



**2022 PHA Plan  
Revised Annual Submission  
September 2022**



*Buckeye Trail Commons Leasing Office/Community Building*



**U.S. Department of Housing and Urban Development**

Fort Worth Regional Office, Region VI

Office of Public Housing

307 W. 7<sup>th</sup> Street, Suite 1000

Fort Worth, TX 76102

November 17, 2022

Mr. Troy Broussard  
President & CEO  
Housing Authority of the City of Dallas  
3939 North Hampton Road  
Dallas, TX 75212  
Email: [Troy.Broussard@dhantx.com](mailto:Troy.Broussard@dhantx.com)

SUBJECT: Housing Authority of the City of Dallas' (TX009)  
2022 Revised Annual Public Housing Agency Plan, Approval

Dear Mr. Broussard:

This letter is to inform you that the Housing Authority of the City of Dallas' (HACD) revised Form HUD-50075-ST (Annual PHA Plan) submission for the Fiscal Year Beginning (FYB) January 1, 2022, is approved.<sup>1</sup> An amendment to the PHA Plan was required for the Family Self-Sufficiency Program changes. It provides all the information that is required to be included in the Plan. It is consistent with the information and data available to the Department of Housing and Urban Development (HUD). It is consistent with any applicable Consolidated Plan for the jurisdiction in which the HACD is located. It is not prohibited or inconsistent with the 1937 Act or any other applicable Federal law.

The HACD must make the approved plan and the required attachments related to it, available for review and inspection, at the principal office of the HACD during normal business hours.

If you have any questions regarding this letter, please contact Mr. Louis Bell, Portfolio Management Specialist, at 817-978-5693 or via email [louis.j.bell@hud.gov](mailto:louis.j.bell@hud.gov).

Sincerely,

Digitally signed by:  BYRON GULLEY

Byron Gulley  
Director  
Office of Public Housing

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<sup>1</sup> 24 CFR §903.23 (a) (b)

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 03/31/2024</b>
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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, including changes to these policies, 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.** The 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 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, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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> <b>PHA Name:</b> <u>DHA Housing Solutions for North Texas</u> <b>PHA Code:</b> <u>TX009</u>  <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>01/2022</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) <b>As of October 13, 2021</b>  <b>Number of Public Housing (PH) Units</b> <u>3,169</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>19,903</u>  <b>Total Combined Units/Vouchers</b> <u>23,072</u>  <b>PHA Plan Submission Type:</b> <input type="checkbox"/> Annual Submission <input checked="" type="checkbox"/> Revised Annual Submission </p> <p> <b>Availability of Information.</b> PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. 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>The PHA Plan, Supplemental Documents, and Amendment(s) are posted on DHA's website (www.dhantx.com) and made available for public review at DHA's offices, including the HQ Services Building (3939 N. Hampton Road) and all DHA Public Housing Sites. Additionally, copies of the Plan, Supplemental Documents, and Amendment(s) are provided to each DHA Board member, RAB member, and Resident Council President.</i> </p> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 25%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 12.5%;">PH</th> <th style="width: 12.5%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:														
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Lead PHA:																							

B.	Plan Elements
B.1	<p><b>Revision of Existing PHA Plan Elements.</b></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 checked="" type="checkbox"/> <input type="checkbox"/> <b>Community Service and Self-Sufficiency Programs.</b></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><b>Please see Attachment B.1. for changes included in Amendment #1.</b></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><b>New Activities.</b></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 Rental Assistance or Project-Based Vouchers 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><b>Progress Report.</b></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.3.</i></p>

<p><b>B.4</b></p>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p><i>Please see HUD form 50075.2 approved by HUD on April 8, 2020.</i></p>
<p><b>B.5</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></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>
<p><b>C. Other Document and/or Certification Requirements.</b></p>	
<p><b>C.1</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) 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>During the comment period, DHA received one set of written comments from an RAB member. These comments, and DHA's response to them are included in Attachment C.1. DHA addressed other comments by the RAB throughout the year during the regularly scheduled meetings.</i></p> <p><i>DHA did not receive any written comments regarding Amendment #1 to the 2022 PHA Plan, however, the proposed Amendment was discussed with the RAB during several meetings.</i></p>
<p><b>C.2</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <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 C.2.</i></p> <p><i>This certification is also provided for Amendment #1.</i></p>
<p><b>C.3</b></p>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p><i>Please see Attachment C.3.</i></p> <p><i>This certification is also provided for Amendment #1.</i></p>
<p><b>C.4</b></p>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

C.5	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?  Y N N/A  <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
D.	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>
D.1	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p> <p><b>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</b></p> <p><i>In 2016, a consortium of more than 20 Dallas-Fort Worth (DFW) cities and housing authorities (“regional working group”) formed to respond to the U.S. Department of Housing and Urban Development’s (HUD) requirement to complete an Assessment of Fair Housing (AFH) pursuant to the new rule on “Affirmatively Furthering Fair Housing. The regional working group retained the University of Texas at Arlington as a consultant to conduct the assessment.</i></p> <p><i>The North Texas Regional Housing Assessment launched in January 2017 and entailed three integrated phases: community outreach, data analysis and the formulation of fair housing goals to address the issues identified. The assessment, concluded in late 2018 found seven preeminent fair housing issues:</i></p> <ol style="list-style-type: none"> <li>1. <i>Imbalances region/jurisdiction:</i></li> <li>2. <i>Racial/ethnic inequities</i></li> <li>3. <i>Persistence and proliferation of racially/ethnically concentrated areas of poverty</i></li> <li>4. <i>Growing segregation</i></li> <li>5. <i>Source of income discrimination</i></li> <li>6. <i>Growing affordability pressure</i></li> <li>7. <i>Transportation/employment challenges</i></li> </ol> <p><i>In accordance to the AFH planning instructions, the North Texas Regional Housing Consortium formulated jurisdiction-specific and cross-jurisdictional goals to address the identified fair housing issues.</i></p>
<p><b>Fair Housing Goal A: Increase access to affordable housing in high opportunity areas</b></p>	
<p><b><u>Describe fair housing strategies and actions to achieve the goal</u></b></p> <p><i>Strategies:</i></p> <ul style="list-style-type: none"> <li>• <i>Establish Housing Trust Fund to support aggressive affordable housing development and deep income targeting strategies in high opportunity areas and non-segregated areas</i></li> <li>• <i>File amicus curae brief in support of lawsuit challenging the Texas State law prohibiting municipal source of income protection ordinances</i></li> <li>• <i>Provide mobility counseling and search assistance to help families make informed housing choices based on data and other information on neighborhood opportunity</i></li> <li>• <i>Create outreach programs and provide financial/programmatic incentives for landlords in high opportunity areas</i></li> <li>• <i>Establish and fund a set of incentives based on successful best practices including consideration of risk pools, paid deposits and application fees, double deposits, single point of contact for problems</i></li> <li>• <i>Form partnerships to provide affordable transportation options to connect residents and HUD-assisted households to employment and to regional destinations</i></li> </ul> <p><i>DHA Actions to Achieve the Goal:</i></p> <ul style="list-style-type: none"> <li>• <i>DHA created (2018) and launched (2020) the Children First North Texas (CFNTX) program to provide mobility counseling and search assistance to help families residing in R/ECAPs (Racially or Ethnically Concentrated Area of Poverty) to access high-opportunity neighborhoods.</i></li> <li>• <i>DHA designed operational strategies to recruit landlords in high-opportunity areas to participate in the Housing Voucher Program by creating outreach programs and/or providing financial/programmatic incentives. DHA developed data-driven operations enabling the targeting of landlords based on live vacancy data, portfolio footprint, housing quality and other locational attributes.</i></li> </ul>	

- DHA is in the process of expanding CFNTX and landlord-related tools to overall Housing Choice Voucher and Public Housing programs by expanding its technological infrastructure.
- DHA is exploring potential partnerships with public and private transportation providers to provide affordable transportation assistance to public housing residents and voucher households to employment and to regional destinations.
- DHA is creating a housing-search tool intended to provide families with information about neighborhood quality.

**Fair Housing Goal B:**

**Prevent loss of existing affordable housing stock and increase supply of new affordable housing, especially in higher opportunity areas**

**Describe fair housing strategies and actions to achieve the goal**

Strategies:

- Promote reforms to current zoning regulations including the development of voluntary inclusionary zoning policies connected to deep income targeting strategies in all new or renovated housing projects in high-opportunity areas
- Develop strategies to retain expiring LIHTC projects as affordable housing
- Proactively lock-in affordable housing in gentrifying areas (i.e. LIHTC developments, TIFs).
- Draw from the Montgomery County’s model to develop right of first refusal program for Housing Authorities to purchase buildings being sold for the purpose of conversion to condominium.
- Develop programs to protect current homeowners and affordable rental units from rapidly rising valuation and taxes in gentrifying neighborhoods (Market Segmentation analysis for property appraisal: Travis County model)
- Develop strategies to monitor and support existing affordable housing in gentrifying communities, including addressing problems arising from rapidly increasing property valuations and taxes (i.e. Neighborhood Change Index)
- Consider expanded home repair programs to include single and multifamily housing, owner-occupied and rental property
- Continue the development of mixed-income housing that preserves and increases the quantity of high-quality affordable housing
- Expand special tax districts (TIFs, etc.) that provide funds for affordable housing development

DHA Actions to Achieve the Goal:

- Working with a third-party developer, DHA recently closed on the financing for a mixed-income housing community in Oak Cliff on a former public housing site. This 260-unit housing facility for seniors will provide public housing, Section 8 project-based, low-income tax credit, and market rate rental housing as well as residential amenities and a community clinic.
- DHA has an open-ended Request for Proposals (RFP) for Section 8 project-based vouchers in high-opportunity areas (“Walker” vouchers)
- DHA recently approved 120 project-based vouchers for La Mirada Apartments, located in a high-opportunity area of DHA’s jurisdiction.

**Fair Housing Goal C: Increase supply of accessible, affordable housing for persons with disabilities**

**Describe fair housing strategies and actions to achieve the goal**

Strategies:

- Amend local zoning codes to incentivize the construction of accessible units in higher density, mixed-use locations and to allow for a broader range of affordable housing options for older adults and protected classes, including accessory dwellings and cohousing.
- Adopt a formal reasonable accommodation policy for housing that informs and provides clear direction to persons with disabilities on the process for making a reasonable accommodation request.
- Expand the use of PBVs for development of housing for persons with disabilities including development of single family homes for shared housing in coordination with Medicaid supportive service programs (Home and Community-based Services).
- Form partnership to deliver a training session on fair housing accessibility issues to local code enforcement officials, design professionals and property owners.
- Develop programs to promote universal design (for housing accessibility) in new construction and renovation
- Continue to survey public infrastructure (sidewalks, crosswalks, business entrances, etc.) for accessibility and allocate appropriate funds to bring public areas up to codes

*DHA Actions to Achieve the Goal:*

- *DHA recently submitted, and HUD approved, a mixed-population designated housing plan for the 85 units at Renaissance Oaks, a public housing community in East Dallas near the central business district.*
- *DHA uses its project-based voucher program to meet the housing needs of persons with disabilities.*

**Fair Housing Goal D:**

**Make investments in targeted and segregated neighborhoods to increase opportunity while protecting residents from displacement**

**Describe fair housing strategies and actions to achieve the goal**

*Strategies:*

- *Ensure meaningful community engagement in identifying alternate uses for vacant and derelict land to support food access, recreation and green space in underserved communities.*
- *Revise/expand boundaries of focus areas designated in urban development-related policies and programs to target racially segregated census tracts, R/ECAPs, and/or most distressed real estate markets.*
- *Advocate for the participation of housing policymakers/PHAs in the development of the Transportation Improvement Program as well as Title VI and Environmental Justice analyses.*
- *Revise economic development policies and incentives to prioritize efforts to attract and support businesses that provide well-paying jobs in lower opportunity and R/ECAP areas*
- *Collaborate with transportation agencies to create innovative programs providing affordable transportation options in lower opportunity areas, and R/ECAPs and to HUD-assisted families*
- *Adopt racial/ethnic impact statement*

*DHA Actions to Achieve the Goal:*

- *In 2021, DHA joined the City of Dallas' Technical Committee to help guide Citywide land use policy and growth projections. This collaborative planning effort focuses on growth, transportation, and land use scenarios.*
- *Working with a third-party developer, DHA recently closed on the financing for a mixed-income housing community in the gentrifying Bishop Arts neighborhood of Oak Cliff. This 260-unit housing facility for seniors will provide public housing, Section 8 project-based, low-income tax credit, and market rate rental housing as well as residential amenities and a community clinic and is being built on a former public housing site.*

**Fair Housing Goal E:**

**Increase support and services for residents of publicly supported housing and maintain and improve the quality and management of publicly supported housing**

**Describe fair housing strategies and actions to achieve the goal**

*Strategies:*

- *Partner with supportive agencies and nonprofits to provide on-site support to residents (counseling, child care, transportation).*
- *Annually gather feedback from residents on the quality of the management of publicly supported housing units and/or landlord-related issues.*
- *Foster economic self-sufficiency by supporting job skills workshops to assist PHA residents to obtain and retain jobs and/or support agencies providing job training programs to PHA-residents.*
- *Evaluate economic viability of subsidized households leveraging HUD form 50058 to identify needs and provide adequate assistance/support/referral.*
- *Expand efforts toward coordination among public housing authorities with residents at common properties, including inspections, monitoring and problem solving*
- *Expand fair housing outreach, education, and training for residents and individuals on waiting-list*
- *Create shared information program between City (Neighborhood Services, etc.) and housing authority to facilitate resolution of potential problems where publicly assisted housing is located, including code compliance complaints, crime data and public infrastructure impact*

*DHA Actions to Achieve the Goal:*

- *DHA continues to grow its diverse network of trusted partners in the fields of education, workforce, family services, health, sports, and business to provide critical services to support DHA clients and Public Housing residents*
- *DHA designed and launched a series of data-driven strategies to connect Voucher families and Public Housing residents to employment opportunities and training opportunities.*
- *DHA routinely disseminates information to its residents regarding employment and support services.*



**Fair Housing Goal F: Increase access to information and resources on fair and affordable housing**

***Describe fair housing strategies and actions to achieve the goal***

*Strategies:*

- *Support Tenant Rights Workshops to educate low- income renters about Fair Housing rights.*
- *Provide support (letters, endorsements, financial etc.) for local fair housing groups' education and/or local fair housing groups' fundraising efforts.*
- *Establish ongoing community meetings with financial institutions, insurance companies, landlords, realtors, and foundations in order to enhance their knowledge and support for fair housing goals.*
- *Develop a robust plan to assess banks' performance related to the Community Reinvestment Act (CRA).*
- *Expand fair housing outreach, education, and training for youth and other targeted populations through collaborative strategies.*

*DHA Actions to Achieve the Goal:*

- *DHA routinely disseminates fair housing information resources to its residents and landlords*
- *In 2020, DHA has joined regional Prevention Eviction Task Force to discuss challenges and strategies to protect residents*



**2022 PHA Plan  
Amendment #1  
Attachment B.1  
Revised Elements – Amendment Only**

**Community Service and Self-Sufficiency Programs**

The U.S. Department of Housing and Urban Development (HUD) recently made significant changes to the Family Self-Sufficiency (FSS) Program requiring updates to the FSS Action Plan and a Significant Amendment to the PHA Plan. The required changes/updates in the Action Plan are included below and are incorporated into DHA's FSS Action Plan which is included in the Supplemental Documents to the PHA Plan.

<b>Required Information</b>	<b>Description</b>		
<b>Family Demographics</b>	<b>Housing Choice Voucher/ Public Housing</b>	<b>Total Families</b>	<b>Percent of Total</b>
	<b>All Families</b>	18,975	
	Single	7,650	40%
	Female HOH	15,806	83%
	Male HOH	3,169	17%
	<b>Race</b>		
	White	1,816	10%
	Black/African American	16,516	87%
	American Indian/Alaska Native	50	0.2%
	Asian	355	1.5%
	Native Hawaiian/Other Pacific Islander	99	0.5%
	Multiple Races	139	0.8%
	<b>Ethnicity</b>		
	Hispanic or Latino	1,058	6%
	Not Hispanic or Latino	17,917	94%
	<b>Income</b>		
	Extremely Low-Income	15,340	15%
	Very Low-Income	2,859	81%
	Low-Income	711	3.7%
	Not Low Income	65	0.3%
	HOH Income from Wages	6119	32%
	Other Member Income from Wages	758	
	HOH Income from TANF	135	1%
	Other Member Income from TANF	20	
	HOH Income from SSI	4173	22%
	Other Member Income from SSI	1750	

Required Information	Description		
	<b>Number of Children</b>		
	0	7,808	
	1-2	5,901	
	3-4	2,986	
	5 or more	683	
	<b>Total Number of Family Members</b>		
	1-2	10,844	57%
	3-4	5,555	29%
	5 or more	2,576	14%
	<b>Persons with Disabilities</b>		
	HOH Person w/ Disabilities (HUD)	7,871	42%
	Family Members w/ Disabilities	10,560	56%
	<b>Housing Choice Voucher/ Public Housing</b>	<b>Total Families</b>	<b>Percent of Total</b>
	<b>All Families</b>	18,975	
	Single	7,650	40%
	Female HOH	15,806	83%
	Male HOH	3,169	17%
	<b>Race</b>		
	White	1,816	10%
	Black/African American	16,516	87%
American Indian/Alaska Native	50	0.2%	
Asian	355	1.5%	
Native Hawaiian/Other Pacific Islander	99	0.5%	
Multiple Races	139	0.8%	
<b>Estimate of participating families (program size/number of FSS slots)</b>	DHA estimates that approximately 987 eligible FSS families can reasonably be expected to receive supportive services under the FSS program, based on available and anticipated federal, tribal, state, local, and private resources.		
<b>Eligible families from other self-sufficiency program</b>	DHA does not operate other self-sufficiency programs and therefore no additional families from other programs are expected to execute an FSS contract of participation.		

Required Information	Description
<p><b>FSS family selection procedures</b></p>	<p>Many factors contribute to whether DHA may choose to select a family for participation in the FSS program. These selection factors can help DHA screen families for admission, and ultimately contribute to DHA’s decision to either allow or deny a family’s admission into the FSS program.</p> <p><b>Motivation Selection Factors</b>  DHA may screen families for interest and motivation to participate in the FSS program provided that the factors utilized by DHA are those which solely measure the family’s interest and motivation to participate in the FSS program. For this reason, DHA must only apply motivational screening factors that are permissible under the regulations.</p> <p><b>Permissible Motivation Selection Factors</b>  DHA will screen families for interest and motivation to participate in the FSS program by assigning a meeting or workshop which is the same type of meeting or workshop for each family. DHA will only use the fact that the family attended as a screening factor, even if tasks or exercises are not completed in the meeting. In addition, if the family needs either childcare or transportation to be able to attend, or requests an accommodation for a disability, DHA will either refer the family to available services or exempt the family from this screening factor.</p> <p><b>Prohibited Motivation Selection Factors</b>  Prohibited motivational screening factors include the family’s educational level, educational or standardized motivational test results, previous job history or job performance, credit rating, marital status, number of children, or other factors, such as sensory or manual skills, and any factors which may result in discriminatory practices or treatment toward individuals with disabilities or minority or nonminority groups.</p> <p><b>Other Selection Factors</b>  In addition to motivational screening, DHA may also wish to screen families for the following additional factors.</p> <p><b>PHA Debt Selection Factor</b>  DHA may deny FSS participation to a family if the family owes the PHA, or another PHA, money in connection with HCV or public housing assistance. <b>DHA Policy:</b> DHA will deny FSS participation to a family if the family owes DHA, or another PHA, money in connection with HCV or public housing assistance. Families that owe money to DHA who have entered into a repayment agreement and are current on that repayment agreement will not be denied FSS participation.</p> <p><b>Unavailable Support Services Selection Factor</b>  If DHA determines, after consulting with the family, that a missing service is essential to the family’s needs, DHA may skip that family (and other similar families) and offer the FSS slot to the next family for which there are available services. <b>DHA Policy:</b> If a reasonable attempt at securing services has been made, and essential services are still unavailable or missing, DHA may skip that family and offer the FSS slot to the next family for which services are available.</p> <p><b>Previous Participation Selection Factor</b>  DHA may refuse to select a family for participation in the FSS program a second time if that family previously participated unsuccessfully (i.e., the family participated, did not meet its FSS obligations, and was terminated from the FSS program). <b>DHA Policy:</b> DHA will not refuse to select a family for participation in the FSS program a second time if that family previously participated and did not complete. DHA will not enroll a family for participation in the FSS program a second time if that family previously participated, completed the COP, and received a final distribution of their escrow account if their employment skills or wages are below the level needed to achieve economic self-sufficiency (a wage that pays for basic needs without the use of subsidies).</p>

<b>Required Information</b>	<b>Description</b>		
<b>Incentives to encourage participation</b>	<p>By regulation, the FSS action plan must include DHA’s incentives plan—a description of the incentives that DHA intends to offer eligible families to encourage their participation in the FSS program. The incentives plan provides for the establishment of the FSS escrow account and any other incentives designed by DHA. <b>DHA Policy:</b> DHA will offer the following services, as needed to complete obligations in the contract, to its FSS participants as incentives to participate in FSS.</p>		
	<b>Incentive</b>	<b>Provided By</b>	<b>Description</b>
	FSS escrow account	DHA	An interest-bearing escrow account where the difference from baseline rent and rent increase due to income increases is deposited and accrues on a monthly basis.
	Case management/Coaching	FSS Coordinators	An enhanced support system and holistic case management which includes ongoing individual assessment, service plan development, follow-up/monitoring of ITSP progress and career exploration or coaching.
	Information and referrals to services	FSS Coordinators	Enhanced access to educational, training, and employment opportunities. Access to free or reduced cost services and access to multiple financial literacy, credit building, home buying, car buying, and other important life skill workshops.
	Educational workshops	Agency Partners	Collaborative services and/or referrals to approved partner agencies for services similar to those listed above.
	Preparation for homeownership programs	FSS Coordinators	Collaborative services and/or referrals to help clients meet DHA requirements to be considered for Homeownership Voucher.

Required Information	Description			
<b>Outreach efforts</b>	<p>In addition to offering incentives for FSS participation, DHA also conduct outreach to recruit more FSS participants from eligible families. The FSS action plan must include a description of these efforts to recruit FSS participants, including notification and outreach, the actions DHA will take to assure that both minority and nonminority groups are informed about the FSS program, and how DHA will make this information known. <b>DHA Policy:</b> DHA will notify eligible families about the FSS program using the following outreach locations, activities, methods, and languages, where appropriate. These points of contact and methods have been selected to ensure that both minority and nonminority groups are informed about the FSS program.</p>			
	<b>Location/Activity</b>	<b>Staff/Partner</b>	<b>Method</b>	<b>Language</b>
	Briefings/Orientations	DHA Staff Specialist	Flyer Presentation	English, Spanish As Needed
	Interims/Recertifications	DHA Staff Specialist	Flyer, Posters Presentation, Referral Form	English, Spanish As Needed
	Transfers/Portability	DHA Staff Specialist	Flyer, Posters Presentation, Referral Form	English, Spanish As Needed
	Lobby	DHA Staff Receptionist	Flyer Posters Referral Form Video	English, Spanish As Needed
	Waiting Room	DHA Staff	Flyer Posters Video	English, Spanish As Needed
	Inspections	DHA Staff Inspector	Flyer Presentation	English, Spanish As Needed
	DHA Website Social Media	DHA Staff	Video Presentation	English, Spanish As Needed
	TANF Office	Case Worker	TBD	English, Spanish As Needed
	American Job Centers (Workforce/Career Center)	Counselor	TBD	English, Spanish As Needed
	Adult Education	Counselor Instructor	TBD	English, Spanish As Needed
	Community College	Counselor Instructor	TBD	English, Spanish As Needed
	Employment Training Site	Instructor	TBD	English, Spanish As Needed
	English as a Second GED Classes Language Classes	Instructor	TBD	English, Spanish As Needed
Community-based Organizations	Case Worker	TBD	English, Spanish As Needed	
Child Care Centers	Teachers	TBD	English, Spanish As Needed	

Required Information	Description		
<p><b>FSS activities and supportive services</b></p>	<p>As part of the required contents of the action plan, DHA must both describe the activities and supportive services to be provided by public and private resources to FSS families and identify the public and private resources that are expected to provide the supportive services.</p> <p>Of course, this task assumes that the DHA has first identified the needed activities and supportive services. <b>DHA Policy:</b> DHA's FSS program, through its partners on the program coordinating committee, will provide the following activities and support services to FSS families:</p>		
	<p><b>Support Service General</b></p>	<p><b>Support Service Specific</b></p>	<p><b>Source/Partner</b></p>
	<p>Assessment</p>	<p>Vocational Assessment Educational Assessment Vocational Planning Educational Planning Disability Assessment Disability Vocational Assessment/Planning Disability Educational Assessment/Planning Drug/Alcohol Assessment Drug/Alcohol Planning</p>	<p>Adult Basic Education Career Center Community College Community Based Organizations Career Center Community College Vocational Rehabilitation Health Department Career Center Community-based Organizations</p>
	<p>Education</p>	<p>High School English as a Second Language GED Post-secondary College</p>	<p>High School Adult Basic Education Community College University</p>
	<p>Training</p>	<p>Skills Training Emerging Technologies Training Biomedical Training On-the-Job Training Functional Context Training</p>	<p>Adult Basic Education Community College University Community-based Organizations Workforce Innovation/American Job Centers</p>
	<p>Job Search Assistance</p>	<p>Resume Preparation Interviewing Skills Dress for Success Workplace Skills Job Development Job Placement</p>	<p>Adult Basic Education Community College University Community-based Organizations Workforce Innovation/American Job Centers</p>
	<p>Transportation</p>	<p>Bus Train/Trolley</p>	<p>Metropolitan Transit</p>
	<p>Health Care</p>	<p>Alcohol and Drug Prevention Alcohol and Drug Treatment</p>	<p>HMO Health Department Community Clinic General Hospital</p>
	<p>Child Care</p>	<p>Infant Care Toddler Care Preschool Care Afterschool Care Homework Assistance</p>	<p>Child Care Resource Parks and Recreation</p>
	<p>Financial Literacy</p>	<p>Financial Education Financial Coaching Debt Resolution Credit Repair</p>	<p>Adult Basic Education Community College University Community-based Organizations</p>

<b>Required Information</b>	<b>Description</b>		
<b>FSS activities and supportive services</b> (continued)	<b>Support Service General</b>	<b>Support Service Specific</b>	<b>Source/Partner</b>
	Legal Services	Representation Document Review Counsel or Advice	ACLU Legal Aid
	Child/Adult Protective Services	Needs Assessment Case Planning Information Referral Crisis Management	Senior Services Adult Services In-home Support Services Adult Abuse Hotline Child Abuse Hotline Foster Care Adoption Services
	Crisis Services	Crisis Assessment Crisis Intervention Crisis Management Crisis Resolution	Crisis Team Senior Crisis Team Poison Center Domestic Violence Shelter
	Mentoring	Mentoring Match	Adult Basic Education Community College Workforce Investment Act Youth Programs Community-based Organizations
	Micro and Small Business Development	Training Planning Technical Assistance Mentoring	Microbusiness Assistance Program Small Business Administration Business Incubator
	Homeownership	Training Planning Debt Resolution	Public Housing Authority Housing Counseling Organization Community-based Organizations
	Individual Development Accounts	Match Savings Accounts Distribution of IDA Funds	Public Housing Authority TANF Office of Community Services in DHHS Office of Refugee Resettlement Beginner Farmers and Ranchers Community-based Organizations
<b>Method for identification of family support needs</b>	<p>Before DHA can determine the services and activities it will provide to FSS families, it must identify the services and activities appropriate to each family. The action plan must contain a description of how the program will identify the needs of FSS families and deliver the services and activities according to these needs. <b>DHA Policy:</b> Supportive service needs are identified by completion of a needs assessment with the FSS coordinator or case manager before completion of the initial Individual Training and Services Plan (ITSP), which occurs prior to signing the contract of participation (COP). After enrollment in the FSS Program, needs assessment results may also be used to modify the ITSP and supportive services, if requested by the family and in accordance with HUD regulations and DHA policy.</p>		



Required Information	Description
<p><b>Program termination; withholding of services; and available grievance procedures</b></p>	<p><b>TERMINATION OF THE CONTRACT</b></p> <p><b>Termination of the Contract with Escrow Distribution:</b> The contract of participation will be terminated with escrow distribution before the expiration of the contract term, during any extension of the contract, or at end of the term of the contract if all obligations under such have not been met, when:</p> <ul style="list-style-type: none"> <li>• Services that DHA and the FSS family have agreed are integral to the FSS family's advancement towards self-sufficiency are unavailable, as described in Section 5-II.H. of this Action Plan. This type of termination is also referred to as "nullification" in the FSS regulations at 24 CFR 984.</li> <li>• The head of the FSS family becomes permanently disabled and unable to work during the period of the contract, unless DHA and the FSS family determine that it is possible to modify the contract to designate a new head of the FSS family; or</li> <li>• An FSS family in good standing moves outside the jurisdiction of DHA (in accordance with portability requirements at 24 CFR 982.353) for good cause and continuation of the CoP after the move or completion of the CoP prior to the move is not possible. DHA must be consistent in their determinations of whether a family has good cause for a termination with FSS escrow disbursement.</li> </ul> <p><b>Termination of the Contract without Escrow Distribution:</b> The contract of participation may be terminated before the expiration of the contract term and any extension of the contract by the following:</p> <ul style="list-style-type: none"> <li>• Mutual consent of the parties</li> <li>• Failure of the FSS family to meet its obligations under the contract of participation without good cause, including in an HCV FSS program the failure to comply with the contract requirements because the family has moved outside the jurisdiction of DHA</li> <li>• The family's withdrawal from the FSS program</li> <li>• Such other act as is deemed inconsistent with the purpose of the FSS program</li> <li>• Operation of law</li> </ul> <p><b>DHA Policy:</b> The CoP will be terminated before the expiration of the contract term, and any extension thereof, for any of the following reasons:  Mutual consent of the parties;  Family's withdrawal from the FSS program;  Failure of the FSS family to meet its obligations under the contract of participation without good cause;  Such other act as is deemed inconsistent with the purpose of the FSS program;  Operation of law;  The head of the FSS family becomes permanently disabled and other family members will not participate in FSS as the head of the FSS family;  In an HCV FSS program, failure to comply with the contract requirements because the family has moved outside the jurisdiction of DHA under portability without continued FSS participation.</p> <p>If the FSS family faces termination due to failing to meet, without good cause, its obligations under the CoP, DHA will follow the relevant policy specified in The Action Plan.</p> <p><b>Note:</b> If the family is unable to meet the requirements of the contract of participation because essential services are not available, the contract is nullified, not terminated. In addition, the contract of participation is automatically terminated if the family's HCV assistance is terminated in accordance with HUD requirements</p>

Required Information	Description
<p><b>Program termination; withholding of services; and available grievance procedures</b> (continued)</p>	<p><b>OPTION TO WITHHOLD SUPPORTIVE SERVICE</b>  DHA has the option to withhold supportive services or the FSS family's participation in the FSS program if DHA determines that the FSS family has failed to comply without good cause with the requirements of the contract of participation.  DHA is not permitted to terminate HCV assistance to a family due to the family's failure to meet its obligations under the contract of participation</p> <p><b>DHA OBLIGATION TO MAKE GOOD FAITH EFFORT TO REPLACE UNAVAILABLE SUPPORT SERVICES</b>  DHA must make an extensive good faith effort to replace services that community agencies either cannot or will not provide. If all of the steps below are exhausted without the provision of an integral service, the contract of participation can be ended ahead of time as a result. This, however, should only occur as a last resort. DHA good faith effort must be demonstrated by taking the following steps:</p> <ul style="list-style-type: none"> <li>• If a social service agency fails to deliver the supportive services pledged under an FSS family member's individual training and services plan (ITSP), DHA must make a good faith effort to obtain these services from another agency.</li> <li>• If DHA is unable to obtain the services from another agency, DHA must reassess the family member's needs and determine whether other available services would achieve the same purpose.</li> <li>• If other available services would not achieve the same purpose, DHA shall determine whether the unavailable services are integral to the FSS family's advancement or progress toward self-sufficiency.</li> <li>• If the unavailable services are not integral to the FSS family's advancement toward self-sufficiency, DHA must revise the ITSP, delete these services, and modify the contract of participation to remove any obligation on the part of the FSS family to accept the unavailable services.</li> <li>• If the unavailable services are determined to be integral to the FSS family's advancement toward self-sufficiency (which may be the case if the affected family member is the head of the FSS family), DHA shall terminate the contract of participation and follow the requirements in Section 5-II.F. of this Action Plan.</li> </ul> <p>Termination of the contract of participation based on unavailability of supportive services shall never be grounds for termination of HCV or public housing assistance.</p> <p><b>GRIEVANCE PROCEDURES</b>  When adverse action is taken by DHA against a family, DHA is required to provide a grievance hearing in the public housing program, or an informal hearing in the HCV program. According to regulatory requirements, the FSS action plan must contain the grievance and hearing procedures available for FSS families against whom DHA has taken adverse action with regards to FSS. <b>DHA Policy:</b> The grievance and informal hearing procedures for the FSS program will be the same as the grievance and hearing procedures adopted for the HCV and public housing programs in DHA's admissions and continued occupancy policy and administrative plan, respectively.</p> <p>Adverse actions taken within the FSS program include:</p> <ul style="list-style-type: none"> <li>Denial of admission into the FSS program</li> <li>Denial of request for supportive services</li> <li>Denial of request to change the ITSP</li> <li>Denial of request to change the head of household</li> <li>Denial of request for interim disbursement of the escrow account</li> <li>Denial of request to complete the CoP</li> <li>Denial of a request for extension to the FSS CoP</li> <li>Denial of request for either interim or final distribution of escrow account</li> <li>Withholding of support services</li> <li>Termination of the FSS CoP</li> <li>Denial of request for termination with escrow</li> <li>Denial of transitional services</li> </ul>

<b>Required Information</b>	<b>Description</b>
<b>Assurances of non-interference with the rights of non-participating families</b>	<p>A family's housing assistance or admission into assisted housing should never depend on whether they choose to participate in the FSS program, and DHA need to make this known as part of the recruitment process. For this reason, DHA's action plan must include an assurance that a family's decision to not participate in DHA program will not affect the family's admission to the HCV or public housing programs, nor will it affect the family's right to occupancy in accordance with the lease. <b>DHA Policy:</b> Participation in the FSS program is strictly voluntary. HCV participants will be notified in all literature and media presentations related to the FSS program that should they decide not to participate in the FSS program, it will not affect their HCV or public housing. This material will also specify that the family will retain the right to occupancy according to their lease and family obligations contract.</p>
<b>Timetable for program implementation</b>	<p>For mandatory FSS programs, DHA has the obligation to continue to fill their mandatory FSS slots effective May 24, 2018, as determined by the HUD field office. DHA implemented its FSS program and met all previous timetable deadlines and requirements for program implementation.</p>
<b>Certification of coordination</b>	<p>The FSS action plan is required to contain a certification that the development of the activities and services under the FSS program has been coordinated with the JOBS program (now Welfare to Work under TANF), the programs under title I of the Workforce Innovation and Opportunity Act, and any other relevant employment, child care, transportation, training, and education programs in the applicable area. The implementation of the FSS program's activities and services must continue to be coordinated as such to avoid duplication of activities and services. <b>DHA Policy:</b> DHA certifies that its FSS program has developed its services and activities in coordination with programs under Title I of the Workforce Innovation and Opportunity Act, Workforce Investment Board and American Job Centers (also known as Workforce Centers or One Stop Career Centers), and any other relevant employment, child care, transportation, training, and education programs in the applicable area. The implementation of these activities and services will continue to be coordinated in this manner to avoid duplication of activities and services.</p>
<b>Availability of a Program Coordinating Committee (PCC)</b>	<p><b>PROGRAM COORDINATING COMMITTEE MEMBERSHIP: Required PCC Membership</b>  The PCC required members consist of representatives of the PHA, including at least one FSS Program Coordinator, and one or more participants from each HUD rental assistance program (HCV, public housing, or multifamily assisted housing) served by the PHA's FSS program. <b>DHA Policy:</b> DHA's representatives to the program coordinating committee will be FSS Program Supervisor or Director and at least one FSS Program Coordinator and one or more participants from each of the housing programs in which there is an FSS program: HCV, public housing, and multifamily assisted housing, as applicable.</p> <p><b>Assistance in Identifying Potential PCC Members</b>  The PHA may seek assistance from area-wide, city-wide, or development-based resident councils, the resident management corporation, or the Resident Advisory Board, in identifying potential PCC members. <b>DHA Policy:</b> DHA will seek assistance in identifying potential members of the PCC from area-wide, city-wide, and development-based resident councils, the resident management corporation, or the Resident Advisory Board.</p>

<b>Required Information</b>	<b>Description</b>
<p><b>Availability of a Program Coordinating Committee (PCC)</b> (continued)</p>	<p><b>Recommended PCC Membership</b>  <i>Membership on the PCC also may include representatives of the unit of general local government served by the PHA, local agencies (if any) responsible for carrying out employment training programs or programs funded under the Workforce Innovation and Investment Act, and other organizations, such as other state, local, or tribal welfare and employment agencies, public and private education or training institutions, child care providers, nonprofit service providers, private business, and any other public and private service providers with resources to assist the FSS program. <b>DHA Policy:</b> DHA’s FSS program coordinating committee membership will include leadership from the following organizations:</i></p> <ul style="list-style-type: none"> <li><i>Texas Workforce Commission</i></li> <li><i>3to1 Foundation</i></li> <li><i>WINGS Dallas</i></li> <li><i>Dallas County Home Loan Counseling Center</i></li> <li><i>Child Care Group (CCMS)</i></li> <li><i>DART</i></li> <li><i>Dallas County Community College</i></li> <li><i>Consumer Credit Counseling Service of Greater Dallas, Inc.</i></li> <li><i>Dallas Independent School District</i></li> <li><i>Enterprise Foundation</i></li> </ul> <p><b>ALTERNATIVE PCC COMMITTEE</b>  <i>It is also possible for the PHA, in consultation with the chief executive officer of the unit of general local government served by the PHA, to use an existing entity as the PCC, if the membership of the existing entity consists or will consist of the individuals required by regulation. <b>DHA Policy:</b> DHA will not utilize an existing entity as its program coordinating committee. This policy does not prevent DHA from utilizing some or all of its required PCC membership to satisfy grant requirements on committee stewardship.</i></p>
<p><b>Other Required Policies (codified either in the Action Plan or separately)</b></p>	<p><b>Policies related to the modification of goals in the ITSP, including limits on modifications as participants approach graduation:</b> <i>The contract of participation (CoP) may be modified, as long as DHA and the FSS family mutually agree to modify it. This includes modifications in writing with respect to the individual training and services plans (ITSPs), the contract term (See Section 5-II.B. above), and designation of the head of the family. The conditions under which DHA will modify the contract are set forth in the policy below. <b>DHA Policy:</b> In the DHA’s FSS program, the CoP will be modified by mutual agreement between DHA and the FSS head of household, 3 months prior to the COP expiration date or graduation date.</i></p> <ul style="list-style-type: none"> <li><i>When modifications to the ITSP improve the participant’s ability to complete their obligations in the CoP or progress toward economic self- sufficiency.</i></li> <li><i>When the actual end date of the CoP is determined by the effective date of the FSS family’s first reexamination changes the end date of the CoP.</i></li> <li><i>When the designated head of the FSS family ceases to reside with other family members in the assisted unit, and the remaining family members, , designate another family member to be the FSS head of household and receive escrow funds.</i></li> <li><i>When an FSS family moves to the jurisdiction of a receiving PHA that does not have an FSS program and the family may not continue participation in the FSS program, and modification of the FSS contract will allow the family to complete the contract and receive an escrow disbursement or terminate the contract with escrow disbursement.</i></li> </ul>

Required Information	Description
<p><b>Other Required Policies (codified either in the Action Plan or separately) (continued)</b></p>	<p><b>The circumstances in which an extension of the Contract of Participation may be granted:</b> While the term set forth in the contract of participation is for five years, contract extensions are available. According to regulation, PHAs must for “good cause” extend the term of the contract for a period not to exceed two years for any FSS family that requests an extension of the contract in writing or verbally. The family’s written or verbal (documented by the FSS Coordinator) request for an extension must include a description of the need for the extension. Good cause means circumstances beyond the control of the FSS family, as determined by DHA, such as a serious illness or involuntary loss of employment. Extension of the contract of participation will entitle the FSS family to continue to have amounts credited to the family’s FSS account.</p> <p><b>Policies on the interim disbursement of escrow, including limitations on the use of the funds (if any):</b> DHA may at its sole option disburse FSS account funds before completion of the contract if the family needs a portion of the funds for purposes consistent with the contract of participation and DHA determines that the FSS family has fulfilled certain interim goals established in the contract of participation. These interim disbursements could include using the funds to assist the family in meeting expenses related to completion of higher education (e.g., college, graduate school) or job training, or to meet start-up expenses involved in creation of a small business</p> <p><b>DHA Policy:</b> DHA will not disburse a portion of the FSS escrow account funds before completion of the CoP.</p> <p><b>Policies regarding eligible uses of forfeited escrow funds by families in good standing:</b> Amounts in the FSS account will be forfeited when the contract of participation is terminated without escrow disbursement, or when the contract of participation is completed by the family but the FSS family is receiving welfare assistance at the time of expiration of the term of the contract of participation, including any contract extension .</p> <p>In addition to HCV unrestricted net assets, public housing operating funds, and other grant sources, the FSS forfeited escrow account funds must be used for the benefit of FSS participants, which includes supports and other costs for FSS participants in good standing. HUD does not provide an exhaustive list of these supports. However, the supports include, but are not limited to, transportation, childcare, training, testing fees, employment preparation costs, and other costs related to achieving obligations outlined in the contract of participation as well as training for FSS Program Coordinators. <b>DHA Policy:</b> DHA will use forfeited escrow accounts for support and other costs for FSS participants in good standing when funds requested are needed to complete an interim goal or task in the ITSP and are not ongoing expenses or if the family can demonstrate that the need for one-time payment of otherwise ongoing expenses such as rent, utilities, telephone, cell phone, pager, car payments, car maintenance, insurance, or childcare is needed to complete an interim goal, a final goal, or a task related to such goals in the ITSP.</p> <p>DHA will use forfeited escrow accounts for training provided to FSS Coordinators. DHA will define supports as defined in 24 CFR 984.305(f)(2)(i)(A) as transportation, childcare, training, testing fees, employment preparation costs, other costs related to achieving obligations outlined in the CoP, and training for FSS Program Coordinator(s).</p> <p>DHA will define other costs related to achieving obligations in the CoP as any costs necessary to complete an interim goal, a final goal, or tasks related to such in the ITSP as defined in 24 CFR 984.305(f)(2)(i)(A) as transportation, childcare, training, testing fees, employment preparation costs, other costs related to achieving obligations outlined in the CoP, and training for FSS Program Coordinator(s).</p>

<b>Required Information</b>	<b>Description</b>
<p><b>Other Required Policies (codified either in the Action Plan or separately)</b> (continued)</p>	<p>DHA will define necessary to complete as meaning that no other resources are available in the community either because such a resource is non-existent or that resources are utilized above capacity and agencies cannot, for an in determined period, provide such a resource.</p> <p>DHA will provide funds from the forfeited escrow account to FSS participants in good standing before requiring the participant to use an “interim” disbursement from their current escrow account so long as:</p> <p style="padding-left: 40px;"><i>The funds requested are needed to complete an interim goal or task within the CoP and are not ongoing expenses; or</i></p> <p style="padding-left: 40px;"><i>If the family has demonstrated that the need for one-time payment of otherwise ongoing expenses such as rent, utilities, telephone, cell phone, pager, car payments, car maintenance, insurance, or childcare is needed to complete an interim goal, a final goal, or a task related to such goals.</i></p> <p>DHA will prioritize requests for funds from forfeited escrow accounts initially on a first come first served basis based on the date and time of the request. After that order is established, while still preserving the first come first served basis, DHA will apply the following priorities:</p> <p style="padding-left: 40px;"><b>Priority 1:</b> Funds to meet a goal in the ITSP that is necessary to ensure the safety and wellbeing of victims of domestic violence, dating violence, sexual assault, and stalking as defined in DHA’s HCV Administrative Plan and public housing Admissions and Continued Occupancy Policy regarding VAWA.</p> <p style="padding-left: 40px;"><b>Priority 2:</b> Funds to meet a goal in the ITSP that is necessary to stabilize health, safety, and welfare of the FSS participant or family that if left unattended would jeopardize education, training, or employment.</p> <p style="padding-left: 40px;"><b>Priority 3:</b> Funds to meet a goal in the ITSP that is necessary to further education, training, and employment goals in the ITSP including childcare, transportation, and medical costs if the lack of any of these prevents completion of the education, training, and employment.</p> <p style="padding-left: 40px;"><b>Priority 4:</b> Funds to meet a goal in the ITSP that is necessary to further any other goal or tasks.</p>



**2022 PHA Plan  
Amendment #1  
Attachment C.1  
Resident Advisory Board Comments - Amendment Only**

*During the comment period, DHA did not receive any written comments regarding the proposed Amendment.*



**2022 PHA Plan  
Amendment #1  
Attachment C.2  
Certification of Consistency with the  
City of Dallas' Consolidated Plan – Amendment Only**



**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 3/31/2024

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

I, David Noguera, the City of Dallas, Director of Housing and Neighborhood  
Revitalization  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years \_\_\_\_\_ and/or Amendment #1 to the  
Annual PHA Plan for fiscal year 2022 of the DHA Housing Solutions for North Texas  
is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair  
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of Dallas, Texas  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or  
State Consolidated Plan.

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 <b>David Noguera</b>	Title <b>City of Dallas, Director of Housing and Neighborhood Revitalization</b>
Signature <i>David Noguera</i>	Date <b>9/2/2022</b>

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S.  
Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information  
are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to  
ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing  
instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD  
may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

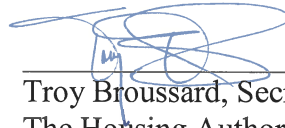


**2022 PHA Plan  
Amendment #1  
Attachment C.3  
Civil Rights Certification /  
Certification Listing Policies and Programs that the PHA has  
Revised since Submission of its Last Annual Plan – Amendment Only**

## CERTIFICATE OF RECORDING OFFICER

The undersigned, being the recorder and custodian of the Minutes of the governing body of DHA Housing Solutions for North Texas, certifies that on Thursday, September 22, 2022 at a validly convened Special meeting of the Board of Commissioners of said Authority at which a quorum was present and voting, the attached Resolution No. 5139 entitled “A Resolution to Approve Amendment #1 to the 2022 PHA Plan” was introduced, read and duly adopted.

IN WITNESS WHEREOF my hand and seal of the Authority, this 22<sup>nd</sup> day of September 2022.



---

Troy Broussard, Secretary  
The Housing Authority of the  
City of Dallas, Texas – DHA Housing  
Solutions for North Texas

**Resolution #5139**

**RESOLUTION TO APPROVE AMENDMENT #1 TO THE 2022 PHA PLAN**

**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 the Five-Year and Annual PHA Plans as required by federal statute; and

**WHEREAS**, DHA has prepared Amendment #1 to the DHA 2022 PHA Annual Plan to include the changes in the Family Self-Sufficiency (FSS) Action Plan required by the Final Rule published by the U.S. Department of Housing and Urban Development (HUD); and

**WHEREAS**, the Amendment has been posted for comment for a minimum of 45-days, reviewed by the Resident Advisory Board, and a public hearing has been held to obtain public comment regarding the Amendment.

**NOW THEREFORE, BE IT RESOLVED THAT,**

The Board of Commissioners of DHA approves the revised FSS Action Plan;

**BE IT FURTHER RESOLVED THAT,**

The DHA Board of Commissioners approves Amendment #1 to the DHA 2022 PHA Plan and authorizes submission of the Amendment to the U.S. Department of Housing and Urban Development.

PASSED this 22nd day of September, 2022.

  
Betty Culbreath, Chair

ATTEST:

  
Troy Broussard, Secretary



**Certifications of Compliance with  
PHA Plan 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 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations  
including PHA Plan Elements that Have Changed**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the      5-Year and/or X Amendment #1 Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning January 1, 2022, 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 (24 CFR § 91.2).
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 (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
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 provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. 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.
6. 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 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include 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 2011-65);

- 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; and
  - 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 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
  11. 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.
  12. 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.
  13. 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.
  14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  15. 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.
  16. 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.
  17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
  18. 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.
  19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
  20. 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.
  21. 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*

TX009

\_\_\_\_\_  
PHA Name

\_\_\_\_\_  
PHA Number/HA Code

X  Annual PHA Plan for Fiscal Year 2022, Amendment #1

\_\_\_\_ 5-Year PHA Plan for Fiscal Years 20 \_\_\_\_ - 20 \_\_\_\_

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

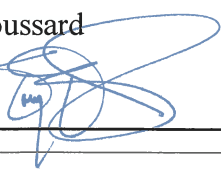
Name of Executive Director

Name Board Chairman

Troy Broussard

Betty Culbreath

Signature



Signature



9/22/2022 Date

9/22/22 Date

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The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.



## **2022 PHA Plan**

**October 2021**



***Buckeye Trail Commons Leasing Office/Community Building***





**U.S. Department of Housing and Urban Development**

Fort Worth Regional Office, Region VI

Office of Public Housing

307 W. 7<sup>th</sup> Street, Suite 1000

Fort Worth, TX 76102

November 4, 2021

Mr. Troy Broussard,  
President & CEO  
Housing Authority of Dallas  
3939 North Hampton Road  
Dallas, TX 75212  
*troy.Broussard@dhantx.com*

**SUBJECT:** Housing Authority of the City of Dallas' (TX009) 2022 Annual Public Housing Agency Plan, Approval

Dear Mr. Broussard:

This letter is to inform you that the Housing Authority of Dallas' (DHA) Form HUD-50075-ST (Annual PHA Plan) submission for the Fiscal Year Beginning (FYB) January 1, 2022, is approved.<sup>1</sup> It provides all the information that is required to be included in the Plan. It is consistent with the information and data available to the Department of Housing and Urban Development (HUD). It is consistent with any applicable Consolidated Plan for the jurisdiction in which the DHA is located. The Plans are not prohibited or inconsistent with the 1937 Act or any other applicable Federal law.

The DHA must make the approved plan and the required attachments related to it, available for review and inspection, at the principal office of the DHA during normal business hours.

If you have any questions regarding this letter, please contact Mr. Louis Bell, Portfolio Management Specialist, at 817-978-5693 or via email *louis.j.bell@hud.gov*.

Sincerely,

Byron Gulley  
Director  
Office of Public Housing

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<sup>1</sup> 24 CFR §903.23 (a) (b)

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 03/31/2024</b>
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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, including changes to these policies, 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.** The 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 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, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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> <b>PHA Name:</b> <u>DHA Housing Solutions for North Texas</u> <b>PHA Code:</b> <u>TX009</u>  <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>01/2022</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) <b>As of October 13, 2021</b>  <b>Number of Public Housing (PH) Units</b> <u>3,169</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>19,903</u>  <b>Total Combined Units/Vouchers</b> <u>23,072</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> <b>Availability of Information.</b> PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. 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> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 25%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 12.5%;">PH</th> <th style="width: 12.5%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	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>B.</b>	<b>Plan Elements</b>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></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>B.2</b>	<p><b>New Activities.</b></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 Rental Assistance or Project-Based Vouchers 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>B.3</b>	<p><b>Progress Report.</b></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.3.</i></p>

<p><b>B.4</b></p>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p><i>Please see HUD form 50075.2 approved by HUD on April 8, 2020.</i></p>
<p><b>B.5</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></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>
<p><b>C. Other Document and/or Certification Requirements.</b></p>	
<p><b>C.1</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) 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>During the comment period, DHA received one set of written comments from an RAB member. These comments, and DHA's response to them are included in Attachment C.1. DHA addressed other comments by the RAB throughout the year during the regularly scheduled meetings.</i></p>
<p><b>C.2</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <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 C.2.</i></p>
<p><b>C.3</b></p>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p><i>Please see Attachment C.3.</i></p>
<p><b>C.4</b></p>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
<p><b>C.5</b></p>	<p><b>Troubled PHA.</b></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>

**D. Affirmatively Furthering Fair Housing (AFFH).**

**D.1 Affirmatively Furthering Fair Housing (AFFH).**

Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

*In 2016, a consortium of more than 20 Dallas-Fort Worth (DFW) cities and housing authorities (“regional working group”) formed to respond to the U.S. Department of Housing and Urban Development’s (HUD) requirement to complete an Assessment of Fair Housing (AFH) pursuant to the new rule on “Affirmatively Furthering Fair Housing. The regional working group retained the University of Texas at Arlington as a consultant to conduct the assessment.*

*The North Texas Regional Housing Assessment launched in January 2017 and entailed three integrated phases: community outreach, data analysis and the formulation of fair housing goals to address the issues identified. The assessment, concluded in late 2018 found seven preeminent fair housing issues:*

1. *Imbalances region/jurisdiction:*
2. *Racial/ethnic inequities*
3. *Persistence and proliferation of racially/ethnically concentrated areas of poverty*
4. *Growing segregation*
5. *Source of income discrimination*
6. *Growing affordability pressure*
7. *Transportation/employment challenges*

*In accordance to the AFH planning instructions, the North Texas Regional Housing Consortium formulated jurisdiction-specific and cross-jurisdictional goals to address the identified fair housing issues.*

**Fair Housing Goal A: Increase access to affordable housing in high opportunity areas**

**Describe fair housing strategies and actions to achieve the goal**

**Strategies:**

- *Establish Housing Trust Fund to support aggressive affordable housing development and deep income targeting strategies in high opportunity areas and non-segregated areas*
- *File amicus curae brief in support of lawsuit challenging the Texas State law prohibiting municipal source of income protection ordinances*
- *Provide mobility counseling and search assistance to help families make informed housing choices based on data and other information on neighborhood opportunity*
- *Create outreach programs and provide financial/programmatic incentives for landlords in high opportunity areas*
- *Establish and fund a set of incentives based on successful best practices including consideration of risk pools, paid deposits and application fees, double deposits, single point of contact for problems*
- *Form partnerships to provide affordable transportation options to connect residents and HUD-assisted households to employment and to regional destinations*

**DHA Actions to Achieve the Goal:**

- *DHA created (2018) and launched (2020) the Children First North Texas (CFNTX) program to provide mobility counseling and search assistance to help families residing in R/ECAPs (Racially or Ethnically Concentrated Area of Poverty) to access high-opportunity neighborhoods.*
- *DHA designed operational strategies to recruit landlords in high-opportunity areas to participate in the Housing Voucher Program by creating outreach programs and/or providing financial/programmatic incentives. DHA developed data-driven operations enabling the targeting of landlords based on live vacancy data, portfolio footprint, housing quality and other locational attributes.*
- *DHA is in the process of expanding CFNTX and landlord-related tools to overall Housing Choice Voucher and Public Housing programs by expanding its technological infrastructure.*
- *DHA is exploring potential partnerships with public and private transportation providers to provide affordable transportation assistance to public housing residents and voucher households to employment and to regional destinations.*
- *DHA is creating a housing-search tool intended to provide families with information about neighborhood quality.*

### **Fair Housing Goal B:**

**Prevent loss of existing affordable housing stock and increase supply of new affordable housing, especially in higher opportunity areas**

#### **Describe fair housing strategies and actions to achieve the goal**

##### **Strategies:**

- Promote reforms to current zoning regulations including the development of voluntary inclusionary zoning policies connected to deep income targeting strategies in all new or renovated housing projects in high-opportunity areas
- Develop strategies to retain expiring LIHTC projects as affordable housing
- Proactively lock-in affordable housing in gentrifying areas (i.e. LIHTC developments, TIFs).
- Draw from the Montgomery County's model to develop right of first refusal program for Housing Authorities to purchase buildings being sold for the purpose of conversion to condominium.
- Develop programs to protect current homeowners and affordable rental units from rapidly rising valuation and taxes in gentrifying neighborhoods (Market Segmentation analysis for property appraisal: Travis County model)
- Develop strategies to monitor and support existing affordable housing in gentrifying communities, including addressing problems arising from rapidly increasing property valuations and taxes (i.e. Neighborhood Change Index)
- Consider expanded home repair programs to include single and multifamily housing, owner-occupied and rental property
- Continue the development of mixed-income housing that preserves and increases the quantity of high-quality affordable housing
- Expand special tax districts (TIFs, etc.) that provide funds for affordable housing development

##### **DHA Actions to Achieve the Goal:**

- Working with a third-party developer, DHA recently closed on the financing for a mixed-income housing community in Oak Cliff on a former public housing site. This 260-unit housing facility for seniors will provide public housing, Section 8 project-based, low-income tax credit, and market rate rental housing as well as residential amenities and a community clinic.
- DHA has an open-ended Request for Proposals (RFP) for Section 8 project-based vouchers in high-opportunity areas ("Walker" vouchers)
- DHA recently approved 120 project-based vouchers for La Mirada Apartments, located in a high-opportunity area of DHA's jurisdiction.

### **Fair Housing Goal C: Increase supply of accessible, affordable housing for persons with disabilities**

#### **Describe fair housing strategies and actions to achieve the goal**

##### **Strategies:**

- Amend local zoning codes to incentivize the construction of accessible units in higher density, mixed-use locations and to allow for a broader range of affordable housing options for older adults and protected classes, including accessory dwellings and cohousing.
- Adopt a formal reasonable accommodation policy for housing that informs and provides clear direction to persons with disabilities on the process for making a reasonable accommodation request.
- Expand the use of PBVs for development of housing for persons with disabilities including development of single family homes for shared housing in coordination with Medicaid supportive service programs (Home and Community-based Services).
- Form partnership to deliver a training session on fair housing accessibility issues to local code enforcement officials, design professionals and property owners.
- Develop programs to promote universal design (for housing accessibility) in new construction and renovation
- Continue to survey public infrastructure (sidewalks, crosswalks, business entrances, etc.) for accessibility and allocate appropriate funds to bring public areas up to codes

##### **DHA Actions to Achieve the Goal:**

- DHA recently submitted, and HUD approved, a mixed-population designated housing plan for the 85 units at Renaissance Oaks, a public housing community in East Dallas near the central business district.
- DHA uses its project-based voucher program to meet the housing needs of persons with disabilities.

**Fair Housing Goal D:****Make investments in targeted and segregated neighborhoods to increase opportunity while protecting residents from displacement****Describe fair housing strategies and actions to achieve the goal****Strategies:**

- *Ensure meaningful community engagement in identifying alternate uses for vacant and derelict land to support food access, recreation and green space in underserved communities.*
- *Revise/expand boundaries of focus areas designated in urban development-related policies and programs to target racially segregated census tracts, R/ECAPs, and/or most distressed real estate markets.*
- *Advocate for the participation of housing policymakers/PHAs in the development of the Transportation Improvement Program as well as Title VI and Environmental Justice analyses.*
- *Revise economic development policies and incentives to prioritize efforts to attract and support businesses that provide well-paying jobs in lower opportunity and R/ECAP areas*
- *Collaborate with transportation agencies to create innovative programs providing affordable transportation options in lower opportunity areas, and R/ECAPs and to HUD-assisted families*
- *Adopt racial/ethnic impact statement*

**DHA Actions to Achieve the Goal:**

- *In 2021, DHA joined the City of Dallas' Technical Committee to help guide Citywide land use policy and growth projections. This collaborative planning effort focus on growth, transportation, and land use scenarios.*
- *Working with a third-party developer, DHA recently closed on the financing for a mixed-income housing community in the gentrifying Bishop Arts neighborhood of Oak Cliff. This 260-unit housing facility for seniors will provide public housing, Section 8 project-based, low-income tax credit, and market rate rental housing as well as residential amenities and a community clinic and is being built on a former public housing site.*

**Fair Housing Goal E:****Increase support and services for residents of publicly supported housing and maintain and improve the quality and management of publicly supported housing****Describe fair housing strategies and actions to achieve the goal****Strategies:**

- *Partner with supportive agencies and nonprofits to provide on-site support to residents (counseling, child care, transportation).*
- *Annually gather feedback from residents on the quality of the management of publicly supported housing units and/or landlord-related issues.*
- *Foster economic self-sufficiency by supporting jobs skills workshops to assist PHA residents to obtain and retain jobs and/or support agencies providing job training programs to PHA-residents.*
- *Evaluate economic viability of subsidized households leveraging HUD form 50058 to identify needs and provide adequate assistance/support/referral.*
- *Expand efforts toward coordination among public housing authorities with residents at common properties, including inspections, monitoring and problem solving*
- *Expand fair housing outreach, education, and training for residents and individuals on waiting-list*
- *Create shared information program between City (Neighborhood Services, etc.) and housing authority to facilitate resolution of potential problems where publicly assisted housing is located, including code compliance complaints, crime data and public infrastructure impact*

**DHA Actions to Achieve the Goal:**

- *DHA continues to grow its diverse network of trusted partners in the fields of education, workforce, family services, health, sports, and business to provide critical services to support DHA clients and Public Housing residents*
- *DHA designed and launched a series of data-driven strategies to connect Voucher families and Public Housing residents to employment opportunities and training opportunities.*
- *DHA routinely disseminates information to its residents regarding employment and support services.*

**Fair Housing Goal F: Increase access to information and resources on fair and affordable housing**

***Describe fair housing strategies and actions to achieve the goal***

*Strategies:*

- *Support Tenant Rights Workshops to educate low- income renters about Fair Housing rights.*
- *Provide support (letters, endorsements, financial etc.) for local fair housing groups' education and/or local fair housing groups' fundraising efforts.*
- *Establish ongoing community meetings with financial institutions, insurance companies, landlords, realtors, and foundations in order to enhance their knowledge and support for fair housing goals.*
- *Develop a robust plan to assess banks' performance related to the Community Reinvestment Act (CRA).*
- *Expand fair housing outreach, education, and training for youth and other targeted populations through collaborative strategies.*

*DHA Actions to Achieve the Goal:*

- *DHA routinely disseminates fair housing information resources to its residents and landlords*
- *In 2020, DHA has joined regional Prevention Eviction Task Force to discuss challenges and strategies to protect residents*



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**Debbie  
Quitugua  
(MBLQ56)**

**PIC Main**

Housing  
Agency

Development

Inventory  
Removals

**Logoff**

- 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:

Activity Status:  LR Size:

Records 1 to 1 of 1

HA Code ▲	HA Name ▲	Temp Office ▲	Program Type ▲	FYE ▲	Low Rent Units ▲	Section 8 Units ▲	Activity Status ▼
<a href="#">TX009</a>	Dallas		Combined	12/31	3527	19903	Y



**Debbie Quitugua (MBLQ56)**

**PIC Main**

Housing Agency

Development

Inventory Removals

**Logoff**

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

- List**
- Details**
- Address**
- Inventory**
- Performance**
- Funding**

Field Office: **6APH FORT WORTH HUB OFFICE**

**Housing Authority Details**

Modification Type:

HA Code: **TX009**

Name: **Dallas**

Formal Name: **Housing Authority of the City of Dallas, Texas**

Activity Status: **Active**

HA Program Type: **Combined**

HA FY End: **12/31**

Phone Number: **(214) 951- 8300**

Fax Number: **(214) 951- 8800**

TTY Number: **() -**

Web Page Address: [www.dhadal.com](http://www.dhadal.com)

Email Address: [info@dhadal.com](mailto:info@dhadal.com)

Executive Director: [Troy Broussard](#)

Board Chairperson: [Jorge Baldor](#)

Last Modified User:

Last Modified Date: **10/13/2021**

**Housing Authority Unit Summary Information**

Approved as of : **09/16/2021**

ACC Units						
General Occupancy	Elderly/Disabled	Non-Dwelling	Other	Total ACC Units	Non ACC Units	Total Units
3,041	119	9	0	3,169	358	3,527

Unit Designation	0 Bedroom	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	Total
Elderly/Disabled Units	0	97	22	0	0	0	119
General Occupancy	200	844	1,046	772	167	12	3,041
<b>Total</b>	<b>200</b>	<b>941</b>	<b>1,068</b>	<b>772</b>	<b>167</b>	<b>12</b>	<b>3,160</b>



**2022 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 since the previous reporting period.

DHA’s combined waiting lists with over 106,000 applicants reflect the City’s housing needs as provided in the City’s Consolidated Plan. Eighty-two percent (82%) 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**

	<b>Total</b>	<b>Percent</b>
<b>Income</b>		
All Income Ranges	53,018	100%
Extremely Low-Income (<= 30% AMI)	43,651	82.33%
Very Low – Income (31% - 50% AMI)	8,132	15.34%
Low-Income (51 – 80% AMI)	1,082	2.04%
Undefined	153	0.29%
<b>Race</b>		
African-American	42,113	79.43%
American Indian	417	0.79%
Asian	331	0.62%
White	6,800	12.83%
Native Hawaiian/Pacific Islander	112	0.21%
Undefined	1	0.02%
Multiple	3,234	6.10%
<b>Ethnicity</b>		
Hispanic	4,864	9.17%
<b>Family Type</b>		
Families with Children	31,405	62.87%
Families without Children	18,552	37.17%
<b>Elderly and Disabled</b>		
Elderly/Elderly/Disabled (Head of Household age 62 & over)	3,061	5.77%
Disabled (Head of Household age 61 & Under)	9,880	18.64%
<b>Bedroom Size Needed</b>		
1	33,598	63.37%
2	15,045	28.38%
3	3,890	7.34%
4	459	0.87%
5	26	0.05%

Source: Voyager Waiting List Data June 16, 2021

**Section 8 Waiting List**

	<b>Total</b>	<b>Percent</b>
<b>Income</b>		
All Income Ranges	53,018	100%
Extremely Low-Income (<= 30% MI)	42,899	80.91%
Very Low – Income (31% - 50% AMI)	8,776	16.55%
Undefined	1,343	2.53%
<b>Race</b>		
African-American	42,037	70.29%
American Indian	368	0.69%
Asian	365	0.69%
White	6,920	13.05%
Native Hawaiian/Pacific Islander	117	0.22%
Undefined	14	0.03%
Multiple	3,197	6.03%
<b>Ethnicity</b>		
Hispanic	4,425	8.35%
<b>Family Type</b>		
Families with Children	33,233	67.35%
Families without Children	16,113	32.65%
<b>Elderly and Disabled</b>		
Elderly/Elderly/Disabled (Head of Household age 62 & over)	3,672	6.93%
Disabled (Head of Household age 61 & Under)	10,826	20.42%

Source: Voyager Waiting List Data June 16, 2021

**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 December 2020 when the previous PHA Plan was approved by DHA’s Board of Commissioners, the following change has been made to the policies that govern eligibility, selection, and admission to the Public Housing Program.*

- *The local preference for selection of applicants for admission to the Public Housing Program for Mixed Population sites had been inadvertently omitted and was reinstated to follow current practice. The preference reads as follows:*

#### ***“Mixed population building preference***

*In buildings designed for occupancy by elderly and disabled families (Renaissance Oaks, Park Manor, Cliff Manor, and Audelia Manor ), applications from single persons who qualify under the definitions of elderly or disabled will be ranked higher than those of single persons who are not elderly or disabled. Roseland Gardens, Buckeye Senior Building, and Lakewest Senior Village properties are designated for occupancy by elderly or near elderly families. Only families whose head, spouse, or sole member is a person aged 55 years of age or older may be admitted to these properties and no families with children may be admitted.”*

### ***Housing Choice Voucher Program***

*On December 20, 2020 the DHA Board of Commissioners adopted an updated Administrative Plan with the following change to govern eligibility, selection, and admission to the Housing Choice Voucher Program:*

- *A local preference was included to read as follows:*

*“DHA may adopt a preference for families with at least one child aged 13 and under (at the time of application) that live in census tracts with a family poverty rate of 30 percent or higher.”*

## ***Financial Resources***

*As shown on the following pages, DHA anticipates approximately \$257 million to be available to fund its Public Housing and Section 8 programs in FY 2021. Approximately 75% of these funds (\$193 million) will be payments to landlords in the Housing Choice Voucher and Mainstream Programs.*

### DHA Financial Resources

Sources	Original Funding	January 1, 2022 Estimated Funding	Planned Use
<b>Public Housing Resources</b>			
<b>Federal Resources – 2022 Grants</b>			
Public Housing Operating Fund	NA	\$16,884,000	public housing operations
Public Housing Capital Fund	NA	\$6,347,177	public housing capital improvements
<b>Subtotal – 2022 Grants</b>		<b>\$23,231,177</b>	
<b>Rental Income</b>			
Rental Income	NA	<b>\$7,497,000</b>	public housing and market units operations
<b>Other Income</b>			
Non-Dwelling	NA	\$86,000	public housing operations
Miscellaneous Charges	NA	\$130,000	public housing operations
Late Charges	NA	\$75,000	public housing operations
<b>Subtotal Other Income</b>		<b>\$291,000</b>	
<b>Federal Resources - Prior Year Grants</b>			
2021 Capital Fund Program	\$6,324,177	\$6,324,177	public housing capital improvements
2020 Capital Fund Program	\$7,808,285	\$7,400,000	public housing capital improvements
2019 Capital Fund Program	\$7,766,023	\$6,000,000	public housing capital improvements
2018 Capital Fund Program	\$7,818,901	\$800,000	public housing capital improvements
ROSS Grants	\$711,000	\$375,200	Low Rent self-sufficiency activities
<b>Subtotal – Prior Year Grants</b>		<b>\$20,899,377</b>	
<b>Total Resources for Public Housing</b>		<b>\$51,918,554</b>	
<b>Section 8 Program Resources</b>			
Annual Contributions for Section 8 Tenant-Based Assistance (includes VASH)	NA	\$191,086,000	payments to landlords
Section 8 Tenant-Based Administration Fee	NA	\$12,732,000	administrative fee
Section 8 Mainstream	NA	\$1,479,180	payments to landlords
Section 8 Mainstream	NA	\$156,756	administrative fee
Section 8 Single Room Occupancy	NA	\$326,445	payments to landlord - Prince of Wales Apartments and administrative fees
Family Self Sufficiency Program		\$784,000	HCV Self Sufficiency Activities
<b>Total Resources for Section 8 Program</b>		<b>206,566,381</b>	
<b>Total Resources</b>			
		<b>\$257,484,935</b>	

## **Operation and Management**

### Public Housing

*DHA has made no changes in its policies governing operations and management of its Public Housing Program since the previous PHA Plan was approved by DHA's Board of Commissioners.*

### Housing Choice Voucher Program

*Since the previous PHA Plan was approved by DHA's Board of Commissioners, only one change has been made in policies governing operations of the Housing Choice Voucher Program. This change is in regards to when there is a decrease in the payment standard during the term of a family's HAP contract. The change reads as follows:*

*"DHA may adopt a preference for families with at least one child aged 13 and under (at the time of application) that live in census tracts with a family poverty rate of 30 percent or higher."*

## **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 several 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 of a proprietary crime database to track, monitor, and resolve criminal activities on its 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**

- Deployment of Silvertrac 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 will investigate acquisition and deployment of an App for residents to report crime.
- DHA and its Security Services provider will investigate the creation and deployment of a Complaint Hot Line for residents to report crime by telephone.
- DHA and its Security Services provider will investigate the creation and deployment of an Email Address for residents to report crime by email or other similar technology.

#### **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).

### **Violence Against Women**

DHA is sensitive to the possibility that certain actions of a resident may be related to or the result of domestic violence, dating violence or stalking. DHA staff including housing managers and service coordinators work with residents who report being victims of such violence by providing referrals to outside agencies who can assist these residents. DHA also coordinates on-site programs to help residents who may be victims of abuse. DHA will offer a resident in this situation an opportunity to relocate if necessary. Further, in compliance with the Violence Against Women Act, DHA will not terminate the lease or evict victims of criminal activity related to their victimization. Victims have 14 days to certify or provide other documentation of their status. DHA recently adopted a preference for admission to the Section 8 Housing Choice Voucher Program for persons who have been made homeless due to documented domestic violence.



## **2022 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***

*In 2021 DHA submitted a development proposal for The Oaks to be located on the former Brooks Manor public housing site. This new 260-unit housing community will include 27 public housing units, 103 Section 8 Project-Based Voucher (PBV) units; 113 Low-Income Housing Tax Credit units; and 17 market rental units.*

*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.*

*DHA submitted a Designated Housing Plan for Seniors for 27 units at The Oaks and to renew the designation for 34 units at the Senior Building in Buckeye Trail Commons. The Plan also includes housing for a mixed-populations (seniors and persons with disabilities) at Renaissance Oaks. This Plan has been approved by HUD. A Designated Housing Plan for Seniors is also anticipated to be submitted for the redeveloped Cliff Manor site.*

*DHA will amend its PHA Plan as necessary as more specific information becomes available regarding its asset repositioning activities.*

### ***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 described above.*

*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.*

*DHA will amend its PHA Plan as necessary as more specific information becomes available regarding its asset repositioning activities.*

***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.*

*Should DHA elect to convert any properties to RAD, the PHA Annual Plan will be amended accordingly.*

***Project-Based Vouchers***

*DHA will continue its plan to allocate up to 20 percent (approximately 3,980) of its Housing Choice Vouchers for potential use under the Project-Based Voucher (PBV) Program. The units may be located throughout DHA's seven-county jurisdiction. DHA uses the PBV Program to meet the following needs 1) housing for homeless individuals and families, including veterans assisted through the Veterans Affairs Supportive Housing (VASH) Program; 2) housing for ex-offenders assimilating back into society; 3) Walker settlement agreement project-based housing (in an approved or agreed census tract); 4) housing for elderly persons and persons with disabilities; 5) replacement of ACC public housing units; and 6) assistance with the development of affordable housing. DHA currently has approximately 1,329 PBV units under HAP contracts. Another 210 are included in executed AHAP contracts or award letters. Attachment A to this section provides a list of these units.*

***Units with Approved Vacancies for Modernization***

*Due to extensive damage caused by the February 2021 winter storm, DHA has vacated 152 public housing units at Lakeview Townhomes for repairs and renovation. The work is anticipated to be complete in March 2023.*

*DHA does not anticipate vacating other units for modernization in 2022, however, periodically a public housing unit will be vacated for repairs due to fire or other extensive damage.*

***Other Capital Grant Programs***

*During 2022 may consider submission of an application for the CFP Safety and Security Grant Program.*

**Attachment A - Project-Based Voucher Units**

Property Name	Address			Status	PBV Units
Revlon	720 N. Lancaster Ave.	Dallas	TX	HAP (Existing)	27
Spencer Gardens	717 Comal St.	Dallas	TX	HAP (Existing)	12
Roseland Garden	2255 N. Washington Ave.	Dallas	TX	HAP (Existing)	100
Good Haven	1810 High Hill Blvd.	Dallas	TX	HAP (Existing)	70
Tudor Estates	Tudor Ln.	Irving	TX	HAP (Existing)	16
Blossom Garden	5650 Gaston Ave.	Dallas	TX	HAP (Existing)	10
Carpenter's Point	4645 Dolphin Rd.	Dallas	TX	HAP (Existing)	150
City Walk @ Akard	511 N. Akard St.	Dallas	TX	HAP (Existing)	100
The Cottages at Hickory Crossing	1621 S. Malcolm X Blvd.	Dallas	TX	HAP (New Construction)	50
The Millennium	6551 McKinney Ranch Pkwy.	McKinney	TX	HAP (New Construction)	10
Peachtree	11209 Rylie Crest Dr.	Balch Springs	TX	HAP (Existing)	21
Reserve at Las Brisas	4323 North Shore Dr.	Irving	TX	HAP (Existing)	35
Post Oak	2601 McKinney Ranch Pkwy.	McKinney	TX	HAP (New Construction)	13
Rosemont at Ash Creek	2605 John West Rd.	Dallas	TX	HAP (Existing)	20
Rosemont at Meadow Lane	4722 Meadow St.	Dallas	TX	HAP (Existing)	15
St. Jude's	2920 Forest Ln.	Dallas	TX	HAP (Existing)	25
Veranda Townhomes	3932 Michigan Ave.	Plano	TX	HAP (New Construction)	40
Buckeye Trail Commons	6707 Buckeye Commons Way	Dallas	TX	HAP (New Construction)	122
The Villages at Lakewest I	2696 Bickers St.	Dallas	TX	HAP (Existing)	180
The Villages at Lakewest II	2680 Bickers St.	Dallas	TX	HAP (Existing)	180
Buckeye Trail Commons II	2350 Keeler St.	Dallas	TX	HAP (New Construction)	58
Serenity Place	3124 Denley Dr.	Dallas	TX	HAP (Existing)	45
Summit Parque	12777 Merit Drive	Dallas	TX	HAP (New Construction)	8
ICHDC (single family)	12429 Peak Cicle	Frisco	TX	HAP (Existing)	2
2400 Bryan	2400 Bryan St.	Dallas	TX	AHAP (New Construction)	70
Flora Street Lofts	2121 Flora St.	Dallas	TX	AHAP (New Construction)	16
Villa Santa Maria	1830 Bennett Avenue	Dallas	TX	HAP (Existing/New Build)	20
Midpark Towers	8550 Midpark Road	Dallas	TX	AHAP (Substantial Renovations)	15
The Oaks (PENDING)	630 South Llewellyn Avenue	Dallas	TX	AHAP	103
Green Haus on Santa Fe Trail (PENDING)	4611 Eastside Avenue	Dallas	TX	AHAP	6
<b>Total</b>					<b>1,539</b>



## **2022 PHA Plan Attachment B.3 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, 2020 through June 30, 2021.*

### **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 2022 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.*

#### September 1, 2020 – June 30, 2021

- *Due to possible legislative changes to the public facilities corporation statute regarding the development of affordable housing, DHA suspended its Request for Qualifications for Development Partners as it analyzes potential changes and reviews the Agency’s needs.*
- *DHA continues to work with Volunteers of America National Services (VOANS) to redevelop the Brooks Manor public housing site as a mixed-income site with 260 units for seniors.*
- *Due to the COVID-19 pandemic, DHA continued providing landlord/property owner education and outreach through a virtual platform.*
- *DHA welcomed 455 new landlords/business partners in the HCV program.*
- *DHA released 1 new Request for Proposals (RFP’s) for Project-Based Voucher (PBV) rental units/assistance.*
- *DHA executed 2 new PBV HAP and 3 AHAP contract, totaling 186 assisted units.*
- *DHA was awarded 490 Emergency Housing Vouchers (EHV) from the U.S. Department of Housing and Urban Development (HUD).*

## **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).*

#### September 1, 2020 – June 30, 2021

- *DHA currently supports 785 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 86 families with mortgage assistance.*
- *DHA enrolled 91 new families to the FSS program, graduated 3 FSS families, issued 4 new Homeownership vouchers, assisted one family on closing on a new home, and congratulated a family for paying off her mortgage, through the Homeownership Program.*
- *DHA continues to work with Metro Dallas Homeless Alliance and the Veterans Administration to increase and maintain VASH utilization and strive to end Veteran homelessness.*
- *Due to the COVID 19 pandemic DHA had to alter the way it provides support services to its residents. Due to the pandemic, DHA implemented wellness checks via telephone and email to check on its families and provide referrals for any assistance they need.*

**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.*

September 1, 2020 – June 30, 2021

➤ *The COVID-19 pandemic continues to greatly affect construction improvements DHA has been able to complete as only emergency work is being completed inside the dwelling units. The Capital Programs Department, however, anticipates completing more than \$3.6 million in improvements at the Authority’s public housing sites and administrative offices. 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.*



<b>Site</b>	<b>Improvement</b>
Villa Creek	Repair Foundation
Cliff Manor	Exterior Spallings
Roseland Gardens	Vent Covers
Renaissance Oaks	Vent Covers
Villa Creek	Fire Repair
Hidden Ridge	Concrete Repair
Buckeye Head Start	Car Accident Repair
Lakewest Village	Replace Roofs
Frazier	Replace Hot Water Heaters
Carroll Townhomes	Replace Roofs
Monarch Townhomes	Replace Roofs
Carroll Townhomes	Exterior Paint & Gutters
Monarch Townhomes	Exterior Paint & Gutters
Hidden Ridge	Roof Repair
DHA HQ Building	Recycle Bin Pad at Loading Dock
Lakeview Townhomes, Hamptons at Lakewest & Villa Creek Apartments	Sidewalk Repairs
Kingbridge Crossing	Sidewalk Repairs
Frazier Fellowship	Sidewalk Repairs
Frazier Mill City	Sidewalk Repairs
Wahoo Frazier	Sidewalk Repairs
Hidden Ridge	Stair Landing Repair
Multiple Sites	Winter Storm Repairs
DHA HQ Building	Renovation of First Floor

- DHA launched an automated Request for Tenancy Approval (RFTA) process, as well as a platform that links landlords/property owners with available units to families searching in the market place, with housing choice vouchers.
- 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.*

September 1, 2020 – June 30, 2021

- *DHA continues to work with its development partners to develop affordable housing. DHA recently executed a Memorandum of Understanding (MOU) with Fairfield Residential for the development of approximately 480 rental units in a mixed-income housing development in north Dallas.*
- *DHA continues to work with 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.*



**2022 PHA Plan  
Attachment C.1  
Resident Advisory Board Comments**

*During the comment period, DHA received one set of written comments from a member of the Resident Advisory Board (RAB). Those comments, along with DHA's response are included on the following pages.*

# DHA Resident Advisory Board

Debbie Quitugua  
Director of Capital Technical Programs  
DHA Housing Solutions for North Texas  
3939 N. Hampton Road  
Dallas, TX 75212

Email: [debbie.quitugua@dhantx.com](mailto:debbie.quitugua@dhantx.com)

Re: 2022 PHA Plan & 2022-2026 Capital Fund Five-Year Plan

Dear Ms. Quitugua:

Thank you for the opportunity to review, discuss, and comment on the draft 2022 PHA Plan and 2022-2026 Capital Fund Five-Year Plan. I appreciate the opportunities we've had to discuss DHA's programs with you including admissions, operations, new development and other real estate matters, and capital improvements to DHA's public housing sites.

In addition to comments expressed during our RAB meetings this year, I have the following comments regarding the draft Plans:

Why are you bringing ~~back~~ utility Allowances?  
And why you just bring Properties for Seniors  
Not to have utility allowance.

Additionally, I want the Board of Commissioners to know:

Some of the senior is payin more because  
income is high, \$1500 - \$2000 anyway.

Sincerely,

Tommie Pipkins

RAB Member Name

**DHA Response to Comments**

*DHA staff members address these comments at the September 29, 2021 RAB meeting. There appeared to be some confusion regarding utility allowances at DHA's properties for seniors and persons with disabilities. As the landlord, DHA pays the utilities at these sites (Park Manor, Cliff Manor, Audelia Manor, Renaissance Oaks, and the Buckeye Senior Building) including electricity, water, and gas (if applicable). As such, there is no utility allowance for these sites. The commenter was concerned that DHA will no longer pay the utilities, but was assured that DHA was not planning to change from current practice.*



**2022 PHA Plan  
Attachment C.2  
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 3/31/2024

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

I, Dr. Eric Anthony Johnson, the Chief of Economic Development & Neighborhood Services  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years \_\_\_\_\_ and/or Annual PHA Plan for fiscal  
year 2022 of the DHA Housing Solutions for North Texas is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair  
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

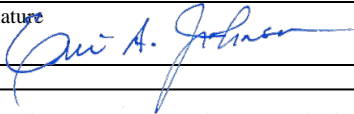
\_\_\_\_\_City of Dallas, Texas\_\_\_\_\_  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or  
State Consolidated Plan.

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 Anthony Johnson	Title Chief of Economic Development & Neighborhood Services
Signature 	Date 09/28/21

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S.  
Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information  
are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to  
ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing  
instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD  
may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**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 3/31/2024

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

I, Troy Broussard/Jorge Baldor, the President/CEO/Board Chairman  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years \_\_\_\_\_ and/or Annual PHA Plan for fiscal year 2022 of the DHA Housing Solutions for North Texas is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of Dallas, Texas

*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

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 Executive Director:

Troy Broussard

Signature



Date

10/12/2024

Name Board Chairperson:

Jorge Baldor

Signature



Date

10/12/2024

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.





**2022 PHA Plan  
Attachment C.3  
Civil Rights Certification /  
Certification Listing Policies and Programs that the PHA has  
Revised since Submission of its Last Annual Plan**

**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 3/31/2024

**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 Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning January 1, 2022 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing 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 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

DHA Housing Solutions for North Texas

TX009

PHA Name

PHA Number/HA Code

I hereby certify that all the statement above, 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)

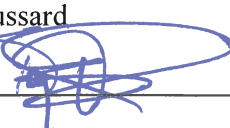
Name of Executive Director:

Name of Board Chairperson:

Troy Broussard

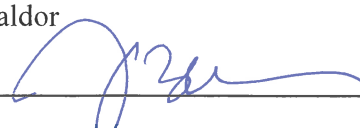
Jorge Baldor

Signature



Date 10/12/2021

Signature



Date 10/12/2021

The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 *et seq.*, and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Certifications of Compliance with  
PHA Plan 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 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations  
including PHA Plan Elements that Have Changed**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson 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, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning January 1, 2022, 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 (24 CFR § 91.2).
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 (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
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 provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. 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.
6. 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 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include 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 2011-65);

- 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; and
  - 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 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
  11. 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.
  12. 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.
  13. 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.
  14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  15. 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.
  16. 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.
  17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
  18. 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.
  19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
  20. 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.
  21. 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*

TX009

\_\_\_\_\_  
PHA Name

\_\_\_\_\_  
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2022

5-Year PHA Plan for Fiscal Years 20\_\_\_\_ - 20\_\_\_\_

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

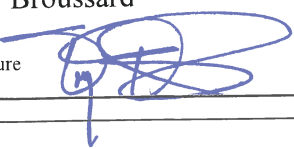
Name of Executive Director

Name Board Chairman

Troy Broussard

Jorge Baldor

Signature



Date

10/12/2021

Signature



Date

10/12/2021

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The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.



**2022 PHA Plan  
Additional Plan Documents  
Public Housing Utility Allowances**

**Dallas Housing Authority**  
**Comparison Between the Proposed Allowance and Current Allowance Amounts**  
**10/01/2021 and 10/01/2020**

PROJECT		ELECTRIC		
NAME	UNIT TYPE	Effective 10/01/2021	Effective 10/01/2020	Difference in %
Roseland Townhomes	1 BR	\$65	\$65	0%
	2 BR	\$82	\$82	0%
	3 BR	\$107	\$106	1%
	4 BR	\$135	\$134	1%
	5 BR	\$157	\$156	1%
Carroll Townhomes	1 BR	\$64	\$63	2%
	2 BR	\$85	\$83	2%
	3 BR	\$111	\$108	3%
Monarch Townhomes	1 BR	\$63	\$63	0%
	2 BR	\$83	\$83	0%
	3 BR	\$108	\$108	0%
Roseland Estates	1 BR	\$67	\$67	0%
	2 BR	\$82	\$82	0%
	3 BR	\$107	\$107	0%
	4 BR	\$134	\$134	0%
Lakeview Townhomes	1 BR	\$63	\$62	2%
	2 BR	\$81	\$79	3%
	3 BR	\$106	\$104	2%
	4 BR	\$126	\$124	2%
	5 BR	\$146	\$142	3%
Frazier Fellowship	1 BR	\$65	\$64	2%
	2 BR	\$85	\$83	2%
	3 BR	\$111	\$109	2%
Wahoo Frazier	1 BR	\$65	\$64	2%
	2 BR	\$85	\$83	2%
	3 BR	\$111	\$109	2%
Mill City Frazier	1 BR	\$65	\$64	2%
	2 BR	\$85	\$83	2%
	3 BR	\$111	\$109	2%
Little Mexico	1 BR	\$37	\$37	0%
	2 BR	\$44	\$43	2%
	3 BR	\$51	\$50	2%
	4 BR	\$58	\$57	2%

**Dallas Housing Authority**  
**Comparison Between the Proposed Allowance and Current Allowance Amounts**  
**10/01/2021 and 10/01/2020**

PROJECT		ELECTRIC		
NAME	UNIT TYPE	Effective 10/01/2021	Effective 10/01/2020	Difference in %
Cedar Springs Place	1 BR	\$36	\$36	0%
	2 BR	\$44	\$43	2%
	3 BR	\$53	\$51	4%
	5 BR	\$65	\$64	2%
Brackins Village	1 BR	\$37	\$36	3%
	2 BR	\$45	\$44	2%
	3 BR	\$52	\$51	2%
	4 BR	\$58	\$57	2%
The Hamptons at Lakewest	1 BR	\$52	\$52	0%
	2 BR	\$66	\$65	2%
	3 BR	\$75	\$74	1%
	4 BR	\$81	\$80	1%
Kingsbridge Crossing	1 BR	\$63	\$62	2%
	2 BR	\$80	\$78	3%
	3 BR	\$106	\$104	2%
	4 BR	\$127	\$124	2%
Villa Creek Apartments	1 BR	\$63	\$61	3%
	2 BR	\$79	\$78	1%
	3 BR	\$107	\$105	2%
	4 BR	\$127	\$124	2%
	5 BR	\$147	\$143	3%
Lakewest Village	3 BR	\$65	\$64	2%
	4 BR	\$74	\$72	3%
Conner Drive	3 BR	\$61	\$53	15%
	4 BR	\$69	\$60	15%
Military Parkway	3 BR	\$54	\$53	2%
	4 BR	\$61	\$60	2%
Larimore Lane	3 BR	\$59	\$58	2%
	4 BR	\$68	\$66	3%
Barbara Jordan	3 BR	\$72	\$71	1%
Frazier Scattered	3 BR	\$117	\$118	-1%



**Dallas Housing Authority**  
**Comparison Between the Proposed Allowance and Current Allowance Amounts**  
**10/01/2021 and 10/01/2020**

PROJECT		ELECTRIC		
		Effective 10/01/2021	Effective 10/01/2020	Difference in %
NAME	UNIT TYPE			
Roseland Scattered	1 BR	\$66	\$64	3%
	2 BR	\$87	\$85	2%
	3 BR	\$114	\$111	3%
Kelly Boulevard	3 BR	\$59	\$58	2%
	4 BR	\$68	\$66	3%
Hidden Ridge Apartments	1 BR	\$54	\$54	0%
	2 BR	\$67	\$67	0%
Villas of Hillcrest	1 BR	\$63	\$62	2%
	2 BR	\$84	\$82	2%
	3 BR	\$107	\$104	3%
	4 BR	\$130	\$127	2%
Frankford Townhomes	1 BR	\$42	\$41	2%
	2 BR	\$51	\$50	2%
	3 BR	\$61	\$60	2%
	4 BR	\$69	\$68	1%
Scattered - w/Gas current figures are an average of sampled units	2 BR	\$58	\$57	2%
	3 BR	\$67	\$65	3%
	4 BR	\$75	\$73	3%
Scattered - All Elec. current figures are an average of sampled units	2 BR	\$95	\$94	1%
	3 BR	\$119	\$118	1%
Buckeye Trail	1 BR Single	\$58	\$56	4%
	2 BR Single	\$74	\$72	3%
	1 BR Family	\$57	\$56	2%
	2 BR Family	\$77	\$76	1%
	3 BR Family	\$98	\$96	2%
	4 BR Family	\$119	\$116	3%