

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2000

**Dallas Housing Authority
PHA Plan
Agency Identification**

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

PHA Number: TX21P009

PHA Fiscal Year Beginning: 01/2000

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting (select all that apply):

- X Main administrative office of the PHA
- X PHA development management offices
- X PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at (select all that apply):

- X Main administrative office of the PHA
- X PHA development management offices
- X PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- X Main business office of the PHA
- PHA development management offices
- Other (list below)

DALLAS HOUSING AUTHORITY
5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction (select on of the following choices below).

_____ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

X The PHA's mission is: (state mission here)

The Housing Authority of the City of Dallas, Texas (DHA) provides quality, affordable housing to low-income families and individuals through the effective and efficient administration of housing assistance programs by creating and cultivating opportunities for program participants to achieve self-sufficiency and economic independence.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA's may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives as their own, PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS. (Quantifiable measures would include targets such as: number of families serviced of PHAS scores achieved.) PHAs should identify these measures in the spaces to the right or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

X PHA Goal: Expand the supply of assisted housing

Objectives:

- X Apply for additional rental vouchers
- X Reduce public housing vacancies
- X Leverage private or other public funds to create additional housing opportunities
- X Acquire or build units or developments
- Other (list below)

DHA plans to meet the goal of expanding the supply of assisted housing through the development of the remaining 259 public housing units funded under the 1994 HOPE VI Program, the construction of 100 homeownership units in Lakewest and an additional 1,600 Section 8 vouchers to be provided by HUD under the *Walker* lawsuit.

In addition to these units, DHA will provide housing assistance for an additional 965 families through vouchers previously awarded DHA, but are not as yet being utilized. DHA also plans to construct approximately 87 market rate units on the current Roseland Homes site. These units will be affordable for families utilizing Section 8 housing assistance.

- X PHA Goal: Improve the quality of assisted housing
 - Objectives:
 - X Improve public housing management: (PHAS score)
 - X Improve voucher management: (SEMAP score)
 - X Increase customer satisfaction
 - X Concentrate on efforts to improve specific management functions (list; e.g., public housing finance; voucher unit inspections)
 - Finance, inspections (public housing and vouchers), rent collections, lease enforcement, maintenance and security
 - X Renovate or modernize public housing units
 - X Demolish or dispose of obsolete public housing
 - X Provide replacement public housing
 - X Provide replacement vouchers
 - Other (list below):

DHA has a comprehensive program in place to monitor its performance under PHMAP/PHAS. In addition to maintaining its current units to a ~~market~~ standard, in the next five years DHA will demolish and rebuild all 611 public housing units at Roseland Homes. The replacement units will be located both on the site and in the surrounding neighborhood. DHA will also complete demolition in Lakewest and reconstruction so that 950 new public housing units replace the 3,500 units that were once located on the site.

- X PHA Goal: Increase assisted housing choices
 - Objectives:
 - X Provide voucher mobility counseling
 - X Conduct outreach efforts to potential voucher landlords
 - X Increase voucher payment standards
 - X Implement voucher homeownership program
 - X Implement public housing or other homeownership programs
 - Implement public housing site-based waiting lists
 - Convert public housing to vouchers
 - Other (list below):

To accomplish this goal, DHA will continue to provide mobility counseling to approximately 4500 families per year. In addition, DHA will continue to recruit new landlords using the bonus program for landlords with larger bedroom size units leasing for the first time to Section 8 families. DHA will also continue to seek exceptions to the Fair Market Rents to allow families a greater choice of housing options.

_____ Other PHA Goal/s and objectives: (List below)

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

- X Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments
- X Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments
- X Implement public housing security improvements
- X Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

Other (list below):

DHA will provide an improved living environment by implementing admissions preferences to deconcentrate the number of families with incomes below the poverty level lining in its family housing developments. In conjunction the Dallas Police Department, DHA will continue crime prevention and anti-drug programs through the Drug Elimination Program. Through its Resident Employment and Training Center, DHA will provide job and skills training annually to over 1,000 Section 8 and Public Housing residents.

____ Other PHA Goal/s and objectives: (List below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- X Increase the number and percentage of employed persons in assisted families:
- X Provide or attract supportive services to improve assistance recipient employability
- X Provide or attract supportive services to increase independence for the elderly or families with disabilities
- X Other (list below):

X Provide additional services and assistance for persons living in developments for the elderly and disabled. This support will include a closer working relationship with those organizations who assist persons with mental disabilities.

X Increase the assistance and awareness of assistance DHA provides to help elderly persons and persons with disabilities to obtain job training and employment.

DHA intends to meet these goals through the following measures:

- 1) Successfully graduate 1,882 Family Self-Sufficiency Program participants from the program.
- 2) Increase employment of DHA housing assistance recipients so that 50 percent of those currently unemployed are employed by the end of the five years.

- 3) Assist 140 public housing families to purchase their own homes.
- 4) Reduce reported crime at DHA's housing developments by 10 percent over the next five years.
- 5) Provide additional support services and assistance for persons living in developments designated for the elderly and/or disabled. This support will include a closer working relationship with those organizations who assist persons with mental disabilities.
- 6) Increase the assistance and awareness of assistance DHA provides to help elderly persons and persons with disabilities to obtain job training and employment.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability
- X Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability
- X Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required
- X Other (list below):

Through its outreach programs, DHA will continue to promote its housing and support services to all persons regardless of race, color, religion, national origin, sex, familial status, or disability.

____ Other PHA Goal/s: (List below)

Other PHA Goals and Objectives: (list below)

Dallas Housing Authority
Annual PHA Plan
PHA Fiscal Year 2000
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

High Performing PHA
Small Agency (<250 Public Housing Units)
Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Housing Authority of the City of Dallas, Texas (DHA) was created in 1938 to provide affordable housing for low income families and individuals. Currently DHA provides housing assistance to more than 15,000 families through its more than 4,200 public housing units, 1,268 Section 8 project based assisted units, and 10,000 Section 8 certificates and vouchers.

As the largest owner of affordable housing in the City of Dallas, DHA has extensive experience in development, renovation and management of residential rental property. In 1994 DHA began developing a master plan for the Lakewest housing development in west Dallas. When implementation of the plan is completed, in 2003, there will be multi-family residential sites, single family homes, parks, schools, a recreation center, and commercial and business areas on the 460 acres that once held the nation's largest concentration of low rise public housing units. Total redevelopment cost is estimated to be in excess of \$50 million. Redevelopment of the area began in 1994 with the demolition of public housing units that were constructed in the early 1950s. In July 1998 DHA opened the first new multi-family units on the site. The Hamptons at Lakewest is a 225 unit apartment complex located on Bickers Street behind the DHA Central Office. One year later, in July 1999, DHA opened the first phase of the second multi-family apartment complex, Kingbridge Crossing (formerly George Loving Place). In November 1999 DHA will begin construction of the first single family homes to be located on the site.

DHA is currently working on a master plan for the redevelopment of 26 acres adjacent to downtown Dallas, just east of Central Expressway. This property, Roseland Homes, lies in an area that is experiencing rapid growth and redevelopment. In the area are Cityplace Tower, Cityplace Market Center, the Bryan Place residential development, and the Treymore Apartments. In 1998 DHA received \$34.9 million in HOPE VI funds from the U.S. Department of Housing and Urban Development (HUD) for this redevelopment project which is projected to be complete in 2003. In addition to the HOPE VI funds, DHA has applied for tax credits for the project and will use other funding mechanisms for the redevelopment.

Also in 1998, DHA completed the development of 76 unit Frankford Townhomes in far north Dallas. These apartments were the first public housing units to be constructed in a predominantly white area of the City of Dallas, and were designed with extensive input from an advisory board composed of representatives for various homeowner associations in the community. Total development cost for this project was \$6.3 million.

In 1999 DHA began construction of a 184 unit apartment complex. This complex, located in southwest Dallas, is DHA's first venture into the private rental market. The apartment complex, constructed through bond proceeds, will be managed through an outside firm and will provide housing to both market rate renters and to participants in the Section 8 program.

In addition to new construction activities, DHA expends approximately \$10 million annually for renovations and repairs for its housing developments. Since 1992 DHA has completed comprehensive renovations at three of its 23 multi-family housing developments. These renovations included a \$10 million renovation of Cedar Springs Place, a 182 unit multi-family housing development constructed in 1937 which is listed on the National Register for Historic Places. For this renovation, DHA not only worked closely with representatives from HUD, but also with the Texas Historical Commission as the development was the first public housing development constructed west of the Mississippi River and was designed by the same architects that designed many of the buildings in Fair Park, the site of the Texas State Fair.

Another recent project was the comprehensive renovation of Little Mexico Village. This 102 unit multi-family housing development was completely gutted and renovated. The renovations included new unit configuration, the installation of air conditioning, a complete renovation of the exterior of the buildings and the construction of a club house and management building. In 1997 DHA received the Dallas Urban Design Award for Renovation of Little Mexico Village.

In 1996 DHA completed a mini-modernization of Brackins Village, located in the Eighth Street Corridor. The renovations for this two million dollar project included new cabinets, new sinks, new bathroom fixtures and cabinets, air conditioning, and new flooring and stair cases.

In 1995 DHA acquired two multi-family properties from HUD. After expending almost \$7 million (raised through tax exempt bond proceeds) for renovation, the two apartment complexes are fully leased and provided housing for approximately 540 families.

As the largest provider of low income and affordable housing in the Dallas metropolitan area, DHA recognizes the need to address community and economic development issues in Dallas's low income neighborhoods. It is not enough to address only housing needs if basic services are not available in the community to serve the neighborhood. In recognition of this, in 1992 DHA purchased the Lakewest Town Center which was experiencing decline and was no longer providing adequate services to the community. Since the purchase, DHA has invest \$2 million in renovations and has recruited Minyards Grocery Store, Wieners Department Store, Chief Auto Parts and Taco Bell to the Center. The Carnival (Minyards) Grocery Store is one of the highest grossing stores in the Dallas area owned by the Minyards Company.

The purchase of the shopping center is a reflection of DHA's commitment to improve people's lives by providing more than just bricks and mortar. Also in 1992, long before the Federal welfare reform push, DHA began the Family Self-Sufficiency (FSS) Program to assist families to move from welfare to work. Through this program, DHA provides case managers to work with families to develop a comprehensive plan to move them from dependency to self-sufficiency and independence from government assistance. The case manager helps the family access job training, child care, transportation, and other assistance they may need to meet their goal of self-sufficiency. DHA has also created a one-stop center which provides resident employment and training programs, including access to computers for training, development of resumes, and other correspondences for obtaining a job. DHA also provides an extensive program of youth activities to help young people living in its developments to succeed in school and move from assisted housing when they become adults.

DHA's expertise in development and management of affordable housing and commitment to its residents has been recognized by HUD. DHA has been designated a high performing housing authority under HUD's Public Housing Management Assessment Program (PHMAP) each year since 1992 when the program first began. DHA is one of the very few large housing authorities in the nation to attain high performer status for seven consecutive years. In October 1997 DHA received special recognition from HUD for this accomplishment. In addition, both former President George Bush and former HUD Secretary Henry Cisneros noted that DHA is one of the best run housing authorities in the country.

Agency Plan

This Annual Plan covers many of DHA's housing and support services activities including discretionary policies of the Housing Authority. The Plan was developed over several months with the assistance of DHA staff and residents. Listed below are the major components in which there are discretionary policies.

Preferences for admission

The Dallas Housing Authority has adopted preferences for admission to DHA housing developments for 1) families who are currently employed (and have been employed for a minimum of six months) or who are unable to work due to age or disability or 2) families who are currently in a job training program and have completed 50 percent of the training. These preferences were approved by the DHA Board of Commissioners in November 1999 and will become effective January 1, 2000.

Capital Improvements Needs

DHA has included both an annual plan and a five year plan for the Capital Fund Program. Based upon prior years' funding under the Comprehensive Grant Program, DHA estimated that approximately \$8.5 million would be available annually from this fund. Work items in the five year plan were determined based upon a resident and staff survey completed in April 1999. A significant portion of the funds for 1999 (\$3.6 million) have been allocated for Lakewest. These funds will be combined with funds from the 1999 Comprehensive Grant Program for the construction of 152 replacement units in Lakewest. DHA has received an allocation for Private Activity Bonds and will

request 4 Percent Low Income Housing Tax credits for these units as well as funds from the Federal Home Loan Bank's Affordable Housing Program.

Demolition and Disposition

Roseland Homes

As part of DHA's 1998 HOPE VI Program, in December 1999 DHA plans to begin asbestos abatement on 298 units at Roseland Homes. Following abatement, DHA will begin demolition of the units. DHA will dispose of the property through a long term ground lease to a nonprofit entity which it controls. DHA has received tax credits to construct 152 new housing units on the site, of which 114 will be public housing and 38 will be market rate.

DHA also plans to demolish 69 units in the area that currently is dedicated to senior housing. These units will be replaced with 100 Section 8 project-based units senior housing units. In future years DHA will demolish and dispose of remaining portions of Roseland Homes and rebuild. Upon completion there will be 259 public housing units; 100 Section 8 senior units; 40 homeownership units, and 87 market rate units on the Roseland Homes site. An additional 212 public housing units will be constructed in the Roseland Homes neighborhood.

A request for demolition and disposition of the site was submitted to HUD on June 30, 1999 and conditionally approved in October 1999.

Lakewest

DHA also plans to submit a request for disposition of a portion of the property at Lakewest for the construction of 152 public housing units. As DHA has received an allocation of private activity bonds and will apply for 4 Percent Low Income Housing Tax Credits for these units, the property must be transferred to another entity through a long term ground lease. Additional areas will be sold to the West Dallas Community Church for its private school and to another organization for the development of single family homes.

Safety and Crime Prevention Measures

DHA has included in the Agency Plan a five year plan for its Public Housing Drug Elimination Program. This plan includes the following components: Young Olympian Sports, Family Leadership, Resident Assistance Program, Gang Prevention, Adult Leadership Training, Junior Leadership Training, Resident Outreach Workers, Operation Stay in School, Home Study Centers, HOOPS (midnight basketball), additional police services and an evaluation component.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of content for the Annual Plan, including attachments, and a list of wupporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) In the space to the left of the name of the attachment. Note: If the attachment is provided as a SEPARATE file submission from the PHA Plans file, provide name in parentheses in the space to the right of the title.

Required Attachments:

- X (TX009a01.doc) Admissions Policy for Deconcentration -- (Section I(I) of DHA's Statement of Admissions and Continued Occupancy Policy, Methods of Administration and Tenant Selection and Assignment Plan for the Low Rent Housing Program
- X (TX009b01.doc) FY 2000 Capital Fund Program Annual Statement
- NA Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- X (TX009c01.doc) PHA Management Organizational Chart -- A&O Section
- X (TX009d01.doc) FY 2000 Capital Fund Program 5 Year Action Plan
- X (TX009e01.doc) Public Housing Drug Elimination Program (PHDEP) Plan Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
This document is available from the City of Dallas	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
1. X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
2. X		

X	Public housing rent determination policies, including the methodology for setting public housing flat rents X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP	Annual Plan: Safety and Crime Prevention

	application (PHDEP Plan)	
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
NA	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s to the jurisdiction, an/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on th housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type*							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Location
Income <=30% of AMI	66,005	5	5	4	5	3	5
Income >30% but <=50% of AMI	49,776	5	5	4	4	3	4
Income >50% but <80% of AMI	80,175	1	1	1	1	1	1
Elderly	90,497	5	5	4	5	3	5
Families with Disabilities	N/A	5	5	4	5	3	5
White	501,163	3	3	2	2	2	1
African Americans	310,429	5	5	4	5	3	5
Hispanic	213,301	5	5	5	5	5	5
Asian/Pacific Islander	21,572	5	5	4	5	3	5
American Indian	3,788	5	5	4	5	3	5

*Note: DHA used the City of Dallas's Consolidated Plan to obtain the information for this table. As the City's Plan does not rate in impact of the factors of housing needs for each family type, DHA assigned this rating based upon the City's data, but has no actual data for the rating.

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- X Consolidated Plan of the Jurisdiction/s
Indicate year: 1997-98
U.S. Census data: the Comprehensive Housing Affordability Strategy (CHAS) dataset
American Housing Survey data
Indicate year:
Other housing market study
Indicate year:
Other sources (list and indicate year of information):

B. Housing Needs of Families on the Public Housing and Section 8 Tenant - Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list. **Complete one table for each type of PHA-wide waiting list administered by the PHA** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting list at their option.

Housing Needs Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance Public Housing Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	5,198		
Extremely low income <=30% AMI	4,874	93.77%	
Very low income (>30% but<=50% AMI)	299	5.75%	
Low income (>50% but <80% AMI)	24	0.46%	
Families with children	3,642	74.66%	
Elderly families	222	4.55%	
Families with Disabilities	787	16.13%	
White	291	5.97%	
African-American	4,142	84.91%	
American Indian	11	0.23%	
Asian/Pacific Islander	183	3.75%	
Hispanic	239	4.90%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? _____ Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No <input type="checkbox"/> Yes <input type="checkbox"/>			
Housing Needs Families on the Waiting List			

Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	5,987		
Extremely low income <=30% AMI	5,780	96.54%	
Very low income (>30% but<=50% AMI)	185	3.09%	
Low income (>50% but <80% AMI)	22	0.37%	
Families with children	2,904	54.39%	
Elderly families	325	6.09%	
Families with Disabilities	1,025	19.20%	
White	579	10.84%	
African-American	4,300	80.54%	
American Indian	7	0.13%	
Asian/Pacific Islander	59	1.11%	
Hispanic	374	7.01%	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	0	0.00%	.23
2 BR	3,250	60.87%	.29
3 BR	1,439	26.95%	.46
4 BR	601	11.26%	.38
5 BR	40	0.75%	.38
5+ BR	6	0.11%	.33
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list IN THE UPCOMING YEAR and the Agency's reason for choosing this strategy

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- X Employ effective maintenance and management policies to minimize the number of public housing units off-line
 - X Reduce turnover time for vacated public housing units
 - X Reduce time to renovate public housing units
 - X Seek replacement of public housing units lost to the inventory through mixed finance development
 - X Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
 - X Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
 - X Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
 - X Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
 - X Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
 - X Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply.

- X Apply for additional section 8 units should they become available
- X Leverage affordable housing resources in the community through the creation of mixed - finance housing
- X Pursue housing resources other than public housing or Section 8 tenant-based assistance
Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply.

- X Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- X Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
Employ admissions preferences aimed at families with economic hardships
- X Adopt rent policies to support and encourage work
Other (list below):

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply.

- X Employ admissions preferences aimed at families who are working
- X Adopt rent policies to support and encourage work
Other (list below):

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply.

- X Seek designation of public housing for the elderly
 - X Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other (list below):

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply.

- X Seek designation of public housing for families with disabilities
 - X Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
 - X Apply for special-purpose vouchers targeted to families with disabilities, should they become available
 - X Affirmatively market to local non-profit agencies that assist families with disabilities
- Other (list below):

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select all that apply.

- X Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other (list below):

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply.

- X Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
 - X Market the section 8 program to owners outside of areas of poverty/minority concentrations
- Other (list below):

Other Housing Needs & Strategies: (list needs and strategies below)

None identified.

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- X Funding constraints
 - X Staffing constraints
 - X Limited availability of sites for assisted housing
 - X Extent to which particular housing needs are met by other organizations in the community
 - X Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
 - X Influence of the housing market on PHA programs
 - X Community priorities regarding housing assistance
 - X Results of consultation with local or state government
 - X Results of consultation with residents and the Resident Advisory Board
 - X Results of consultation with advocacy groups
- Other (list below):

2. Statement of Financial Resources. Statement of Financial Resources
 [24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing of tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as on of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$15,820,000.00	
b) Public Housing Capital Fund	\$9,065,660.00	
c) HOPE VI Revitalization	\$0.00	
d) HOPE VI Demolition	\$0.00	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$70,177,078.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$1,019,040.00	
g) Resident Opportunity and Self-Sufficiency Grants	\$306,160.00	
h) Community Development Block Grant	\$0.00	NA
i) HOME	\$0.00	NA
Subtotal	\$96,387,938.00	
Other Federal Grants (list below)		
a) Welfare-to-Work - Labor Department	\$714,000.00	Awarded to Local Workforce Board - DHA will use the funds for its self-sufficiency programs
b) Estell Village	\$2,305,000.00	Operation of housing
c) Cedar Glen Apartments	\$2,020,000.00	Operation of housing
d) Oakland Apartments	\$375,000.00	Operation of housing
Subtotal	\$5,414,000.00	
2. Prior Year Federal Grants (unexpended funds only) (list below)*		
a) 1998 Comprehensive Grant Program	\$10,021,484.00	Modernization and self-

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
		sufficiency programs
b) 1999 Comprehensive Grant Program	\$9,065,660.00	Modernization and self-sufficiency programs
c) 1998 Public Housing Drug Elimination Program	\$478,567.00	Drug elimination programs
d) 1999 Public Housing Drug Elimination Program	\$1,019,040.00	Drug elimination programs
e) 1997 Economic Development and Support Services Program	\$132,222.00	Self-sufficiency programs
f) 1998 Elderly Service Coordinator Program	\$39,736.00	Elderly service programs
g) 1999 Elderly Service Coordinator Program	\$53,485.00	Elderly service programs
h) 1994 HOPE VI Program - Lakewest	\$14,934,926.00	Replacement housing for units demolished in Lakewest
i) 1998 HOPE VI Program - Roseland Homes	\$34,416,070.00	Renovation of Roseland Homes area
j) 1997 Safe Neighborhood Program - Park Manor	\$119,602.00	Police services
k) 1997 Safe Neighborhood Program - Frazier Courts	\$32,222.00	Police services
l) 1997 Safe Neighborhood Program - Roseland Homes	\$46,965.00	Police services
m) 1991 PH Development Project TX21P009032	\$3,740,780.00	50 single family homes in Lakewest
n) 1991 PH Development Project TX21P009033	\$6,290,000.00	100 multi-family units
o) 1991 PH Development Project TX21P009034	\$3,267,250.00	53 multi-family units
p) 1992 PH Development Project TX21P009038	\$4,082,900.00	61 multi-family units
q) 1991-1992 PH Development Project TX21P009042	\$1,374,807.00	25 single family homes
r) 1991 PH Development Project TX21P009043(?)	\$2,396,989.00	50 multi-family homes (split from TX21P009032)
Subtotal	\$91,512,705.00	
3. Public Housing Dwelling Rental Income	\$6,479,691.00	Operation of housing
Subtotal	\$6,479,691.00	
4. Other income(list below)		
Excess Utilities	\$684,915.00	Operation of housing
Non-Dwelling	\$34,730.00	Operation of housing

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Miscellaneous Charges	\$19,041.00	Operation of housing
Late Charges	\$122,415.00	Operation of housing
Subtotal	\$861,101.00	
5. Non-federal sources (list below)		
a) State Energy Conservation Grant	\$73,235.00	Training program for residents
b) Enterprise Fund 1990 DHC Bonds	\$4,147,000.00	Operation of housing
c) Lakewest Revitalization	\$1,020,000.00	Operation of housing
d) Turnkey Sales Proceeds	\$50,000.00	Operation of housing
Subtotal	\$5,290,235.00	
Total resources	\$205,945,670.00	

3. PHA Policies Governing Eligibility, Selection and Admissions.

24 CFR Part 903.79 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing?
(select all that apply)

When families are within a certain number of being offered a unit:
(state number)

- X When families are within a certain time of being offered a unit:
(state number): Depends on needs of the Agency; also varies
based on bedroom size.
Other: (describe)

- b. Which non-income (screening) factors does the PHA use to establish
eligibility for admission to public housing (select all that apply)?

- X Criminal or Drug-related activity
X Rental history
X Housekeeping
Other (describe)

- c. X Yes _____ No: Does the PHA request criminal records from
local law enforcement agencies for screening
purposes?

- d. X Yes _____ No: Does the PHA request criminal records from
State law enforcement agencies for screening
purposes?

- e. X Yes _____ No: Does the PHA access FBI criminal records from
the FBI for screening purposes? (either directly
or through an NCIC-authorized source)

(2) Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing
waiting list (select all that apply)?

- X Community-wide list
Sub-jurisdictional lists
Site-based waiting lists

X Other (describe) Application date and time

b. Where may interested persons apply for admission to public housing?

X PHA main administrative office
PHA development site management office

X Other (list below)
Day Resource Center, Dallas Life Foundation, and
Salvation Army – Outreach Program

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) **Assignment**.

Not Applicable.

1. How many site-based waiting lists will the PHA operate in the coming year?

2. _____ Yes _____ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?

If yes, how many lists?

3. _____ Yes _____ No: May families be on more than one list simultaneously?

If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

PHA main administrative office
All PHA development management offices
Management offices at developments with site-based waiting lists
At the development to which they would like to apply
Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One (but see below)
 Two
 Three or More

Per the Admissions and Occupancy Policy, applicants may decline an offer and remain at the top of the waiting list for a variety of reasons.

- b. Yes _____ No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
- Yes _____ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies: In what circumstances will transfers take precedence over new admissions? (list below)

- X Emergencies
 - X Overhoused
 - X Underhoused
 - X Medical justification
 - X Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other (list below):

Per DHA's Admissions and Continued Occupancy Policy, one resident initiated transfer is allowed per every two admissions.

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If ~~no~~ is selected, skip to subsection **(5) Occupancy**).

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select below):

- X Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- X Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below):

3. If the PHA will employ admissions preferences, please prioritize by placing a 1 in the space that represents your first priority, a 2 in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use 1 more than once, 2 more than once, etc.

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing
- Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply):

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- 1 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below):

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- X Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- X The PHA-resident lease
- X The PHA's Admissions and (Continued) Occupancy policy
- X PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- X At an annual reexamination and lease renewal
- X Any time family composition changes
- X At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. X Yes ____ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. X Yes ____ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site-based waiting lists
If selected, list targeted developments below:

Employing waiting list ~~skipping~~ to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

X Other (list policies and developments targeted below)

DHA plans to adopt preferences for working families and those currently enrolled in a job training program.

d. _____ Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

Additional affirmative marketing
Actions to improve the marketability of certain developments
Adoption or adjustment of ceiling rents for certain developments
Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

All family sites

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer Section 8 are not required to complete sub-component 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based Section 8 Assistance Program (vouchers, and until completely merged into the voucher program, certificates.

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- X Criminal or drug-related activity only to the extent required by law or regulation
Criminal and drug-related activity, more extensively than required by law or regulation
More general screening than criminal and drug-related activity (list factors below)
Other (list below)
- b. X Yes _____ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. X Yes _____ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. X Yes _____ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- X Criminal or drug-related activity
Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
Federal public housing
Federal moderate rehabilitation
Federal project-based certificate program
Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
Other (list below)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Families searching for housing in predominantly white areas as defined by the Court in the *Walker, et al.* housing desegregation lawsuit are provided extra time and assistance to locate housing.

(4) Admissions Preferences

a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to sub-component **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

Working families and those unable to work because of age or disability
Veterans and veterans' families
Residents who live and/or work in your jurisdiction
Those enrolled currently in educational, training, or upward mobility programs
Households that contribute to meeting income goals (broad range of incomes)
Households that contribute to meeting income requirements (targeting)
Those previously enrolled in educational, training, or upward mobility programs
Victims of reprisals or hate crimes
Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a 1 in the space that represents your first priority, a 2 in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use 1 more than once, 2 more than once, etc.

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

Working families and those unable to work because of age or disability
 Veterans and veterans' families
 Residents who live and/or work in your jurisdiction
 Those enrolled currently in educational, training, or upward mobility programs
 Households that contribute to meeting income goals (broad range of incomes)
 Households that contribute to meeting income requirements (targeting)
 Those previously enrolled in educational, training, or upward mobility programs
 Victims of reprisals or hate crimes
 Other preference(s) (list below):

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

Date and time of application
 Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for residents who live and/or work in the jurisdiction (select one)

Not Applicable.

This preference has previously been reviewed and approved by HUD
 The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

The PHA applies preferences within income tiers
 Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

The Section 8 Administrative Plan
 Briefing sessions and written materials
 Other (list below):

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

X Through published notices
Other (list below):

4. PHA Rent Determination Policies.

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 4A

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

X The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

\$0
X \$1-\$25
\$26-\$50

2. _____ Yes X No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

Families paying the flat or ceiling rent could be at less than 30 percent of their adjusted income.

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below):

For families entering DHA's public housing program who have earned income, 50% of the earned income will not be included in the calculation of rent for 6 months, thereafter 25% of the earned income is not included.

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below):

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The rental value of the unit
- Other (list below):

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

Never

At family option

Any time the family experiences an income increase

X Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \$350.00

Other (list below)

- g. X Yes _____ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

The section 8 rent reasonableness study of comparable housing

Survey of rents listed in local newspaper

X Survey of similar unassisted units in the neighborhood

Other (list/describe below):

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete subcomponent 4B. Unless otherwise specified, all questions in this section apply only to the tenant-based Section 8 assistance program (vouchers and until completely merged into the voucher program, certificates).

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)

At or above 90% but below 100% of FMR
X 100% of FMR
Above 100% but at or below 110% of FMR
Above 110% of FMR (if HUD approved; describe circumstances below)

- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

Not Applicable.

FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
The PHA has chosen to serve additional families by lowering the payment standard
Reflects market or submarket
Other (list below)

- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

Not Applicable.

FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
Reflects market or submarket
To increase housing options for families
Other (list below):

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below):
Payment standards are evaluated quarterly

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below):

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. _____ Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management.

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section Section 8 only PHAs must complete parts A, B, and C(2).

As a high performing housing authority, DHA is not required to complete this section.

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

An organization chart showing the PHA's management structure and organization is attached.

A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures.

[24 CFR Part 903.7 9 (f)]

Exemptions from Component 6: High performing and small PHAs are not required to complete component 6. Son Section 8 Only PHAs are exempt from sub-component 6A

As a high performing housing authority, DHA is not required to complete this section.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
 - Other (list below)

7. Capital Improvement Needs.

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template. OR, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

X The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (TX009b01.doc)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template OR by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

 The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (TX009d01.doc)

-or-

 The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

X Yes _____ No: a) Has the PHA received a HOPE VI revitalization grant?
(if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: Lakewest
2. Development (project) number: TX21P009011
3. Status of grant: (select the statement that best describes the current status)
Revitalization Plan under development
Revitalization Plan submitted, pending approval
Revitalization Plan approved
X Activities pursuant to an approved Revitalization Plan underway

1. Development name: Roseland Homes
2. Development (project) number: TX21P009001
3. Status of grant: (select the statement that best describes the current status)
Revitalization Plan under development
Revitalization Plan submitted, pending approval
Revitalization Plan approved
X Activities pursuant to an approved Revitalization Plan underway

Yes X No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

X Yes _ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

9% and 4% tax credits for Roseland Homes
4% tax credits for Lakewest

X Yes _____ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

Construction of 50 Single family homes in Lakewest

Completion of acquisition of 25 single family homes

8. Demolition and Disposition.

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If No, skip to component 9; if Yes, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If Yes, skip to component 9. If No, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	Roseland Homes
1b. Development (project) number:	TX21P009001
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (check one)	Approved _____ Submitted, pending approval <input checked="" type="checkbox"/> Planned application _____
4. Date application approved, submitted, or planned for submission:	June 30, 1999
5. Number of units affected:	611
6. Coverage of action (select one)	Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected state date of activity: November 1, 1999 b. Projected end date of activity: 2000

Demolition/Disposition Activity Description	
1a. Development name:	Lakewest
1b. Development (project) number:	TX21P009011
2. Activity type:	Demolition Disposition X (partial disposition of vacant land)
3. Application status (check one)	<input type="checkbox"/> Approved _____ <input type="checkbox"/> Submitted, pending approval _____ <input checked="" type="checkbox"/> Planned application X
4. Date application approved, submitted, or planned for submission:	December 1999
5. Number of units affected:	0
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected state date of activity: April 2000 b. Projected end date of activity: April 2000

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities.

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

As a high performing housing authority, DHA is not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	(DD/MM/YY)
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance. Conversion of Public Housing to Tenant-Based Assistance
 [24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

As a high performing housing authority, DHA is not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description
 Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA.

[24 CFR Part 903.7 9 (k)]

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

As a high performing housing authority, DHA is not required to complete this section.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is

eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-Sufficiency Programs.

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

As a high performing housing authority, DHA is not required to complete this section.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its

Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services

Establishing a protocol for exchange of information with all appropriate TANF agencies

Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures. PHA Safety and Crime Prevention Measures
[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

As a high performing housing authority, DHA is not required to complete sections A, B, and C.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

High incidence of violent and/or drug-related crime in some or all of the PHA's developments
High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
Residents fearful for their safety and/or the safety of their children
Observed lower-level crime, vandalism and/or graffiti
People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

Safety and security survey of residents
Analysis of crime statistics over time for crimes committed "in and around" public housing authority
Analysis of cost trends over time for repair of vandalism and removal of graffiti
Resident reports
PHA employee reports
Police reports
Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
Crime Prevention Through Environmental Design
Activities targeted to at-risk youth, adults, or seniors
Volunteer Resident Patrol/Block Watchers Program
Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan

Police provide crime data to housing authority staff for analysis and action

Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)

Police regularly testify in and otherwise support eviction cases

Police regularly meet with the PHA management and residents

Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services

Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- X Yes _____ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- X Yes _____ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- X Yes _____ No: This PHDEP Plan is an Attachment. (Attachment Filename: TX009e01.doc)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications.

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit.

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)

2. Yes No: Was the most recent fiscal audit submitted to HUD?

3. Yes No: Were there any findings as the result of that audit?

4. Yes No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? _____

Not Applicable.

5. Yes No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

Not Applicable.

17. PHA Asset Management.

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

As a high performing housing authority, DHA is not required to complete this section.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information.
[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

No written comments were received by the Resident Advisory Board.

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (File name)
Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments

List changes below:

- Other (list below):

Although, DHA did not receive any written comments, the Advisory Board was very active during the development of the Plan and provided comments that were considered during the development phase.

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

Not Applicable.

a. Nomination of candidates for place on the ballot: (select all that apply)

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

c. Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

Representatives of all PHA resident and assisted family organizations

Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: City of Dallas, Texas

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - X The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

 - X The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

 - X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

 - X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The City of Dallas's Consolidated Plan notes that more than 28 percent of all households in Dallas are extremely low (0-30%MFI) or low income (31-50%MFI) and over half (55.5%) of these households are extremely low income. In addition, 61 percent of the elderly renter households in Dallas are extremely low or low income and a large portion have poverty-level incomes. There are 19,439 elderly renter households in Dallas, of which 8,215 or 42.3% are in the extremely poor income category.

The Dallas Housing Authority's (DHA's) Agency Plan includes the processes DHA will use to help meet the City's housing needs by providing housing for approximately 15,000 extremely low, very low, and low income families. DHA will provide housing for families, the elderly and persons with disabilities.

The City of Dallas's Consolidated Plan notes that the first priority is to comply with all City legal commitments including the Walker Consent Decree entered into on September 24, 1990. The Decree includes several areas with a housing emphasis. Many of the neighborhoods in which the City is required to conduct specific activities under the Decree include areas in which DHA owns housing developments. The City's work in these neighborhoods including code enforcement, housing repair, and additional police services support DHA's efforts as described in the Agency Plan.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Non Required or Requested.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Statement of Admissions and Continued Occupancy Policy
Methods of Administration
and Tenant Selection and Assignment Plan
for Low Rent Housing Program

The Housing Authority of the City of Dallas
3939 N. Hampton Road
Dallas, Texas 75212

STATEMENT OF
ADMISSIONS AND CONTINUED OCCUPANCY POLICY
METHODS OF ADMINISTRATION
AND TENANT SELECTION AND ASSIGNMENT PLAN
FOR LOW RENT HOUSING PROGRAM

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STATEMENT OF
ADMISSIONS AND CONTINUED OCCUPANCY POLICY
METHODS OF ADMINISTRATION
AND TENANT SELECTION AND ASSIGNMENT PLAN
FOR LOW RENT HOUSING PROGRAM

Section I. Conditions Governing Eligibility for Admissions Section I. Conditions Governing Eligibility for Admissions

The U.S. Department of Housing and Urban Development (HUD) has established certain regulatory requirements applicable to the Low Rent Housing Projects, which are generally set forth in 24 CFR, Parts 5 and 960. If there is any conflict between these provisions and the requirements of the regulations, the regulations shall apply.

The Remedial Order entered into in the record of *Debra Walker, et al. v. HUD, et al.*, on February 7, 1995, hereinafter referred to as the Remedial Order, is hereby incorporated into the Admissions and Continued Occupancy Policy for Low Rent Housing by reference and is made a part hereof as if fully set out herein. Where there is conflict between the Remedial Order and the Policy provisions, the Remedial Order shall govern.

Definitions of terms used in this policy are included in DHA Policy 600-5, Definition of Terms for Housing Assistance Programs Owned or Operated by The Dallas Housing Authority or The Dallas Housing Corporation.

A. Nondiscrimination A. Nondiscrimination

The Housing Authority of the City of Dallas (DHA) will not discriminate because of race, color, national origin, religion, sex, handicap, familial status or age (except for eligibility requirements) in the leasing, rental, or other disposition of housing or related facilities (including land) included in any project or projects under its jurisdiction covered by a contract for annual contributions under the United States Housing Act of 1937, as amended, or in the use or occupancy thereof. DHA shall not, on account of race, color, national origin, religion, sex, handicap, family status or age, deny any eligible applicant the opportunity to lease or rent dwellings in any such housing suitable to the family's needs.

DHA shall not automatically deny admission to a particular group or category of otherwise eligible applicants (e.g., unwed mothers, Families with children born out of wedlock, or Families whose Head of Household or Spouse is a student). Each application in a particular group or category will be treated on an individual case by case basis in the normal processing routine.

DHA records for admission to any low-income housing assisted under the United States Housing Act of 1937, as amended, shall indicate for each application: 1) the date and time the application was completed; 2) DHA's determination of eligibility or non-eligibility of the applicant and local preferences (if applicable); 3) the unit size for which the applicant is eligible; 4) the date, location, identification and circumstances of each vacancy offered and

5) the status of the offer (e.g., unit accepted or rejected).

B. Application Procedure B. Application Procedure

1. Anyone wishing to apply for admission must submit a written application, in person to DHA Application and Assignment Office or any other site authorized by DHA for application intake. This application must be signed by the Head of the Household who must be at least 18 years of age or have minor status removed by marriage or previous court order prior to admission to housing.
2. All applications will be dated and time marked as received in their complete form.
3. Any application which is illegible and/or incomplete will be returned to the applicant.
4. After an application is accepted, the applications counselor will review the application and enter the information into the computer.
5. Using DHA Procedure, 610-1.2, DHA will verify all the information necessary to determine the applicant's eligibility and verification (if applicable) of any local preferences. All verification documents will be placed in the applicant's file.
6. Social Security numbers will be verified in accordance with the Verification Procedure, 610-1.2. Families are required to provide Social Security numbers for all family members age 6 and older prior to admission, if they have been issued a number by the Social Security Administration. All members of the Family defined above must either: submit Social Security number documentation, or sign a certification if they have not been assigned a Social Security number. If the individual is under 18, the certification must be executed by his or her parent or guardian. However, persons under the age of 18 who have had their disabilities removed by the Court may execute the certification.

If the participant who has signed a certification form obtains a Social Security number, the number must be disclosed at the next regularly scheduled income reexamination.

Social Security numbers will be verified by a valid Social Security card issued by the Social Security Administration.

7. Applicants who provide false information regarding Family Income, composition or other circumstances affecting their eligibility or rent level will be reexamined for eligibility following verification of the correct information. Should verification indicate the Family is ineligible, the applicant will be rejected, or, in the event the applicant has been assigned a unit, the lease will be terminated and back rent and charges sought by

DHA.

C. Suspension of Application Taking C. Suspension of Application Taking

Any time the number of eligible applicants on the waiting list is such that there is no reasonable prospect that additional applicants can be housed within twelve (12) months, the DHA President/CEO may suspend the taking of further applications. This suspension may be taken for all or part of the Low Rent Public Housing Program based on the availability of suitably sized units. Such suspension shall be publicly announced. When the decision is made to resume taking applications, that action shall also be publicly announced.

D. Outreach Procedure

DHA may designate satellite sites which, will accept applications. DHA staff will be available at these sites to help applicants complete the application for housing.

In the event that additional applications are required to attain any of the objectives established in this Policy, DHA will engage in an outreach effort directed toward potential applicants who might fulfill the need. DHA will avoid any outreach methods which are likely to result in the receipt of applications from large numbers of applicants that DHA will be unable to serve within a reasonable period of time.

E. Admission E. Admission

1. Admission to units available before October 1, 1981. Admission to units available before October 1, 1981. Admission to units available before October 1, 1981

Not more than 25 percent of the dwelling units that were available for occupancy before October 1, 1981 and that are leased on or after that date shall be available for leasing by Low-Income Families. Eligible Families will be offered units based on the order of their application and the priorities provided for in Section I. I. and J.

Developments eligible for 25 percent occupancy by Lower-Income Families other than Very Low-Income Families are as follows:

Roseland Homes 9-1
 Little Mexico 9-2
 Cedar Springs 9-3/12
 Frazier Courts 9-5/6
 Brackins Village 9-7
 Turner Courts 9-8
 Rhoads Terrace 9-9
 Kingbridge Crossing 9-11A
 Edgar Ward 9-11B
 Elmer Scott 9-11C

Hamptons at Lakewest 9-11D
 Park Manor 9-13
 Brooks Manor 9-14
 Cliff Manor 9-17.

2. Admission to units available on or after October 1, 1981. Admission to units available on or after October 1, 1981. Admission to units available on or after October 1, 1981

Not more than 15 percent of the dwelling units that initially become available for occupancy on or after October 1, 1981 shall be available for leasing by Low-Income Families other than Very Low-Income families. Except with prior approval of HUD, no Low-Income Family, other than a Very Low-Income Family shall be admitted to these units.

Developments eligible for 15 percent occupancy by Lower-Income Families other than very low income Families are as follows:

Audelia Manor 9-22
 Barbara Jordan Square 9-25
 Conner Drive 9-23A
 Kelly Boulevard 9-23B
 Larimore Lane 9-23C
 Military Parkway 9-23D
 Pebbles Apartments 9-28
 The 22 single family homes 9-29
 The 20 single family homes 9-30
 The 15 single family homes 9-37
 The 18 single family homes 9-40
 The 25 single family homes 9-42 and
 Frankford Townhomes 9-41.

3. Income Targeting Requirements. . Income Targeting Requirements

At least 40 percent of families admitted to public housing in any year by DHA must have incomes at or below 30 percent of the area median income.

F. Eligibility for Admission F. Eligibility for Admission

DHA will consider for admission to its housing programs all applicants who, at the time of admission meet all of the following requirements and conditions:

1. The applicant must qualify as a Family, Elderly Family, (including Handicapped and Disabled individuals), or a Single Person as defined in DHA Policy 600-5;

2. The applicant's Family Income (as defined in Policy 600-5) must not exceed the Income Limits for Admission as published by the U. S. Department of Housing and Urban Development (HUD). These Income Limits will be adjusted periodically by HUD;
3. The applicant must satisfy in full any overdue accounts or indebtedness owed DHA resulting from previous tenancies in any housing program administered or managed by DHA;
4. The applicant's lease must not have been terminated for cause by DHA within the previous twelve (12) months;
5. In accordance with 24 CFR 5 Subpart E, DHA must document the citizenship or immigration status and, if applicable, verify the immigration status for each family member, regardless of age, to be assisted in any of DHA's housing programs. DHA is prohibited from making any housing assistance available for the benefit of noncitizens with ineligible immigration status;
6. The applicant must not have been convicted of manufacturing or producing methamphetamine on the premises of a public housing development. A conviction permanently prohibits occupancy in any public housing unit;
7. The applicant must not have been evicted, because of drug-related criminal activity, from housing assisted under the U.S. Housing Act of 1937, for a minimum of a three year period beginning on the date of such eviction. This requirement can be waived if:
 - a) the applicant has successfully completed, since the eviction, a rehabilitation program approved by the DHA; or
 - b) the circumstances leading to the eviction no longer exists. For example, the individual involved in drugs is no longer in the household because the person is incarcerated.
8. The applicant must not illegally use controlled substances or abuse alcohol in a way that may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents or DHA personnel.

The applicant must not have exhibited a pattern based upon a reasonable cause determination by DHA of illegal use of a controlled substance or pattern of alcohol abuse, may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents. DHA may waive the policies prohibiting admission in these circumstances if the applicant demonstrates to the DHA's satisfaction that he/she is no longer engaging in illegal use of a controlled substance or abuse of alcohol, and:

- a) has successfully completed a supervised drug or alcohol rehabilitation program;
 - b) has otherwise been rehabilitated successfully; or
 - c) is participating in a supervised drug or alcohol rehabilitation program.
9. In accordance with HUD guidelines and in order to avoid admitting applicants whose presence might threaten the health, safety and welfare of all of the residents, DHA will screen all applicants and members of their households using the following additional criteria:
- a) Evidence of a record of disturbing neighbors, destroying property, or living and housekeeping habits at prior and current residences that might adversely affect the health and welfare of other residents;
 - b) Recent history of criminal activity involving crimes to persons or property and/or other criminal acts that would adversely affect the health, safety or welfare of other residents or DHA personnel;
 - c) Poor performance in meeting financial obligations, especially rent or a record of eviction from housing or termination from residential programs;
 - d) Ability and willingness to comply with the terms of the DHA lease; and
 - e) Willful misrepresentation of any information relative to eligibility, allowances, family composition or rent.

G. Determination of Eligibility and Notification of Applicants

All applications will be processed using the date and time the application was received and according to local preferences. Once DHA staff receives a complete application, the eligibility of the applicant will be determined by the DHA Screening Procedure, 600-4.1. Each applicant determined to be eligible will receive written notification of his/her eligibility and will be informed, if possible, of the approximate date he/she will be offered housing. A copy of this notification will be retained in the applicant's file.

Each applicant determined to be ineligible will be notified, in writing, that he/she is ineligible. This notice will state the reason(s) for the determination and will explain the applicant's right to request, in writing, within ten (10) days, an applicant review on the determination of ineligibility. If the determination of ineligibility is based on a criminal record, DHA shall provide the applicant with a copy of the criminal record upon request. The applicant shall be given an opportunity to dispute the accuracy and the relevancy of the record at an informal hearing. The review and hearing processes are described in DHA Procedure 610-1.4, Informal Hearings.

Applications which are withdrawn by the applicant and/or ineligible applications, with the notice of ineligibility, shall be retained in DHA files for at least three (3) years following the date of the withdrawal of the application. DHA shall retain for three (3) years the files of ineligible applicants and the files of applicants who withdraw their application. The files will be maintained by the withdrawal date of the applicant.

H. Resident Orientation H. Resident Orientation

Eligible applicants selected for admission will be required to participate in an orientation program conducted by DHA. The orientation program will acquaint new resident Families with the policies herein, the lease agreement, maintenance procedures, services provided by DHA, and resident responsibilities and obligations in the units.

I. Preferences/Deconcentration of Poverty

To achieve the goals of the Quality Housing Work Responsibility Act of 1998 (Reform Act) to deconcentrate families with incomes below poverty, DHA will provide the following local preferences for admissions to its family housing developments.

1. Working families and those unable to work because of age or disability. To qualify for this preference, Families must have at least one adult member employed for six (6) consecutive months.
2. Families currently enrolled in a DHA approved educational or job training program. To qualify for this preference, Families must have successfully completed a minimum of 50 percent of the training program.

J. Admission Elderly Developments J. Admission Elderly Developments

DHA has designated Audelia Manor and Park Manor development for Elderly Person only. Clients assigned to these developments are Elderly Persons as defined in DHA Policy 600-5.

K. Admission of Single Persons K. Admission of Single Persons

DHA will admit Single Persons as defined in DHA Policy 600-5. In no event may any Single Person under this section be provided a housing unit of two or more bedrooms. In determining priority for admission to housing, DHA shall give priority to Single Persons

who are Elderly, Disabled, or displaced persons before Single Persons who are eligible under this section.

Section II. Tenant Selection and Assignment Plan Section

Tenant selection and assignment to dwelling units is based upon a one-offer-one refusal plan. DHA maintains a combined waiting list for Low Rent Public Housing and the Subsidized Multi-Family Housing Programs for the Elderly. Separate waiting lists are maintained for Low Rent Public Housing for Family Developments, Cedar Glen Apartments, Estell Village Apartments, the Section 8 Housing Programs, Section 8 Moderate Rehabilitation Program, the Turnkey III Homeownership Program, the Veterans Administration Services for the Homeless Program, the Family Unification Program, the Single Room Occupancy Program for Homeless Individuals, the Single Room Occupancy Program for Homeless Individuals with AIDS, and other special programs, when applicable.

An applicant who has met all requirements for eligibility is placed on the waiting list and is ready for assignment to a unit in one of the DHA developments. Each applicant will be assigned to the waiting list in sequence upon the date and time the application was filed, type or size of unit and any other factors, special needs, local preferences, and any priority established by DHA policy. Upon completion of the application and certification process, eligible applicants will be offered housing under one of the programs cited above.

A. Offer of Housing

An eligible applicant will receive an offer of housing when his or her name reaches the top of the waiting list and a suitable unit is ready for occupancy. An applicant's name is on the waiting list in sequential order by unit type and bedroom size and within the unit type, by date and time of receipt of a completed application and local preferences (if applicable). The applicant will receive an offer letter which will identify the development name, unit number, and the rent and security deposit required to lease the unit. The letter will also provide the applicant with instructions for accepting the offer. The applicant will have three (3) working days from the date the letter to respond in person to the development and make a decision to accept or reject the offer. The applicant may also call the housing manager to accept the offer. Should the applicant receive an offer for housing by telephone or in person he or she will have five (5) working days from the receipt of the offer to respond.

Each tenant selection and assignment shall be made from the pool of all appropriately sized units which are vacant and ready for occupancy as of the date of the assignment. The pool will not include units being held vacant as necessary for scheduled modernization or transfers.

Assignments are subject to the factors affecting priority and local preferences, as set forth in DHA policy (see Section I. I., J. and K.). The selection of applicants and the assignment of units shall be as follows:

1. An eligible applicant at the top of the waiting list with a local

preference (if applicable) shall be offered an appropriately sized unit in the pool of units ready for occupancy. When more than one such unit exist and the race of the applicant does not predominate, the applicant will be granted a double offer (the unit of the non-predominate race, and the unit that is minority predominate).

2. If more than one such unit by racial type with the same vacate date is available, then an automated random selection will be made of the units.

The racial characteristics of DHA's developments on the date the regular monthly automated offers are made will be used to determine the "racial identity" status for assignments. This status will remain in effect until updated during the next month's regular monthly offer process.

B. Acceptance of Offer B. Acceptance of Offer

An applicant must accept all offers in writing. This acceptance must be received by DHA within five (5) working days from the date the applicant receives an offer made by telephone or, three (3) working days from the date of an offer made in writing.

Families offered housing are directed to visit the development and view the apartment being offered. If the applicant desires, he or she may call the development's manager to make an appointment to view the apartment. Applicants who do not accept an offer for one of the reasons defined in Section II. B.1. of this policy, will maintain their position on the waiting list.

Applicants who do not accept or decline an offer in writing for reasons other than those listed in Section II B.1 of this policy within the specified time frame will go to the bottom of the waiting list.

1. Declining an Offer. Declining an Offer

An applicant may decline an offer for the following reasons and maintain his or her position on the waiting list;

- a) The applicant is white and the unit offered is in a non-minority identified development. The applicant will maintain the same position on the waiting list until a minority or neutral identified unit becomes available. While on this list, the applicant will not be offered another non-minority unit.
- b) The applicant is offered a unit in one of the Lake West Developments.
- c) The applicant is offered a handicapped accessible unit when the need is not warranted.

- d) The applicant is offered a unit which will result in undue hardship or handicap not related to race, religion, color, sex, or national origin, such as making employment, transportation or children's day care facilities inaccessible, or
- e) The applicant is unable to move at the time of the offer and presents clear evidence which substantiates this to the satisfaction of the DHA (i.e., A doctor verifies the applicant has just undergone major surgery and needs a period to recuperate; or a court verifies that the applicant is serving on a jury which has been sequestered).

Declining an offer for one of the above reasons shall not result in the applicant losing his or her position on the waiting list. The applicant will be given priority based on application date and local preferences (if applicable) and offered the next available unit ready for offer which meets his or her requirements.

To decline an offer the applicant must visit the development where the offer is being made and decline the offer in person. Any applicant who does not respond to an offer will be considered to have refused the offer and the applicant's name will be moved to the bottom of the waiting list.

2. Refusing an Offer. . Refusing an Offer

If the applicant does not accept the offer(s), his or her folder will be returned to the Applications and Assignment division and the applicant's name will go to the bottom of the waiting list. A record of the applicant's refusal of the offer will be entered into the computer system.

The applicant will not be offered another unit until every other person with an application date that is the same as, or earlier than the date of the refusing applicant's date of refusal has been offered an appropriate unit or has withdrawn his or her application.

Each applicant who refuses an offer will receive a letter from Applications and Assignment, notifying him or her of the refusal and stating that the applicant's name has been moved to the bottom of the waiting list.

The development manager must return any applicant file folder for which the applicant has not accepted an offer to the Applications and Assignment Division. This file folder must be returned within nine (9) days of the date of a written offer or six (6) days of the date of a verbal offer.

C. Special Conditions. C. Special Conditions

Each person who accepts an offer of a low rent public housing (excluding non-Elderly, Handicapped, or Disabled designated public housing unit) will be placed on the waiting list for DHA's Section 8 Housing Program, with an application date corresponding to the date the applicant moved into the development, unless the applicant already has an active

Section 8 application. In this case the client will retain his/her existing position on the Section 8 waiting list. Each such person will be notified by a copy of DHA Form 600-21, Section 8 Notice, that they have been placed on the Section 8 waiting list. When the client reaches the top, he/she will be offered a Rental Certificate or Rental Voucher, whichever is available, to find housing under the Section 8 Program while maintaining his/her residence in the development.

D. System for Monitoring Tenant Selection and Assignments

Detailed records of units offered, including the location, date, and circumstances surrounding each acceptance or refusal of an offer will be maintained. The DHA will monitor the Tenant Selection and Assignment Plan through the following methods:

1. Daily Tracking. Daily Tracking

Each housing manager will update occupancies and vacancies daily on the computer. The information will be generated, stored and printed on DHA Reports TAR 1600 and TAR 1601. These reports will be sent to Applications and Assignment every morning. These reports will be used by Applications and Assignment to determine which units are vacant and ready for occupancy.

Returned folder will be reviewed on a daily basis to ensure a timely re-entry into the pool of units available for leasing. The Eligibility Specialist will review and correct, if necessary, the returned folders to ensure that Resident Housing has properly coded the Resident Selection and Assignment form. The Director for Applications and Assignment will review the Eligibility Specialist's work to verify its accuracy.

He/she will assign the code and submit DHA form 600-26, Information Services Transmittal Form for Returned Client Folders, to Information Services.

2. Quarterly Reporting. Quarterly Reporting

The Director of Applications and Assignment will prepare a report quarterly, confirming the division's compliance with the Remedial Order affecting DHA. The Director shall submit the racial identity of DHA developments as well as provide documentation to ensure each applicant accepting a Low Rent Public Housing unit is placed of the Section 8 waiting list.

3. Yearly Reporting.

The Compliance Office will periodically audit DHA's offer of housing. These audits will review the accuracy of procedures and documentation used in the Tenant Selection and Assignment process. The audits will be conducted randomly throughout the year. Spot checks without prior notification may also be conducted.

E. Fair Housing

DHA will respond to all complaints received from or submitted on behalf of applicants who believe their fair housing rights have been violated. A record of each complaint including date of the complaint, person making the complaint, person(s) involved, investigation, hearing and evaluation will be maintained. Each complainant will be furnished a written notice of the action taken.

The filing of a complaint with DHA does not preclude the subsequent filing of a complaint with the HUD - Fair Housing and Equal Opportunity Office. Information regarding the filing of complaints with the HUD office is posted in all DHA housing development offices.

Section III. Total Tenant Payment Determination

The initial amount of the Total Tenant Payment will be based on the information verified during the application process provided the information is not over 90 days old. If the information is over 90 days old, the income and other information will be reverified prior to calculation of the initial Total Tenant Payment level. Income will be calculated based on the definition included in DHA Policy 600-5.

A. Total Tenant Payment Calculation A. Total Tenant Payment Calculation

The monthly rent charged to a Family (new move-in) by DHA shall be the highest of the following, rounded to the nearest dollar:

1. ten percent (10%) of the Family's Unadjusted Income; or
2. thirty percent (30%) of the Family's Adjusted Income; or
3. \$25.00 minimum monthly rent; or

4. HUD's approved ceiling rent (Exhibit B); or
5. at the Family's selection, the flat rent (Exhibit C). Families electing to pay the flat rent will have their income reviewed not less than once every three (3) years.

B. Exception to Minimum Rent Requirement

Families paying the minimum rent may request an exception to the minimum rent requirements for hardship circumstances. Such financial hardship situations include the following:

1. the family has lost eligibility for, or is awaiting an eligibility determination for Federal, State, or local assistance program; or
2. the family would be evicted as a result of the imposition of the minimum rent requirement; or
3. the income of the family has decreased because of changed circumstances, including loss of employment; or
4. a death in the Family (as defined in Policy DHA Policy 500-6) has occurred.

C. Treatment of Income Changes Resulting from Welfare Assistance

1. Families whose welfare assistance is reduced specifically because of fraud will not have their rent reduced based on the benefit reduction.
2. Families whose income is reduced due to a reduction in benefits as a result of the expiration of a lifetime time limit may have their rent reduced accordingly.

Section IV. Continued Occupancy, Occupancy Standards and Transfers

A. Family Self-Sufficiency Program A. Family Self-Sufficiency Program

DHA has established a Family Self-Sufficiency (FSS) Program. The objective of this program is to provide supportive services to program participants which will allow them to become self-sufficient within five (5) years. A detailed description of the DHA Family Self-Sufficiency (FSS) Program is included in the FSS Action Plan (DHA Policy 400-1).

As an incentive for Families participating in the FSS Program, DHA has designated six public housing developments for FSS participants only. Residents transferring to one of DHA's single family homes (TX 9-29, TX 9-30, TX 9-37, TX 9-40 and TX 9-42), the Scattered Site Developments which include Conner Drive, Kelly Boulevard, Larimore Lane, and Military Parkway (TX 9-23), Little Mexico Village (TX 9-2) or Frankford

Townhomes will be required to be enrolled in the FSS Program and have a signed Contract of Participation.

Residents currently living in these developments will not be required to move. However, FSS participants who transfer to one of these developments as part of the incentive housing will be required to move should they be terminated from the FSS Program for failure to comply with the Contract of Participation. Such families will be required to transfer to one of DHA's other public housing developments as soon as an appropriately sized unit becomes available.

B. Adding Adults to the Lease B. Adding Adults to the Lease

1. DHA will consider adding adults to a public housing lease when the adult meets the definition of Family as defined in DHA Policy 600-5. Adults will be added to the lease only in the instance of marriage to the Head of Household or a demonstrated and documented hardship to the Head/Co-Head. Requests for hardship consideration must have the approval of the Vice President of Resident Housing.
2. Adults requesting an addition to a lease who otherwise qualify for assisted housing in their own right, will be encouraged to apply for housing rather than being added to the lease.
3. Adults being considered for addition to a lease must meet all of DHA's Eligibility requirements for Admission (Section I. F.) as verified by DHA Procedure 610-1.2.

C. Occupancy Standards C. Occupancy Standards

Each unit shall be used as a residence for the Family as represented in the application and on the lease. With the consent of the DHA, members of the family may engage in legal profit making activities in their dwelling unit.

The following standards will govern the number of bedrooms required to accommodate a Family of a given size and composition.

Unit Size	Number of Persons Per Unit	
	Minimum	Maximum
0	1	1
1	1	2
2	2	4
3	3	6
4	5	8
5	7	10

The following shall also apply:

1. At least one person shall occupy each bedroom.
2. A maximum of two (2) persons shall occupy each bedroom.
3. Dwelling units will be assigned so that persons of opposite sex will not occupy the same bedroom (except married couples and children under 5 years of age).
4. A single parent and child may occupy the same bedroom until the child reaches five (5) years of age.
5. Only bedrooms shall be used as regular sleeping quarters.

D. Transfer Policy D. Transfer Policy

A resident may be transferred to another unit subject to either a resident or a DHA initiated request for transfer. DHA initiated transfers will take precedence over all other approved transfers on the waiting list.

1. DHA-Initiated Transfers. . . DHA-Initiated Transfers

DHA reserves the right to require residents to transfer to another unit for reasons including, but not limited to, the following:

- a. Structural Emergency;
- b. West Dallas Clearance Area relocation;
- c. Modernization;
- d. Over or Underhoused;
- e. Failure of a FSS participant Family to comply with their Contract of Participation; or
- f. Turnkey III Homeownership Opportunity Program participants who no longer meet the potential for Homeownership requirements as set forth in 24 CFR 904.104.

If a structural emergency occurs at night, the development manager will notify the appropriate Director of Resident Housing at the start of the next business day.

2. FSS Designated Units. . . FSS Designated Units

Participants in the FSS Program may transfer to an FSS designated unit as an incentive for participation in the Program. All participants in the program who express an interest in a single family home will be placed on a transfer list for a home when one becomes available.

Participants will be asked their choice among the remaining FSS designated developments (Conner Drive, Kelly Boulevard, Larimore Lane, Military Parkway, Little Mexico Village or Frankford Townhomes). Participants will be offered a transfer to a unit in the development of their choice when such a unit becomes available and their name reaches the top of the transfer list for that development. Participants will be placed on the transfer list in order by the date and time of their FSS Contract of Participation.

Should a participant decline a unit at the site of their choice, the participant will be placed on the bottom of the transfer list.

FSS participants are not required to transfer to a FSS designated development. The Vice President of Resident Housing may approve transfers to FSS designated developments by non-FSS participating families.

3. Resident Initiated Transfers. . . Resident Initiated Transfers

DHA will consider resident initiated requests for transfer for personal emergencies and medical emergencies and to meet the transportation needs of the resident.

DHA reserves the right to request verification of all claims for a resident initiated transfer.

DHA reserves the right to refuse to transfer any resident who is not in "Good Standing" (as defined in DHA Policy 600-5) under the terms of their lease or who is not employed or who is not in a job training program.

For C.1. d, and e. and for resident initiated transfers, C.3., there will be no more than one inter- or intra-development transfer per site for every two move-ins from the applicant waiting list. At the discretion of the Vice President of Resident Housing, DHA may, from time to time, approve additional or less transfers.

E. Special Housing Transfer Opportunities

The following special housing opportunities and financial assistance will be made available to all Families in good standing under the terms of their lease who were living in the clearance areas of the West Dallas developments as of January 20, 1987.

1. Families in good standing who were living in the clearance areas of West Dallas as of January 20, 1987 will be given priority consideration for relocation into an appropriately sized unit in any DHA Low Rent Housing Development, or a Section 8 Rental Certificate or Rental Voucher.
2. Families who transfer to another development will receive:
 - a) moving expenses; and
 - b) a dislocation adjustment payment of \$200.
3. Families who move permanently into either a Section 8 unit or a non-assisted unit will receive an additional transition payment as follows:
 - a) \$500 if relocated to a 1-bedroom unit;
 - b) \$600 if relocated to a 2-bedroom unit;
 - c) \$700 if relocated to a 3-bedroom unit;
 - d) \$800 if relocated to a 4-bedroom unit; or
 - e) \$1000 if relocated to a 5-bedroom or larger unit.

4. Families who must be moved temporarily to another west Dallas dwelling unit will receive moving expenses only.

This special opportunity for alternate housing choices and relocation assistance will be available to Families in the clearance areas of West Dallas until modernization is complete in the non-clearance areas of the development and units are available in those areas of the sizes needed by the remaining Families who have not otherwise chosen to relocate permanently. At that point, the remaining Families in the clearance areas will be permanently relocated to a modernized unit in one of the non-clearance areas of West Dallas so that the remaining clearance area buildings can be demolished.

F. Splitting A Family F. Splitting A Family

1. Reasons for Family Splits

Reasons for Family Splits . Reasons for Family Splits Families living in DHA low rent public housing can only split if one of the following situations exists:

- a) The current Family in occupancy is presently living in a situation that cannot be accommodated under current DHA occupancy standards;
- b) The Family is required to move due to modernization;
- c) Family members are forced to leave the unit as a result of actual or threatened physical violence against family members by a spouse or other member of the household; or
- d) Married couples attain a divorce.

2. Approval of Family Splits. . Approval of Family Splits

All Family splits must have the written approval of the Vice President of Resident Housing. This approval will be included in the resident's file and a copy maintained by the Vice President of Resident Housing.

3. Admission to Housing Because of a Family Split.

The new Head of Household shall be granted a new client number by Information Services upon receipt of a signed transfer approval from the Vice President of Resident Housing. The split Family will receive the same priority consideration under the DHA Admissions and Occupancy Policy as an approved transfer.

The Family member receiving the new client number must pay a security deposit

and sign a new lease.

G. Community Service Requirement G. Community Service Requirement

Each adult resident must contribute eight (8) hours per month of community service (not including political activities) within the community in which that adult resides or participate in an economic self-sufficiency program for 8 hours per month, unless the adult:

- is 62 years of age or older; or
- is blind or disabled or is the primary caretaker of such individual; or
- is engaged in a work activity; or
- meets the requirements for being exempted from having to engage in a work activity under the TANF regulations; or
- is in a family receiving TANF assistance and has not be found by the State to be in noncompliance with TANF program.

Failure of a resident required to contribute community service hours to do so may result in the housing authority not renewing the Family's lease.

Section V. Leasing of Units Section V. Leasing of Units

A. General A. General

Every eligible Family applying for admission will be admitted to a low rent public housing unit. The Head of the Household and the Spouse (if any) will be required to sign the lease on behalf of the Family. The lease will be kept current at all times and must be compatible with DHA policy, State and Federal law.

B. Security Deposits B. Security Deposits

A security deposit of \$50.00 shall be paid to DHA by the Family prior to move in. When the Family's lease is terminated, voluntarily or involuntarily, or by legal action initiated by DHA, the security deposit shall be returned to the resident. Charges may be withheld from a security deposit as provided by Texas law. Any charges withheld by DHA shall be itemized in a letter and mailed to the former resident within 30 days provided that a forwarding address has been furnished to DHA.

Section VI. Periodic Reexaminations Section VI. Periodic Reexaminations

A. Regular Reexaminations A. Regular Reexaminations

DHA will reexamine the eligibility of all residents annually. Increases or decreases in the Total Tenant Payment as a result of regular reexaminations will be effective on the

resident's anniversary date as defined in DHA Policy 600-5.

B. Provisional Reexaminations B. Provisional Reexaminations

When it is not possible to estimate projected Family income at the time of admission or regular reexamination or when a Family claims to have no regular, recurring source of income, the resident will be placed on minimum rent. Provisional reexamination will be scheduled every thirty (30) days until a reasonably accurate estimate of income can be made.

C. Interim Reexaminations C. Interim Reexaminations

Residents are required to report all changes in income within ten (10) working days. All changes must be reported to the development staff in person by completing DHA Form 2761-071 Report of Change. Changes in medical and other qualified expenses must be reported within thirty (30) days. Upon notification of the change, staff will readjust rent according to the process outlined in Section III of this plan.

D. General Reexamination Procedures D. General Reexamination Procedures

At the time of the annual reexamination, the Head of the Household will be required to complete an Application for Continued Occupancy along with verification and documentation of income, family composition, assets and employment. All household members 18 years or older will be required to sign an Authorization to Release Information and Privacy Statement.

In addition, DHA will conduct criminal background checks of all Family members 18 years or older or who are emancipated minors or persons believed to have been tried as an adult in a court of law. Any matter found which is grounds for denial or termination of assistance will be reviewed by the appropriate DHA department and appropriate action will be taken to terminate assistance.

The manager will confirm the Family has met the community service requirement as described in Section IV.G.

Following receipt of the above documentation, a determination of eligibility for continued occupancy will be made provided the Family continues to qualify as a Family as defined in DHA Policy 600-5 and the Family is in compliance with the obligations and responsibilities detailed in the lease. Any Family who has not met their community service requirement will be required to sign an agreement to make up any time not served. Continued failure of the Family to contribute community service hours may result in non-renewal of the Family's lease.

Residents shall be notified in writing of any change affecting their Total Tenant Payment. Changes in tenant rent shall be effective on the first day of the month following the month in which the change occurred except that increases in rent shall not be effective until 30 days after the tenant receives written notification of the rent increase.

Failure to provide reexamination information at the proper time may result in termination of the lease.

E. Resident Misrepresentations E. Resident Misrepresentations

If a resident fails to report changes in income within 10 days of the change or makes misrepresentations at the time of admission, annual or interim reexamination, which causes a Family to pay a lower rent than should have been paid, such resident will be notified in writing and required to pay the difference between the rent paid and that which should have been paid, retroactive to the date the change in rent would have been effective. In the event the applicant intentionally misrepresented his/her information, DHA will terminate the Family's lease.

Section VII. Lease Termination and Eviction Section VII. Lease Termination and Eviction

A. Notice of Lease Termination A. Notice of Lease Termination

No resident will be evicted without DHA first providing that resident with a written Notice of Lease Termination which states the reason(s) for the termination. DHA will follow the eviction procedures as defined in DHA Procedure 325-1.1, Lease Enforcement. In all cases except where there is a threat (e.g., drug or criminal related activity) to DHA residents their guests, or DHA employees, DHA will advise the resident of his/her right to request, in writing, a hearing in accordance with DHA Policy 645-1, Resident Grievance Policy. Following delivery of the Notice of Lease Termination, the resident will be given an opportunity to request a written reply or explanation (Informal Grievance Summary) concerning DHA's reasons for terminating the lease.

Judicial eviction proceedings will not begin until the period specified in the Notice of Lease Termination has passed or the grievance procedure has been completed, whichever is appropriate.

B. Eviction

Residents failing to comply with the provisions of their lease regarding rent, miscellaneous charges or other obligations contained therein and who fail to honor the Notice of Lease Termination will be subject to eviction following legal proceedings.

C. Eviction Due To Conviction C. Eviction Due To Conviction

Any resident convicted of manufacturing or producing methamphetamine will immediately and permanently have their lease terminated.

Section VIII. Regulatory Compliance Section VIII. Regulatory Compliance

The DHA will periodically review its practices to ensure that they are in conformity with its obligations under the regulations and requirements of the U.S. Department of Housing and Urban Development.

Exhibit A

Income Limits
DHA Housing Programs Exhibit A Income Limits DHA Housing

Programs

Number of Persons in Family	Maximum Annual Income Limit
1	Lower Income - \$32,600
	Very Low Income - \$20,350
2	Lower Income - \$37,250
	Very Low Income - \$23,300
3	Lower Income - \$41,900
	Very Low Income - \$26,200
4	Lower Income - \$46,550
	Very Low Income - \$29,100
5	Lower Income - \$50,300
	Very Low Income - \$31,450
6	Lower Income - \$54,000
	Very Low Income - \$33,750
7	Lower Income - \$57,750
	Very Low Income - \$36,100
8	Lower Income - \$61,450
	Very Low Income - \$38,400

Effective 01/27/99

Exhibit B

Ceiling Rents HUD Approved Ceiling Rents Exhibit B HUD Approved

Bedroom Size	Ceiling Rent
0	\$273.00
1	\$374.00
2	\$479.00
3	\$573.00
4	\$626.00
5	\$720.00
6	\$828.00

Exhibit C

DHA Flat Rents Exhibit C

DHA Flat Rents

Bedroom Size	Ceiling Rent
0	\$273.00
1	\$374.00
2	\$479.00
3	\$573.00
4	\$626.00
5	\$720.00
6	\$828.00

**Dallas Housing Authority
Capital Fund Program**

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number: TX21P00970900 FFY of Grant Approval: 2000

X Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	\$0.00
2	1406 Operations	\$1,000,000.00
3	1408 Management Improvements	\$1,004,359.00
4	1410 Administration	\$850,000.00
5	1411 Audit	\$0.00
6	1415 Liquidated Damages	\$0.00
7	1430 Fees and Costs	\$450,000.00
8	1440 Site Acquisition	\$0.00
9	1450 Site Improvement	\$384,000.00
10	1460 Dwelling Structures	\$3,256,500.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$255,600.00
12	1470 Nondwelling Structures	\$500,000.00
13	1475 Nondwelling equipment	\$198,750.00
14	1485 Demolition	\$400,000.00
15	1490 Replacement Reserve	\$0.00
16	1492 Moving to Work Demonstration	\$0.00
17	1495.1 Relocation Costs	\$200,791.00
18	1498 Mod Used for Development	\$0.00
19	1502 Contingency	\$0.00
20	Amount of Annual Grant (Sum of lines 2-19)	\$8,500,000.00
21	Amount of line 20 Related to LBP Activities	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$0.00
23	Amount of line 20 Related to Security	\$340,000.00
24	Amount of line 20 Related to Energy Conservation Measures	\$200,000.00

**Dallas Housing Authority
Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account	Total Estimated
Roseland Homes TX21P009001	Subtotal for FY 2000		\$0.00
Little Mexico Village TX21P009002	Subtotal for FY 2000		\$0.00
Cedar Springs Place Addition TX21P009003	Subtotal for FY 2000		\$0.00
Frazier Courts TX21P009005	Subtotal for FY 2000		\$0.00
Frazier Courts Addition TX21P009006	Subtotal for FY 2000		\$0.00
Brackins Village TX21P009007	Subtotal for FY 2000		\$0.00
Turner Courts TX21P009008	Replace front and back doors.	1460	\$294,000.00
	Replace front and back storm doors.	1460	\$147,000.00
	Replace exterior of buildings.	1460	\$118,000.00
	Screening fences around dumpsters.	1450	\$35,000.00
	Subtotal for FY 2000		\$594,000.00
Rhoads Terrace TX21P009009	Subtotal for FY 2000		\$0.00
Lakewest TX21P009011	Architectural and engineering.	1430	\$450,000.00
	Sitework.	1450	\$250,000.00
	Dwelling structures.	1460	\$1,500,000.00
	Dwelling equipment.	1465.1	\$150,000.00
	Non-dwelling structures.	1470	\$500,000.00
	Non-dwelling equipment.	1475	\$150,000.00
	Demolition.	1485	\$400,000.00
	Relocation.	1495	\$200,791.00
	Subtotal for FY 2000		\$3,600,791.00
Cedar Springs Place TX21P009012	Subtotal for FY 2000		\$0.00

Dallas Housing Authority
Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account	Total Estimated
Park Manor TX21P009013	Upgrade landscaping.	1450	\$15,000.00
	Install additional security lighting.	1450	\$40,000.00
	Subtotal FY 2000		\$55,000.00
Brooks Manor TX21P009014	Subtotal for FY 2000		\$0.00
Turnkey Homes TX21P009015	Subtotal for FY 2000		\$0.00
Turnkey Homes TX21P009016	Subtotal for FY 2000		\$0.00
Cliff Manor TX21P009017	Replace cabinets, tops, vanities, sinks, faucets, etc. in all units.	1460	\$487,500.00
	Replace HVAC in all dwelling units.	1460	\$200,000.00
	Replace VCT in all areas including asbestos abatement.	1460	\$510,000.00
	Subtotal for FY 2000		\$1,197,500.00
Audelia Manor TX21P009022	Subtotal for FY 2000		\$0.00
Scattered Sites TX21P009023	Replace all appliances.	1465.1	\$45,600.00
	Install playground equipment at Kelly and Military.	1450	\$40,000.00
	Subtotal for FY 2000		\$85,600.00
Barbara Jordan Square TX21P009025	Replace all appliances.	1465.1	\$60,000.00
	Subtotal for FY 2000		\$60,000.00
Pebbles Apartments TX21P009028	Install sprinkler system.	1450	\$4,000.00
	Subtotal for FY 2000		\$4,000.00
Single Family Homes TX21P009029	Subtotal for FY 2000		\$0.00

Dallas Housing Authority
Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account	Total Estimated
Single Family Homes TX21P009030	Subtotal for FY 2000		\$0.00
Single Family Homes TX21P009037	Subtotal for FY 2000		\$0.00
Single Family Homes TX21P009040	Subtotal for FY 2000		\$0.00
Frankford Townhomes TX21URD009I194	Subtotal for FY 2000		\$0.00
PHA-Wide			
	Operating expenses.	1406	\$1,000,000.00
	Subtotal - 1406		\$1,000,000.00
	Drug elimination.	1408	\$158,930.00
	Resident Employment and Training Center - staff.	1408	\$304,254.00
	Resident Employment and Training Center - equipment and supplies.	1408	\$110,000.00
	Child care program.	1408	\$50,000.00
	Security.	1408	\$300,000.00
	Staff training.	1408	\$15,000.00
	Upgrade computer software.	1408	\$12,500.00
	Program auditor - TIP.	1408	\$53,675.00
	Subtotal - 1408		\$1,004,359.00
	CFP administrative expenses.	1410	\$30,000.00
	Technical and non-technical staff.	1410	\$790,000.00
	Bid advertising - various projects.	1410	\$30,000.00
	Subtotal - 1410		\$850,000.00
	Replace computer equipment.	1475	\$38,750.00
	Office equipment.	1475	\$10,000.00
	Subtotal - 1475		\$48,750.00

Dallas Housing Authority
Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
Roseland Homes TX21P009001	03/31/02	03/31/04
Little Mexico Village TX21P009002	03/31/02	03/31/04
Cedar Springs Place Addition TX21P009003	03/31/02	03/31/04
Frazier Courts TX21P009005	03/31/02	03/31/04
Frazier Courts Addition TX21P009006	03/31/02	03/31/04
Brackins Village TX21P009007	03/31/02	03/31/04
Turner Courts TX21P009008	03/31/02	03/31/04
Rhoads Terrace TX21P009009	03/31/02	03/31/04
Lakewest TX21P009011	03/31/02	03/31/04
Cedar Springs Place TX21P009012	03/31/02	03/31/04
Park Manor TX21P009013	03/31/02	03/31/04
Brooks Manor TX21P009014	03/31/02	03/31/04
Turnkey Homes TX21P009015	03/31/02	03/31/04
Turnkey Homes TX21P009016	03/31/02	03/31/04

Dallas Housing Authority
Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
Cliff Manor TX21P009017	03/31/02	03/31/04
Audelia Manor TX21P009022	03/31/02	03/31/04
Scattered Sites TX21P009023	03/31/02	03/31/04
Barbara Jordan Square TX21P009025	03/31/02	03/31/04
Pebbles Apartments TX21P009028	03/31/02	03/31/04
Single Family Homes TX21P009029	03/31/02	03/31/04
Single Family Homes TX21P009030	03/31/02	03/31/04
Single Family Homes TX21P009037	03/31/02	03/31/04
Single Family Homes TX21P009040	03/31/02	03/31/04
Frankford Townhomes TX21URD009I194	03/31/02	03/31/04
PHA-Wide	03/31/02	03/31/04

Dallas Housing Authority
Five Year Action Plan for the Capital Fund Program

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX21P009001	Roseland Homes	279	45.66%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Roseland Homes is the target of the Dallas Housing Authority's 1998 HOPE VI Program. Funds for renovation of the site are from HOPE VI and other sources.				
FY 2000				
Subtotal for FY 2000			\$0.00	
FY 2001				
Subtotal for FY 2001			\$0.00	
FY 2002				
Subtotal for FY 2002			\$0.00	
FY 2003				
Subtotal for FY 2003			\$0.00	
FY 2004				
Subtotal for FY 2004			\$0.00	
Total estimated cost over next 5 years			\$0.00	

Dallas Housing Authority

Five Year Action Plan for the Capital Fund Program

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX21P009002	Little Mexico Village	2	1.96%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
FY 2000				
Subtotal for FY 2000			\$0.00	
FY 2001 Community room equipment.			\$5,000.00	2001
Subtotal for FY 2001			\$5,000.00	
FY 2002 Playground improvements.			\$10,000.00	2002
Subtotal for FY 2002			\$10,000.00	
FY 2003				
Subtotal for FY 2003			\$0.00	
FY 2004				
Subtotal for FY 2004			\$0.00	
Total estimated cost over next 5 years			\$15,000.00	

Dallas Housing Authority

Five Year Action Plan for the Capital Fund Program

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX21P009003	Cedar Springs Place Addition	2	0.91%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
FY 2000				
Subtotal for FY 2000			\$0.00	
FY 2001				
Update playground equipment.			\$25,000.00	2001
Modernize kitchens.			\$770,000.00	2001
Replace appliances.			\$110,000.00	
Subtotal for FY 2001			\$905,000.00	
FY 2002				
Install additional security lights.			\$25,000.00	2002
Subtotal for FY 2002			\$25,000.00	
FY 2003				
Replace water lines.			\$200,000.00	2003
Replace sewer lines.			\$200,000.00	2003
Subtotal for FY 2003			\$400,000.00	
FY 2004				
Subtotal for FY 2004			\$0.00	
Total estimated cost over next 5 years			\$1,330,000.00	

Dallas Housing Authority

Five Year Action Plan for the Capital Fund Program

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX21P009005	Frazier Courts	5	2.00%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
FY 2000				
Subtotal for FY 2000			\$0.00	
FY 2001				
Replace floors.			\$1,100,000.00	2001
Replace doors and door jams.			\$375,000.00	2001
Subtotal for FY 2001			\$1,475,000.00	
FY 2002				
Construct a storage building.			\$30,000.00	2002
Upgrade playground equipment.			\$50,000.00	2002
Subtotal for FY 2002			\$80,000.00	
FY 2003				
Subtotal for FY 2003			\$0.00	
FY 2004				
Construct a multi-purpose facility.			\$1,250,000.00	2004
Repair streets.			\$277,100.00	2004
Subtotal for FY 2004			\$1,527,100.00	
Total estimated cost over next 5 years			\$3,082,100.00	

Dallas Housing Authority

Five Year Action Plan for the Capital Fund Program

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX21P009006	Frazier Courts Addition	7	2.33%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
FY 2000				
Subtotal for FY 2000			\$0.00	
FY 2001				
Enlarge kitchen in community room and install appliances.			\$60,000.00	2001
Replace floors.			\$1,100,000.00	2001
Replace doors and jambs.			\$450,000.00	2001
Office furniture for Resident Council and Management Offices.			\$8,700.00	2001
Tables and chairs for community room.			\$15,500.00	2001
PA system for community room.			\$2,500.00	2001
Subtotal for FY 2001			\$1,636,700.00	
FY 2002				
Upgrade playground equipment.			\$25,000.00	2002
Subtotal for FY 2002			\$25,000.00	
FY 2003				
Three-wheel scooter for maintenance personnel.			\$10,000.00	2003
Paint exteriors.			\$158,000.00	2003
Subtotal for FY 2003			\$168,000.00	
FY 2004				
Repair streets.			\$277,100.00	2004
Subtotal for FY 2004			\$277,100.00	
Total estimated cost over next 5 years			\$2,106,800.00	

Dallas Housing Authority

Five Year Action Plan for the Capital Fund Program

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX21P009007	Brackins Village	3	2.94%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
FY 2000				
Subtotal for FY 2000			\$0.00	
FY 2001				
Subtotal for FY 2001			\$0.00	
FY 2002				
Subtotal for FY 2002			\$0.00	
FY 2003				
Replace streets and parking.			\$350,000.00	2003
Repair/replace sidewalks and curbs.			\$35,000.00	2003
Subtotal for FY 2003			\$385,000.00	
FY 2004				
Subtotal for FY 2004			\$0.00	
Total estimated cost over next 5 years			\$385,000.00	

Dallas Housing Authority

Five Year Action Plan for the Capital Fund Program

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX21P009008	Turner Courts	3	1.02%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
FY 2000				
Replace front and back doors.			\$294,000.00	2000
Replace front and back storm doors.			\$147,000.00	2000
Replace exterior of buildings.			\$118,000.00	2000
Screening fences around dumpsters.			\$35,000.00	2000
Subtotal for FY 2000			\$594,000.00	
FY 2001				
Community room furniture.			\$2,500.00	2001
Subtotal for FY 2001			\$2,500.00	
FY 2002				
Engineering services for replacement of underground utilities.			\$100,000.00	2002
Upgrade playground equipment.			\$50,000.00	2002
Subtotal for FY 2002			\$150,000.00	
FY 2003				
Replace water and sewer lines.			\$600,000.00	2003
Upgrade sidewalks.			\$150,000.00	2003
Subtotal for FY 2003			\$750,000.00	
FY 2004				
Subtotal for FY 2004			\$0.00	
Total estimated cost over next 5 years			\$1,496,500.00	

Dallas Housing Authority

Five Year Action Plan for the Capital Fund Program

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX21P009009	Rhoads Terrace	16	4.06%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
FY 2000				
Subtotal for FY 2000			\$0.00	
FY 2001 Remodel community building.			\$375,000.00	2001
Subtotal for FY 2001			\$375,000.00	
FY 2002 Replace VCT in dwelling units. Upgrade kitchens. Upgrade bathrooms.			\$905,000.00 \$1,182,000.00 \$985,000.00	2002 2002 2002
Subtotal for FY 2002			\$3,072,000.00	
FY 2003 Upgrade playground equipment. Replace front and back doors and jambs. Replace storm doors and window screens.			\$50,000.00 \$394,000.00 \$394,000.00	2003 2003 2003
Subtotal for FY 2003			\$838,000.00	
FY 2004 Install ceiling fans in master bedrooms.			\$50,000.00	2004
Subtotal for FY 2004			\$50,000.00	
Total estimated cost over next 5 years			\$4,335,000.00	

Dallas Housing Authority

Five Year Action Plan for the Capital Fund Program

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX21P009011	Lakewest	173	17.73%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
FY 2000 Architectural and engineering. Site work. Dwelling structures. Dwelling equipment. Non-dwelling structures. Non-dwelling equipment. Demolition. Relocation. Subtotal for FY 2000			\$450,000.00 \$250,000.00 \$1,500,000.00 \$150,000.00 \$500,000.00 \$150,000.00 \$400,000.00 \$200,791.00 \$3,600,791.00	2000 2000 2000 2000 2000 2000 2000 2000
FY 2001 Architectural and engineering. Site work. Dwelling structures. Dwelling equipment. Non-dwelling structures. Non-dwelling equipment. Demolition. Relocation. Subtotal for FY 2001			\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	2001 2001 2001 2001 2001 2001 2001 2001
Lakewest continued on following page.				
Total estimated cost over next 5 years				

Dallas Housing Authority

Five Year Action Plan for the Capital Fund Program

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX21P009011	Lakewest			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
FY 2002 Architectural and engineering. Site work. Dwelling structures. Dwelling equipment. Non-dwelling structures. Non-dwelling equipment. Demolition. Relocation. Subtotal for FY 2002			 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$515,000.00 \$0.00 \$515,000.00	 2002 2002 2002 2002 2002 2002 2002 2002 2002
FY 2003 Architectural and engineering. Site work. Dwelling structures. Dwelling equipment. Non-dwelling structures. Non-dwelling equipment. Demolition. Relocation. Subtotal for FY 2003			 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$2,304.00 \$0.00 \$0.00 \$2,304.00	 2003 2003 2003 2003 2003 2003 2003 2003 2003
Lakewest continued on following page.				
Total estimated cost over next 5 years				

Dallas Housing Authority

Five Year Action Plan for the Capital Fund Program

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX21P009011	Lakewest			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
FY 2004 Architectural and engineering. Site work. Dwelling structures. Dwelling equipment. Non-dwelling structures. Non-dwelling equipment. Demolition. Relocation. Subtotal for FY 2004			\$400,000.00 \$450,000.00 \$1,085,000.00 \$150,000.00 \$250,000.00 \$30,000.00 \$0.00 \$8,758.00 \$2,373,758.00	2004 2004 2004 2004 2004 2004 2004 2004
Total estimated cost over next 5 years			\$6,491,853.00	

Dallas Housing Authority

Five Year Action Plan for the Capital Fund Program

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX21P009012	Cedar Springs Place	5	2.75%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
FY 2000				
Subtotal for FY 2000			\$0.00	
FY 2001				
Subtotal for FY 2001			\$0.00	
FY 2002 Replace dumpsters.			\$6,000.00	2002
Subtotal for FY 2002			\$6,000.00	
FY 2003				
Subtotal for FY 2003			\$0.00	
FY 2004 Replace appliances. Expand maintenance area. Install double pane windows.			\$180,000.00 \$120,000.00 \$450,000.00	2004 2004 2004
Subtotal for FY 2004			\$750,000.00	
Total estimated cost over next 5 years			\$756,000.00	

Dallas Housing Authority

Five Year Action Plan for the Capital Fund Program

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX21P009013	Park Manor	8	4.08%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
FY 2000 Upgrade landscaping. Install additional security lighting.			\$15,000.00 \$40,000.00	2000 2000
Subtotal FY 2000			\$55,000.00	
FY 2001 Paint interior common areas. Replace elevators. Replace front automatic doors.			\$30,000.00 \$150,000.00 \$75,000.00	2001 2001 2001
Subtotal FY 2001			\$255,000.00	
FY 2002 Replace kitchen cabinets, tops, sinks, etc., in all units. Repair, replace parking lot. Upgrade bathrooms. Replace dwelling unit VCT (including asbestos abatement). Replace appliances.			\$320,000.00 \$150,000.00 \$509,600.00 \$575,000.00 \$98,076.00	2002 2002 2002 2002 2002
Subtotal FY 2002			\$1,652,676.00	
FY 2003				
Subtotal FY 2003			\$0.00	
FY 2004				
Subtotal FY 2004			\$0.00	
Total estimated cost over next 5 years			\$1,962,676.00	

Dallas Housing Authority

Five Year Action Plan for the Capital Fund Program

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX21P009014	Brooks Manor	2	0.88%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
FY 2000				
Subtotal for FY 2000			\$0.00	
FY 2001				
Subtotal for FY 2001			\$0.00	
FY 2002				
Subtotal for FY 2002			\$0.00	
FY 2003				
Replace dwelling unit VCT (including asbestos abatement).			\$750,000.00	2003
Replace kitchens and bathrooms in all units and restrooms in community room.			\$1,000,000.00	2003
Replace all appliances.			\$139,800.00	2003
Replace bathroom exhaust vents.			\$58,250.00	2003
Repair drains beneath shower stalls and replace all shower stalls.			\$234,000.00	2003
Subtotal for FY 2003			\$2,182,050.00	
FY 2004				
Install automatic doors to the courtyard.			\$100,000.00	2004
Paint community room and common areas.			\$30,000.00	2004
Repair, replace parking lot.			\$150,000.00	2004
Subtotal for FY 2004			\$280,000.00	
Total estimated cost over next 5 years			\$2,462,050.00	

Dallas Housing Authority

Five Year Action Plan for the Capital Fund Program

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX21P009015	Turnkey Homes	2	6.45%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
FY 2000				
Subtotal for FY 2000			\$0.00	
FY 2001				
Subtotal for FY 2001			\$0.00	
FY 2002				
Subtotal for FY 2002			\$0.00	
FY 2003				
Subtotal for FY 2003			\$0.00	
FY 2004				
Subtotal for FY 2004			\$0.00	
Total estimated cost over next 5 years			\$0.00	

Dallas Housing Authority

Five Year Action Plan for the Capital Fund Program

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
TX21P009016	Turnkey Homes	1	4.35%		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)	
FY 2000 Subtotal for FY 2000			\$0.00		
FY 2001 Subtotal for FY 2001			\$0.00		
FY 2002 Subtotal for FY 2002			\$0.00		
FY 2003 Subtotal for FY 2003			\$0.00		
FY 2004 Subtotal for FY 2004			\$0.00		
Total estimated cost over next 5 years			\$0.00		

Dallas Housing Authority

Five Year Action Plan for the Capital Fund Program

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX21P009017	Cliff Manor	3	1.67%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
FY 2000				
Replace cabinets, tops, vanities, sinks, faucets, etc. in all units.			\$487,500.00	2000
Replace HVAC in all dwelling units.			\$200,000.00	2000
Replace VCT in all areas including asbestos abatement.			\$510,000.00	2000
Subtotal for FY 2000			\$1,197,500.00	
FY 2001				
Paint interior of common areas.			\$25,000.00	2001
Extend canopy over drive.			\$100,000.00	2001
Upgrade gate system.			\$50,000.00	2001
Subtotal for FY 2001			\$175,000.00	
FY 2002				
Subtotal for FY 2002			\$0.00	
FY 2003				
Subtotal for FY 2003			\$0.00	
FY 2004				
Repair, replace parking lot.			\$241,140.00	2004
Subtotal for FY 2004			\$241,140.00	
Total estimated cost over next 5 years			\$1,613,640.00	

Dallas Housing Authority

Five Year Action Plan for the Capital Fund Program

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX21P009022	Audelia Manor	0	0.00%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
FY 2000				
Subtotal for FY 2000			\$0.00	
FY 2001				
Upgrade bathrooms.			\$427,000.00	2001
Upgrade landscaping.			\$15,017.00	2001
Replace VCT in units and common areas.			\$305,000.00	2001
Subtotal for FY 2001			\$747,017.00	
FY 2002				
Subtotal for FY 2002			\$0.00	
FY 2003				
Subtotal for FY 2003			\$0.00	
FY 2004				
Subtotal for FY 2004			\$0.00	
Total estimated cost over next 5 years			\$747,017.00	

Dallas Housing Authority

Five Year Action Plan for the Capital Fund Program

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX21P009023	Scattered Sites	1	1.32%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
FY 2000 Replace all appliances. Install playground equipment at Kelly and Military.			\$45,600.00 \$40,000.00	2000 2000
Subtotal for FY 2000			\$85,600.00	
FY 2001				
Subtotal for FY 2001			\$0.00	
FY 2002 Replace faucets in bathrooms and kitchens. Replace dumpsters.			\$10,640.00 \$4,200.00	2002 2002
Subtotal for FY 2002			\$14,840.00	
FY 2003 Replace water heaters. Replace dwelling unit heaters. Reroof as necessary.			\$20,000.00 \$200,000.00 \$50,000.00	2003 2003 2003
Subtotal for FY 2003			\$270,000.00	
FY 2004				
Subtotal for FY 2004			\$0.00	
Total estimated cost over next 5 years			\$370,440.00	

Dallas Housing Authority

Five Year Action Plan for the Capital Fund Program

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX21P009025	Barbara Jordan Square	1	1.00%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
FY 2000 Replace all appliances.			\$60,000.00	2000
Subtotal for FY 2000			\$60,000.00	
FY 2001				
Subtotal for FY 2001			\$0.00	
FY 2002 Replace dumpsters.			\$4,200.00	2002
Subtotal for FY 2002			\$4,200.00	
FY 2003 Reroof as necessary. Replace air conditioning as needed. Replace floor tiles in dwelling units.			\$25,000.00 \$250,000.00 \$250,000.00	2003 2003 2003
Subtotal for FY 2003			\$525,000.00	
FY 2004 Repair, restripe parking lot.			\$10,000.00	2004
Subtotal for FY 2004			\$10,000.00	
Total estimated cost over next 5 years			\$599,200.00	

Dallas Housing Authority

Five Year Action Plan for the Capital Fund Program

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX21P009028	Pebbles Apartments	3	7.14%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
FY 2000 Install sprinkler system.			\$4,000.00	2000
Subtotal for FY 2000			\$4,000.00	
FY 2001				
Subtotal for FY 2001			\$0.00	
FY 2002				
Subtotal for FY 2002			\$0.00	
FY 2003				
Subtotal for FY 2003			\$0.00	
FY 2004				
Subtotal for FY 2004			\$0.00	
Total estimated cost over next 5 years			\$4,000.00	

Dallas Housing Authority

Five Year Action Plan for the Capital Fund Program

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX21P009029	Single Family Homes	0	0.00%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
FY 2000				
Subtotal for FY 2000			\$0.00	
FY 2001				
Subtotal for FY 2001			\$0.00	
FY 2002				
Subtotal for FY 2002			\$0.00	
FY 2003				
Subtotal for FY 2003			\$0.00	
FY 2004				
Subtotal for FY 2004			\$0.00	
Total estimated cost over next 5 years			\$0.00	

Dallas Housing Authority

Five Year Action Plan for the Capital Fund Program

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX21P009030	Single Family Homes	1	5.00%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
FY 2000				
Subtotal for FY 2000			\$0.00	
FY 2001				
Subtotal for FY 2001			\$0.00	
FY 2002				
Subtotal for FY 2002			\$0.00	
FY 2003				
Subtotal for FY 2003			\$0.00	
FY 2004				
Subtotal for FY 2004			\$0.00	
Total estimated cost over next 5 years			\$0.00	

Dallas Housing Authority

Five Year Action Plan for the Capital Fund Program

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX21P009037	Single Family Homes	0	0.00%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
FY 2000				
Subtotal for FY 2000			\$0.00	
FY 2001				
Subtotal for FY 2001			\$0.00	
FY 2002				
Subtotal for FY 2002			\$0.00	
FY 2003 Install or replace air conditioning as needed.			\$12,000.00	2003
Subtotal for FY 2003			\$12,000.00	
FY 2004				
Subtotal for FY 2004			\$0.00	
Total estimated cost over next 5 years			\$12,000.00	

Dallas Housing Authority

Five Year Action Plan for the Capital Fund Program

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX21P009040	Single Family Homes	0	0.00%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
FY 2000				
Subtotal for FY 2000			\$0.00	
FY 2001				
Subtotal for FY 2001			\$0.00	
FY 2002				
Subtotal for FY 2002			\$0.00	
FY 2003				
Subtotal for FY 2003			\$0.00	
FY 2004				
Subtotal for FY 2004			\$0.00	
Total estimated cost over next 5 years			\$0.00	

Dallas Housing Authority

Five Year Action Plan for the Capital Fund Program

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX21URD009I194	Frankford Townhomes	6	7.89%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
FY 2000				
Subtotal for FY 2000			\$0.00	
FY 2001				
Subtotal for FY 2001			\$0.00	
FY 2002				
Subtotal for FY 2002			\$0.00	
FY 2003				
Subtotal for FY 2003			\$0.00	
FY 2004				
Subtotal for FY 2004			\$0.00	
Total estimated cost over next 5 years			\$0.00	

Dallas Housing Authority

Five Year Action Plan for the Capital Fund Program

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX21P009	PHA-Wide			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
FY 2000				
Operating expenses.			\$1,000,000.00	2000
Drug elimination.			\$158,930.00	2000
Resident Employment and Training Center - staff.			\$304,254.00	2000
Resident Employment and Training Center - equipment and supplies.			\$110,000.00	2000
Childcare program.			\$50,000.00	2000
Security.			\$300,000.00	2000
Staff training.			\$15,000.00	2000
Upgrade computer software.			\$12,500.00	2000
Program auditor - TIP.			\$53,675.00	2000
CFP administrative expenses.			\$30,000.00	2000
Technical and non-technical staff.			\$790,000.00	2000
Bid advertising - various projects.			\$30,000.00	2000
Replace computer equipment.			\$38,750.00	2000
Office equipment.			\$10,000.00	2000
Subtotal for FY 2000			\$2,903,109.00	
PHA-wide continued on following page.				
Total estimated cost over next 5 years				

Dallas Housing Authority

Five Year Action Plan for the Capital Fund Program

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX21P009	PHA-Wide			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
FY 2001				
Operating expenses.			\$1,000,000.00	2001
Drug elimination.			\$165,287.00	2001
Resident Employment and Training Center - staff.			\$316,424.00	2001
Resident Employment and Training Center - equipment and supplies.			\$110,000.00	2001
Childcare program.			\$50,000.00	2001
Security.			\$300,000.00	2001
Staff training.			\$15,000.00	2001
Upgrade computer software.			\$12,500.00	2001
Program auditor - TIP.			\$55,822.00	2001
CFP administrative expenses.			\$30,000.00	2001
Technical and non-technical staff.			\$790,000.00	2001
Bid advertising - various projects.			\$30,000.00	2001
Replace computer equipment.			\$38,750.00	2001
Office equipment.			\$10,000.00	2001
Subtotal for FY 2001			\$2,923,783.00	
PHA-wide continued on following page.				
Total estimated cost over next 5 years				

Dallas Housing Authority

Five Year Action Plan for the Capital Fund Program

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX21P009	PHA-Wide			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
FY 2002				
Operating expenses.			\$1,000,000.00	2002
Drug elimination.			\$171,898.00	2002
Resident Employment and Training Center - staff.			\$329,081.00	2002
Resident Employment and Training Center - equipment and supplies.			\$110,000.00	2002
Childcare program.			\$50,000.00	2002
Security.			\$300,000.00	2002
Staff training.			\$15,000.00	2002
Upgrade computer software.			\$12,500.00	2002
Program auditor - TIP.			\$58,055.00	2002
CFP administrative expenses.			\$30,000.00	2002
Technical and non-technical staff.			\$790,000.00	2002
Bid advertising - various projects.			\$30,000.00	2002
Replace computer equipment.			\$38,750.00	2002
Office equipment.			\$10,000.00	2002
Subtotal for FY 2002			\$2,945,284.00	
PHA-wide continued on following page.				
Total estimated cost over next 5 years				

Dallas Housing Authority

Five Year Action Plan for the Capital Fund Program

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX21P009	PHA-Wide			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
FY 2003				
Operating expenses.			\$1,000,000.00	2003
Drug elimination.			\$178,774.00	2003
Resident Employment and Training Center - staff.			\$342,244.00	2003
Resident Employment and Training Center - equipment and supplies.			\$110,000.00	2003
Childcare program.			\$50,000.00	2003
Security.			\$300,000.00	2003
Staff training.			\$15,000.00	2003
Upgrade computer software.			\$12,500.00	2003
Program auditor - TIP.			\$60,378.00	2003
CFP administrative expenses.			\$30,000.00	2003
Technical and non-technical staff.			\$790,000.00	2003
Bid advertising - various projects.			\$30,000.00	2003
Replace computer equipment.			\$38,750.00	2003
Office equipment.			\$10,000.00	2003
Subtotal for FY 2003			\$2,967,646.00	
PHA-wide continued on following page.				
Total estimated cost over next 5 years				

Dallas Housing Authority

Five Year Action Plan for the Capital Fund Program

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX21P009	PHA-Wide			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
FY 2004				
Operating expenses.			\$1,000,000.00	2004
Drug elimination.			\$185,925.00	2004
Resident Employment and Training Center - staff.			\$355,934.00	2004
Resident Employment and Training Center - equipment and supplies.			\$110,000.00	2004
Childcare program.			\$50,000.00	2004
Security.			\$300,000.00	2004
Staff training.			\$15,000.00	2004
Upgrade computer software.			\$12,500.00	2004
Program auditor - TIP.			\$62,793.00	2004
CFP administrative expenses.			\$30,000.00	2004
Technical and non-technical staff.			\$790,000.00	2004
Bid advertising - various projects.			\$30,000.00	2004
Replace computer equipment.			\$38,750.00	2004
Office equipment.			\$10,000.00	2004
Subtotal for FY 2004			\$2,990,902.00	
Total estimated cost over next 5 years			\$14,730,724.00	

DHA Drug Elimination Program
Five Year Plan

Activity	Young Olympian Sports
Goal	Reduce illegal drug use and drug related crime by providing alternative programs for youth during non-school hours.
Strategy	Structured extracurricular activities, promote team work, social skills to interact with others, increase self-esteem, provide various sport skills.
Problem Activity Address	Vandalism, illegal drug use, truancy, low school grades.
Sites	Family.
5 year Performance Measure	Increase number of participants by 200, reduce truancy by 10%.
Baseline Measure	200 youth for all sites.
Time Table	Year Round.
1 year Match	\$605,000.00
1 year PHDEP	\$ 47,600.00
5 year PHDEP	\$238,000.00

Activity	Family Leadership
Goal	Provide classes and training in parenting, leadership skills, drug prevention and intervention education.
Strategy	Offer intense case-management to assist with barriers and issues within a family and promote self-sufficiency.
Problem Activity Address	Domestic violence, High School drop-out rate, unemployment rate, drug use, crime incidence.
Sites	Family.
5 year Performance Measure	Increase in family involvement in community activities by 50%.
Baseline Measure	400 families.
Time Table	Year Round.
1 year Match	\$3,307,848.00
1 year PHDEP	\$ 277,138.46
5 year PHDEP	\$1,385,692.30

DHA Drug Elimination Program
Five Year Plan

Activity	Resident Assistance Program
Goal	Decrease chemical dependency of youth and adults.
Strategy	Enable families to overcome addictions that prevent self-sufficiency.
Problem Activity Address	Crime rate, drug use, abusive behavior, truancy, dysfunctional families, drug related crime.
Sites	Family.
5 year Performance Measure	Counsel and refer 500 families.
Baseline Measure	New Program.
Time Table	Year Round.
1 year Match	\$192,400.00
1 year PHDEP	N/A
5 year PHDEP	N/A

Activity	Gang Prevention
Goal	Lower gang involvement, reduce crime rate, increase scholastic achievement.
Strategy	Build youth self-esteem, provide individual counseling, career development.
Problem Activity Address	Low earning potential.
Site	Frazier Courts.
5 year Performance Measure	20% participants will gain marketable job skills and/or increase educational level.
Baseline Measure	45 youth.
Time Table	Year Round.
1 year Match	N/A
1 year PHDEP	\$ 30,000.00
5 year PHDEP	\$150,000.00

DHA Drug Elimination Program
Five Year Plan

DHA Drug Elimination Program
Five Year Plan

Activity	Adult Leadership Training
Goal	Create economic and educational opportunities for adults.
Strategy	Leadership classes, Resident Employment Training Center, College & Job fairs.
Problem Activity Address	Low earning potential.
Sites	All.
5 Year Performance Measure	750 residents will enroll in vocational or trade skills training, 1,500 will be assisted with resume preparation, 1,750 will receive job placement assistance.
Baseline	350 participants.
Time table	Year Round.
1 year match	N/A
1 year PHDEP	\$5,212.00
5 year PHDEP	\$26,060.00

Activity	Junior Leadership Training
Goal	Increase high school graduates, reduce juvenile crime.
Strategy	Each site will develop and implement a Community Project with Senior Citizens developments.
Problem Activity Address	Lack of positive role models, truancy, drop-out rate, crime (i.e. vandalism).
Sites	Barbara Jordan, Rhoads Terrace, Frazier Courts, Hamptons at Lakewest.
5 year Performance Measure	Graduate 60% participants.
Baseline Measure	120 youth.
Time Table	June – February.
1 year Match	\$531,000.00
1 year PHDEP	\$ 30,000.00

DHA Drug Elimination Program
Five Year Plan

5 year PHDEP	\$150,000.00
Activity	Resident Outreach Workers (ROWs)
Goal	Create work experience and on-the-job-training.
Strategy	Provide employment opportunities for residents.
Problem Activity Address	Lack of marketable job and social skills.
Sites	All.
5 year Performance Measure	100% of ROWs will gain marketable job skills, 25% will receive job referral from RET Center, 50% will obtain full-time employment.
Baseline Measure	4 residents.
Time Table	Year Round.
1 year Match	N/A
1 year PHDEP	\$ 30,614.40
5 year PHDEP	\$153,072.00

Activity	Operation Stay in School
Goal	Higher level of high school graduates, increase attendance rate.
Strategy	Individual counseling & mentoring program, college tours, home visits, workshops.
Problem	Lower High School drop-out rate, decrease vulnerability of youth to drugs and crime, increase the overall educational level of DHA residents.
Sites	Kingbridge Crossing, Elmer Scott, Hamptons at Lakewest, Edgar Ward.
5 Year measurement	300 residents will participate in program, 45% will graduate from school, all that drop-out will receive intense case-management.
Baseline	60 youth.
Time table	Year Round.
1 year match	N/A
1 year PHDEP	\$ 50,724.14

DHA Drug Elimination Program
Five Year Plan

5 year PHDEP	\$253,620.70
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DHA Drug Elimination Program
Five Year Plan

Activity	Home Study Centers
Goal	Provide individual tutoring for youth, expose youth to educational PC software and internet.
Strategy	Develop and enhance the educational capabilities and achievements of youth, increase number of youth functioning at grade level or above by 10%, establish home study centers at each site, operate centers 5 days per week for 20 hours.
Problem Activity Address	Students functioning below grade level, illiteracy, drop-out rate, vandalism.
Sites	Roseland Homes, Little Mexico, Cedar Springs, Frazier Courts, Rhoads Terrace, Elmer Scott, Hamptons at Lakewest, Frankford Townhomes, Barbara Jordon, Kingbridge Crossing.
5 Year Performance Measure	100% youth will learn how to operate a PC, 50% youth will increase academic scores on state test, 20% will make A/B Honor Roll, 10% increase in adult volunteers.
Baseline	310 youth & 30 adults.
Time table	Year Round.
1 year match	\$65,000.00
1 year PHDEP	\$14,000.00
5 year PHDEP	\$70,000.00

Activity	HOOPS
Goal	Alternative to drug and gang activity for young adults on weekend and during noon hours during the week.
Strategy	Provide opportunity for young adults to further their education and participate in workshops, & job fairs.
Problem Activity Address	Gang involvement, crime rate, & drug usage.
Sites	All.
5 Year Performance Measure	625 young adults will participate in program, 50% will obtain higher education, & 60% will be employed.
Baseline	125 participants.
Time table	June – August Midnight Basketball league October – April Noon Time Basketball league.
1 year match	N/A
1 year PHDEP	\$18,750.00

DHA Drug Elimination Program
Five Year Plan

5 year PHDEP	\$93,750.00
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Activity	Evaluation
Goal	Ensure PHDEP resources are optimized.
Strategy	Evaluate the effectiveness of PHDEP activities and programs.
Problem Activity Address	Eliminates unproductive activities & promotes effective activities.
Sites	All.
5 Year Performance Measure	Evaluation of programs by an independent examiner.
Baseline	N/A
Time table	On-going.
1 year match	N/A
1 year PHDEP	\$15,000.00
5 year PHDEP	\$75,000.00

Activity	Police Reimbursement
Goal	Increase security through law enforcement.
Strategy	Reimburse local law enforcement agency for services above baseline.
Problem Activity Address	Violent Crime perpetrated.
Sites	All.
5 Year Performance Measure	Reduce violent crime by 10%.
Baseline	1998 348 Violent crimes committed (murder, rape, aggravated assault, robbery).
Time table	Year Round.
1 year match	\$3,980,460.00
1 year PHDEP	\$ 500,000.00

DHA Drug Elimination Program
Five Year Plan

5 year PHDEP	\$2,500,000.00
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DHA ORGANIZATIONAL CHART

November 4, 1999

