



**2024 PHA Plan  
October 2023**



***DHA HQ Expansion 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

December 5, 2023

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) 2024 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) Form HUD-50075-ST (Annual PHA Plan) submission for the Fiscal Year Beginning (FYB) January 1, 2024, 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 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,

A handwritten signature in black ink that reads "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>01/2024</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) <b>As of October 11, 2023</b>  <b>Number of Public Housing (PH) Units</b> <u>3,169</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>20,151</u>  <b>Total Combined Units/Vouchers</b> <u>23,320</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> <i>The PHA Plan and Supplemental Documents 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 and Supplemental Documents 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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		PH	HCV																				
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 type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p><i>Please see Attachment B.1.</i></p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p><i>Please see Attachment B.1.</i></p>
B.2	<p><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>

<b>B.4</b>	<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 or approved Plan in the EPIC system.</i></p>
<b>B.5</b>	<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>
<b>C. Other Document and/or Certification Requirements.</b>	
<b>C.1</b>	<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>Comments from the Resident Advisory Board and DHA's responses to those comments are included in Attachment C.1.</i></p>
<b>C.2</b>	<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>
<b>C.3</b>	<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>
<b>C.4</b>	<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><i>There were no challenged elements.</i></p>
<b>C.5</b>	<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, construction of a mixed-income housing community in Oak Cliff on a former public housing site is near complete. 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 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 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, construction of a mixed-income housing community in Oak Cliff on a former public housing site is near complete. 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 is designing a program to leverage housing subsidy as a recruiting incentive for first-responders and teachers in racially/ethnically concentrated areas. DHA is pursuing waiver to operationalize this program.



**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.
- DHA acquired a new CRM platform to enhance its program operations, offer more efficient customer care, and seamless connection to resources.

**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 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	20251	Y

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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**
**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, Texa**

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: [Betty Culbreath](#)

Last Modified User:

Last Modified Date: **10/11/2023**

**Housing Authority Unit Summary Information**

Approved as of : **09/29/2023**

ACC Units						
General Occupancy	Elderly/Disabled	Non-Dwelling	Other	Total ACC Units	Non ACC Units	Total Units
3,042	119	8	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	168	12	3,042
<b>Total</b>	<b>200</b>	<b>941</b>	<b>1,068</b>	<b>772</b>	<b>168</b>	<b>12</b>	<b>3,161</b>



**2024 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 132,000 applicants reflect the City’s housing needs as provided in the City’s Consolidated Plan. Nearly sixty-four percent (63.8%) of these applicant households have incomes below 30% AMI and the large majority are families with children.

**Public Housing Waiting List**

	<b>Total</b>	<b>Percent</b>
<b>Income</b>		
All Income Ranges	77,267	100.00%
Extremely Low-Income (<= 30% AMI)	50,472	65.32%
Very Low – Income (31% - 50% AMI)	11037	14.28%
Low-Income (51 – 80% AMI)	1771	2.29%
Undefined	265	0.34%
<b>Race</b>		
African-American	61,831	80.02%
American Indian	686	0.81%
Asian	401	0.55%
White	9,436	11.80%
Native Hawaiian/Pacific Islander	168	0.22%
Undefined	1	0.00%
Multiple	4,744	6.24%
<b>Ethnicity</b>		
Hispanic or Latino	7,019	9.08%
<b>Family Type</b>		
Families with Children	47,643	61.66%
Families without Children	29,624	38.34%
<b>Elderly and Disabled</b>		
Elderly/Elderly/Disabled (Head of Household age 62 & over)	2,789	3.61%
Disabled (Head of Household age 61 & Under)	12,046	15.59%

## Section 8 Waiting List

	Total	Percent
<b>Income</b>		
All Income Ranges	55,563	100%
Extremely Low-Income (<= 30% MI)	34,273	61.68%
Very Low – Income (31% - 50% AMI)	9,694	17.45%
Low-Income (51 – 80% AMI)	1,031	1.86%
Undefined	10460	18.83%
<b>Race</b>		
African-American	44,660	80.38%
American Indian	435	0.78%
Asian	337	0.61%
White	6,576	11.84%
Native Hawaiian/Pacific Islander	123	0.22%
Undefined	0	0.00%
Multiple	3,432	6.18%
<b>Ethnicity</b>		
Hispanic or Latino	4,597	8.27%
<b>Family Type</b>		
Families with Children	33,142	59.65%
Families without Children	22,421	40.35%
<b>Elderly and Disabled</b>		
Elderly/Elderly/Disabled (Head of Household age 62 & over)	2,432	20.34%
Disabled (Head of Household age 61 & Under)	10,176	5.97%

Source: DHA Waiting List Data June 2023

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

#### **Deconcentration Policy**

DHA's Deconcentration of Poverty Policy is found in Section II.L.3. of the Admissions and Continued Occupancy Policy and provided below. The required annual analysis and certification is provided in Exhibit A of this section.

*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***

On February 17, 2023 DHA's Board of Commissioners adopted an updated Admissions and Continued Occupancy Policy that made the revisions in the policies that govern eligibility, selection or admission in the Public Housing Program. These revisions are identified below.

- *DHA will not seek verification of an individual's disability if the disability is obvious, readily apparent or otherwise known. (Section I.B.3.)*
- *Reasonable Accommodations that have been approved and verified as permanent disabilities will not require annual or periodic re-verification. (Section I.B.3.)*
- *Long term disabilities, those expected to last longer than 12-months, will be re-verified every 3-years, and short-term disabilities, those expected to last less than 12-months, will be re-verified annually. (Section I.B.3.)*
- *Updated list of the minimum contents of an Application for housing assistance. (Section II. B.3.a.) The minimum contents include the following:*
  - *Application Form*
  - *Personal declaration*
  - *Applicant Certification*
  - *Information Concerning Citizenship Verification*
  - *Citizenship Declaration Form/Certification of Non-eligible Immigrant Status (if applicable)*
  - *Authorization for Release of Information/Privacy Act Notice*
  - *Criminal History Check Acknowledgment Form*
  - *Waiting List Policy Statement*
  - *"Things You Should Know" HUD Brochure*
  - *Applicable Verification Forms*
  - *Community Service Policy/Exempt Forms*
  - *Supplemental and Optional Contact Information for HUD- Assisted Housing Applicants (HUD- 92006)*
  - *Eligibility Criteria - (required by state law)*
  - *Debts Owed EIV, HUD-52675*
  - *HUD 9886 Authorization for the Release of Information*
- *Miscellaneous general updates to Waiting List Management. (Section II. C. 1, 2, and 3)*
- *General updates to the applicant selection criteria. (Section II.F.3)*
- *DHA, at its sole discretion, may offer a family the opportunity to enter an agreement to pay amounts owed to DHA, or any other PHA. (Section II.I.2.b.)*
- *DHA will conduct a criminal background check on household member age 18 and older and any household members under the age 18 that has been emancipated by state law to act on his/her own behalf. (Section II.I.4)*
- *Added clarifications to preferences for seniors in developments and units with age restrictions as described below. (Section II.K)*

*In buildings intended and operated ~~designed~~ for occupancy by the elderly and/or persons with a disability (such as Roseland Gardens, Lakewest Senior Village, ~~disabled families~~ (Renaissance Oaks, Park Manor, Cliff Manor, and Audelia Manor ), applications that ~~from single persons~~ who qualify under the definitions of elderly or disabled will be*



ranked higher and given preference over ~~than~~ those applications that do ~~of single persons who are~~ not qualify as elderly or disabled.

Cliff Manor has restrictions against household members under the age of 6 as the property is not certified as leadfree. If DHA becomes aware of a household member under the age of 6 living at Cliff Manor, the household will be required to relocate to another DHA Public Housing development.

A number of units at the ~~Roseland Gardens~~, Buckeye Senior Building, and ~~Lakewood Senior Village~~ properties are designated for occupancy by elderly or near elderly families (Housing for Older Persons). Only families whose head, spouse, or sole member is a person aged 55- years of age or older may be admitted to these units, ~~properties and no families with children may be admitted.~~

- Identifies requirements for a live-in aide. (Section II.N.3.i.) The live-in aide may not maintain a secondary residence; the aide is required to assist the head of household to complete their annual recertification responsibility; the live-in aide must meet DHA's screening criteria which includes a criminal background check. The live-in aide must provide verification of social security number, date of birth, complete the live-in aide questionnaire, execute documents authorizing DHA to conduct a criminal background check and existing tenant search and sign a live-in aide agreement prior to occupying the unit.
  - Updated procedures for making unit offers to residents seeking to transfer to another unit and applicants. (Section III.B.3.) Specifically, the following order of offers applies:
    - a. Emergency transfers, such as due to physical hazard (mandatory transfer).
    - b. Administrative transfers in the following category order:
      - Priority 1: Reasonable accommodations for residents with disabilities (optional transfer).
      - Priority 2: DHA actions that require a unit to be vacated. Such actions would ~~could~~ include renovation, revitalization, demolition, or disposition of the building or complex (mandatory transfer).
      - Priority 3: VAWA emergency request (optional transfer)
      - Priority 4: ~~Priority 2: Reasonable accommodations for residents with disabilities.~~
- New Admissions from the waiting list.
- Priority 5: Occupancy standards ~~3: Units too large or too small for over housed and/or under housed (mandatory transfer) the resident family.~~
  - Priority 6: Split family transfer (optional transfer)
  - Priority 7: Tenant-Incentive: Certain public housing properties are occupied mostly by the transfer of eligible residents (~~4: Resident incentive/family self-sufficiency~~ transfers) who are high performing residents when such transferees are available. These transfers are non-mandatory transfers and may be available for Tenants that have resided in a development for at least one year and are nominated by their Manager to transfer to another unit in a different development or scattered site unit.

#### Housing Choice Voucher Program

On October 4, 2022 the DHA Board of Commissioners adopted an updated Administrative Plan with the following change to policies that govern eligibility, selection, and admission to the Housing Choice Voucher Program:

- A change in the language regarding local preferences was made as follows:

**Section V.D. Selection from the Waiting List**

*Homeless 24 CFR §982.207 (b)(5)*

*DHA may adopt a preference for admission of homeless persons. **DHA may offer this preference to applicants that have been referred by DHA's community Coordinated Access System (CAS).** (change in Bold)*

**Financial Resources**

*As shown on the following page, DHA anticipates approximately \$321 million to be available to fund its Public Housing and Section 8 programs in FY 2024. Approximately 76% of these funds (\$270 million) will be payments to landlords in the Housing Choice Voucher and Mainstream Programs.*





### DHA Financial Resources

Sources	Original Funding	January 1, 2024 Estimated Funding	Planned Use
<b>Public Housing Resources</b>			
<b>Federal Resources – 2024 Grants</b>			
Public Housing Operating Fund	NA	\$17,580,000	public housing operations
Public Housing Capital Fund	NA	\$7,314,580	public housing capital improvements
<b>Subtotal – 2024 Grants</b>		<b>\$24,894,580</b>	
Rental Income	NA	<b>\$11,013,821</b>	public housing and market units operations
<b>Other Income</b>			
Non-Dwelling	NA	\$140,000	public housing operations
Miscellaneous Charges	NA	\$120,000	public housing operations
Late Charges	NA	\$86,960	public housing operations
<b>Subtotal Other Income</b>		<b>\$346,960</b>	
<b>Federal Resources - Prior Year Grants</b>			
2023 Capital Fund Program	\$7,815,565	\$7,815,565	public housing capital improvements
2022 Capital Fund Program	\$7,815,565	\$6,000,000	public housing capital improvements
2021 Capital Fund Program	\$6,347,177	\$4,500,000	public housing capital improvements
2020 Capital Fund Program	\$7,808,285	\$1,200,000	public housing capital improvements
ROSS Grant - ROSS2022	\$767,250	\$600,000	Low Rent self-sufficiency activities
Other Funding Sources			
<b>Subtotal – Prior Year Grants</b>		<b>\$20,115,565</b>	
<b>Total Resources for Public Housing</b>		<b>\$56,370,926</b>	
<b>Section 8 Program Resources</b>			
Annual Contributions for Section 8 Tenant-Based Assistance (includes VASH)	NA	\$240,000,000	payments to landlords
Section 8 Tenant-Based Administration Fee	NA	\$14,775,000	administrative fee
Section 8 Mainstream	NA	\$2,138,000	payments to landlords
Section 8 Mainstream	NA	\$267,000	administrative fee
Section 8 Single Room Occupancy	NA	\$270,000	payments to landlord - Prince of Wales Apartments and administrative fees
Section 8 Emergency Voucher Program	NA	\$6,300,000	payments to landlord and administrative fees
Family Self Sufficiency Program	NA	\$786,000	HCV Self Sufficiency Activities
<b>Total Resources for Section 8 Program</b>		<b>\$264,536,000</b>	
<b>Total Resources</b>		<b>\$320,906,926</b>	



## **Operation and Management**

### Public Housing

On February 17, 2023 DHA's Board of Commissioners adopted an updated Admissions and Continued Occupancy Policy that made the revisions in the policies regarding operations and management of its Public Housing Program. These revisions are identified below.

- Updated procedures for making unit offers to residents seeking to transfer to another unit and applicants. (Section III.B.3.) Specifically, the following order of offers applies:
  - a. Emergency transfers, such as due to physical hazard (mandatory transfer).
  - b. Administrative transfers in the following category order:
    - Priority 1: Reasonable accommodations for residents with disabilities (optional transfer).
    - Priority 2: DHA actions that require a unit to be vacated. Such actions would ~~could~~ include renovation, revitalization, demolition, or disposition of the building or complex (mandatory transfer).
    - Priority 3: VAWA emergency request (optional transfer)
    - Priority 4: ~~Priority 2: Reasonable accommodations for residents with disabilities.~~
- New Admissions from the waiting list.
  - Priority 5: Occupancy standards ~~3: Units too large or too small for over housed and/or under housed (mandatory transfer) the resident family.~~
  - Priority 6: Split family transfer (optional transfer)
  - Priority 7: Tenant-Incentive: Certain public housing properties are occupied mostly by the transfer of eligible residents (~~4: Resident incentive/family self-sufficiency transfers~~) who are high performing residents when such transferees are available. These transfers are non-mandatory transfers and may be available for Tenants that have resided in a development for at least one year and are nominated by their Manager to transfer to another unit in a different development or scattered site unit.
- Updated unit transfer policy. (Section V.)
- Updates to DHA Lease termination policies. (Section VIII.)

On May 16, 2023 DHA's Board of Commissioners adopted an updated Admissions and Continued Occupancy Policy to comply with HUD regulations governing public housing residents whose income has exceeded the HUD income limits. Specifically, Residents whose household income exceeds the HUD income limits will be given notice of a 24-month grace period during which, if their income should fall below the HUD income limit (of 120% of AMI), these provisions do not apply. Residents whose income exceeds the HUD income limit known as the "over-income limit" shall be issued a written notice when they first become over-income and again 12-months after they first become over-income, and finally, 24 months after they become over-income. The notice shall inform the resident that they will be required to find other housing and move out of their public housing unit six months after the 24-month grace period. (Section VI.C.8)

### Housing Choice Voucher Program

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

**Safety and Crime Prevention**

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

**Significant Amendment/Modification**

*Please see DHA's definition of Significant Amendment/Modification included as Exhibit C to this Attachment.*



**Exhibit A**  
**Deconcentration of Poverty Analysis and Certification**

**Attachment A: Deconcentration and Income Mixing**

**DHA Housing Solutions for North Texas  
3939 North Hampton Rd.  
Dallas TX 75212  
214-951-8300**

**CERTIFICATION  
OF  
DECONCENTRATION AND INCOME MIXING**

**May 30, 2023**

The Housing Authority of the City of Dallas hereby certifies:

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

**TX009000001:**  
Roseland Estate,  
Roseland Townhomes

**TX009000003:**  
Cedar Springs,  
Brackins Village,  
Little Mexico

**TX009000008:**  
Lakeview  
Hamptons  
Kingbridge Crossings  
Villa Creek

**TX009000013:**  
Barbara Jordan Square

**TX009000015:**  
Hidden Ridge

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

  
Troy Broussard, CEO

June 8, 2023  
Date

**STEP 1**

	1BR	2BR	3BR	4BDR	5BDR	Adjustment Factor	Total Number of Covered Units	PHA wide adjusted average income
Average Income By BDR	\$13,865.90	\$13,200.72	\$13,932.24	\$15,474.29	\$13,885.70			
Unit Count by BDR	404	688	431	113	12			
BDR Adjustment Factor	0.85	1	1.25	1.4	1.61	1.06	1646	\$12,929.88
Covered Development BDR Adjustment Factor	343.4	688	538.75	158.2	19.32			

**STEP 2**

	1BR	2BR	3BR	4BDR	5BDR	Avg BDR Adjustment Factor	Covered Development Average Income
<b>Brackins</b>							
Bedroom Adjustment Factor	16	48	25	11	0		
Covered Development BDR Adjustment Factor	0.85	1	1.25	1.4	1.61	1.08	\$12,594.48
	13.6	48	31.25	15.4	0		
<b>Barbara Jordan Square</b>							
Bedroom Adjustment Factor	0	0	99	0	0		
Covered Development BDR Adjustment Factor	0.85	1	1.25	1.4	1.61	1.25	\$12,738.54
	0	0	123.75	0	0		
<b>Little Mexico</b>							
Bedroom Adjustment Factor	24	33	32	13	0		
Covered Development BDR Adjustment Factor	0.85	1	1.25	1.4	1.61	1.12	\$11,366.33
	20.4	33	40	18.2	0		
<b>Roseland Townhomes</b>							
Bedroom Adjustment Factor	8	58	48	0	0		
Covered Development BDR Adjustment Factor	0.85	1	1.25	1.4	1.61	1.09	\$13,132.41
	6.8	58	60	0	0		
<b>Roseland Estates</b>							
Bedroom Adjustment Factor	7	53	43	0	0		
Covered Development BDR Adjustment Factor	0.85	1	1.25	1.4	1.61	1.09	\$14,762.70
	5.95	53	53.75	0	0		
<b>Lakeview Townhomes</b>							
Bedroom Adjustment Factor	12	55	45	35	5		
Covered Development BDR Adjustment Factor	0.85	1	1.25	1.4	1.61	1.17	\$10,741.26
	10.2	55	56.25	49	8.05		
<b>Villa Creek Apt</b>							
Bedroom Adjustment Factor	18	55	41	35	3		
Covered Development BDR Adjustment Factor	0.85	1	1.25	1.4	1.61	1.15	\$13,458.16
	15.3	55	51.25	49	4.83		
<b>Cedar Springs</b>							
Bedroom Adjustment Factor	67	92	17	0	4		
Covered Development BDR Adjustment Factor	0.85	1	1.25	1.4	1.61	0.99	\$12,854.30
	56.95	92	21.25	0	6.44		
<b>Kingbridge Crossings</b>							
Bedroom Adjustment Factor	60	100	28	7	0		
Covered Development BDR Adjustment Factor	0.85	1	1.25	1.4	1.61	1.00	\$16,013.23
	51	100	35	9.8	0		
<b>Hamptons</b>							
Bedroom Adjustment Factor	36	124	53	12	0		
Covered Development BDR Adjustment Factor	0.85	1	1.25	1.4	1.61	1.06	\$12,710.51
	30.6	124	66.25	16.8	0		
<b>Hidden Ridge</b>							
Bedroom Adjustment Factor	156	70	0	0	0		
Covered Development BDR Adjustment Factor	0.85	1	1.25	1.4	1.61	0.90	\$11,521.03
	132.6	70	0	0	0		

### STEP 3

Average Income by Bedroom Size										PHA wide adjusted average income	Established Income Range (85% to 115%)	Range
HUD Code	Property Name	# of Units	1BR	2BR	3BR	4BDR	5BDR					
TX009000005	Brackins	100	\$12,576.62	\$11,741.28	\$11,893.63	\$16,322.55				97%	WITHIN	
TX009000013	Barbara Jordan Square	99			\$15,923.18					99%	WITHIN	
TX009000002	Little Mexico	100	\$12,958.43	\$13,582.65	\$11,460.66	\$12,737.55				88%	WITHIN	
TX009000007	Roseland Townhomes	114	\$15,372.83	\$12,366.27	\$15,390.50					102%	WITHIN	
TX009000001	Roseland Estates	103	\$19,965.86	\$12,464.81	\$16,028.24					114%	WITHIN	
TX009000008	Lakeview Townhomes	152	\$11,991.40	\$10,820.76	\$10,696.83	\$14,096.18	\$15,464.40			83%	BELOW	
TX009000008	Villa Creek Apt	179	\$16,892.29	\$16,168.44	\$14,430.05	\$18,843.40	\$12,307.00			104%	WITHIN	
TX009000003	Cedar Springs	179	\$12,958.43	\$13,582.65	\$11,460.66	\$12,737.55				99%	WITHIN	
TX009000008	Kingbridge Crossings	196	\$14,278.26	\$16,404.75	\$16,531.04	\$17,773.50				124%	WITHIN	
TX009000008	Hamptons	275	\$11,206.71	\$14,911.09	\$16,507.61	\$11,072.58				96%	WITHIN	
TX009000015	Hidden Ridge	226	\$11,456.69	\$9,200.60						89%	WITHIN	
<b>\$12,929.56</b>												



## **Exhibit B**

### **Safety and Crime Prevention Strategies**

#### **Surveillance Camera Monitoring**

- DHA Security Services provider, Jet Security, monitors the surveillance cameras from the Command Station located at DHA HQ. for DHA properties with cameras. Over the last 6 years DHA has installed cameras at nine of its properties. DHA has security cameras installed at the majority of its public housing properties and is in the process of installing them at the remaining sites. While subject to modification, camera monitoring activities will occur between 3:00 pm to 3:00 am daily.

#### **Proprietary Crime Database**

- DHA use a proprietary crime database to track, monitor, and resolve crime 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 activities. DHA host monthly crime watch meetings on site.

#### **Security Services**

- Use of Silvertrac APP 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 provide a number to security dispatch for residents to report crime

#### **Monthly Meeting with City Taskforce Committee and Sharing of Crime data**

- DHA conduct monthly meetings with City Taskforce via Zoom.
- 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 in 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.



**Exhibit C**  
**Definition of “Substantial Deviation” or**  
**“Significant Amendment or Modification”**

*DHA will use the following definition for “Substantial Deviation” and “Significant Amendment or Modification” to the Agency Plan:*

*Material changes to rent or admissions policies or organization of the waiting list; or*

*Any addition of non-emergency work items (items not included in the current Annual Statement or Five-Year Action Plan) over \$500,000; or*

*Any change with regard to demolition or disposition, designation of elderly or disabled housing, homeownership programs; Capital Fund financing; development or mixed-finance proposal.*

*An exception to this definition will be made for any of the above that are adopted to reflect changes mandated by Congress or HUD regulatory requirements; such changes will not be considered significant amendments by DHA.*





## **2024 PHA Plan Attachment B.2 New Activities**

### **Choice Neighborhoods**

*DHA will consider making an application for a planning and/or implementation Choice Neighborhood Grant if it has a site that meets the scoring criteria for potential funding.*

### **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. HUD approved this request in July 2021. 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. Construction began in August 2021 and will be completed in July 2023.*

*In 2021 HUD approved DHA's Designated Housing Plan for Seniors for 27 units at The Oaks and 34 units at the Senior Building in Buckeye Trail Commons. This Plan also includes housing for mixed-populations (seniors and persons with disabilities) at Renaissance Oaks.*

*DHA is preparing to redevelop the former Rhoads Terrace public housing site. A portion of the site will include a mixed-financed, mixed-income housing community for seniors. Although DHA has received approval from the Special Applications Center (SAC) for disposition of a portion of the site, a revised disposition approval will be necessary for development of the site. DHA also anticipates submitting a Designated Housing Plan for Seniors for this site. DHA is currently considering options for the remaining portion of the 45-acre site.*

*DHA also anticipates redeveloping a portion of the Cedar Springs Place site as mixed finance. There are currently four (4) administrative buildings on the site which DHA anticipates demolishing for development of this mixed-income community.*

*Additionally, DHA anticipates the mixed-finance redevelopment of the Cliff Manor public housing property through a mixed-finance transaction. Currently, DHA plans to submit a request to the SAC for approval to demolish the 12-story building and replace with senior housing more suitable to the neighborhood and current zoning. A request for disposition approval of a long-term ground lease will be submitted for this Low-Income Housing Tax Credit redevelopment project. A designated housing plan for seniors will also be submitted for this redeveloped site.*

*In addition to the Rhoads Terrace, the Cedar Springs administrative sites, and Cliff Manor, DHA has identified six priority sites for asset repositioning – Cedar Springs Place, Cedar Springs Place Addition, Little Mexico Village, Brackins Village, Hidden Ridge Apartments, and Park Manor. DHA is working to*

*create a plan for repositioning these sites and will amend its PHA Plan as necessary as more specific information becomes available regarding its asset repositioning activities. DHA is also anticipating significant renovation at Roseland Townhomes and Roseland Estates which will be funded utilizing the HUD Mixed-Finance Program. A disposition proposal for these sites will be submitted to HUD for the mixed-financed renovation of these sites.*

### **Demolition and/or Disposition**

*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. DHA anticipates submitting a request for a revised approval for the Rhoads Terrace site as described above in 2024.*

*DHA also anticipates disposition of approximately 65,500 square feet of vacant land at Cedar Springs Place Addition to the City of Dallas at Fair Market Value. A request to revise the existing disposition approval will be submitted to the SAC for this proposed transaction. DHA anticipates swapping this parcel for an equally valued parcel currently owned by the City adjacent to the Cedar Springs Place public housing site. DHA also anticipates submitting an application for approval to demolish the administrative buildings on the Cedar Springs site and dispose of the property at a nominal amount for a mixed finance development.*

*DHA also plans to submit a demolition/disposition plan to the SAC in connection with the redevelopment of the Cliff Manor public housing site.*

*As noted above, DHA has identified six other priority sites for asset repositioning – Cedar Springs Place, Cedar Springs Place Addition, Little Mexico Village, Brackins Village, Hidden Ridge Apartments, and Park Manor. DHA is working to create a plan for repositioning these sites and 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 4,000) 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 1,311 PBV units under HAP contracts. Another 103 are included in an executed AHAP contract and 173 have been issued an award letter pending approval of all required PBV processes. Exhibit A to this section provides a list of these units.*

**Units with Approved Vacancies for Modernization**

*DHA anticipate vacating units for modernization at Roseland Townhomes and Roseland Estates in 2024 and is currently developing a plan for renovation of these units.*

*Additionally, there may periodically be a public housing vacated for repairs due to fire or other extensive damage.*

**Other Capital Grant Programs**

*During 2024 DHA may consider submission of an application for the CFP Safety and Security Grant Program.*



**Exhibit A**  
**Project-Based Vouchers**  
**HAP and AHAP Contracts**



**DHA PBV Program**

Property Name	Property Address	City	Total Units
1 City Walk @ Akard	511 N. Akard St.	Dallas	100
3 Good Haven	1810 High Hill Blvd.	Dallas	51
4 Tudor Estates	Tudor Ln.	Irving	16
5 Roseland Garden	2255 N. Washington Ave.	Dallas	100
6 ICHDC (single family)	2 single family units	Frisco	2
7 HIGH OPPORTUNITY NEIGHBORHOOD II (single family)	10 single family units		10
8 Rosemont at Ash Creek	2605 John West Rd.	Dallas	20
9 Rosemont at Meadow Lane	4722 Meadow St.	Dallas	15
10 The Villages at Lakewest I	2696 Bickers St.	Dallas	180
11 The Villages at Lakewest II	2680 Bickers St.	Dallas	180
12 Serenity Place	3124 Denley Dr.	Dallas	45
13 Carpenter's Point	4645 Dolphin Rd.	Dallas	150
14 Summit Parque	12777 Merit Drive	Dallas	8
15 Reserve at Las Brisas	4323 North Shore Dr.	Irving	35
18 Buckeye Trails Commons	6707 Buckeye Commons Way	Dallas	124
19 Buckeye Trail Commons II	2350 Keeler St.	Dallas	58
20 The Millennium	6551 McKinney Ranch Pkwy.	McKinney	10
21 The Cottages at Hickory Crossing	1621 S. Malcolm X Blvd.	Dallas	50
22 Peachtree	11209 Rylie Crest Dr.	Balch Springs	21
23 Post Oak	2601 McKinney Ranch Pkwy	McKinney	13
24 The Galbraith	2400 Bryan Street	Dallas	70
25 Veranda Townhomes	3932 Michigan Ave	Plano	40
26 Midpark Towers Apartments	8550 Midpark Rd	Dallas	15

1,313

**AHAP Executed**

1 The Oaks	630 S Llewellyn Ave	Dallas	103
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**Award Letter Issued - Pending Finalization of PBV Process**

Property Name	Property Address	City	Total Units
1 Cypress Creek Apt. Homes @ Montford Dr	14117 Montford Dr	Dallas	25
2 Jaipur Lofts	2102 Annex Ave	Dallas	8
3 Simpson Place	3922 Simpson Street	Dallas	100
4 Martha's Vinard Place	3110 Cedar Plaza Ln	Dallas	7

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## 2024 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, 2023.*

### **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).*

July 1, 2021 – June 30, 2022

- *DHA continues to meet with developers who wish to provide affordable housing in its jurisdiction.*
- *During the past year, DHA and its partners closed on four affordable housing transactions totaling 1,275 affordable and market-rate rental units.*
- *Construction is progressing on The Oaks (formerly Brooks Manor). DHA partnered with Volunteers of America National Services (VOANS) to redevelop this former public housing site as a mixed-income with 260 rental units for seniors.*
- *DHA is working with landlords to secure units in high-opportunity areas as part of the Children First North Texas (CFNTX) program, which is focused on supporting families with relocating from high poverty neighborhoods, to areas of opportunity.*
- *DHA awarded 1 Mainstream PBV and 1 Walker PBV application, totaling 135 units.*
- *DHA executed 1 new Walker PBV HAP Contract, totaling 70 assisted units.*
- *DHA was awarded 25 Veterans Affairs Supportive Housing (VASH) vouchers from the U.S. Department of Housing and Urban Development (HUD).*
- *Due to the COVID-19 pandemic, DHA continued providing landlord/property owner education and outreach through a virtual platform.*
- *DHA welcomed 43 new landlords/business partners in the HCV program.*

July 1, 2022 – June 30, 2023

- *DHA continues to meet with developers who wish to provide affordable housing in its jurisdiction.*
- *During the recent Legislative Session, DHA tracked proposed legislation that will*

*affect the development of affordable housing utilizing the public facilities corporation (PFC) structure. The Legislature passed legislation that will affect the development of housing, however, it will not prohibit DHA from developing such housing.*

- *DHA continues to work with Volunteers of America National Services (VOANS) to complete construction of The Oaks. The Temporary Certificate of Occupancy (TCO) has been received for the first building section. Tenants began moving into the housing in June.*
- *DHA has approved Volunteers of America National Services (VOANS) as the developer for 360 units of senior housing on the former Rhoads Terrace public housing site.*
- *DHA is working with landlords to secure units in high-opportunity areas as part of the Children First North Texas (CFNTX) program, which is focused on supporting families relocating from high poverty neighborhoods, to areas of opportunity.*
- *DHA is partnering with a tech non-profit to support mobility-focused initiatives and landlord recruiting in high-opportunity areas. In addition, DHA is developing a CRM-based process to enhance the efficiency of mobility-based programs such as CFNTX or the self-sufficiency programming.*
- *DHA awarded 1 Senior Project Based Voucher (PBV) application, totaling 100 units.*
- *DHA executed 2 new Mainstream PBV HAP Contract, totaling 23 assisted units.*
- *DHA was awarded 78 Stability vouchers and 127 new tenant-based vouchers from the U.S. Department of Housing and Urban Development (HUD).*
- *DHA was awarded 20 Veterans Affairs Supportive Housing (VASH) vouchers from the U.S. Department of Housing and Urban Development (HUD).*
- *DHA welcomed 624 new landlords/business partners in the HCV program.*

**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. Residents 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.*

July 1, 2021 – June 30, 2022

- *DHA received \$20M in Emergency Rental Assistance (ERA1) funding from the City of Dallas to assist COVID-impacted Dallas Residents. DHA developed in-house an*



- automation-driven system allowing for the efficient and accurate processing of thousands of applications. In sum, DHA assisted 1,700 COVID-impacted households.*
- *“The Dallas R.E.A.L. Time Rapid Rehousing Initiative Project seeks to house approximately 2,762 families experiencing homelessness in the local Continuum of Care. DHA serves as the rental administrator for the Project, processing applications and payments.*
  - *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.*
  - *DHA currently supports 890 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 84 families with mortgage assistance.*
  - *DHA enrolled 214 new families to the FSS program, graduated 36 FSS families, and issued 6 new Homeownership voucher.*

*July 1, 2022 – June 30, 2023*

- *DHA continues to assist families with rent delinquency via entering into payment agreements and assisting clients with applying for rental assistance.*
- *DHA continues to partner with non-profit organizations to provide tutoring programs for resident youth on-site at DHA-owned properties.*
- *DHA has partnered with Head Start of Greater Dallas for more than 30 years to provide child development. Head Start facilities are located at DHA’s Roseland, Frazier, Buckeye Trails, and Lakewest housing.*
- *DHA received \$19M in Emergency Rental Assistance (ERA2) funding from the City of Dallas to assist COVID-impacted Dallas Residents. DHA developed in-house an automation-driven system allowing for the efficient and accurate processing of thousands of applications. So far, DHA assisted 2,600 COVID-impacted households.*
- *DHA is partnering with a tech non-profit to support mobility-focused initiatives and landlord recruiting in high-opportunity areas. In addition, DHA is developing a CRM-based process to enhance the efficiency of mobility-based programs such as CFNTX or self-sufficiency programming*
- *DHA currently supports 781 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 90 families with mortgage assistance.*
- *DHA enrolled 25 new families to the FSS program, graduated 18 FSS families, and issued 26 new Homeownership voucher.*
- *DHA continues to partner with an Artificial Intelligence (AI) firm as well as customer relationship management (CRM) program 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.*

**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 included on the following page.



<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.

July 1, 2021 – June 30, 2022

- The COVID-19 pandemic continues to greatly affect construction improvements DHA has been able to complete. The Capital Programs Department, however, anticipates completing approximately \$7.8 million 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.

<b>Site</b>	<b>Improvement</b>
Lakeview Townhomes	Interior renovation including kitchens, bathrooms, flooring, painting, etc. Exterior repairs and painting.
Hidden Ridge Apartments	Security cameras
Kingbridge Crossing	Security cameras
Hamptons at Lakewest	Security cameras

<b>Site</b>	<b>Improvement</b>
Park Manor	Fire alarm system upgrade
Hidden Ridge	Unit repairs due to fire and vandalism
Park Manor	Replace elevators
Single Family Homes	Replace fence
Villas of Hillcrest	Repair retaining wall; landscape improvements
Cedar Springs Place	Sidewalk repair

- DHA continues to invest in technology to deploy tailored platforms to address inefficiencies in operational processes and quality of life initiatives. DHA has acquired SalesForce to expand its CRM capabilities into the Voucher and Public Housing programs.

July 1, 2022 – June 30, 2023

- The Capital Programs Department, however, anticipates completing approximately \$3.5 million 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.

<b>Site</b>	<b>Improvement</b>
Roseland Estates	Replace fascia, soffit, wood trim, gutters & exterior paint
Roseland Estates	Repair Fire Damage Unit
Carroll Townhomes	Replace Roofs
Carroll Townhomes	Replace fascia, soffit, wood trim & exterior paint
Carroll	Concrete repairs, parking lot restriping & wash
Monarch Townhomes	Replace Roofs
Monarch Townhomes	Replace fascia, soffit, wood trim & exterior paint
Monarch	Concrete repairs, parking lot restriping & wash
Renaissance	Replace locks
Roseland Scattered Sites	Replace Roofs
Roseland Scattered Sites	Replace fascia, soffit, wood trim, gutters & exterior paint
Little Mexico Village	Fire lane striping & address on signs
Little Mexico Village	Retaining Wall; Replace
Frazier Fellowship	Paint, Exterior; Replace Fascia, Soffit & Wood Trim
Frazier Fellowship	Wood Columns, Parapet; Repair
Wahoo Frazier	Replace Roofs
Wahoo Frazier	Replace fascia, soffit, wood trim, gutters & exterior paint
Mill City	Replace playground
Kingbridge Crossing	Fence Repair and Painting
Lakeview Townhomes	Laundry Room Repair & Renovation
Lakewest Multipurpose Center	Repair skylight
Lakewest Multipurpose Center	HVAC in Gym; Repair
Park Manor	Fire Alarm System Upgrade
Park Manor	Communication equipment for security cameras



Site	Improvement
Park Manor	HVAC; Repair
Barbara Jordan Square	Replace circulation pumps
Larimore Lane	Parking restriping & wash
Hillcrest	Retaining wall
Hidden Ridge	Repair Fire Damage Unit
Hidden Ridge	Balcony Repairs
Buckeye Trails Common I	HVAC in Community Building; Replace

- 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.
- DHA has further expanded the use of technology by utilizing an online platform for all annual and interim certifications.
- DHA is responsible for providing quality, affordable housing to low-income families and individuals through the effective and efficient administration of housing programs and as such is deploying a CRM-based customer service platform to enhance operational efficiency and improve customer support.

**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 Station 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. Real estate closing for the project was in July 2021 with construction beginning shortly thereafter. Construction will be complete in 2023.*

*July 1, 2021 – June 30, 2022*

- *DHA continues to work with its development partners to develop affordable housing.*
- *Construction recently began on a property in north Dallas with 475 rental units of which 50.01 percent will be affordable to families making 80 percent or below of Area Median Income (AMI).*
- *During the past year, DHA closed three additional affordable housing transactions with a total of 800 units.*
- *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. Real estate closing for the project was in July 2021 with construction beginning shortly thereafter. Construction will be complete in 2023.*

*July 1, 2022 – June 30, 2023*

- *DHA continues to meet with developers who wish to provide affordable housing in its jurisdiction.*
- *During the recent Legislative Session, DHA tracked proposed legislation that will affect the development of affordable housing utilizing the public facilities corporation (PFC) structure. The Legislature passed legislation that will affect the development of housing, however, it will not prohibit DHA from developing such housing.*
- *DHA continues to work with Volunteers of America National Services (VOANS) to complete construction of The Oaks. The Temporary Certificate of Occupancy (TCO) has been received for the first building section. Tenants began moving into the housing in June.*
- *DHA has approved Volunteers of America National Services (VOANS) as the developer for 360 units of senior housing on the former Rhoads Terrace public housing site.*





**2024 PHA Plan  
Attachment C.1  
Resident Advisory Board Comments**

*Written comments received from the Resident Advisory Board (RAB) and DHA's responses to those comments are included behind this page.*



## DHA Resident Advisory Board Comments and Responses

Comment: I have no comments on the proposed Plan. We give DHA a hand on the proposed Plan. DHA has done a great job working with the residents of public housing.

*Thank you. We appreciate you working with us to make DHA's communities better.*

Comment: Although I do understand the need for changes, as well as the need to reflect on the current economic conditions, I do feel as though the changes in such point as the changes in the utility allowance are not true representations of the true conditions people face today as a whole with food cost rising, energy, and inflation looming, asking a resident to burden more cost is not valid.

It has been a pleasure and great learning experience to serve on the RAB Board for the past 5 years and hope that our input can truly benefit the communities we serve.

*When reviewing and analyzing the Utility Allowances (UA) for the Housing Choice Voucher (HCV) program, Public Housing Authorities (PHA's) are required to follow a specific methodology set by HUD.*

*In doing so, DHA determined that due to the decrease in consumption data, DHA implemented the changes effective 10/01/2023. Please note that changes occur every year, when there is a 10% increase or decrease in consumption data.*

*Additional information regarding the required methodology may be found at [https://www.hud.gov/sites/dfiles/PIH/documents/Utility\\_Allowance\\_Final\\_5.2020.pdf](https://www.hud.gov/sites/dfiles/PIH/documents/Utility_Allowance_Final_5.2020.pdf) (HUD Guidebook) and <https://www.hud.gov/sites/dfiles/OCHCO/documents/52667.pdf> (UA Form).*

Comment: Public housing residents have concerns regarding the lack of equitable enforcement of public housing policy, lease, and house rules (continued parking violations, dangerous dogs breeds, landscaping, irrigation and building maintenance) throughout public housing properties.

Question: Public housing residents want to know, what measures will you take to ensure the enforcement of the policies, lease, and rules? *Give some examples?*

*DHA property managers are responsible for lease enforcement, and take this matter seriously, however, all tenants will be afforded due process in accordance with DHA policies and procedures and state law. Example: Lease violation for unregistered pet – if a resident is found to have a pet and has not paid the pet deposit and provided the vaccination records and a photo of the pet, a 30-day notice lease termination may be issued.*

*Example: Parking Violation – To park a vehicle on any DHA property, residents and their guests must register their vehicles, by scanning the QR code on the signs posted on properties or in the management office. In order to register a vehicle, residents must have valid insurance and driver's license, (not required for guest registration). Failure to register the vehicle may result in the vehicle being towed at the owner's expense.*

Comment: Public housing residents really appreciate the security cameras! Unfortunately, residents at some the public housing properties fear letting their small children and grandchildren go outside to play by themselves because of the dangerous dogs inside public housing units.

Question: Public housing residents want to know if and will the security cameras be used to remove the dangerous dog breeds out of public housing units? *Give some examples?*

*All residents are required to register their pet or request and receive approval of a support animal prior to bringing the animal into their unit. In the event where a specific event occurs involving a resident's animal, the property manager can request that the camera footage be reviewed.*

Comments: There are many Kingbridge residents with disabilities where they might need some assistance walking with a cane, with a walker and manual wheelchairs. They complain about trip hazards throughout their property over 1/2 inch high or more in some areas. Trip hazards can be seen on the sidewalks throughout the property, on the sidewalk leading to porch and crossing the threshold going into their unit. Our seniors have enough obstacles to navigate in their everyday lives. They do not deserve another obstacle.

Question: How much longer will our residents with disabilities have to wait? *Give a possible timeline?*

*DHA's maintenance and management staffs and Capital Programs departments work together to address capital needs at each site. Repair needs, such as those described above, should be addressed with property maintenance and management staffs so they may be addressed either within the operating or capital fund budgets. DHA staff will inspect the sidewalks at Kingbridge within the next two weeks to determine what repairs need to be made.*

Comment: Again, there are public housing residents without the ability to stand and look out of their current peep holes. Some residents are afraid of looking and/or peeping out their windows.

Recommendation: Immediate installation of wheelchair accessible peep hole in units with wheelchairs.

*All accessible units include a lower peep hole in the doors to meet the ADA and UFAS regulations. Should a person living in a unit that is not accessible need this accommodation, they may submit a reasonable accommodation request to their property manager or to the DHA disability coordinator Sarah Coffin at [Sarah.Coffin@dhantx.com](mailto:Sarah.Coffin@dhantx.com)*

Comment: Regarding housing for ex-offenders assimilating back to society.

Recommendation: The building one room efficiencies. The room size would be equivalent to the size of the living room in a two-bedroom unit at Kingbridge Crossing.

*DHA works with several partner agencies to provide housing through the Voucher Program for ex-offenders. This housing is coupled with services provided by our partners. DHA does not currently provide public housing specifically for ex-offenders.*

Comment: Dallas Housing Authority's (DHA) public housing NOTICES regarding public meetings and current information is not visibility accessible. Notices are posted on a brick wall with tape. And the information goes as the wind blows.

Recommendation: The installation of an enclosed message board with a lock & n key. Similar to those in public housing lobbies.

*Notices are posted in common areas which include the management office lobbies, mailbox area, and laundry rooms for properties that have laundry room. Housing Operations management staff will look into installing enclosed message boards in common areas.*

Comment: There is a lack of timely responses to the residents from DHA's Executive staff.

Recommendation: Documented communications date and time Stamped.

*DHA believes residents should receive timely responses to their questions. Should residents believe they are not receiving timely responses, they should contact the staff person's immediate supervisor.*

Comment: A Policy is needed to ensure accountability of DHA's staff accused of violations of unprofessional conduct within the Housing Operations Department.

Recommendation: Make available a copy of DHA's Code of Professional Conduct.

*DHA has personnel policies established to address complaints received regarding staff, these polices are made available to all staff members.*

Comment: It has been nearly four (4) months and residents have not heard about any progress from the Resident Services Department as it relates to the Resident Councils. Resident(s) did offer to assist, but no response. Nor have residents received any information regarding the use of resident council funds, even after repeated requests.

Recommendation: Transparency.

*DHA Residents at Kingbridge Crossing inquired on the status of reviving the Resident Council and requested a meeting with the Resident Services Director. Resident Services Leadership met in-person with the Kingbridge Crossing Residents throughout Spring 2023 regarding the status of the Resident Council. Resident next steps included providing the Resident Council Bylaws and pertinent information for review by Resident Services Leadership. The meetings held were productive in garnering a background history, the cause for pause during the pandemic, and resident perspectives. As a result, the Resident Services department was able to align next steps including review of Resident Council bylaws and tenant participation.*

*Resident Services Department Leadership collaborated with DHA General Counsel and Compliance Department throughout Summer 2023 for review of Resident Council by-laws, Tenant Participation, and HUD CFR regulations. The Resident Services Department completed preliminary review first with Legal and submitted information secondly to Compliance to ensure all documents meet compliance requirements. These items were further assessed to allow thorough review by all pertinent departments. The Summer 2023 review process, although lengthy, ensured the previously developed Resident Council handbook and Bylaws Template are in compliance with updated HUD standards.*

*As early Fall 2023 begins, the Resident Services Leadership team continues final draft and review of the Resident Council Handbook, process, and procedure. Once completed, the strategic plan of action is to be*

*developed to re-initiate Resident Councils. Strategic amplification will include a webinar and onsite amplification to detail the Resident Council to DHA residents. Work continues to be streamlined to ensure Resident Councils, once in full effect, will be successfully operationalized with all due diligence and HUD compliance completed. Due to oncoming 2023 winter holidays that include extended staff leave and office closures, current projections estimate re-initiation implementation in early 2024.*

*Funding not used for resident councils may be used by DHA for other resident services.*

Comment: While serving on the Resident Advisory Board (RAB) there were a couple of requests regarding stipends for members of the RAB and was denied on both occasions. Members of the RAB should receive stipends as other resident volunteers. The RABs contributions are no less important than any of the other resident volunteer position. To be honest, without resources it is nearly impossible to communicate with public housing residents that we are supposed to represent. Citing DHA's policy, Excluded Income, #4, on page #53.

Recommendation: Retroactive funding of the Resident Advisory Board.

Additional Comment from RAB Meeting October 4, 2023: Please include comment to HUD that there should be funding for RAB member stipends.

*Similar to DHA's Board of Commissioners, serving on the Resident Advisory Board is a voluntary position. As such, members are not paid. DHA greatly appreciates the time provided by the members for their service to improving the Agency and their communities.*

*DHA is including the additional comment from the October 4<sup>th</sup> meeting asking HUD to fund RAB member stipends.*



**2024 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, Troy Broussard/Betty Culbreath, the President & CEO/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 2024 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

10/11/23

Name Board Chairperson:

Betty Culbreath

Signature

Date

10/11/23

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, 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 Annual PHA Plan for fiscal  
year 2024 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  
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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 City of Dallas, Director of Housing and Neighborhood Revitalization
Signature <i>David Noguera</i>	Date <b>Aug 3, 2023</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.  
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**2024 PHA Plan  
Attachment C.3  
Civil Rights Certification /  
PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws  
and Regulations including PHA Plan Elements that Have Changed**



**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, 2024, 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 2024

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).

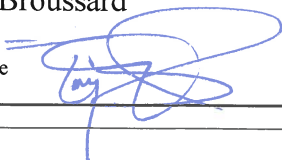
Name of Executive Director

Name Board Chairman

Troy Broussard

Betty Culbreath

Signature



Date

10/11/2023

Signature



Date

10/11/23

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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.

## 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 Tuesday, October 10, 2023 at a validly convened Special meeting of the Board of Commissioners of said Authority of which a quorum was present and voting, the attached Resolution No. 5208 entitled "A Resolution to Approve the 2024 PHA Plan" was introduced, read and duly adopted.

IN WITNESS WHEREOF my hand and seal of the Authority this 13<sup>th</sup> day of October.



---

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

**RESOLUTION NO. 5208**

**Resolution to Approve the 2024 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 its Five-Year and Annual PHA Plans as required by Federal statute; and

**WHEREAS**, DHA has prepared the 2024 PHA Plan in accordance with statutory and regulatory requirements; and

**WHEREAS**, the Plan 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 final public comments.

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

The DHA Board of Commissioners hereby approves or affirms the policies referenced in the 2024 PHA Plan including the Admissions and Continuing Occupancy Policy for the Low Rent Public Housing program; the Deconcentration of Poverty Policy; the Public Housing Residential Lease Agreement; the Administrative Plan for the Housing Choice Voucher Program; the FSS Action Plan; and the Pet Policy;


**BE IT FURTHER RESOLVED THAT,**

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

**PRESENTED AND PASSED** on this the 10<sup>th</sup> day of October, 2023 by a vote of 4 ayes and 0 nays at a special meeting of the DHA Board of Commissioners.

  
Betty Culbreath, Chair

ATTEST:

  
Troy Broussard, Secretary





**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, 2024 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)

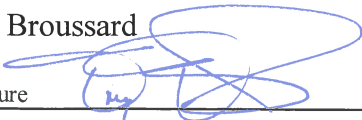
Name of Executive Director:

Name of Board Chairperson:

Troy Broussard

Betty Culbreath

Signature



Date 10/11/2023

Signature



Date 10/11/23

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.



**2024 PHA Plan  
Additional Plan Documents  
Public Housing Utility Allowances**



**Dallas Housing Authority**  
**Comparison Between the Proposed Allowance and Current Allowance Amounts**  
**10/01/2022 and 10/01/2023**

PROJECT		ELECTRIC		
NAME	UNIT TYPE	Effective 10/01/2022	Effective 10/01/2023	Difference in %
Roseland Townhomes	1 BR	\$121	\$76	-59%
	2 BR	\$154	\$96	-60%
	3 BR	\$205	\$126	-63%
	4 BR	\$261	\$159	-64%
	5 BR	\$307	\$186	-65%
Carroll Townhomes	1 BR	\$120	\$75	-60%
	2 BR	\$162	\$100	-62%
	3 BR	\$214	\$131	-63%
Monarch Townhomes	1 BR	\$117	\$73	-60%
	2 BR	\$158	\$98	-61%
	3 BR	\$209	\$128	-63%
Roseland Estates	1 BR	\$124	\$78	-59%
	2 BR	\$156	\$96	-63%
	3 BR	\$206	\$126	-63%
	4 BR	\$261	\$159	-64%
Lakeview Townhomes	1 BR	\$117	\$74	-58%
	2 BR	\$154	\$95	-62%
	3 BR	\$204	\$125	-63%
	4 BR	\$245	\$149	-64%
	5 BR	\$284	\$172	-65%
Frazier Fellowship	1 BR	\$122	\$76	-61%
	2 BR	\$161	\$99	-63%
	3 BR	\$214	\$131	-63%
Wahoo Frazier	1 BR	\$122	\$76	-61%
	2 BR	\$161	\$99	-63%
	3 BR	\$213	\$131	-63%
Mill City Frazier	1 BR	\$122	\$76	-61%
	2 BR	\$161	\$99	-63%
	3 BR	\$213	\$131	-63%
Little Mexico	1 BR	\$65	\$43	-51%
	2 BR	\$79	\$51	-55%
	3 BR	\$93	\$59	-58%
	4 BR	\$107	\$68	-57%

**Dallas Housing Authority**  
**Comparison Between the Proposed Allowance and Current Allowance Amounts**  
**10/01/2022 and 10/01/2023**

PROJECT		ELECTRIC		
NAME	UNIT TYPE	Effective 10/01/2022	Effective 10/01/2023	Difference in %
Cedar Springs Place	1 BR	\$63	\$41	-54%
	2 BR	\$78	\$50	-56%
	3 BR	\$96	\$61	-57%
	5 BR	\$121	\$76	-59%
Brackins Village	1 BR	\$65	\$42	-55%
	2 BR	\$81	\$52	-56%
	3 BR	\$95	\$60	-58%
	4 BR	\$108	\$68	-59%
The Hamptons at Lakewest	1 BR	\$95	\$61	-56%
	2 BR	\$123	\$77	-60%
	3 BR	\$141	\$87	-62%
	4 BR	\$154	\$95	-62%
Kingsbridge Crossing	1 BR	\$118	\$74	-59%
	2 BR	\$151	\$94	-61%
	3 BR	\$204	\$125	-63%
	4 BR	\$246	\$150	-64%
Villa Creek Apartments	1 BR	\$116	\$73	-59%
	2 BR	\$150	\$93	-61%
	3 BR	\$206	\$126	-63%
	4 BR	\$247	\$151	-64%
	5 BR	\$286	\$173	-65%
Lakewest Village	3 BR	\$122	\$76	-61%
	4 BR	\$138	\$86	-60%
Conner Drive	3 BR	\$113	\$71	-59%
	4 BR	\$130	\$81	-60%
Military Parkway	3 BR	\$98	\$62	-58%
	4 BR	\$114	\$72	-58%
Larimore Lane	3 BR	\$109	\$69	-58%
	4 BR	\$126	\$79	-59%
Barbara Jordan	3 BR	\$136	\$85	-60%
Frazier Scattered	3 BR	\$226	\$138	-64%

**Dallas Housing Authority**  
**Comparison Between the Proposed Allowance and Current Allowance Amounts**  
**10/01/2022 and 10/01/2023**

PROJECT		ELECTRIC		
		Effective 10/01/2022	Effective 10/01/2023	Difference in %
NAME	UNIT TYPE			
Roseland Scattered	1 BR	\$123	\$77	-60%
	2 BR	\$165	\$102	-62%
	3 BR	\$219	\$134	-63%
Kelly Boulevard	3 BR	\$109	\$69	-58%
	4 BR	\$126	\$79	-59%
Hidden Ridge Apartments	1 BR	\$98	\$62	-58%
	2 BR	\$125	\$78	-60%
Villas of Hillcrest	1 BR	\$117	\$73	-60%
	2 BR	\$160	\$99	-62%
	3 BR	\$205	\$126	-63%
	4 BR	\$251	\$153	-64%
Frankford Townhomes	1 BR	\$74	\$48	-54%
	2 BR	\$92	\$59	-56%
	3 BR	\$113	\$71	-59%
	4 BR	\$130	\$81	-60%
Scattered - w/Gas current figures are an average of sampled units	2 BR	\$108	\$68	-59%
	3 BR	\$125	\$78	-60%
	4 BR	\$141	\$87	-62%
Scattered - All Elec. current figures are an average of sampled units	2 BR	\$181	\$111	-63%
	3 BR	\$230	\$140	-64%
Buckeye Trail	1 BR Single	\$106	\$67	-30%
	2 BR Single	\$139	\$86	-85%
	1 BR Family	\$105	\$66	-23%
	2 BR Family	\$146	\$90	-34%
	3 BR Family	\$187	\$115	-41%
	4 BR Family	\$229	\$140	-164%