has allowed staff more time to work directly with residents and applicants as many of the processes previously conducted in person are now conducted on-line with applicants and tenants uploading their information.

June 1, 2018 – May 31, 2019

- Between June 1, 2018 and May 31, 2019, the Capital Programs Department contracted for \$5,392,759 for improvements at DHA's 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.

<u>Site</u>	<u>Improvement</u>
<i>Scattered Sites</i>	<ul style="list-style-type: none"> - replace roofing on 14 single family homes - exterior painting at 19 single family homes - replace kitchen cabinets in 8 single family homes - foundation repairs at 14 single family homes
<i>Hidden Ridge Apartments</i>	<ul style="list-style-type: none"> - replace retaining wall - repair flashing above windows - replace windows -
<i>Little Mexico Village</i>	<ul style="list-style-type: none"> - Repair stucco columns
<i>Kingbridge Crossing</i>	<ul style="list-style-type: none"> - replace playground equipment
<i>Carroll Townhomes</i>	<ul style="list-style-type: none"> - replace playground equipment
<i>Deere Street - Roseland Scattered Sites II</i>	<ul style="list-style-type: none"> - 14 unit new construction
<i>Villa Creek</i>	<ul style="list-style-type: none"> - Install storm drain
<i>Audelia Manor</i>	<ul style="list-style-type: none"> - replace roof

- *DHA implemented biennial inspections in its housing choice voucher operations and reallocated inspections staff. The change resulted in improved efficiency in performing housing inspections. The timing of initial inspections improved from weeks to 2 days.*
- *DHA developed a software tool with a third party Information Technology vendor, that improves the efficiency and effectiveness of the DHA HCV program's Inspections operations. The Artificial Intelligence based software schedules housing inspections by organizing them in the most logistically and efficient manner, sends email and or text messages to the landlord and tenant, send reminder messages the day prior and the morning of the schedule inspection, provides DHA inspectors with efficient routes to travel to their daily inspections, and provides customers the opportunity to cancel and re-schedule their inspection in real time.*
- *DHA launched its on-line processing of Annual Recertifications and Interim redeterminations in both the public housing and housing voucher operations. Residents and program participants can initiate the processing of their annual recertification from the convenience of a computer in their home or they can use an available computer kiosk at any DHA facility, public library or other convenient location.*
- *In early June, 2019 DHA will submit a Letter of Interest to HUD under Cohort #2 of the Moving to Work (MTW) Expansion Program. Public housing authorities selected under Cohort #2 will be included in a rent reform study. Additionally, the MTW program offers housing authorities greater independence of government regulations including use of both Public Housing and Section 8 funds in either program, the opportunity to design and test innovative, locally designed housing and self-sufficiency strategies and approached to providing and administering housing assistance in a more cost effective way.*
- *The second phase of the online application and recertification process, the goal for 2019-2020 is to convert all applicant and tenant files to electronic files.*

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.*

June 1, 2017 – May 31, 2018

- *DHA has played an integral role in developing the region's Affirmatively Furthering Fair Housing (AFFH) Assessment. This Assessment, which is being coordinated by the University of Texas at Arlington, includes participation by more than twenty (20) North Texas cities and housing authorities.*

June 1, 2018 – May 31, 2019

- *DHA provides Fair Housing training for all employees responsible for client contact, at least annually, to ensure that employees are up to date and focused on providing appropriate services to clients with fair housing or reasonable accommodation needs.*

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.*

June 1, 2017 – May 31, 2018

- *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 worked with the owner of a Low-Income Housing Tax Credit (LIHTC) property who sold its share of the housing development (Las Brisas II) to another owner. DHA remains as the general partner of the partnership. The sale provided additional funds for DHA's housing programs.*
- *DHA is working with the owner of Las Brisas I to restructure the ownership of the property to include DHA while providing funds for DHA's housing programs.*
- *DHA entered into an agreement with a developer to purchase and maintain a 248-unit Section 8 project-based assisted property in West Dallas. This project will include the renovation of all the units and maintain the affordability of the housing.*

June 1, 2018 – May 31, 2019

- *DHA closed the Las Brisas I transaction, restructuring the ownership of the property to include DHA while providing additional affordable housing units and funds for DHA's housing programs.*
- *DHA issued a Request for Qualifications (RFQ) for Development Teams for the redevelopment of DHA's "Priority Redevelopment Properties," eight properties identified for redevelopment in the next several years. To date, fourteen development teams have been approved by the DHA Board of Commissioners and twelve have executed Memoranda of Agreement to serve as "DHA Qualified Developers."*
- *DHA issued a Call for Proposals to its Qualified Developers for redevelopment of the former Brooks Manor public housing site. DHA selected Volunteers of America National Services as the master developer for this site and is currently negotiating the Master Development Agreement.*
- *In June DHA will issue a Call for Proposal to its Qualified Developers for the redevelopment of the Cedar Springs Place and Cedar Springs Place Addition public housing sites. The remaining Priority Sites are Park Manor, Cliff Manor, Little Mexico Village, Rhoads Terrace and Brackins Village.*
- *DHA also works with its Qualified Developers for the development of affordable housing outside its current inventory and anticipates this work will increase with the selection of its Qualified Developers, thus creating additional affordable housing in North Texas.*



**2020 – 2024 Five Year PHA Plan
Attachment B.5.
Public and Resident Advisory Board (RAB) Comments**

Resident Advisory Board
DHA Housing Solutions for North Texas

**2020 PHA Plan, 2020-2024 Five-Year Plan &
2020-2024 Capital Fund Five-Year Action Plan**

Comments

I feel that the plans for these coming
years were fair and they are good for the residents.
I think that Resident Council should be at
every development. The pet policy not to be
changed to only small pet. No big dog at all.

Name: Sandra Samuel

***Analysis and Response to Comments Received
From S. Samuel, RAB Member***

Comment: I feel that the plans for the coming years are fair and they are good for the residents.
Response: Thank you. DHA works hard to develop plans and programs that are beneficial for all its residents.

Comment: I think that Resident Councils should be at every development.
Response: DHA is working to re-establish resident councils at all its housing developments. We hope to have them re-established by the end of 2020.

Comment: The pet policy needs to be changed to only allow small pets, no big dogs at all.
Response: The Pet Policy currently limits dogs and cats to small breeds where total adult weight does not exceed twenty-five (25) pounds and total height at the shoulder does not exceed eighteen (18) inches. This does not include service animals or companion animals already owned by an applicant at admission. DHA may require documentation from a qualified medical practitioner of the need for such animals. On-site management will be notified that there may be a problem with larger animals on the property and to take steps to remove such animals as necessary. Additionally, residents should report suspected violations to on-site management personnel.



**2020 – 2024 Five Year PHA Plan
Attachment B.6.
Certification of Consistency with the
City of Dallas' 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

DHA Housing Solutions for North 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 DHA'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 8/16/2019



**2020 – 2024 Five Year PHA Plan
PHA Certification of Compliance with PHA Plan &
Related Regulations Including Required
Civil Rights Certifications**

**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 X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 2020, 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).

DHA Housing Solutions for North Texas
PHA Name

TX009
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2020

5-Year PHA Plan for Fiscal Years 2020 - 2024

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
Jorge Baldor	Chairman, Board of Commissioners
Signature	Date
	September 9, 2019

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.

DHA Housing Solutions for North Texas

PHA Name

TX009

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 Jorge Baldor	Title Chairman, Board of Commissioners
Signature 	Date September 9, 2019