



Housing Authority of the City
Dallas, Texas

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2001

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2001

**Dallas Housing Authority
PHA Plan
Agency Identification**

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

PHA Number: TX21P009

PHA Fiscal Year Beginning: (mm/yyyy) 01/2001

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 one of the 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. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or 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: numbers of families serviced or 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.

Status

Apply for additional rental vouchers

DHA will continue to apply for additional rental vouchers each year from both existing and new grant programs. Since 1997 DHA has received 320 vouchers annually from HUD as part of the *Walker* litigation. These vouchers, however, cannot be issued until the Court approves a substitution plan for their use. In 1999 DHA applied for and received 75 additional Mainstream rental vouchers for persons with disabilities. DHA applied for another 75 Mainstream vouchers in July 2000. Also in 1999 DHA applied for 200 Welfare-to-Work vouchers, which were not awarded due to a miscalculation in the Section 8 lease-up rate by HUD. DHA

has appealed this decision. DHA has also applied for 900 Fair Share vouchers. Over the next five years DHA will continue to increase the number of rental vouchers by aggressively seeking and applying for all programs that become available.

Maintain High Occupancy (Reduce public housing vacancies)

Under the 1998 Public Housing Assessment System (PHAS) DHA scored 98% in occupancy. DHA will continue to maintain this high score and improve it through implemented changes in its vacancy to occupancy procedure and application processing. Under the old process, DHA Maintenance Foremen notified the Applications and Assignment office when a vacant unit had been completely made-ready. Under the recently implemented procedure the Maintenance Foremen notify the Applications and Assignments office as soon as the unit becomes vacant. This change in procedure has significantly reduced the number of days that a unit remains vacant. DHA has also implemented a reduced time period for applicants to respond to an offer of housing. These two new procedures will continue to assist DHA to maintain a high occupancy rate.

Leverage private or other public funds to create additional housing

As shown in the table below, this year DHA leveraged HUD funds to receive an additional \$17.5 million for the construction of public housing units.

DHA Location	Affordable Housing Program	Low-Income Housing Tax Credits
Roseland Townhomes		\$6,915,000
Monarch Townhomes	\$480,694	\$2,060,115
Carroll Townhomes	\$489,403	\$2,240,100
Lakewest Townhomes	\$492,579	\$4,950,330
Total - Non-HUD Funds	\$1,462,676	\$16,165,545

Acquire of build units or developments

The following tables illustrate DHA acquisitions, building projects, and development projected for the next five years.

1994 HOPE VI Program	2000	2001	2002	2003	2004	Five Year Total
Public housing development (76 units constructed in 1998)	0	0	259	0	0	259

Roseland Homes	2000	2001	2002	2003	2004	Five Year Total
Roseland Townhomes I Market Rate Units	0	38	0	0	0	38
Roseland Townhomes I Public Housing Units	0	114	0	0	0	114
Carroll Townhomes	0	71	0	0	0	71
Monarch Townhomes	0	65	0	0	0	65
Senior Building	0	100	0	0	0	100
Roseland Townhomes II Market Rate Units	0	0	0	49	0	49
Roseland Townhomes II Public Housing Units	0	0	0	145	0	145
Scattered Site Units	0	76	0	0	0	76
Homeownership	0	0	0	40	0	40

Lakewest	2000	2001	2002	2003	2004	Five Year Total
Homeownership	0	300	0	0	0	300
Single Family Homes - Public Housing	0	50	0	0	0	50
Lakewest Townhomes	0	152	0	0	0	152
Remaining Public Housing	0	0	150	0	177	327

Section 8 Walker Litigation	2000	2001	2002	2003	2004	1996 -2004 Total
Total Vouchers received between 1996 - 1999 is 1,285	320	320	320	320	320	2,885

Public Housing Development Grant Programs	2000	2001	2002	2003	2004	Five Year Total
TX21P009042	0	25	0	0	0	25
TX21P009034	0	0	0	0	53	53
TX21P009038	0	0	0	0	61	61

- 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.

Status

Improve public housing management: (PHAS score)

Between 1991 and 1998 DHA received above 90% on its PHMAP scores. The PHMAP was designed to evaluate the Agency’s overall performance in the areas of housing management. In 1998 HUD opted to replace PHMAP with the Public Housing Assessment System (PHAS). The PHAS score is divided into four separate areas: Physical Assessment Sub-System (PASS), Financial Assessment Sub-System (FASS), Management Assessment Sub-System (MASS), and Residential Assessment Sub-System (RASS). The PHAS scoring is rated from 0 to 100 points; 0 to 60 is considered to be a troubled housing authority; 61 to 89 is a standard performer; and 90 to 100 is a high performing housing authority. In March 2000 DHA submitted its 1999 certification as a high-performing housing authority.

Improve Voucher management: (SEMAP score)

DHA has received its 1999 Section 8 Management Assessment Program (SEMAP) non-published advisory rating which consists of 14 separate indicators.

The indicators are Selection for the Waiting List; Reasonable Rent, Determination of Adjusted Income; Utility Allowance Schedule; HQS Quality Control Inspections; HQS Enforcement; Expanding Housing Opportunities; FMR Limit and Payment Standards; Annual Reexaminations; Correct Tenant Rent Calculations; Pre-Contract HQS Inspections; Annual HQS Inspections; Lease-Up; and Family Self-Sufficiency Program Enrollment. From the list of SEMAP indicators DHA has received only one deficiency rating, Annual Reexamination. This deficiency rating was based upon Section 8 families' untimely response to annual reexamination request notices. DHA has hired additional Section 8 counselors, as well as provided additional training to employees, to help improve residents' response time. DHA is confident these changes will improve the score in this area of the SEMAP evaluation.

Increase customer satisfaction

DHA is committed to increasing its overall customer service and satisfaction through strategic enhancements and resident participation. As part of the PHAS, HUD conducts a Customer Service and Satisfaction Survey of DHA residents. The survey requests information from residents in the following categories: Maintenance and Repairs, Communication, Safety, Services, and Neighborhood Appearance. DHA scored above HUD's required standard in all categories except Safety and Neighborhood Appearance. As part of its follow-up plan to improve performance in these areas, DHA has implemented the following eight initiatives to improve safety and four initiatives to improve neighborhood appearance.

Safety Initiatives

- 1) Police store fronts in or near most housing developments;
- 2) Criminal activity is reported immediately to the police;
- 3) Policies and procedures are in place to track criminal activity;
- 4) Policies and procedures are in place to screen applicants and current residents for criminal history;
- 5) Additional lighting has been installed in the common areas;
- 6) Security and off duty police officers are funded through the Public Housing Drug Elimination Program and the Comprehensive Grant/Capital Fund Program;
- 7) The schedules of resident council and neighborhood crime watch meetings are posted; and
- 8) Police and security officers attend resident council and neighborhood crime watch meetings.

Neighborhood Appearance Initiatives

- 1) The Maintenance Department has a policy to remove graffiti within 24 hours after it is reported;
- 2) All residents are given information that contains the telephone number of the Work Order Center. This number is to be called if there are any repairs needed within or outside the unit or development;
- 3) The Maintenance Department has an extermination policy that requires pest control treatments semi-annually and on an as needed basis; and
- 4) Litter on the grounds is picked up daily and large items twice a week. Tickets are given for areas that are not kept clean.

In conjunction with the Neighborhood Appearance and Safety Initiatives, DHA also provides security services at its housing sites. These services include security guards, off duty police officers, security cameras and exterior lighting on parking lots and walkways. The Agency currently allocates and budgets funds each year from the Comprehensive Grant/Capital Fund Program and Public Housing Drug Elimination Program for its public housing security, \$300,000 for security guards and approximately \$500,000 for off duty police officers. The Agency recently received \$250,000 under the New Approach Anti-Drug Program for Cedar Glen Apartments. In addition, the Resident Services department continues to work with residents to develop and maintain neighborhood crime watch organizations.

Improve specific management functions

DHA is concentrating on the following specific area of management for improvements.

Finance

DHA is continuing to seek non-HUD funding for the support of its housing and resident programs.

Voucher Unit Inspections

Landlord Services inspectors conduct thorough inspections of each unit based on HUD's Housing Quality Standards (HQS) prior to resident

move-in.

Rent Collections

DHA has achieved an excellent rating of 98.5% in Rent Collections on the PHMAP for the last several years. DHA will continue its programs to maintain this high level.

Security

The security measures DHA takes for its housing developments have been discussed previously. DHA will continue to implement programs and additional improvements to enhance the security at its housing sites.

Renovate or modernize public housing

DHA currently has two major modernization projects. The first, Lakewest, includes the demolition of all 3,500 original public housing units on the site and replacement of 950 new public housing units. To date, all but 555 of the original units have been demolished. In 1998 DHA opened 225 new units. Another 196 units were opened in 1999. Construction of 50 single family homes was begun in 1999 and will be complete in 2000. DHA applied for and received Low Income Housing Tax Credits (LIHTC), Private Activity Bonds, and Affordable Housing Program funds for the construction of 152 new public housing units at Lakewest. Comprehensive Grant funds will also be used for this development which should be complete in mid-2001.

The second major modernization project is the renovation of the Roseland Homes site. DHA plans to demolish all but three buildings on this site and replace them with a mixture of public housing, Section 8 project based, homeownership and market rate units. A total of 698 units will be constructed on the Roseland site and in the surrounding neighborhood. In 2000 DHA demolished the first 298 units, secured LIHTC, Private Activity Bonds, and Affordable Housing Program funds for 288 housing units. HOPE VI funds were received in 1998 for this redevelopment project. The first 288 units will be complete in 2001.

Other modernization work in 2000 includes the fire protection upgrades at several of the high-rise buildings for the elderly and disabled and the installation of new HVAC at Frazier Courts and Park Manor.

Provide replacement housing

As discussed above, DHA is providing replacement housing at Roseland Homes and Lakewest for public housing units which are being demolished. Through the 1994 HOPE VI Program and the 1991 and 1992 Public Housing Development Programs, DHA has funding for 373 public housing replacement units for units demolished in Lakewest. However, construction of these units is on hold pending court action.

Demolish or dispose of obsolete public housing

DHA is presently involved in demolition and disposition projects at Lakewest and at Roseland Homes. The demolition and redevelopment project at Roseland Homes is being completed in several phases and will be complete within the next four years. DHA is also demolishing outdated units at Lakewest and will replace them with 950 new public housing units. Several vacant parcels of land at Lakewest have been or will be disposed of for various future projects. DHA is also planning to dispose of approximately 1,400 square feet of vacant land at Barbara Jordan Square to the City of Dallas for the construction of a turnaround at the closure of Country Creek Drive.

Provide replacement vouchers

DHA has received 1,335 certificates and vouchers as replacements for public housing units demolished in Lakewest.

- 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 4,500 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.

Status

Provide voucher mobility counseling

The Dallas Housing Authority provides a Housing Opportunity Program (HOP) for its Section 8 participants to assist them to move to areas of low minority and low poverty concentration. The activities of this department are dictated by court orders in the *Walker et al.* housing desegregation lawsuit and include the following:

1) Responsibilities of the Housing Opportunity Program

The primary responsibilities of the Housing Opportunity Program are:

- * Provide clients with individual counseling and transportation to view housing units in areas of low minority and low poverty concentration;
- * Provide a means of familiarizing Section 8 participants and applicants with housing and neighborhood amenities in these areas by providing neighborhood specific information regarding crime rates, TAAS results for schools in the areas, social services, job training and employment opportunities, day care, transportation, and environmental

- hazards or other conditions inimical to family life;
- * Work directly with organizations involved in Fair Housing issues within DHA's jurisdiction to assure that all cases of alleged discrimination encountered by DHA staff or program families are investigated and reported to appropriate authorities;
- * Conduct outreach to owners of private rental housing with a particular emphasis in areas of low minority and low poverty concentration;
- * Work closely with owners in areas of low minority and low poverty concentration;
- * Prepare quarterly Fair Market Rent and multi-family unit occupancy reports;
- * Assist families with social services referrals; and
- * Provide post-move support services to families moving to low minority and low poverty areas.

2. Section 8 Briefings

The HOP Department conducts briefings for all DHA Section 8 participants. These briefings are scheduled daily for relocation clients by the Leased Housing Counselors. HOP Counselors schedule briefings for new clients entering the program. Briefings are conducted at DHA's Central Office. At the briefing clients receive their housing voucher and are given pertinent information regarding relocation, fair housing, how to find housing and HUD regulations for the Section 8 Program.

Families are provided assistance in locating housing in areas of low minority and low poverty concentration. Individualized counseling is provided to these families to familiarize them with housing and neighborhood amenities in these areas.

During the briefing a member of DHA's Family Self-Sufficiency Program staff explains the FSS program and encourages families to consider participating in the program. During the follow-up visit by the HOP outreach worker, families are again told about the FSS program and encouraged to participate.

During the briefing families are informed of mobility services provided by DHA including: individualized counseling; information on areas of low minority and low poverty concentration; van tours; assistance in negotiating

leases; assistance in completing a fair housing complaint (if needed); and support services following their move to the new homes in the targeted areas.

3) Van Tours

During the briefing or any time after the briefing, Section 8 participants and applicants may request a van tour. Tours are conducted Monday through Friday at 9:00 a.m. and 1:00 p.m. The tours take participants to see housing units in the low minority and low poverty areas of the areas of DHA's jurisdiction. The tours are scheduled based on the availability of units. HOP counselors conduct daily occupancy surveys to determine the level of vacancies in areas of low minority and low poverty concentration. HOP will also provide return inspection visits for clients requesting this service to execute leases and other appropriate documents. Return visits are provided upon request.

4) Housing Referrals

In addition to tours, families seeking housing also receive counseling by a HOP counselor which includes notices of the units available in low poverty and low minority concentrated areas; a description of the area or neighborhood in which suitable units are located; and information on the schools, child care facilities, health care and public transportation available in these neighborhoods.

5) Information and Assistance to Participating Households

In addition to the information provided during the briefings, HOP staff members continually assist Section 8 participants by:

- * providing up-dated property lists as requested. These lists contain the addresses of units available to program families, as well as the owners' names, addresses, and telephone numbers;
- * providing referrals to individual units available for lease in areas of low minority and low poverty concentration;
- * providing counseling to households on program matters and in instances of alleged program discrimination;
- * providing individual follow-up to Section 8 families when they have relocated to an area of low minority and low

- poverty concentration; and
- * providing credit counseling for individuals experiencing difficulty in finding suitable housing due to credit problems.

6) Housing Complaints

DHA has a Housing Quality Standards Hotline for Section 8 families to register housing complaints. DHA responds to each complaint within 72 hours of receipt to ensure owners honor the HAP contract and maintain units in decent, safe, and sanitary conditions.

Conduct outreach efforts to potential voucher landlords

Through the Housing Opportunities Program, DHA conducts outreach to owners of private rental housing in neighborhoods throughout the Dallas metropolitan area, including parts of Denton and Collin counties as well as Dallas County. Emphasis is placed on recruiting landlords from areas with low poverty and low minority concentrations. Local media, professional real estate organizations, the Apartment Listing Network, Cole Indices, and the Dallas Apartment Association are used as resources to increase the interest of private landlords within DHA's jurisdiction. HOP also conducts landlord workshops and provides information and assistance on program guidelines, HUD's regulations and Fair Housing laws. A listing of available units in areas of low poverty and low minority concentration is prepared twice monthly by HOP staff members and is available to all Section 8 families seeking housing.

The Housing Opportunity Program publishes a newsletter for landlords participating in the Section 8 program. These newsletters provide information regarding housing quality standards, the Bonus Incentive Program and other vital program information. The newsletters are mailed to approximately 5,000 landlords.

Landlord briefings are held four times each month. A HOP real estate specialist conducts these meetings. During the workshop, HOP staff members provide each landlord with an information packet containing the HUD guidelines regarding landlord participation in the Section 8 program and DHA's policies and procedures for the program. Landlords are provided an information packet which includes information relative to the programs and HUD as well as sample copies of forms used in the administration of the program.

Increase voucher payment standards

DHA continues to request increased voucher payment standards through exception rent requests made to HUD. The requests are made for non-minority, non-poverty concentrated area where the Fair Market Rents are inadequate to place Section 8 families.

Implement public housing or other homeownership programs

DHA, through its FSS Program plans to increase assisted housing choices to eligible residents by offering counseling classes on credit repair and money management. DHA refers clients to seminars offered by the Consumer Credit Counseling Services of Greater Dallas, Inc. These seminars include: Dollars and Sense, which teaches basic money management in a simple four step process; So You Want to Be a Homeowner, which covers the responsibilities of homeownership and renting vs. buying; A Worry Free Future, which covers the basics of personal financial planning and setting long-term financial goals; The Credit Fix Mix-Up, which covers credit repair; Fundamentals of Good Credit, which involves a six-week workshop designed to assist participants to learn how to use credit wisely and re-enter the credit mainstream. Once the participants have successfully completed the required program, they are referred to the Enterprise Foundation for referral to banks and real estate agents.

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 living in its family housing developments. In conjunction with 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.

Status

Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments.

The Agency has implemented a preference program to help deconcentrate poverty by bringing higher income public housing households into lower income developments. The program was designed to increase and encourage employment among applicants seeking public housing. Applicants placed in the preference programs must be employed for at least 6 consecutive months prior to receiving housing assistance or be currently enrolled and one half completed with an economic self-sufficiency program. DHA will continue to develop certain income and employment requirements in order to help deconcentrate poverty in its lower income developments over the next 5 years.

Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income development.

In addition to the admissions preferences described above, DHA works with its current families to increase their incomes so there is an income mix at DHA's housing sites. Low-income families are encouraged to participate in DHA's

Resident Employment and Training Center as well as other community job training programs. In addition, families are also offered extensive counseling to help with certain economic challenges.

Implement public housing security improvements

DHA is constantly seeking and implementing various programs to improve housing security. The Agency has increased security guards and off duty police officers work hours at its resident sites especially the sites with a high population of elderly persons and persons with disabilities. In addition to increasing security personnel hours, the Agency has also adjusted their workdays to match the times when most crimes are likely to occur. DHA is currently upgrading and increasing the number of surveillance cameras at its resident sites to better monitor entrance and exit doors. Additional external lighting is being installed around DHA resident parking lots and sidewalk areas to increase safety. The Agency has also implemented a Neighborhood Crime Watch program along with the resident council at its housing sites to allow the residents to actively participate in improving security.

Designate developments or buildings for particular resident groups (elderly person with disabilities)

DHA has developed and upgraded its public housing units to be handicap accessible and has at least 5 percent of the housing units handicap accessible. DHA has designated Park Manor and Audelia Manor as elderly only sites. These two sites have been developed with additional safety features and are currently being renovated with a fire emergency protection program. Forest Green Manor, a Section 8 property, has also been designated for primarily elderly residents under the Section 8 regulations.

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 recipients' 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.

Status

DHA intends to meet these goals through the following measures:

Successfully graduate 1,882 Family Self-Sufficiency Program participants from the program

DHA is committed in achieving its five year goal of successfully graduating 1,882 families enrolled in the FSS Program between year 2000 and 2004. DHA's FSS Program has enrolled more than 3000 eligible candidates since its start date in 1992. During the first 6 months of this year 19 public housing residents and 118 Section 8 participants in the FSS Program have completed and received an escrow upon graduation. DHA is striving to achieve and exceed its goal of 1,882 over the next five years by offering its candidates more financial advisors and home buying seminars.

Increase employment of DHA housing assistance recipients so that 50 percent of those currently unemployed are employed by the end of the five years

DHA is continuing to increase employment among its housing recipients so that 50% of those currently unemployed are employed by the end of the five years. In September 1999, DHA recorded that 31% of its unemployed housing recipients, who were head-of-

household and under the age of 62 were employed. In the first 6 months of this year, DHA has recorded that 42% of those unemployed housing recipients are employed.

Assist 140 public housing families to purchase their own homes

DHA has assisted 38 public housing families to purchase their own home as of June 1, 2000. DHA has projected to assist 140 public housing families by the year 2004.

Reduce reported crime at DHA's housing developments by 10 percent over the next five years

DHA is continuing its efforts to reduce reported crime by providing additional security guards and police officers at resident sites. The Agency has also installed security features such as cameras. The Police Department and DHA's Resident Services Department continue to work with the residents in developing Neighborhood Crime Watch programs.

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

DHA has implemented the use of the Hope Line to provide additional support services and assistance to persons living in developments designated for the elderly and disabled. The Hope Line is a free 24 hours 7 days a week service available by telephone to help residents and their loved ones in crisis situations. The service is provided by Cedars Hospital of Dallas, which specializes in dealing with depression, alcohol problems, phobias, rage, violence, drug problems, grief and suicide.

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

In 1993 Dallas Housing Authority developed the Resident Employment and Training Center (RET) to help increase assistance and awareness of assistance to its residents. The center was developed to provide job training and employment readiness for all residents, including elderly persons with disabilities. During the first 6 months of this year, RET has had 192 students between the ages of 18 and 49 years old to successfully complete job training programs or GED classes.

RET is made up of three separate parts: Employment Opportunities; Training and Educational Opportunities; and Support Services. The Employment Opportunities area provides residents with updated listings of available jobs in the Dallas area, job readiness classes, onsite job recruitment, and onsite job fairs. The Training and Educational

Opportunities area offers GED classes and assessment, adult literacy classes and training on-site as well as training classes throughout Dallas. The third area is Support Services, which provides resident transportation assistance on public transportation, weekly basic keyboarding classes, career interest assistance, office skills assessment, family counseling services and Head Start.

In addition to RET programs, DHA has also teamed up with a non-profit agency called Green Thumb, which provides job training to the elderly (age 50 and older). Green Thumb currently offers its elderly students six weeks of paid training with an opportunity to go to work at a major bank upon completion.

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

Other (list below):

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

Status

DHA has undertaken affirmative measures to promote and advertise suitable living environment for all nationalities (regardless of race, color, religion, national origin, sex familial status and disability) by posting information notices and taking applications at Dallas Life, Salvation Army and Day Resource Center. In addition, DHA promotes its housing programs throughout the Dallas community at various meetings and service affairs.

**Dallas Housing Authority
Annual PHA Plan
PHA Fiscal Year 2001**

[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). Construction of the next multi-family site began in May 2000 and will be complete in 2001. This 152 unit public housing site is being funded through the Comprehensive Grant/Capital Fund Program, Private Activity Bonds, Low-Income Housing Tax Credits, and Affordable Housing Program funds. In September 1999 DHA began construction of the first single family homes to be located on the site. These 50 public housing units will be completed in 2001.

In 1998 DHA received HOPE VI funding from HUD for the redevelopment of the Roseland Homes site and surrounding community. Roseland Homes was constructed in 1942 to provide housing for approximately 611 low-income families. DHA has developed a plan for this renovation effort which has been approved by HUD, the Texas Historical Commission, and the Federal Court in the *Walker et al.* housing desegregation lawsuit. Under the plan DHA will demolish all but three buildings on the 26 acre site. The housing units will be replaced with 486 units on the site and 212 units in the neighborhood. The units will include public housing, Section 8 project-based assistance, and market rate units. During 1999-2000 DHA applied for and received Low-Income Housing Tax Credits, Affordable Housing funds, and Private Activity Bonds to supplement the HOPE VI funds dedicated to this project.

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 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, Cedar Glen Apartments and Estell Village. 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' 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 invested more than \$2 million in renovations and has recruited Minyards Grocery Store, Wieners Department Store, Auto Zone 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. A similar, although smaller, project is currently being developed near Brackins Village in Oak Cliff.

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 residents and staff. 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 elderly or disabled or 2) families who are currently in a job training program and have completed 50 percent of the training. These preferences became 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 on previous year's plans, a resident and staff survey completed in June 2000, and recurring maintenance needs. A significant portion

of the funds for 1999 and 2000 have been allocated for the construction of 152 public housing units in Lakewest. As noted above, DHA has also received Low-Income Housing Tax Credits, Private Activity Bonds, and Affordable Housing Program funds for these units.

Demolition and Disposition

Roseland Homes

As part of DHA's 1998 HOPE VI Program, DHA applied for and received approval from HUD to demolish all but three buildings on the Roseland Homes site. In an agreement with the Texas Historical Commission, DHA will restore the exteriors of the Community Building and two residential buildings to preserve the historic nature of the first public housing site built in Dallas specifically for African-Americans.

DHA has completed the demolition of the first 298 units and has entered into a long-term lease with a partnership to construct 152 new housing units on this site. Demolition of the remaining units will occur over the next few years with replacement units to be constructed both on- and off-site as described above.

Lakewest

In January 2000 DHA submitted a request to HUD to dispose of three separate parcels of property at Lakewest. One site, approximately 15 acres, has been leased to a partnership for the development of the 152 unit Lakewest Townhomes. The second site, approximately 68 acres will be sold to a partnership for the development of 300 single family homes. The third site, approximately seven acres will be sold to the West Dallas Community Church for expansion of its private school which serves primarily children from low-income families. This request for disposition was approved by HUD on April 21, 2000.

Prior to the end of 2000, DHA will submit an additional request to HUD for the disposition of approximately two acres at Lakewest for the construction of a HUD 202 housing project for the elderly.

Barbara Jordan Square

In early 2001 DHA will submit a request to HUD to dispose of approximately 1,400 square feet of property at Barbara Jordan Square to the City of Dallas for construction of a turn around at the street closure of Country Creek Drive.

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 contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.](#)

Table of Contents

Executive Summary

1.	Statement of Housing Needs	Page 1
2.	Statement of Financial Resources.....	Page 9
3.	PHA Policies Governing Eligibility, Selection and Admissions	Page 12
4.	PHA Rent Determination Policies	Page 25
5.	Operations and Management	Page 31
6.	PHA Grievance Procedures	Page 32
7.	Capital Improvement Needs.....	Page 33
8.	Demolition and Disposition.....	Page 37
9.	Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities.....	Page 40
10.	Conversion of Public Housing to Tenant-Based Assistance.....	Page 41
11.	Homeownership Programs Administered by the PHA	Page 42
12.	PHA Community Service and Self-Sufficiency Programs	Page 43
13.	PHA Safety and Crime Prevention Measures.....	Page 44
14.	Statement of Policies Regarding the Ownership of Pets in Public Housing	Page 45
15.	Civil Rights Certifications.....	Page 46

16. Fiscal Audit..... Page 47

17. PHA Asset Management..... Page 48

18. Other Information..... Page 49

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 the file name in parentheses in the space to the right of the title.

Required Attachments:

- X Admissions Policy for Deconcentration - Attachment A
- X FY 2001 Capital Fund Program Annual Statement - Attachment B
- NA Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- NA Implementation of Public Housing Resident Community Service Requirements
- NA Pet Policy
- X Resident Membership of the PHA Governing Board - Attachment C
- X Membership of the Resident Advisory Board - Attachment D

Optional Attachments:

- X PHA Management Organizational Chart - Attachment E
- X FY 2001 Capital Fund Program 5 Year Action Plan - Attachment B
- X Public Housing Drug Elimination Program (PHDEP) Plan - Attachment F
Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- X Other (List below, providing each attachment name)
 - X Statement of Admissions and Occupancy Policy, Methods of Administration and Tenant Selection and Assignment Plan for the Low Rent Public Housing Program - Attachment G
 - X Definition of Terms for Housing Assistance Programs Owned or Operated by the Dallas Housing Authority or the Dallas Housing Corporation - Attachment H
 - X Administrative Plan for the Section 8 Rental Certificate, Rental Voucher and Rental Rehabilitation Programs - Attachment I
 - X Definition of Terms for Housing Assistance Programs Administered by the Dallas Housing Authority - Attachment J
 - X PHA Agency Plan Certification - Attachment K
 - X Certification for a Drug-Free Workplace (HUD-50070) - Attachment L
 - X Certification of Payments to Influence Federal Transactions (HUD-50071) and Disclosure of Lobbying Activities (SF-LLL) - Attachment M
 - X Certification Regarding Consistency with the Consolidated Plan - Attachment N
 - X Section 8 Homeownership Capacity Statement - Attachment O

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 jurisdictions’ 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:	Annual Plan: Eligibility, Selection, and Admissions Policies
2. X	<ol style="list-style-type: none"> 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 	
X	Public housing rent determination policies, including the methodology for setting public	Annual Plan: Rent Determination

Applicable & On Display	Supporting Document	Applicable Plan Component
	housing flat rents X check here if included in the public housing A & O Policy	
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
X	Policies governing any Section 8 Homeownership program check here if included in the Section 8	Annual Plan: Homeownership

Applicable & On Display	Supporting Document	Applicable Plan Component
	Administrative Plan	
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 application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
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

[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 applicable to the jurisdiction, and/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 the 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' 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/s. 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 lists 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			
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	4,566		
Extremely low income <=30% AMI	4,229	92.62%	
Very low income (>30% but<=50% AMI)	307	6.72%	
Low income (>50% but <80% AMI)	30	.66%	
Families with children	2,779	70.77%	
Elderly families	253	6.44%	
Families with Disabilities	774	19.71%	
White	288	7.33%	
African-American	3,238	82.45%	
American Indian	7	0.18%	
Asian/Pacific Islander	256	6.52%	
Hispanic	120	3.06%	
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?			

Housing Needs Families on the Waiting List

Waiting list type: (select one)

- X Section 8 tenant-based assistance
 - Public Housing
 - Combined Section 8 and Public Housing
 - Public Housing Site-Based or sub-jurisdictional waiting list (optional)
- If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
No _____ Yes			

Housing Needs Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 - X Public Housing
 - Combined Section 8 and Public Housing
 - 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	6,226		
Extremely low income <=30% AMI	5,973	95.94%	
Very low income (>30% but<=50% AMI)	229	3.68%	
Low income (>50% but <80% AMI)	24	0.38%	
Families with children	2,963	56.03%	
Elderly families	311	5.88%	
Families with Disabilities	1,012	19.14%	
White	486	9.19%	
African-American	4,302	81.35%	
American Indian	10	0.19%	
Asian/Pacific Islander	50	0.95%	
Hispanic	419	7.92%	

Characteristics by Bedroom Size (Public Housing Only)

1 BR	3,002	56.80%	.27
2 BR	1,567	29.63%	.45
3 BR	668	12.63%	.37
4 BR	45	.85%	.38
5+ BR	5	0.09%	.35

Is the waiting list closed (select one)? X No _____ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? _____ No _____ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

No _____ 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 reasons 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

[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 or 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 one 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 2001 grants)		
a) Public Housing Operating Fund	\$11,000,000.00	
b) Public Housing Capital Fund	\$8,439,990.00	
c) HOPE VI Revitalization	\$0.00	
d) HOPE VI Demolition	\$0.00	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$71,688,686.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$1,006,453.00	
g) Resident Opportunity and Self-Sufficiency Grants	\$550,000.00	
h) Community Development Block Grant	\$0.00	NA
i) HOME	\$0.00	NA
Subtotal	\$92,685,129.00	
Other Federal Grants (list below)		
a) Welfare-to-Work - Labor Department	\$298,835.00	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	\$2,018,000.00	Operation of housing
d) Oakland Apartments	\$393,000.00	Operation of housing
Subtotal	\$5,014,835.00	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unexpended funds only) (list below)*		
a) 1998 Comprehensive Grant Program	\$4,501,283.00	Modernization and self-sufficiency programs
b) 1999 Comprehensive Grant Program	\$7,598,331.00	Modernization and self-sufficiency programs
c) 2000 Capital Fund Program	\$8,439,990.00	Modernization and self-sufficiency programs
d) 1999 Public Housing Drug Elimination Program	\$100,000.00	Drug elimination programs
f) 2000 Public Housing Drug Elimination Program	\$991,453.00	Drug elimination programs
g) 1997 Economic Development and Support Services Program	\$5,000.00	Self-sufficiency programs
h) 1999 Section 8 Family Self-Sufficiency Program Coordinator Program	\$42,120.00	FSS case manager for Section 8 participants
i) 1999 Elderly Service Coordinator Program	\$53,485.00	Elderly service coordinator
j) 2000 Elderly Service Coordinator Program	\$43,977.00	Elderly service coordinator
k) 1999 Multi-Family Housing Elderly Service Coordinator - Lakeland Manor	\$52,134.00	Elderly service coordinator
l) 1999 Multi-Family Housing Elderly Service Coordinator - Oakland Manor and Simpson Place	\$52,134.00	Elderly service coordinator
m) 1999 Resident Opportunity and Self-Sufficiency Program	\$50,000.00	Elderly service programs
n) 1999 New Approach Anti-Drug Program - Cedar Glen Apartments	\$243,088.00	Additional police protection
o) 1994 HOPE VI Program - Lakewest	\$14,365,542.00	Replacement housing for units demolished in Lakewest
p) 1998 HOPE VI Program - Roseland Homes	\$24,981,369.00	Renovation of Roseland Homes area
q) 1991 PH Development Project TX21P009032	\$3,816,560.00	50 single family homes in Lakewest
r) 1991 PH Development Project TX21P009033	\$6,290,000.00	100 multi-family units

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
s) 1991 PH Development Project TX21P009034	\$3,267,250.00	53 multi-family units
t) 1992 PH Development Project TX21P009038	\$4,082,900.00	61 multi-family units
u) 1991-1992 PH Development Project TX21P009042	\$721,217.00	25 single family homes
v) 1991 PH Development Project TX21P009048(?)	\$2,396,989.00	50 multi-family homes (split from TX21P009032)
Subtotal	\$82,094,822.00	
3. Public Housing Dwelling Rental Income	\$6,500,000.00	Operation of housing
Subtotal	\$6,500,000.00	
4. Other income (list below)		
Excess Utilities	\$862,776.00	Operation of housing
Non-Dwelling	\$33,380.00	Operation of housing
Miscellaneous Charges	\$20,512.00	Operation of housing
Late Charges	\$131,883.00	Operation of housing
Subtotal	\$1,048,551.00	
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	\$148,565.00	Operation of housing
e) Low-Income Housing Tax Credits	\$16,165,545.00	Construction of housing
f) Affordable Housing Program Grants	\$1,462,676.00	Construction of housing
Subtotal	\$23,017,021.00	
Total resources	\$210,360,358.00	

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 sub-component 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 units: (state number)

X When families are within a certain time of being offered a units: (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
- Other (list below)

Day Resource Center, Dallas Life Foundation, Salvation Army

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
- 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)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- 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 has adopted 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)

X 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?

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 sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) 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)

- X 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)

- X 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)

- X 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 sub-component 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

X 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)

X Success rates of assisted families

X Rent burdens of assisted families

Other (list below):

(2) Minimum Rent

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

\$0

X \$1-\$25

\$26-\$50

b. _____ Yes X 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.

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

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

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 (CFR), 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 B.

-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 B

-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 <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	January 7, 2000
5. Number of units affected:	587
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: January 10, 2000 b. Projected end date of activity: 2002

Demolition/Disposition Activity Description	
1a.	Development name: Lakewest
1b.	Development (project) number: TX21P009011
2.	Activity type: Demolition Disposition <input checked="" type="checkbox"/> (partial disposition of vacant land)
3.	Application status (check one) Approved <input checked="" type="checkbox"/> Submitted, pending approval _____ Planned application _____
4.	Date application approved, submitted, or planned for submission: January 31, 2000
5.	Number of units affected: 0
6.	Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Total development
7.	Timeline for activity: a. Actual or projected state date of activity: April 2000, December 2000 b. Projected end date of activity: April 2000, December 2000

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

Demolition/Disposition Activity Description	
1a.	Development name: Barbara Jordan Square
1b.	Development (project) number: TX21P009025
2.	Activity type: Demolition Disposition <input checked="" type="checkbox"/> (partial disposition of vacant land)
3.	Application status (check one) Approved _____ Submitted, pending approval _____ Planned application <input checked="" type="checkbox"/>
4.	Date application approved, submitted, or planned for submission: January 2001
5.	Number of units affected: 0
6.	Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Total development
7.	Timeline for activity: a. Actual or projected state date of activity: March 2001 b. Projected end date of activity: March 2001

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.

10. 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.

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

As a high performing housing authority, DHA is not required to complete this section. But see Attachment “ Section 8 Homeownership Capacity Statement.”

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.

13. 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.

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 2001 in this PHA Plan?
- X Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: Attachment F)

14. Statement of Policies Regarding Ownership of Pets in Public Housing
[24 CFR Part 903.7 9 (n)]

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

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.

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?

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 Agency Plan 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 X 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: (provide name here)

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' 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' Consolidated Plan notes that "[t]he 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.](#)

None Required or Requested.