



**“PUBLIC HEARING “and
“MEETING NOTICE/AGENDA”**

July 7, 2021

**A VIRTUAL/TELEPHONIC REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF DHA
HOUSING SOLUTIONS FOR NORTH TEXAS WILL TAKE PLACE AT:**

DHA HEADQUARTERS, 3939 N. HAMPTON ROAD, DALLAS, TEXAS 75212 AT:

6:00 P.M. ON MONDAY, JULY 12, 2021

To Join the Meeting:

- Online – click on the following link <https://dhantx.zoom.us/j/9706644507> (Use the “raise hand” feature for permission to speak)
- By Phone: (346) 248-7799, or toll free (888) 788-0099 and then enter Meeting ID: 970 6644 5077# (Use *9 for permission to speak)

The Commissioners may conduct a closed meeting pursuant to §551.071 of the Texas Government Code to seek the advice of its attorneys about a pending or contemplated litigation or about a settlement offer; or to consult with its attorney on a matter in which the duty of its attorney under the Texas Disciplinary Rules or Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act and/or pursuant to §551.072 of the Texas Government Code to deliberate the purchase, exchange, lease, or value of real property, if deliberation in an open meeting would have a detrimental effect on the position of the Authority in negotiations with a third person and/or pursuant to §551.074 of the Texas Government Code to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or charge against any officer or employee, unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

THE AGENDA OF THE MEETING IS LIMITED TO:

1. Call to Order.
2. Roll Call
3. A public hearing regarding DHA *Housing Solutions for North Texas’s Revised 2021 Public Housing Agency (PHA) Plan.*

To Join the Hearing, and make public comments during the Hearing:

- Online – click on the following link <https://dhantx.zoom.us/j/97066445077> (use the “raise hand” feature for permission to speak)
 - by Phone – (346) 248-7799, and then enter Meeting ID: 970 6644 5077# (use *9 for permission to speak)
4. Convening of the Regular Board of Commissioners Meeting.
 5. Recognition of Individuals Wishing to Address the Board.
 6. Approval of the April 12, 2021 Special Meeting Minutes and the May 24, 2021 Special Meeting Minutes.
 7. Dallas Independent School District Presentation

DISCUSSION ITEMS :

8. A Resolution Approving the Revised 2021 PHA Plan and Authorizing Submission of the PHA Plan to the U. S. Department of Housing and Urban Development. #5081
9. A Resolution Authorizing the Write-Off of Uncollectible Accounts from Vacated Tenants for the Period Ending June 30, 2021. #5082
10. A Resolution Authorizing the Expenditure of Funds for Plumbing Services at DHA owned Properties. #5083
11. Recognition of Individuals Wishing to Address the Board.

PRESENTATION:

Presentation of the 2021 Opportunity Rising Scholarships

12. Adjournment.

“Pursuant to § 30.06, Penal Code, (trespass by holder license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun.”

“De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta.”

“Pursuant to § 30.07, Penal Code, (trespass by holder license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly.”

“De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista.”

DHA *Housing Solutions for North Texas* will provide services or devices that allow persons with sensory, manual, and speaking disabilities to have an equal opportunity to participate in its programs or activities. If such services or devices are needed, DHA must be notified within 5 working days prior to the particular meeting, program or activity, so that provisions can be made. For assistance please call (214) 951-8348, TTY 1-800-735-2989 or 504ADA@dhadal.com.

DHA *Housing Solutions for North Texas* will not discriminate on the basis of race, color, national origin, religion, sex, disability, familial status, age, sexual orientation, gender identity, or marital status.



MINUTES OF THE SPECIAL MEETING OF THE BOARD OF COMMISSIONERS OF DHA HOUSING SOLUTIONS FOR NORTH TEXAS

A Virtual/Telephonic meeting of the Board of Commissioners of DHA Housing Solutions for North Texas met in Special Session on Wednesday, April 12, 2021 at 11:00 a.m. at 3939 North Hampton Road, Dallas, Texas 75212

Attendees: Vice Chairman Jim Garner, Commissioner Betty Culbreath, Commissioner Sabrina Steward and Commissioner Michael Pegues

Absent: Chairman Jorge Baldor

Following roll-call, a quorum was declared and the April 12, 2021, Board of Commissioners meeting began at 11:34 a.m. In the absence of Chairman Baldor, Vice Chairman Garner duly convened the meeting and the following business was transacted.

Mr. Broussard announced the meeting was open for recognition of individuals wishing to address the board. He said if you are a member of the public and would like to address the board, you can do so by raising your hand on the Zoom feature or by audibly giving us an indication that you would like to address the Board. He noted he did not see any hands raised in the Zoom feature or see anybody in the chat box.

Vice Chairman Garner called for a motion to reaffirm the Special meeting minutes from February 4, 2021 and to approve the Special March 27, 2021 meeting minutes. Commissioner Culbreath made a motion to approve both the February 2, 2021 and March 27, 2021 meeting minutes subject to any corrections. The motion was seconded by Commissioner Steward and unanimously carried. The meeting minutes were approved and adopted.

President Broussard announced the Board would recess and reconvene in Executive Session as authorized by §551.071 of the Texas Government Code, which allows closed meetings for the purpose of seeking the advice of our attorney about pending or contemplated litigation or about a settlement offer or to consult with our attorney on a matter in which the duty of our attorney under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meeting Act and under § 551.074 of the Texas Government Code to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or charge against any officer

or employee, unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

The Closed meeting began at 11:43 a.m. and concluded at 12:59 p.m. It was announced that Commissioner Pegues was in attendance and participated in Executive Session.

The Board resumed the Special meeting at 1:00 p.m.

Mr. Broussard began by inviting individuals wishing to address the Board of Commissioners to do so at this time. No individuals raised their hand to address the Board.

Mr. Broussard introduced agenda item # 5, Resolution # 5073, A Resolution to Enter into a Memorandum of Understanding between DHA and Lavoro Capital Holdings as a Potential Real Estate Developer Partner. Upon a motion by Commissioner Culbreath to approve Resolution #5073, seconded by Commissioner Pegues, and unanimously carried. Resolution #5073 was approved and adopted.

Mr. Broussard introduced agenda item # 6, Resolution # 5074, A Resolution Authorizing the Write-Off of Uncollectable Accounts from Vacated / Evicted Tenants for the Period Ending March 31, 2021. Upon a motion By Commissioner Steward to approve Resolution #5074 seconded by Commissioner Culbreath, and unanimously carried. Resolution #5074 was approved and adopted.

Mr. Broussard introduced agenda item # 7, Resolution # 5075, a resolution Authorizing the President and CEO to award contracts for Temporary Staffing Services. A motion to approve Resolution #5075 was made by Commissioner Pegues, seconded by Commissioner Steward, and unanimously carried. Resolution #5075 was approved and adopted.

Mr. Broussard introduced agenda item # 8, Resolution # 5076, A Resolution Authorizing the President and CEO to Execute a Contract for Software Services with Yardi Systems, Inc. A motion to approve Resolution #5076 was made by Commissioner Culbreath, seconded by Commissioner Steward, and unanimously carried. Resolution #5076 was approved and adopted.

Mr. Broussard introduced agenda item # 9, Resolution # 5077, A Resolution Authorizing the President and CEO to Enter into a Contract for Public Relations Services. A motion to approve Resolution #5076 was made by Commissioner Steward, seconded by Commissioner Pegues, and unanimously carried. Resolution #5077 was approved and adopted.

Mr. Broussard introduced agenda items # 10 and #11. Resolution # 5078, a Resolutions of DHA Housing Solutions For North Texas (The “Authority”), Authorizing (i) the Conveyance of a Leasehold Estate in and to the Land to Brooks Manor, LP, a Texas Limited Partnership (The “Partnership”) Pursuant to a Lease Agreement; (ii) The Development of a Senior Housing Site to be Located on the Land and Known as “The Oaks”; (iii) The Subgrant of Certain Federal and Non-Federal Funds to Housing Options, Inc. (the “Corporation”) Pursuant to a Subgrant Agreement; (iv) Directing the Corporation to take Necessary Actions to Consummate the Making of a Loan to the Partnership from Such Federal and Non-Federal Funds for Construction and Development of The Oaks Senior Housing Site; (v) The Submission to the U.S. Department of Housing and Urban Development (“HUD”) of an Application for Approval of a Mixed Finance Proposal; (vi) Execution of an Amendment to the Annual Contributions Contract; (vii) The Negotiation and Execution of Certain Restrictive Covenants Relating to Certain Residential Units; (viii) The Negotiation and Execution of an Agreement to Enter into Housing Assistance Payment Contract and Subsequent Housing Assistance Payment Contract with the Partnership; and (viii) Such Other Actions Necessary or Convenient to Carry Out These Resolutions and Finalize the Closing. Resolution # 5079, a Resolution Approving the Issuance, Sale, and Delivery by Housing Options, Inc. of Multifamily Housing Revenue Bonds (Brooks Manor – The Oaks Project) Series 2021; Approving the Form and Substance of Various Documents; Making Certain Findings and Determinations; Authorizing the Execution and Delivery of Documents and Instruments Necessary or Convenient to Accomplish the Foregoing; and Containing Other Provisions Relating to the Matter. A motion to approve both Resolution #5078 and Resolution # 5079 was made by Commissioner Pegues, seconded by Commissioner Culbreath, and unanimously carried. Resolutions #5078 and #5079 were approved and adopted.

At this time in the meeting President Broussard provided an additional opportunity to the audience to address the Board. A comment was received from:

Ms. Sabrina Steward, Commissioner and resident at Roseland. Commissioner Steward stated that the grounds at Roseland were noticeably not well groomed and asked when DHA would next provide landscaping services at Roseland. President Broussard responded to the question and David Zappasodi stated that he would look into the matter and report back to Commissioner Steward and the Board as soon as possible.

With no other persons requesting to address the Board, President Broussard and Vice Chair Garner declared the meeting adjourned.

There was no further business to come before the Board; the meeting adjourned at 1:20 pm.

James Garner, Vice Chairman



MINUTES OF THE SPECIAL MEETING OF THE BOARD OF COMMISSIONERS OF DHA HOUSING SOLUTIONS FOR NORTH TEXAS

A Virtual/Telephonic meeting of the Board of Commissioners of DHA Housing Solutions for North Texas met in Special Session on Monday, May 24, 2021 at 9:00 a.m. at 3939 North Hampton Road, Dallas, Texas 75212

Attendees: Chairman Jorge Baldor, Vice Chairman Jim Garner, Commissioner Betty Culbreath, Commissioner Michael Pegues and Commissioner Sabrina Steward.

Also in attendance:

Troy Broussard, President/CEO
David Zappasodi, Sr. Vice President
Tim Lott, Vice President Capital Programs
Debbie Quitugua, Director Capital Technical Programs
Chetana Chaphekar, CFO
Letetia Patin, General Counsel
LaKeytha Nettingham, DHA
Marlina Nunez, DHA
Mackenzie Killam, DHA
Dmetris Adeka
Peer Chacko, City of Dallas

Following roll call, a quorum was present. Commissioner Steward was absent from roll call. The meeting began at 9:08 am.

Troy Broussard, President and CEO announced the Board would recess and reconvene in Executive Session as authorized by §551.071 of the Texas Government Code, which allows closed meetings for the purpose of seeking the advice of our attorney about pending or contemplated litigation or about a settlement offer or to consult with our attorney on a matter in which the duty of our attorney under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meeting Act and under § 551.074 of the Texas Government Code to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or charge

against any officer or employee, unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

The closed meeting began at 9:10 a.m. and concluded at 11:00 a.m.

The Board resumed the Special meeting at 11:00 a.m. It was announced that Commissioner Sabina Steward was in attendance and participated in Executive Session.

Mr. Broussard announced agenda item 5, recognition of individuals wishing to address the board. He stated we are in a virtual environment, if you are a member of the public and would like to address the board, you can do so by raising your hand on the Zoom feature or by audibly giving us an indication that you would like to address the Board. He noted he did not see any hands raised in the Zoom feature or see anybody in the chat box.

President Broussard introduced the next item of business on the agenda; the request for consideration and approval of Resolution #5080, a Resolution to Amend the DHA Admissions and Continued Occupancy Plan. Upon a motion by Commissioner Pegues to approve Resolution #5080, duly seconded by Commissioner Steward, and was unanimously carried. The Resolution #5080 was adopted.

Mr. Broussard then introduced Peter Chacko, director of Planning and Urban Development with the City of Dallas. Mr. Chacko gave a presentation on the City's plans for economic development and community transformation within the City of Dallas.

Mr. Broussard then announced, the Commissioners would now recess and reconvene in a closed meeting as authorized by §551.071 of the Texas Government Code, which allows closed meetings for the purpose of seeking the advice of our attorney about pending or contemplated litigation or about a settlement offer or to consult with our attorney on a matter in which the duty of our attorney under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meeting Act and under § 551.074 of the Texas Government Code to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or charge against any officer or employee, unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

The Executive session began at 11:51 a.m. and ended at 2:36 p.m.

There was no further business to come before the Board, the meeting adjourned at 2:37 p.m.

Jorge Baldor, Chairman

Memorandum

TO: DHA Board of Commissioners

FROM: Troy Broussard, President & CEO

SUBJECT: Resolution Approving DHA's Revised 2021 PHA Plan and Authorizing Submission of the PHA Plan to the U.S. Department of Housing and Urban Development

DATE: July 12, 2021

I. Statement of Issue

Request approval by the Board of Commissioners of the attached resolution approving DHA's Revised 2021 PHA Plan (the "Plan") and authorizing submission of the Plan to HUD.

II. Prior Board Action

The Board of Commissioners approved DHA's 2021 PHA Plan on December 16, 2020.

III. Background and History

Federal statute requires public housing authorities prepare five-year and annual PHA Plans reflecting each authority's mission, goals, and operating policies and procedures. The Plans are prepared according to a template required by HUD and are due to HUD 75 days prior to the beginning of a PHA's fiscal year. PHA Plans for DHA are due October 18th each year, however, due to the COVID-19 pandemic, the required submission date for DHA's 2021 PHA Plan was delayed until January 16, 2021. Following approval by the Board of Commissioners, DHA submitted its Plan to HUD on December 28, 2021.

IV. Status of Current Action

Following submission of DHA's 2021 PHA Plan, HUD notified DHA that it required minor changes to the Plan. The requested changes necessitated DHA reposting the Plan for a revised submittal to HUD.

The Revised Plan has been posted as required and reviewed with the Resident Advisory Board. A public hearing regarding the Revised Plan is scheduled for July 12th during the Board of Commissioners meeting.

V. Recommendation

It is recommended the Board approve the attached resolution approving the Revised 2021 PHA Plan and authorizing submission of the Plan to HUD.

Resolution #5081

**Resolution Approving the Revised 2021 PHA Plan
and Authorizing Submission of the PHA Plan
to the U.S. Department of Housing and Urban Development**

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, officials at the U.S. Department of Housing and Urban Development (“HUD”) have requested minor changes to DHA’s 2021 PHA Plan; and

WHEREAS, the Revised Plan has been posted for comment for 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 Revised 2021 PHA Plan and authorizes submission of the Revised PHA Plan to the U.S. Department of Housing and Urban Development.

PASSED this 12th day of July, 2021.

Jorge Baldor, Chairman

ATTEST:

Troy Broussard, Secretary





Housing Solutions for North Texas

2021 PHA Plan

May 2021

REVISED DRAFT



Villa Creek Apartments

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, 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-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only 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 if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, 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	<p>PHA Name: DHA, Housing Solutions for North Texas PHA Code: TX009 PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2021 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 3,169 Number of Housing Choice Vouchers (HCVs) 19,903 Total Combined Units/Vouchers 23,072 PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input checked="" type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below in sections B and C 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. 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.</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> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <i>Not Applicable</i></p> <table border="1" data-bbox="170 1606 1404 1866"> <thead> <tr> <th data-bbox="170 1606 430 1669">Participating PHAs</th> <th data-bbox="430 1606 555 1669">PHA Code</th> <th data-bbox="555 1606 841 1669">Program(s) in the Consortia</th> <th data-bbox="841 1606 1104 1669">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1104 1606 1404 1669">No. of Units in Each Program</th> </tr> <tr> <th colspan="4"></th> <th data-bbox="1104 1669 1242 1690">PH</th> <th data-bbox="1242 1669 1404 1690">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="170 1690 430 1774">Lead PHA:</td> <td data-bbox="430 1690 555 1774"></td> <td data-bbox="555 1690 841 1774"></td> <td data-bbox="841 1690 1104 1774"></td> <td data-bbox="1104 1690 1242 1774"></td> <td data-bbox="1242 1690 1404 1774"></td> </tr> <tr> <td data-bbox="170 1774 430 1866"></td> <td data-bbox="430 1774 555 1866"></td> <td data-bbox="555 1774 841 1866"></td> <td data-bbox="841 1774 1104 1866"></td> <td data-bbox="1104 1774 1242 1866"></td> <td data-bbox="1242 1774 1404 1866"></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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				PH	HCV																				
Lead PHA:																									

B.	Annual Plan Elements					
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p><i>Please see Attachment B.1.</i></p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p><i>Please see Attachment B.1.</i></p>					
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(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.</p> <p><i>Please see Attachment B.2.</i></p>					

B.3	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p><i>Please see Attachment B.3.</i></p>
B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
B.5	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p><i>Please see Attachment B.5.</i></p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(c) 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.</p> <p><i>Please see Attachment B.6.</i></p>
B.7	<p>Certification by State or Local Officials.</p> <p>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.</p> <p><i>Please see Attachment B.7.</i></p>
B.8	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
C.1	<p>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.</p> <p><i>Please see HUD form 50075.2 approved by HUD on April 8, 2020.</i></p>



**Debbie
Quitugua
(MBLQ56)**

PIC Main

Housing
Agency

Development

Inventory
Removals

Logoff


 Get Help |  Logoff / Return to Secure Systems



- Housing
Authority
- HUD Staff
- HA Contacts
- Temporary
Office
- HA History
- Reports
- Trans. to
New Dev Nos

List

Select View: Field Office HA
Field Office: 6APH FORT WORTH HUB OFFICE

Housing Authority Search Filters

Program Type: All  Select

Activity Status: Active  LR Size: All 

Retrieve

Records 1 to 1 of 1

HA Code	HA Name	Temp Office	Program Type	FYE	Low Rent Units	Section 8 Units	Activity Status
TX009	Dallas		Combined	12/31	3527	19903	Y



2021 PHA Plan Attachment B.1 Revised Elements

Statement of Housing Needs and Strategy for Addressing Housing Needs

The tables below provide current information regarding DHA's waiting lists. The information regarding the City of Dallas' housing needs and DHA's strategy for addressing these needs has not been revised.

DHA's combined waiting lists with over 85,000 applicants reflect the City's housing needs as provided in the City's Consolidated Plan. Eighty-three percent (83%) 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	53,032	100%
Extremely Low-Income (<= 30% AMI)	44,405	83.73%
Very Low – Income (31% - 50% AMI)	7,342	13.84%
Low-Income (51 – 80% AMI)	1,161	2.19%
Undefined	124	0.23%
Race		
African-American	42,299	79.81%
American Indian	420	0.79%
Asian	335	0.63%
White	6,769	12.77%
Native Hawaiian/Pacific Islander	100	0.19%
Undefined	30	0.06%
Multiple	3,079	5.81%
Ethnicity		
Hispanic	4,734	8.93%
Family Type		
Families with Children	34,190	64.47%
Families without Children	18,842	35.53%
Elderly and Disabled		
Elderly/Elderly/Disabled (Head of Household age 62 & over)	3,136	5.91%
Disabled (Head of Household age 61 & Under)	12,265	23.13%
Bedroom Size Needed		
0	2	0.00%
1	23,197	43.75%
2	14,940	28.18%
3	12,596	23.76%
4	2,051	3.87%
5	235	0.44%

Source: Voyager Waiting List Data August 21, 2020

Section 8 Waiting List

	Total	Percent
Income		
All Income Ranges	59,980	100%
Extremely Low-Income (<= 30% MI)	49,866	83.14%
Very Low – Income (31% - 50% AMI)	8,651	14.42%
Undefined	1,463	2.44%
Race		
African-American	48,348	80.64%
American Indian	383	0.64%
Asian	425	0.71%
White	7,341	12.24%
Native Hawaiian/Pacific Islander	104	0.17%
Multiple	3,352	5.59%
Ethnicity		
Hispanic	4,705	7.84%
Family Type		
Families with Children	20,326	33.89%
Families without Children	39,654	66.11%
Elderly and Disabled		
Elderly/Elderly/Disabled (Head of Household age 62 & over)	4,326	7.21%
Disabled (Head of Household age 61 & Under)	15,322	25.55%

Source: Voyager Waiting List Data August 21, 2020

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

Deconcentration Policy

DHA'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.

Policies that Govern Eligibility, Selection, and Admission

Public Housing Program

Since September 2019 when the previous PHA Plan was approved by DHA's Board of Commissioners, the following changes have been made to the policies that govern eligibility, selection, and admission to the Public Housing Program.

- *The local preferences for selection of applicants for admission to the Public Housing Program were revised this past year. Current preferences as stated in the Admissions and Continued Occupancy Policy for the DHA Public Housing Program – July 13, 2020 ("ACOP") are provided below.*
 - *Working families – DHA may adopt a preference for admission of working families (families where the head, spouse, or sole member is employed). However, an applicant shall be given the benefit of the working family preference if the head and spouse, or sole member is age 62 or older, or is a person with disabilities.*
 - *Student Education - Persons who are enrolled in and are active students in a vocational education or trade school and or persons who are enrolled in and active students in a college or university.*
 - *Natural disaster, government action, or DHA action – DHA may adopt a preference for persons displaced by a natural disaster, government action, or DHA action.*
 - *VAWA – DHA may adopt a preference for persons who are victims of documented domestic violence, in accordance with VAWA.*

Housing Choice Voucher Program -

Since September 2019 when the previous PHA Plan was approved by DHA's Board of Commissioners, the following changes have been made to the policies that govern eligibility, selection, and admission to the Housing Choice Voucher Program.

- *Due to the COVID-19 pandemic, DHA adopted the following eligibility, selection, and admission change as permitted by HUD:*
 - *DHA may provide the voucher briefing by other means such as a webcast, video call, or expanded information packet.*
- *Requirements regarding the admission of full-time college students and emancipated minors have been revised. Current requirements are:*
 - *Student Status: Independent full-time college students of legal age or emancipated minors under state law that meet the following criteria as stated in PIH Notice 2005-16:*
 - 1) *Each college student within a household must provide a written/signed certification that the student does or does not anticipate receiving financial support from the student's parent(s) or guardian(s) and the amount of support;*
 - 2) *The college student must have established a household separate from his/her parents or legal guardians for at least one year prior to applying to housing choice voucher program and must provide evidence of separate households by supplying the address information that predates the student's application by a minimum of one year;*
 - 3) *The college student must not be claimed as a dependent by parent(s) or legal guardian(s) on their Internal Revenue Services (IRS) tax return; and*
 - 4) *The college student must be income eligible.*
 - *Criteria that may possibly qualify a student for housing include:*
 - 1) *Student is over the age of 24;*
 - 2) *Is a veteran of the United States Military service;*

- 3) *Is married;*
- 4) *Has a dependent child;*
- 5) *Is a person with disabilities receiving Section 8 assistance as of 11/30/2005;*
- 6) *Is individually eligible or has parents who, individually or jointly, are eligible on the basis of income to receive Section 8 assistance; or*
- 7) *Is living with parents who are receiving Section 8 assistance.*
- *The application waiting list is now continuously open and applicants will be selected by lottery. Applications will remain active for 18 months after which period applicants will be notified they need to reapply should they wish to remain on the waiting list.*
- *In compliance with the Amended Agreed Final Judgement and the Settlement Voucher Implementation Plan 2019, eligibility for the Walker Settlement Voucher Program is limited to class members.*
- *Preferences for selection of applicants for admission to the Housing Choice Voucher Program as stated in the Administrative Plan for the DHA Housing Choice Voucher Programs - July 13, 2020 ("Admin Plan") are provided below.*
 - *Working Families – DHA may adopt a preference for admission of working families (families where the head, spouse, or sole member is employed). However, an applicant shall be given the benefit of the working family preference if the head and spouse, or sole member is age 62 or older, or is a person with disabilities.*
 - *Student Education – Persons who are enrolled in and are active students in a vocational education or trade school and or persons who are enrolled in and active students in a college or university.*
 - *Homeless – DHA may adopt a preference for admission of homeless persons.*
 - *Natural disaster, government action, or DHA action – DHA may adopt a preference for persons displaced by a natural disaster, government action, or DHA action.*
 - *Congregate housing – DHA may adopt a preference for individuals who need and qualify for congregate housing in an assisted living facility. DHA may offer this preference only to congregate housing assisted living facilities that have been reviewed and approved by DHA. DHA reserves the right to admit individuals who qualify for this preference based on units made available for this targeted population, so long that funding is available.*
 - *VAWA – DHA may adopt a preference for persons who are victims of documented domestic violence, in accordance with VAWA.*
 - *Aging out of foster care – DHA may adopt a preference for individuals graduating from or aging out of the foster care program. DHA may give preference to individuals from programs administered by the Texas Department of Protective and Regulatory Services or families completing their tenure in transitional housing under a continuum of care.*

Financial Resources

DHA anticipates approximately \$247 million to be available to fund its Public Housing and Section 8 programs in FY 2021. Approximately 76% of these funds (\$187 million) will be payments to landlords in the Housing Choice Voucher and Mainstream Programs.

DHA Financial Resources

Sources	Original Funding	January 1, 2021 Estimated Funding	Planned Use
Public Housing Resources			
Federal Resources – 2021 Grants			
Public Housing Operating Fund	NA	\$14,475,176	public housing operations
Public Housing Capital Fund	NA	\$7,765,081	public housing capital improvements
Subtotal – 2021 Grants		\$22,240,257	
Rental Income	NA	\$11,269,795	public housing and market units operations
Other Income			
Non-Dwelling	NA	\$86,040	public housing operations
Miscellaneous Charges	NA	\$130,618	public housing operations
Late Charges	NA	\$75,500	public housing operations
Subtotal Other Income		\$292,158	
Federal Resources - Prior Year Grants			
2020 Capital Fund Program	\$7,808,285	\$7,808,285	public housing capital improvements
2019 Capital Fund Program	\$7,766,023	\$5,808,825	public housing capital improvements
2018 Capital Fund Program	\$7,818,901	\$2,500,000	public housing capital improvements
2017 Replacement Housing Factor Fund Program TX21R009501-17	\$308,459	\$308,459	public housing replacement
2016 Replacement Housing Factor Fund Program TX21R009501-16	\$283,147	\$283,417	public housing replacement
2015 Replacement Housing Factor Fund Program TX21R009502-15	\$948,483	\$948,483	public housing replacement
2014 Replacement Housing Factor Fund Program TX21R009501-14	\$810,192	\$406,250	public housing replacement
2014 Replacement Housing Factor Fund Program TX21R009502-14	\$948,143	\$948,143	public housing replacement
2013 Replacement Housing Factor Fund Program TX21R009501-13	\$893,148	\$37,827	public housing replacement
2020 Resident Opportunity and Self Sufficiency Program	\$711,000	\$567,500	Low Rent self-sufficiency activities
Subtotal – Prior Year Grants		\$11,808,904	
Total Resources for Public Housing		\$45,611,114	
Section 8 Program Resources			
Annual Contributions for Section 8 Tenant-Based Assistance (includes VASH)	NA	\$186,000,000	payments to landlords
Section 8 Tenant-Based Administration Fee	NA	\$12,860,520	administrative fee
Section 8 Mainstream	NA	\$1,323,150	payments to landlords
Section 8 Mainstream	NA	\$241,500	administrative fee
Section 8 Single Room Occupancy	NA	\$316,980	payments to landlord - Prince of Wales Apartments and administrative fees

Sources	Original Funding	January 1, 2021 Estimated Funding	Planned Use
2020 Family Self Sufficiency Program		\$784,491	HCV Self Sufficiency Activities
Total Resources for Section 8 Program		\$201,526,641	
Total Resources		\$247,137,755	

Operation and Management

Public Housing

Since September 2019 when the previous PHA Plan was approved by DHA's Board of Commissioners, the following changes have been made to the policies that govern Operation and Management of the Public Housing Program:

- Due to the COVID-19 pandemic, DHA has adopted the following operation and management changes as permitted by HUD:
 - DHA is foregoing third-party income verification reexaminations, including the use of EIV, rather than delaying the family's annual recertification. DHA is accepting self-certification as the highest form of income verification to process annual reexaminations. The period of availability to conduct annual reexaminations using these modified verification requirements shall end on December 31, 2020, or pursuant to any subsequent waivers authorized or extended by HUD and adopted by DHA.
 - During the period of March – June 2020, tenant reported increases in income were deferred to be processed at the next annual re-examination.
 - DHA has temporarily suspended the Community Service and Self-Sufficiency Requirements ("CSSR") as a result of the COVID-19 pandemic.
 - Over-income families - PHAs are required to terminate or charge an alternative rent to families whose income exceeds the program maximum income level for two consecutive years. The two-year time period is defined as two consecutive reexamination cycles. In order to be consistent with the delay in annual reexaminations HUD waived this requirement and is permitting families to remain in their units and to continue to pay the same rental amount until such time that a PHA conducts the next annual income recertification that would impact the family.
 - To protect its families and employees DHA adopted the HUD waiver to inspect each unit during CY2020.
- Residents are now required to report all changes in income within 10 calendar days of the occurrence. DHA will process increases in household income within 30 days.

Housing Choice Voucher Program

Since September 2019 when the previous PHA Plan was approved by DHA's Board of Commissioners, the following changes have been made to the policies that govern Operation and Management of the Housing Choice Voucher Program:

- Due to the COVID-19 pandemic, DHA has adopted the following operation and management changes in its Housing Choice Voucher Program as permitted by HUD:
 - DHA may permit a family to purchase the home without fulfilling the normally applicable pre-assistance homeownership counseling requirements. DHA continues to encourage these counseling requirements if they can be completed under social distancing directives. In addition, for any family that is in the last year of this term (i.e., the 15th year or the 10th year, as applicable) and that is experiencing financial hardship as a result of the COVID-19

pandemic, DHA may provide homeownership assistance for up to one additional year. The period of availability ends on December 31, 2020, or pursuant to any waivers authorized or extended by HUD and adopted by DHA.

- *DHA may rely on the owner's certification that the owner has no reasonable basis to have knowledge that life threatening conditions exist in the unit or units in question. At minimum DHA requires the owner's certification. However, DHA may add other requirements or conditions in addition to the owner's certification but is not required to do so. The period inspection/completion of work requirement ends on December 31, 2020. For any unit for which DHA accepted an owner's self-certification, DHA must conduct an HQS inspection as soon as reasonably possible but no later than the 1-year anniversary of the date of the owner's certification, or pursuant to any waivers authorized or extended by HUD and adopted by DHA.*
- *DHA is not required to remove a unit from a PBV HAP contract after 180 days of zero housing assistance payments to the unit owner on behalf of the family residing in the unit. As an alternative requirement, DHA may, at its discretion, keep such units under contract for a period of time that exceeds 180 days but does not extend beyond December 31, 2020.*
- *DHA allows either virtual inspections with the use of audio/visual technology or conditional approvals that will be verified at a later date.*
- *The time period for the execution of the HAP contract has been extended to no more than 120 days with back payments to the beginning of the lease term.*
- *With HUD approval, DHA has revised its HQS inspection requirements to include compliance with the Dallas Housing Code.*
- *Requirements of working heating and air conditioning have been adopted. Between October 1 and March 31, each unit must have a heating unit capable of maintaining a room temperature of at least 15 degrees warmer than the outside temperature, but in no event lower than 68 degrees Fahrenheit. Between April 1 and September 30, each unit must have air conditioning that is capable of maintaining a room temperature at least 15 degrees cooler than the outside temperature, but in no event higher than 85 degrees Fahrenheit.*

Safety and Crime Prevention

Please see DHA's Crime Reduction Strategies included as Exhibit A to this Attachment.

Exhibit A

Safety and Crime Prevention Strategies

Surveillance Camera Monitoring

- DHA Security Services provider, CSI, monitors the surveillance cameras from the Command Station located at DHA HQ for DHA properties with cameras. Over the last 5 years DHA has installed cameras at 9 of its properties. While subject to modification, camera monitoring activities will occur between 3:00 pm to 3:00 am daily.

Proprietary Crime Database

- DHA Implemented a proprietary crime database to track, monitor, and resolve crime on properties.

Resident Engagement – Resident Involvement

- DHA encourages residents to organize a Crime Watch group, to attend monthly crime watch meetings and to participate in Resident Council.

Security Services

DHA Security Service Provider uses Silvertrac Application for tracking and daily reporting, to ensure effective communications between security services personnel and property management.

DHA Security Services will carefully analyze DPD Crime data and Calls for Service to effectively deploy Security Services to best meet the needs at each DHA property

DHA and its Security Services provider Silvertrac App was implemented as a tool for residents to report crime.

DHA and its Security Services provider implemented a Complaint Hot Line for residents to report crime by telephone, text and Email,

Monthly Meeting with City Taskforce Committee and Sharing of Crime data

- Receipt of DPD Crime data in real time is critical to effective property management.
- Upon receipt of DPD Crime data, Property Management (PM) staff will identify any incidents reported at their development.
- PM staff will visit the dwelling unit identified in the report and interview the residents to assess their well-being and to determine if the resident is a victim of the criminal activity or the perpetrator of the criminal activity.
 - If staff determines that the resident is the victim, DHA resident services staff will connect the resident with available services to help address the circumstances.
 - If staff determines that the resident is the perpetrator of the criminal activity, DHA staff will immediately initiate appropriate lease enforcement action. DHA is required to comply with applicable federal regulations which include providing

public housing residents with due process prior to termination of rental housing assistance. Nevertheless, DHA's mission is to ensure that its law abiding residents' right to quiet and peaceful enjoyment of their leased premises is preserved. Evicting those tenants who violate their lease agreement is DHA's primary tool to safeguarding its law abiding residents.

- DHA lease enforcement requires the cooperation of the judicial system. To ensure that the court correctly understands what DHA is and what DHA is not, DHA is planning a meeting with local judges where DHA can inform the audience of DHA's mission and purpose and to clarify that DHA public housing is NOT housing of last resort. DHA will invite representatives from the City to this meeting(s).



2021 PHA Plan Attachment B.2 New Activities

HOPE VI or Choice Neighborhoods

DHA is considering several sites as possibilities for a potential Choice Neighborhoods Planning or Implementation Grant application.

Mixed Finance Modernization or Development

DHA anticipates submitting either mixed-finance or development proposals for Cedar Springs Place, Cedar Springs Place Addition, Little Mexico Village, Brackins Village, Rhoads Terrace, Park Manor, and Cliff Manor. The number of units to be developed at these sites has not been determined at this time. In 2020 DHA submitted a development proposal for The Oaks to be located on the former Brooks Manor public housing site.

DHA submitted a Designated Housing Plan for Seniors for 27 units at The Oaks. DHA will also submit a new Designated Housing Plan for Seniors for 34 units at the Senior Building in Buckeye Trail Commons. A Designated Housing Plan for Seniors is also anticipated to be submitted for the redeveloped Cliff Manor site.

Demolition and/or Disposition

In 2020 DHA submitted a request for revised disposition approval for the Brooks Manor site which HUD has approved. This approval was necessary for the mixed-finance redevelopment of the site as The Oaks.

DHA currently has HUD-approved disposition requests for Cedar Springs Place Addition and Rhoads Terrace, however, DHA anticipates the need to seek revised approvals as these properties are redeveloped.

Within the next five years, DHA anticipates submitting requests to HUD for demolition and/or disposition approval in connection with the redevelopment of Cedar Springs Place, Little Mexico Village, Brackins Village, Park Manor, and Cliff Manor.

Conversion of Public Housing to Project-Based Assistance under RAD

DHA is considering converting a portion of its Public Housing inventory to the Rental Assistance Demonstration (RAD) Program and is currently studying the potential benefits of conversion for several of its sites.

Project-Based Vouchers

DHA 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 DHA's jurisdiction. DHA 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 DHA's redevelopment activities. DHA currently has approximately 1,269 PBV units under a HAP contract. Another 229 are included in executed AHAP contracts or award letters.

Units with Approved Vacancies for Modernization

DHA does not anticipate vacating any units modernization during 2021, however, periodically a public housing unit will be vacated for repairs due to a fire or other extensive damage.

Other Capital Grant Programs

During 2021 may consider submitting an application for the CFP Safety and Security Grant Program.



**2021 PHA Plan
Attachment B.3
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.

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



2021 PHA Plan Attachment B.5 Mission Statement and 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 through August 31, 2020.

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

Progress

January 1 – August 31, 2020

- *DHA continues to accept responses to its Request for Qualifications for Development Partners to assist with the development of affordable housing and redevelopment of several of its public housing sites. To date DHA has executed Memoranda of Agreement with 13 developers.*
- *In late 2019 DHA closed on Tivoli Apartments with one of its development partners. This PFC transaction will provide 190 apartment units, of which 95 will be leased to low-income families at 60 percent of Area Median Income (AMI).*
- *In April 2020 DHA closed on Inwood Apartments with one of its development partners. This PFC transaction will provide 347 apartment units, of which 174 will be leased to low-income families at 60 percent of Area Median Income (AMI).*
- *DHA continues to work with its selected developer, Volunteers of America National Services (VOANS) to redevelop the former Brooks Manor public housing site. The redeveloped property will include 260 units for seniors and will include a mix of affordable and market-rate rental units. Closing is anticipated for the second quarter of 2021 with construction to begin shortly thereafter. Construction will be complete in 2023.*
- *DHA has conducted 8 in-person Landlord workshops. Due to COVID, DHA intends to continue providing education through a virtual platform.*
- *DHA has welcomed 238 new landlords/business partners in the HCV program.*
- *DHA released 2 new Request for Proposals (RFP's) for Project-Based Voucher (PBV) rental units/assistance.*
- *DHA executed 1 new PBV HAP and 1 AHAP, totaling 95 assisted units.*
- *DHA intends to execute 1 additional Walker PBV HAP in the month of September, totaling 40 additional units.*
- *DHA launched Children First North Texas (CFNTX) program, focusing on moving families out of high poverty neighborhoods, into areas of opportunity.*
- *DHA Public and Affordable Housing will continue to maximize the number of affordable units to the PHA within its current resources: Employ effective maintenance and management policies to minimize the number of public housing units off-line, seek replacement of public housing units lost to the inventory through mixed finance development; and private partnerships.*
- *DHA maintains site-based waiting lists to enable applicants to select the*

development in which they would like to reside, applicant may apply for admission to any open waiting list. Waitlists remain open to give clients a larger window to apply.

- Incentive transfers are offered to clients, who have a proven history of good payment standards and no lease infractions, wishing to move into “high opportunity” areas, to provide a variety of options.

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 – August 31, 2020

- DHA continues to participate in a national Family Self-Sufficiency (FSS) Study, led by MDRC; where researchers are studying the overall impact of FSS services provided by the Public Housing Authority (PHA).
- DHA has partnered with John’s Hopkins University and the University of Michigan to track the health outcomes of families with children between the ages of 3-10, based on having rental assistance.
- DHA currently supports 727 families in the Family Self-Sufficiency program and continues to promote overall self-sufficiency in the HCV program.
- DHA continues to promote the opportunity of Homeownership, and currently assists 96 families with mortgage assistance.
- DHA issued a Request for Proposals (RFP), for Section 8 Project Based Vouchers for Newly Constructed Seniors-Only Rental Housing.
- DHA partnered with Metro Dallas Homeless Alliance and the Veterans Administration to increase VASH utilization and strive to end Veteran homelessness.
- DHA Residential Housing collaborate with its community partners to improve quality of life through Resident Empowerment: The council meetings take place with residents where discussions take place regarding community safety, services and updates from DHA such as renovations and enhancements. Resident are encouraged to participate in this process Resident who would like more information, or would like to get involved, please reach out to your property manager.
- After-School Tutoring Programs – DHA partners with non-profit organizations to provide tutoring programs for resident youth on-site at DHA-owned properties.
- Head Start of Greater Dallas - DHA has partnered with Head Start of Greater Dallas for more than 20 years to provide child development. Head Start facilities are located at DHA’s Roseland, Frazier, Buckeye Trails, and Lakewest housing communities. These centers offer a variety of supportive resources for families including: computer skills; creative arts; educational activities; health check-ups; family services; and nutritious meals and snacks.
- DHA provides educational opportunities including: scholarships for undergraduate studies; scholarships for returning to college after a brief break; assistance with GED preparation; internships; and skills workshops.
- DHA has partnered with the University Of Houston College Of Optometry who operates the Cedar Springs Eye Clinic. The clinic focuses on vision care and provides services including eye exams, prescriptions for glasses and comprehensive care for

eye conditions.

- DHA onsite resident service coordinators work with partners to provide a variety of onsite services to help support and enrich our families including: first-time homebuyers seminars; crime watch meetings; resident meetings; credit repair workshops; resume writing assistance; job searches; certification classes; women's empowerment programs; fitness classes for seniors; grocery shopping trips; support groups (peer-to-peer and substance abuse); mental health seminars; social activities for seniors (brunch, bingo, luncheons, movies, arts & crafts).

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

Progress

January 1 – August 31, 2020

- The COVID-19 pandemic greatly affected the construction improvements DHA has been able to complete this year as only emergency work is being completed inside the dwelling units. The Capital Programs Department, however, anticipates completing more than \$2,234,757 in 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
Monarch Townhomes	Replace HVAC
Carroll Townhomes	Replace HVAC
Little Mexico Village	replace roofs
Brackins Village	replace roofs
Kingbridge Crossing	replace kitchen cabinets and flooring in the Community Building
Audelia Manor	replace elevators
Cliff Manor	replace elevators
Park Manor	replace elevators
Military Parkway	replace roofs
Hidden Ridge Apartments	replace roof vents and awnings
Single Family Homes	concrete repairs
Renaissance Oaks	replace roofs

- DHA continues to partner with an Artificial Intelligence (AI) firm to help improve the overall efficiency of program activities, electronic and live forms of communication, and enhanced experience for landlords working with families receiving voucher assistance.
- DHA has further expanded the use of technology by utilizing an online platform for all annual and interim certifications.
- DHA launched an online chat feature, for both landlords/business partners and current HCV families.

- *During the COVID period, DHA implemented several policies and workflows to accommodate clients with transitioning to: online interims/annuals and report of changes, emergency work order protocol, and “no touch” leasing, digital file conversion.*

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

Progress

January 1 – August 31, 2020

- *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.*
- *DHA continues to accept responses to its Request for Qualifications for Development Partners to assist with the development of affordable housing and redevelopment of several of its public housing sites. To date DHA has executed Memoranda of Agreement with 13 developers.*
- *In late 2019 DHA closed on Tivoli Apartments with one of its development partners. This PFC transaction will provide 190 apartment units, of which 95 will be leased to low-income families at 60 percent of Area Median Income (AMI).*
- *In April 2020 DHA closed on Inwood Apartments with one of its development partners. This PFC transaction will provide 347 apartment units, of which 174 will be leased to low-income families at 60 percent of Area Median Income (AMI).*
- *DHA continues to work with its selected developer, Volunteers of America National Services (VOANS) to redevelop the former Brooks Manor public housing site. The redeveloped property will include 260 units for seniors and will include a mix of affordable and market-rate rental units. Closing is anticipated for the second quarter of 2021 with construction to begin shortly thereafter. Construction will be complete in 2023.*



**2021 PHA Plan
Attachment B.6
Resident Advisory Board Comments**



**2021 PHA Plan
Attachment B.7
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, Dr. Eric A. Johnson, the Chief of Economic Development and Neighborhood Services
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

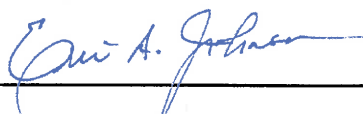
City of Dallas, Texas
Local Jurisdiction Name

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 Dr. Eric A. Johnson	Title Chief of Economic Development and Neighborhood Services
Signature 	Date 11/20/20



2021 PHA Plan
PHA Certification of Compliance with PHA Plan &
Related Regulations



**2021 PHA Plan
Attachment B.6
Resident Advisory Board Comments**

Comments and responses will be included here following posting and prior to submission to the U.S. Department of Housing and Urban Development.

**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 2021, 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

X Annual PHA Plan for Fiscal Year 2021

 5-Year PHA Plan for Fiscal Years

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



**2021 PHA Plan
Additional Plan Documents
Public Housing Utility Allowances**

Dallas Housing Authority
Comparison Between the Proposed Allowance and Current Allowance Amounts
10/01/2019 and 10/01/2020

PROJECT		ELECTRIC			Difference in \$
NAME	UNIT TYPE	Effective 10/01/2019	Effective 10/01/2020	Difference in %	
Roseland Townhomes	1 BR	\$67	\$65	-3%	\$ (2.00)
	2 BR	\$84	\$82	-2%	\$ (2.00)
	3 BR	\$110	\$106	-4%	\$ (4.00)
	4 BR	\$138	\$134	-3%	\$ (4.00)
	5 BR	\$161	\$156	-3%	\$ (5.00)
Carroll Townhomes	1 BR	\$65	\$63	-3%	\$ (2.00)
	2 BR	\$86	\$83	-3%	\$ (3.00)
	3 BR	\$112	\$108	-4%	\$ (4.00)
Monarch Townhomes	1 BR	\$65	\$63	-3%	\$ (2.00)
	2 BR	\$86	\$83	-3%	\$ (3.00)
	3 BR	\$112	\$108	-4%	\$ (4.00)
Roseland Estates	1 BR	\$68	\$67	-1%	\$ (1.00)
	2 BR	\$85	\$82	-4%	\$ (3.00)
	3 BR	\$110	\$107	-3%	\$ (3.00)
	4 BR	\$138	\$134	-3%	\$ (4.00)
Lakeview Townhomes	1 BR	\$64	\$62	-3%	\$ (2.00)
	2 BR	\$82	\$79	-4%	\$ (3.00)
	3 BR	\$107	\$104	-3%	\$ (3.00)
	4 BR	\$127	\$124	-2%	\$ (3.00)
	5 BR	\$147	\$142	-3%	\$ (5.00)
Frazier Fellowship	1 BR	\$66	\$64	-3%	\$ (2.00)
	2 BR	\$85	\$83	-2%	\$ (2.00)
	3 BR	\$112	\$109	-3%	\$ (3.00)
Wahoo Frazier	1 BR	\$66	\$64	-3%	\$ (2.00)
	2 BR	\$85	\$83	-2%	\$ (2.00)
	3 BR	\$112	\$109	-3%	\$ (3.00)
Mill City Frazier	1 BR	\$66	\$64	-3%	\$ (2.00)
	2 BR	\$85	\$83	-2%	\$ (2.00)
	3 BR	\$112	\$109	-3%	\$ (3.00)
Little Mexico	1 BR	\$37	\$37	0%	\$ -
	2 BR	\$44	\$43	-2%	\$ (1.00)
	3 BR	\$51	\$50	-2%	\$ (1.00)
	4 BR	\$58	\$57	-2%	\$ (1.00)

Dallas Housing Authority
Comparison Between the Proposed Allowance and Current Allowance Amounts
10/01/2019 and 10/01/2020

PROJECT		ELECTRIC			Difference in \$
NAME	UNIT TYPE	Effective 10/01/2019	Effective 10/01/2020	Difference in %	
Cedar Springs Place	1 BR	\$36	\$36	0%	\$ -
	2 BR	\$44	\$43	-2%	\$ (1.00)
	3 BR	\$53	\$51	-4%	\$ (2.00)
	5 BR	\$65	\$64	-2%	\$ (1.00)
Brackins Village	1 BR	\$37	\$36	-3%	\$ (1.00)
	2 BR	\$45	\$44	-2%	\$ (1.00)
	3 BR	\$52	\$51	-2%	\$ (1.00)
	4 BR	\$59	\$57	-3%	\$ (2.00)
The Hamptons at Lakewest	1 BR	\$53	\$52	-2%	\$ (1.00)
	2 BR	\$67	\$65	-3%	\$ (2.00)
	3 BR	\$76	\$74	-3%	\$ (2.00)
	4 BR	\$83	\$80	-4%	\$ (3.00)
Kingsbridge Crossing	1 BR	\$64	\$62	-3%	\$ (2.00)
	2 BR	\$80	\$78	-3%	\$ (2.00)
	3 BR	\$107	\$104	-3%	\$ (3.00)
	4 BR	\$128	\$124	-3%	\$ (4.00)
Villa Creek Apartments	1 BR	\$63	\$61	-3%	\$ (2.00)
	2 BR	\$80	\$78	-3%	\$ (2.00)
	3 BR	\$108	\$105	-3%	\$ (3.00)
	4 BR	\$128	\$124	-3%	\$ (4.00)
	5 BR	\$147	\$143	-3%	\$ (4.00)
Lakewest Village	3 BR	\$66	\$64	-3%	\$ (2.00)
	4 BR	\$74	\$72	-3%	\$ (2.00)
Conner Drive	3 BR	\$54	\$53	-2%	\$ (1.00)
	4 BR	\$62	\$60	-3%	\$ (2.00)
Military Parkway	3 BR	\$54	\$53	-2%	\$ (1.00)
	4 BR	\$62	\$60	-3%	\$ (2.00)
Larimore Lane	3 BR	\$60	\$58	-3%	\$ (2.00)
	4 BR	\$68	\$66	-3%	\$ (2.00)
Barbara Jordan	3 BR	\$73	\$71	-3%	\$ (2.00)
Frazier Scattered	3 BR	\$121	\$118	-2%	\$ (3.00)

Dallas Housing Authority
Comparison Between the Proposed Allowance and Current Allowance Amounts
10/01/2019 and 10/01/2020

PROJECT		ELECTRIC			Difference in \$
NAME	UNIT TYPE	Effective 10/01/2019	Effective 10/01/2020	Difference in %	
Roseland Scattered	1 BR	\$66	\$64	-3%	\$ (2.00)
	2 BR	\$87	\$85	-2%	\$ (2.00)
	3 BR	\$114	\$111	-3%	\$ (3.00)
Kelly Boulevard	3 BR	\$60	\$58	-3%	\$ (2.00)
	4 BR	\$68	\$66	-3%	\$ (2.00)
Hidden Ridge Apartments	1 BR	\$56	\$54	-4%	\$ (2.00)
	2 BR	\$69	\$67	-3%	\$ (2.00)
Villas of Hillcrest	1 BR	\$63	\$62	-2%	\$ (1.00)
	2 BR	\$85	\$82	-4%	\$ (3.00)
	3 BR	\$107	\$104	-3%	\$ (3.00)
	4 BR	\$130	\$127	-2%	\$ (3.00)
Frankford Townhomes	1 BR	\$42	\$41	-2%	\$ (1.00)
	2 BR	\$51	\$50	-2%	\$ (1.00)
	3 BR	\$61	\$60	-2%	\$ (1.00)
	4 BR	\$70	\$68	-3%	\$ (2.00)
Scattered - w/Gas current figures are an average of sampled units	2 BR	\$59	\$57	-3%	\$ (2.00)
	3 BR	\$67	\$65	-3%	\$ (2.00)
	4 BR	\$75	\$73	-3%	\$ (2.00)
Scattered - All Elec. current figures are an average of sampled units	2 BR	\$97	\$94	-3%	\$ (3.00)
	3 BR	\$122	\$118	-3%	\$ (4.00)
Buckeye Trail	1 BR Single	\$58	\$56	-3%	\$ (2.00)
	2 BR Single	\$74	\$72	-3%	\$ (2.00)
	1 BR Family	\$57	\$56	-2%	\$ (1.00)
	2 BR Family	\$78	\$76	-3%	\$ (2.00)
	3 BR Family	\$98	\$96	-2%	\$ (2.00)
	4 BR Family	\$119	\$116	-3%	\$ (3.00)

**DHA HOUSING SOLUTIONS FOR NORTH TEXAS
EXECUTIVE SUMMARY**

TO: The Commissioners of DHA Housing Solutions for North Texas

FROM: Troy Broussard, President/CEO

SUBJECT: Write-off of Uncollectible Tenant Receivables

DATE: July 12, 2021

I. Statement of Issue

Request to authorize the President and Chief Executive Officer to write-off uncollectible tenant accounts receivables for the tenants who have moved out from their units.

II. Background/History

DHA procedure requires the write-off of tenant accounts receivables quarterly. Board approval is required to write off any uncollectible amounts. The attached resolution seeks to receive such approval for the period ending June 30, 2021. These tenants will not be accepted back to any DHA program unless this bad debt is settled by the tenant.

III. Status of Current Action

Board approval is required to write-off the tenants accounts receivables for the tenants who have moved out with balances owed.

IV. Recommendation

It is recommended that the Board approve the resolution authorizing the Write-Off of Uncollectible Accounts from Vacated Tenants for the Period Ending June 30, 2021 in the amount of \$69,305.55.



Resolution No. 5082

**RESOLUTION AUTHORIZING THE WRITE-OFF OF
UNCOLLECTIBLE ACCOUNTS FROM VACATED TENANTS
FOR THE PERIOD ENDING JUNE 30, 2021**

WHEREAS, the regulations of the U. S. Department of Housing and Urban Development (HUD) requires the Commissioners of the Public Housing Agency to approve the write-off of vacated tenants' accounts designated as uncollectible; and

WHEREAS, a reasonable effort has been made to collect the balance due to DHA Housing Solutions for North Texas by the vacated tenants, and such balances must be repaid prior to such vacated tenants receiving any housing benefits from the Agency in the future;

NOW THEREFORE, BE IT RESOLVED THAT:

The Board of Commissioners of DHA Housing Solutions for North Texas authorizes the President and Chief Executive Officer to authorize the write-off of the amount of, **Sixty-nine Thousand, Three Hundred Five Dollars and Fifty- Five Cents (\$69,305.55)** as shown on the attached documentation, considered to be uncollectible from the books of the DHA Housing Solutions for North Texas for the period ending June 30, 2021.

PASSED this _____ day of _____, 2021.

Jorge Baldor, Chairman

ATTEST:

Troy Broussard,
President /CEO and Secretary

PUBLIC HOUSING WRITE OFF REPORT
For Quarter Ending June 30,2021

Property		DAMAGES	LATE	LEGAL	FEES	RENT	UTILITIES	Grand Total	COMMENTS
201lr Total	LITTLE MEXICO VILLAGE	\$ 151.00	\$ 7.00	\$ 45.00	\$ -	\$ 1,903.12	\$ -	\$ 2,106.12	
202lr Total	CEDAR SPRINGS	\$ -	\$ -	\$ -	\$ -	\$ 156.10	\$ -	\$ 156.10	
203lr Total	BRACKINS VILLAGE	\$ 229.07	\$ -	\$ -	\$ -	\$ 46.30	\$ -	\$ 275.37	
206lr Total	THE HAMPTONS	\$ 39.97	\$ 45.00	\$ -	\$ -	\$ 12,169.23	\$ 15.84	\$ 12,270.04	
207lr Total	KINGBRIDGE CROSSING	\$ 102.19	\$ -	\$ -	\$ -	\$ 356.50	\$ -	\$ 458.69	
211lr Total	PARK MANOR	\$ 2,799.00	\$ 30.00	\$ 450.00	\$ -	\$ 6,502.96	\$ -	\$ 9,781.96	
214lr Total	AUDELIA MANOR	\$ -	\$ -	\$ -	\$ -	\$ 7.00	\$ -	\$ 7.00	
218lr Total	FRANKFORD TOWNHOMES	\$ 15.31	\$ -	\$ -	\$ -	\$ 370.00	\$ -	\$ 385.31	
220lr Total	HIDDEN RIDGE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8.94	\$ 8.94	
222lr Total	SCATTERED SITES	\$ -	\$ -	\$ -	\$ -	\$ 114.00	\$ -	\$ 114.00	
271lr Total	LAKEVIEW TOWNVIEWS	\$ 10.00	\$ 15.00	\$ 846.00	\$ -	\$ 4,192.14	\$ 22.61	\$ 5,085.75	
274lr Total	ROSELAND TOWNHOMES	\$ 1,218.66	\$ -	\$ -	\$ -	\$ 3,733.42	\$ -	\$ 4,952.08	
274mk Total	ROSELAND TOWNHOMES (MKT)	\$ -	\$ -	\$ -	\$ -	\$ 2,856.00	\$ -	\$ 2,856.00	
275lr Total	ROSELAND ESTATES	\$ 396.48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 396.48	
275mk Total	ROSELAND ESTATES (MKT)	\$ 13,643.91	\$ -	\$ -	\$ -	\$ 8,725.00	\$ -	\$ 22,368.91	
276mk Total	FRAZIER FELLOWSHIP (MKT)	\$ 0.45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.45	
277lr Total	WAHOO FRAZIER	\$ 1,593.03	\$ -	\$ -	\$ 35.00	\$ 791.50	\$ 425.05	\$ 2,844.58	
278lr Total	MILL CITY FRAZIER	\$ 975.00	\$ -	\$ -	\$ -	\$ 831.00	\$ -	\$ 1,806.00	
279lr Total	FRAZIER SCATTERED SITES	\$ -	\$ -	\$ -	\$ -	\$ 232.98	\$ -	\$ 232.98	
285mf Total	ROSELAND GARDENS	\$ -	\$ -	\$ -	\$ -	\$ 34.00	\$ -	\$ 34.00	
286lr Total	ROSELAND SCATTERED SITES	\$ 335.19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 335.19	
287lr Total	RENAISSANCE OAKS	\$ -	\$ -	\$ -	\$ -	\$ 128.71	\$ -	\$ 128.71	
290lr Total	BUCKEYE TRAILS COMMON I	\$ 95.00	\$ -	\$ -	\$ -	\$ -	\$ 637.05	\$ 732.05	
290tc Total	BUCKEYE TRAILS COMMON I (MKT)	\$ 373.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 373.50	
291tm Total	BUCKEYE TRAIL COMMON II	\$ 982.60	\$ -	\$ -	\$ -	\$ 612.74	\$ -	\$ 1,595.34	
Grand Total		\$ 22,960.36	\$ 97.00	\$ 1,341.00	\$ 35.00	\$ 43,762.70	\$ 1,109.49	\$ 69,305.55	

PUBLIC HOUSING WRITE OFF REPORT												
For Quarter Ending June 30, 2021												
Property	Client ID	Last Name	Unit	Move Out	DAMAGES	LATE	LEGAL	FEES	RENT	UTILITIES	Grand Total	COMMENTS
201lr	t0056280	SIMPSON	20042	4/8/2021					\$ 1,517.19		\$ 1,517.19	HOH voluntarily left the program. The amount owed reflects unpaid rent for February-April 2021
201lr	t0125548	GOSHA	20046	4/26/2021					\$ 349.93		\$ 349.93	HOH is deceased. The amount due reflects unpaid rent for April
201lr	t0092712	WILLIAMS	20031	6/28/2021	\$ 151.00	\$ 7.00	\$ 45.00		\$ 36.00		\$ 239.00	HOH transferred to another public housing property- Roseland Estates . Amount due reflects unpaid rent.
201lr Total	LITTLE MEXICO VILLAGE				\$ 151.00	\$ 7.00	\$ 45.00	\$ -	\$ 1,903.12	\$ -	\$ 2,106.12	
202lr	t0079279	BOWENS	30160	6/21/2021					\$ 156.10		\$ 156.10	HOH move to section 8 pro-rated rent for the month of June 2021
202lr Total	CEDAR SPRINGS				\$ -	\$ -	\$ -	\$ -	\$ 156.10	\$ -	\$ 156.10	
203lr	t0020703	LISTER	70056	6/9/2021					\$ 46.30		\$ 46.30	HOH is deceased. The amount due reflects unpaid rent for June, 2021
203lr	t0113555	JOHNSON	70099	6/22/2021	\$ 229.07						\$ 229.07	HOH voluntarily left the program. The amount owed reflects unpaid small trash out.
203lr Total	BRACKINS VILLAGE				\$ 229.07	\$ -	\$ -	\$ -	\$ 46.30	\$ -	\$ 275.37	
206lr	t0018824	TANGUMA	10163	6/7/2021					\$ 1,250.87	\$ 15.84	\$ 1,266.71	The amount reflects rent owed for 9 months 10/1/2020 to 6/1/2021., utility charge at the time of move out.
206lr	t0070710	PARKER	10276	4/13/2021	\$ 19.97						\$ 19.97	The amount reflects maintenace vacate charge remaining balance at the time of move out.
206lr	t0088856	MORRIS	10261	6/21/2021					\$ 2,244.00		\$ 2,244.00	The amount reflects 5 month (Jan, Feb, March, April, May 2021) rent back charge at the time of move out.
206lr	t0098976	HOWARD	10181	2/26/2021	\$ 20.00	\$ 45.00			\$ 8,674.36		\$ 8,739.36	The amount reflects maintenance vacate charge, late fee, rent owed 12months \$4083.36(sept 2019-10/2020), rent back charge\$4,591.00 (8/12017-5/1/2019)at the time of move out.
206lr Total	THE HAMPTONS				\$ 39.97	\$ 45.00	\$ -	\$ -	\$ 12,169.23	\$ 15.84	\$ 12,270.04	

PUBLIC HOUSING WRITE OFF REPORT												
For Quarter Ending June 30, 2021												
Property	Client ID	Last Name	Unit	Move Out	DAMAGES	LATE	LEGAL	FEES	RENT	UTILITIES	Grand Total	COMMENTS
207lr	t0007531	LEWIS	15312		\$ 102.19				\$ 54.50		\$ 156.69	The amount reflects maintenance vacate charge, rent owed for Jan-June 2021 at the time of move out.
207lr	t0204119	Jeffery	15061	6/15/2021					\$ 302.00		\$ 302.00	The amount reflects rent at the time of move out.
207lr Total	KINGBRIDGE CROSSING				\$ 102.19	\$ -	\$ -	\$ -	\$ 356.50	\$ -	\$ 458.69	
211lr	t0011075	HENRY JR	30604	5/26/2021	\$ 725.00				\$ 774.19		\$ 1,499.19	Amount reflects the damage charge for toilet seat , auger machine, trash cleanout and cleaning. Rent charges for 1/1/2021 to 5/26/2021 at the time of move out.
211lr	t0082674	WILLIAMS	31317	5/12/2021	\$ 650.00				\$ 2,361.87		\$ 3,011.87	Amount reflects damage charge for trash out and cleaning. Rent charges from 5/1/2020 to 5/12/2021 at the time of move out.
211lr	t0083817	CUELLAR	30502	4/12/2021	\$ 309.00						\$ 309.00	Amount reflects damage charge for trash out and cleaning.
211lr	t0099488	SMITH	31302	6/15/2021					\$ 1,218.42		\$ 1,218.42	Amount reflects rent charges from 11/1/2020 to 6/15/2021 at the time of move out.
211lr	t0115273	Monroe	30515	6/16/2021					\$ 443.36		\$ 443.36	delinquent balance is \$443.36. Amount reflects rent charges from 4/30/2021 to 6/16/2021.
211lr	t0117252	HALL	30302	4/1/2021	\$ 450.00				\$ 338.93		\$ 788.93	Amount reflects damage for cleaning and repairs. Rent for 1/1/2021 to 4/1/2021 at time of move out.
211lr	t0220522	Najar	31306	5/27/2021					\$ 201.19		\$ 201.19	Amount reflects rent from 4/1/2021 to 5/27/2021 at the time of move out.
211lr	x0187344	Shelby	30208	6/23/2021	\$ 665.00	\$ 30.00	\$ 450.00		\$ 1,165.00		\$ 2,310.00	Amount reflects Damage for locks and trash out, cleaning. Rent for 11/1/2020 to 6/23/2021. Legal fees and late fee for 2 months.
211lr Total	PARK MANOR				\$ 2,799.00	\$ 30.00	\$ 450.00	\$ -	\$ 6,502.96	\$ -	\$ 9,781.96	
214lr	t0073854	MERCHANT	20215	6/23/2021					\$ 7.00		\$ 7.00	HOH is deceased. The amount due reflects unpaid rent.
214lr Total	AUDELIA MANOR				\$ -	\$ -	\$ -	\$ -	\$ 7.00	\$ -	\$ 7.00	
218lr	t0003383	MILLER	40903	7/1/2021					\$ 370.00		\$ 370.00	HOH deceased, amount owed is for delinquent rent of \$370.00.

PUBLIC HOUSING WRITE OFF REPORT												
For Quarter Ending June 30, 2021												
Property	Client ID	Last Name	Unit	Move Out	DAMAGES	LATE	LEGAL	FEES	RENT	UTILITIES	Grand Total	COMMENTS
218lr	t0077587	OWENS	41501	4/12/2021	\$ 15.31						\$ 15.31	HOH moved with notice, amount owed is for move out cost of \$15.31
218lr Total	FRANKFORD TOWNHOMES				\$ 15.31	\$ -	\$ -	\$ -	\$ 370.00	\$ -	\$ 385.31	
220lr	t0003887	SHIELDS	10212	11/19/2020						\$ 8.94	\$ 8.94	HOH moved with notice, amount owed is for unpaid utilities of \$8.94
220lr Total	HIDDEN RIDGE				\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8.94	\$ 8.94	
222lr	t0081873	MUHAMMAD	70005	7/1/2021					\$ 114.00		\$ 114.00	HOH moved w/o notice, amount owed is for delinquent rent of \$114.00
222lr Total	SCATTERED SITES				\$ -	\$ -	\$ -	\$ -	\$ 114.00	\$ -	\$ 114.00	
271lr	x0017142	QUARLES	16313	4/6/2021			\$ 846.00		\$ 673.80	\$ 22.61	\$ 1,542.41	Rent charges for 11/20-4/21 including legal fees for 12/20
271lr	x0044991	PETERSON	16203	3/29/2021					\$ 152.00		\$ 152.00	Rent due at the time of move out 3/29/21
271lr	x0057949	WILLIAMS	16262	4/28/2021	\$ 10.00				\$ 25.07		\$ 35.07	Underpaid rent at the time of move out 4/28/21
271lr	x0063618	HARDY	16352	4/28/2021		\$ 15.00			\$ 538.67		\$ 553.67	Rent due at the time of move out 4/28/21
271lr	x0208680	LEWIS	16272	3/29/2021					\$ 1,300.65		\$ 1,300.65	SKIP- rent and utility charges from 10/20-3/21
271lr	x0214694	Allen	16333	5/12/2021					\$ 38.23		\$ 38.23	Rent due at the time of move out 5/12/21
271lr	x0236696	Creswell	16064	6/21/2021					\$ 374.00		\$ 374.00	Rent due at the time of move out 6/21/21; \$715.93
271lr	x0008645	Mccoy	16054	5/23/2021					\$ 817.19		\$ 817.19	Rent due at the time of move out 05/23/21
271lr	x0038505	WILLIAMS	16173	4/14/2021					\$ 272.53		\$ 272.53	Rent due at the time of move out 4/14/21
271lr Total	LAKEVIEW TOWNVIEWS				\$ 10.00	\$ 15.00	\$ 846.00	\$ -	\$ 4,192.14	\$ 22.61	\$ 5,085.75	
274lr	t0043546	ARMSTRONG	10242	6/28/2021					\$ 3,733.42		\$ 3,733.42	Resident moved out on 6/28. Pending m/o inspection and file completing from finance. Rent charges from 3/1/2021 to 6/28/2021 at time of move out
274lr	t0138210	CROSS	10111	4/5/2021	\$ 980.00						\$ 980.00	Writeoff Damages
274lr	t0216970	Ervin	10175	4/16/2021	\$ 238.66						\$ 238.66	Writeoff Damages blinds and damage.
274lr Total	ROSELAND TOWNHOMES				\$ 1,218.66	\$ -	\$ -	\$ -	\$ 3,733.42	\$ -	\$ 4,952.08	
274mk	t0165002	Davis	10024	11/17/2020					\$ 153.00		\$ 153.00	Writeoff Rent for 11/1/2020 to move out 11/17/2020
274mk	t0217455	Jones	10132	6/30/2021					\$ 2,703.00		\$ 2,703.00	Writeoff Rent for 3/1/2021 to move out 6/30/2021

PUBLIC HOUSING WRITE OFF REPORT												
For Quarter Ending June 30, 2021												
Property	Client ID	Last Name	Unit	Move Out	DAMAGES	LATE	LEGAL	FEES	RENT	UTILITIES	Grand Total	COMMENTS
274mk Total	ROSELAND TOWNHOMES (MKT)				\$ -	\$ -	\$ -	\$ -	\$ 2,856.00	\$ -	\$ 2,856.00	
275lr	t0138215	CARBS	40802	5/7/2021	\$ 201.32						\$ 201.32	Writeoff Damages (Cleaning and Repairs)
275lr	x0185260	Luckett	42806	5/13/2021	\$ 195.16						\$ 195.16	Writeoff Damages (Cleaning and Repairs)
275lr Total	ROSELAND ESTATES				\$ 396.48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 396.48	
275mk	t0178315	Timmons	42003	4/6/2021	\$ 12,723.91				\$ 3,103.80		\$ 15,827.71	Writeoff \$12723.91 Damages cleaning and repairs and Writeoff \$3103.80 Rent 9/1/2020 to move out 4/6/2021
275mk	t0233642	Price-Thornton	42503	4/16/2021	\$ 920.00				\$ 5,621.20		\$ 6,541.20	Writeoff \$920.00 Damages cleaning and repair and Writeoff \$5621.20 Rent 10/1/2020 to move out 4/16/2021
275mk Total	ROSELAND ESTATES (MKT)				\$ 13,643.91	\$ -	\$ -	\$ -	\$ 8,725.00	\$ -	\$ 22,368.91	
276mk	t0206372	MCKINNEY	31303	1/5/2021	\$ 0.45						\$ 0.45	Balance reflects damages of a lock out
276mk Total	FRAZIER FELLOWSHIP (MKT)				\$ 0.45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.45	
277lr	t0062835	ELLIOTT	54601	4/5/2021	\$ 920.00			\$ 35.00	\$ 791.50	\$ 425.05	\$ 2,171.55	Balance reflects repairs and cleaning \$920.00, Return check \$35.00 unpaid utilities for 2 months \$425.05 5 months of unpaid rent
277lr	t0123615	MOORE	55101	3/26/2021	\$ 673.03						\$ 673.03	Balance reflects cleaning and repairs \$673.03
277lr Total	WAHOO FRAZIER				\$ 1,593.03	\$ -	\$ -	\$ 35.00	\$ 791.50	\$ 425.05	\$ 2,844.58	
278lr	t0141639	DYER	62402	4/2/2021	\$ 975.00				\$ 831.00		\$ 1,806.00	Balance reflects cleaning and repairs \$975.00 8 months of unpaid rent \$831.00
278lr Total	MILL CITY FRAZIER				\$ 975.00	\$ -	\$ -	\$ -	\$ 831.00	\$ -	\$ 1,806.00	
279lr	t0045780	GRAVES	70003	3/22/2021					\$ 232.98		\$ 232.98	Balance reflects 1 month of unpaid rent at move out
279lr Total	FRAZIER SCATTERED SITES				\$ -	\$ -	\$ -	\$ -	\$ 232.98	\$ -	\$ 232.98	
285mf	t0165220	GEORGE	415	3/31/2021					\$ 34.00		\$ 34.00	rent for 3/1/2021 to move out 3/31/2021
285mf Total	ROSELAND GARDENS				\$ -	\$ -	\$ -	\$ -	\$ 34.00	\$ -	\$ 34.00	
286lr	t0167817	JOHNSON	60008	5/27/2021	\$ 335.19						\$ 335.19	Writeoff Damages cleaning and repairs
286lr Total	ROSELAND SCATTERED SITES				\$ 335.19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 335.19	

PUBLIC HOUSING WRITE OFF REPORT												
For Quarter Ending June 30, 2021												
Property	Client ID	Last Name	Unit	Move Out	DAMAGES	LATE	LEGAL	FEES	RENT	UTILITIES	Grand Total	COMMENTS
287lr	t0010879	TURNER	58424	3/15/2021					\$ 128.71		\$ 128.71	Writeoff Rent 3/1/2021 to 3/15/2021 move out.
287lr Total	RENAISSANCE OAKS				\$ -	\$ -	\$ -	\$ -	\$ 128.71	\$ -	\$ 128.71	
290lr	t0102842	MILLER	09104	4/22/2021						\$ 637.05	\$ 637.05	Tenant passed away. Her balance reflects unpaid utilities
290lr	t0181773	SMITH	02208	6/1/2021	\$ 95.00						\$ 95.00	Tenant was evicted. Balance is for damages to blinds
290lr Total	BUCKEYE TRAILS COMMON I				\$ 95.00	\$ -	\$ -	\$ -	\$ -	\$ 637.05	\$ 732.05	
290tc	t0165286	WHITE	11114	4/5/2021	\$ 3.50						\$ 3.50	Tenant moved to private housing. Balance is partial damages
290tc	t0165287	KEESEEE	11115	4/26/2021	\$ 370.00						\$ 370.00	Tenant passed away. Her balance reflects damages to unit.
290tc Total	BUCKEYE TRAILS COMMON I (MKT)				\$ 373.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 373.50	
291tm	t0165362	VARNADO	19103	5/28/2021	\$ 167.60						\$ 167.60	Tenant was evicted. Balance is for damages to blinds
291tm	t0165368	HENCE JR	21101	5/19/2021	\$ 815.00				\$ 612.74		\$ 1,427.74	Tenant moved to private housing. Balance is for damages to flooring and 2 months rent
291tm Total	BUCKEYE TRAIL COMMON II				\$ 982.60	\$ -	\$ -	\$ -	\$ 612.74	\$ -	\$ 1,595.34	
Grand Total					\$ 22,960.36	\$ 97.00	\$ 1,341.00	\$ 35.00	\$ 43,762.70	\$ 1,109.49	\$ 69,305.55	

DHA

Executive Summary

To: DHA Board of Commissioners
From: Troy Broussard, President & CEO
Subject: **RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS FOR PLUMBING SERVICES AT DHA OWNED PROPERTIES**
Date: July 12, 2021

I. Description of Action to be Taken

Approval to expend funds in excess of \$100,000 for plumbing services at DHA owned properties.

II. Background/History

In accordance with existing policy, DHA is required to seek Board of Commissioners approval for expenditures over \$100,000.

DHA utilizes the services of various third party vendors with expertise and experience in delivering specialized services needed in the maintenance and repair of DHA owned housing developments.

III. Status of Current Action

Consistent with HUD procurement requirements and DHA procurement policy, DHA has solicited proposals for licensed plumbing services at DHA owned properties.

The following summary presented for board consideration:

	Vendor	Service	Amount	
1	Concept Facility Services	Plumbing	\$450,000	MBWE / HUB
2	Texas Plumbing Solutions	Plumbing	\$515,000	

Recommendation

It is recommended the Board of Commissioners approve the attached resolution authorizing DHA to negotiate and execute a contract for critical and essential plumbing services as may be required at DHA owned properties, where expenditures are anticipated to exceed \$100,000.

Resolution No. 5083

**RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS FOR
PLUMBING SERVICES AT DHA OWNED PROPERTIES**

WHEREAS, DHA's mission is to provide affordable quality housing, DHA has determined it necessary and appropriate to utilize the services of a third-party vendors with expertise and experience to assist in the maintenance and preservation of DHA owned properties; and

WHEREAS, DHA manages, operates and maintains 27 multifamily developments and scattered site public housing properties comprised on 3,566 rental housing units; and

WHEREAS, DHA, utilizing HUD authorized purchasing procedures, has identified skilled licensed plumbing contractors with the demonstrated capacity and experience to deliver required goods and services at a competitive price; and

WHEREAS, DHA has conducted a fair and open competitive procurement process for plumbing services and determined that Concept Facility Services is the most responsive, responsible bidder.

NOW, THEREFORE, BE IT RESOLVED THAT:

The DHA Board of Commissioners hereby authorizes the President and CEO or his designee to negotiate and execute a contract with Concept Facility Services for plumbing services at DHA owned properties and to expend such funds as may be required which are anticipated to be in excess of \$100,000.

This Resolution shall be in full force and effect from and upon adoption by the DHA Board of Commissioners.

PASSED this 12th day of July, 2021.

Jorge Baldor, Chair

ATTEST:

Troy Broussard, President, CEO and Secretary