

# HUD's 2015 Fair Housing Policy & Training Conference Panel—AFFH in Practice: Access to Opportunity



“Highlights to Helping Housing Choice Voucher Holders”

September 1, 2015 • Washington, D.C.

Demetria McCain

Inclusive Communities Project

[www.inclusivecommunities.net](http://www.inclusivecommunities.net)

# ICP's Mobility Assistance Program

- Mobility Assistance Program (MAP)
  - Housing mobility counseling
  - 6 counselors + 2 program assistants
- Dallas Housing Authority (DHA) HCV holders seeking access to housing in:
  - non-segregated areas
  - low poverty areas
  - zones with higher performing schools
  - areas with low crime
  - Well-resourced areas (public & private)
  - non-toxic environments

# MAP Services

- Housing Search Assistance & FH Counseling
- Move-Related Financial Assistance (ex., sec. dep.)
- Landlord Recruitment/Negotiations/Incentives
- Info. re: Schools and Local Services/Happenings
- Social Service Referrals
- Post Move Assistance
  - Individual Matters
  - Client Wide Matters
- Liaison with housing authority





# Ensuring Informed Choices



# Try a Personal Touch (In-Person Presentations to HCV Relocating Holders)

**DID YOU MISS SOMETHING DURING OUR PRESENTATION AT YOUR DHA VOUCHER BRIEFING?  
NO WORRIES! CHECK OUT OUR 7 YOUTUBE CHANNEL VIDEOS!**

mobility assistance for voucher holders

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OF YOUTUBE

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Music


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Gaming

Education

Movies


TV Shows




**Mobility Assistance for Voucher Holders**

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Home Videos Playlists Channels Discussion About

☐  **1:03**


**7-Move-Related Financial Assistance for Clie...**  
April 1, 2015 9:01 AM  
Edit

☐  **0:41**


**6-Fair Housing Counseli...**  
April 1, 2015 8:33 AM  
Edit

☐  **6:07**


**5-Dealing with Certain Landlor...**  
March 31, 2015 3:37 PM  
Edit

☐  **0:52**


**4-Schools and Housing Search...**  
March 31, 2015 3:14 PM  
Edit

☐  **3:42**

**3-Using OpportunityMoves.org websi...**  
March 31, 2015 1:56 PM  
Edit

☐  **1:27**

**2-Housing Search Assistan...**  
March 31, 2015 1:10 PM  
Edit

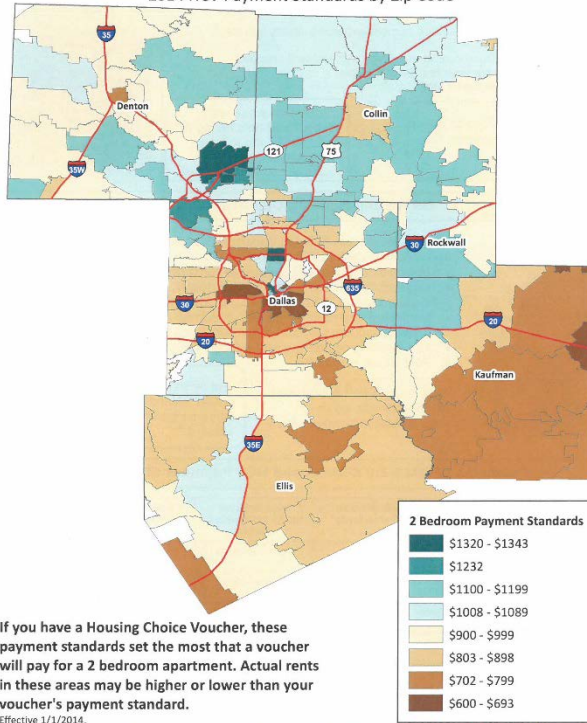
☐ 

**1-Overview**



# Try Visuals/Maps (i.e. Payment Standards, Crime, Transportation Info.)

Dallas Housing Authority  
2014 HCV Payment Standards by Zip Code



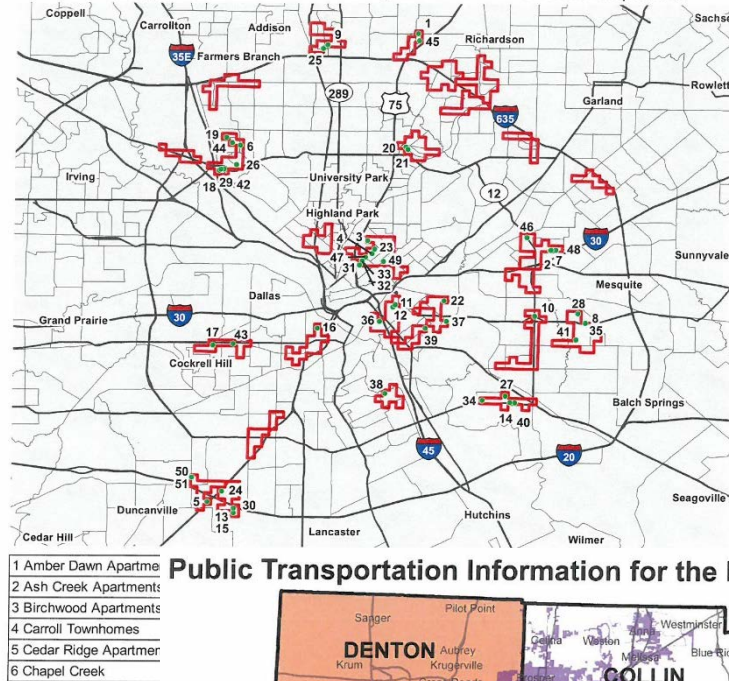
## Examples of 2015 Zip Code Based HCV Payment Standards

City	Zip Code	Elementary Schools 2014 "met standards"	High Schools 2013 graduation rate	2 Bedroom Payment Standard	3 Bedroom Payment Standard
Rockwall	75087	Virginia Reinhardt	Rockwall—96%	\$1287	\$1716
Frisco	75034	Bright	Frisco—98%	\$1254	\$1672
McKinney	75070	Slaughter	McKinney North -98%	\$1452	\$1936
Little Elm	75068	Zellars	Little Elm—92%	\$1221	\$1628
Wylie	75098	Groves	Wylie—93%	\$1265	\$1683

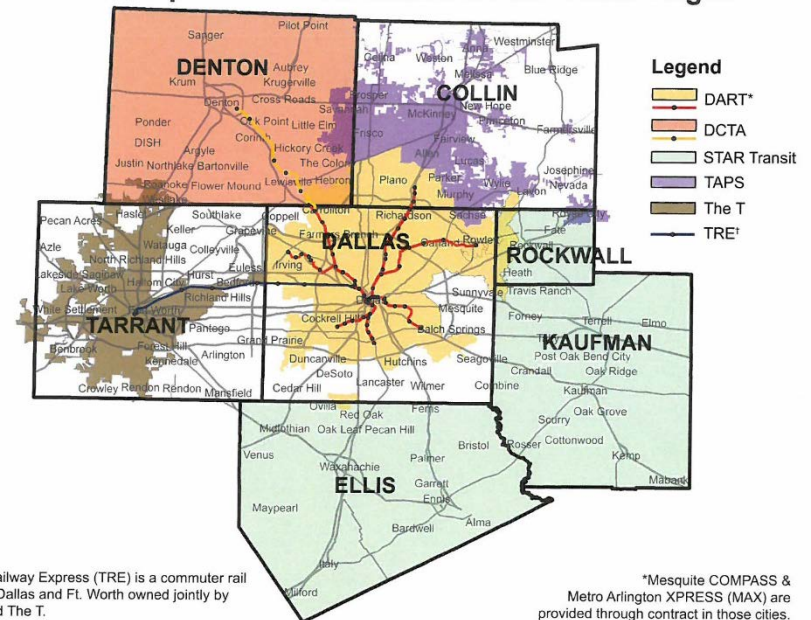
## Inclusive Communities Project

Hearing Impaired? Use the relay option of your choice.  
Para ayuda en Español por favor contacta 214-743-4602.

City of Dallas Crime Hot Spots and Tax Credit Properties



## Public Transportation Information for the Dallas Region



# Provide Regional Info and Resources with Additional Data Sources (i.e. school info)

children  
atRisk

**TEXASSCHOOLGUIDE**  
EMPOWERING FAMILIES TO SUCCEED IN PUBLIC EDUCATION

ESPAÑOL  
f t in y

PARENT ACTION GUIDES RESOURCES ABOUT THE PROJECT CONTACT US

## FIND A SCHOOL

School name

Select district area  
All

Select school level  
All

Select school type  
All

Zip Code

Within - by Miles  
2 Miles

Search by school program  
☐ This search will only display schools in Dallas ISD and Fort Worth ISD.  
☐ Art Classes  
☐ Music Classes  
☐ Before School Programs  
☐ After School Programs  
☐ Pre-K Program (Half Day)  
☐ Pre-K Program (Full Day)  
☐ Sports / Athletics  
☐ College Counseling  
☐ AP, IB, College or Dual Credit Options

Search by letter grade  
(hold down Control/Command to select multiple options)  
 All  
 A+  
 A  
 A-

Search Reset

Show 50 entries

School	District	School Level	School Type	Grade
<a href="#">A.M.PATE EL</a>	FORT WORTH ISD	Elementary	Traditional Public School	F
<a href="#">A.MACEO.SMITH.NEW.TECH.H.S</a>	DALLAS ISD	High	Traditional Public School	NA
<a href="#">ADELFA.BOTELLO.CALLEJO EL</a>	DALLAS ISD	Elementary	Traditional Public School	D
<a href="#">ADELLE.TURNER EL</a>				

**I \* C \* P** inclusive communities project

## DFW Communities by County (7 Counties)

### Dallas County

Addison  
Balch Springs  
\*Cedar Hill  
Cockrell Hill  
\*Coppell  
\*Dallas  
DeSoto  
Duncanville  
Farmers Branch  
\*Garland  
\*Glenn Heights  
Highland Park  
Hutchins  
Irving  
Lancaster  
\*Mesquite  
\*Richardson  
\*Rowlett  
Sachse  
\*Seagoville  
Sunnyvale  
University Park  
Wilmer

### Denton County

Argyle  
Aubrey

Dish  
Double Oak  
\*Flower Mound  
Hackberry  
\*Hebron  
Hickory Creek  
Highland Village  
Justin  
Krugerville  
Krum  
Lake Dallas  
Lakewood Village  
\*Lewisville  
Lincoln Park  
Little Elm  
Northlake  
Oak Point  
Pilot Point  
Ponder  
\*Roanoke  
Sanger  
Shady Shores  
The Colony  
\*Trophy Club

### Collin County

Allen  
Anna

Lowry  
Lucas  
McKinney  
Melissa  
Murphy  
Nevada  
New Hope  
Parker  
\*Plano  
Princeton  
\*Prosper  
Saint Paul  
Weston  
\*Wylie

### Tarrant County

Arlington  
Azle  
Bedford  
Benbrook  
Blue Mound  
Burleson  
Colleyville  
Crowley  
Dalworthington Gardens  
Edgecliff Village  
Euless  
Forest Hill



Do you want to move with your voucher to an area with more opportunities, lower poverty and less crime but don't know where to look?...No problem!

Visit [www.opportunitymoves.org](http://www.opportunitymoves.org) for information about Dallas/Ft. Worth neighborhoods.

View ICP's Dallas/Ft. Worth map or enter an address to find out if a neighborhood is a Walker Targeted Area or High Opportunity Area "eligible".

Helping voucher holders find opportunity neighborhoods in the Dallas Metroplex...





# Include Flyers about New Construction in High Opportunity Areas

## Accepts Section 8 Vouchers

### *Riverstone Trails Townhomes*

201 Planters  
Sunnyvale, TX 75182  
Phone: (469) 516-2597

## Interior Feature

- ♦ 2 Bedroom / 2 Bath Flat
- ♦ 2, 3 & 4 Bedroom Townhome
- ♦ Built in Microwave
- ♦ Full size Washer & Dryer in unit
- ♦ Ceiling Fans
- ♦ Covered Patios
- ♦ Storage Rooms

## Community Features

- ♦ Great close-to-everything location
- ♦ Fitness Center
- ♦ Pool with Pavilion
- ♦ BBQ Grills and Picnic Tables
- ♦ Exercise Trail
- ♦ Children's Playscape and Tot Lot
- ♦ 24-hr Emergency Maintenance
- ♦ Professional Management

## Program Qualifications

The apartments in this community participate in a program designed to maintain affordable housing for residents. We are happy to discuss these qualifications with you!



**North Court Villas**  
Now Pre-Leasing! - Join Our Waiting List

Attention: Frisco's Newest Affordable Community Coming Soon!

A brand new affordable community offering one, two & three bedroom floorplans located in Frisco, Texas, one of Money Magazine's top 100 places to live, featuring an amenity rich environment at an affordable price.

**Community Features**

- Beautiful Swimming Pool
- State-of-the-Art Fitness Center
- Resident Learning Center
- Fully-Equipped Business Center
- Community Clubhouse
- Gazebo w/ Sitting Area For Relaxing
- Enclosed Sun Porch
- Sport Court
- Children's Playscape
- Full Perimeter Fencing
- Controlled Gate Access

**Interior Features**

- High Ceilings - 9' foot
- Stainless Steel Appliance Package
- Full-Size Washer & Dryer Connections
- Walk-In Closets
- Built-In Microwaves
- Faux Wood Flooring (Carpet in Master)
- Ceiling Fans
- Patio
- Storage
- Refrigerators w/ Ice Maker

8275 Stonebrook Parkway  
Frisco, TX 75034 (Not open yet)

Leasing Office:  
972-550-6054 x100

Check us out at:  
[www.northcourt Villas.com](http://www.northcourt Villas.com)

Accepting Section 8



7745 LBJ FREEWAY  
DALLAS, TEXAS  
FOR LEASE

**The Millennium  
APARTMENT HOMES**  
Opening April, 2015

Section 8 Vouchers Welcomed



**McKinney's BRAND NEW**  
LEED GOLD Certified Energy Efficient\* / Green Apartments  
1, 2 and 3 Bedroom Apartment Homes





# Accessing Units in High Opportunity Areas



# Review PHA's List of Available Units

- Where are the units on the list? Notice trends?
  - Poverty
  - Race/Ethnicity
  - Area Median Income
  - Local School Ratings per State Standards
  - CDFI Distress Index Score
  - HUD Opportunity Index Score
- See also [GoSection8.com](http://GoSection8.com) listings
  - Which LLs use the service?
  - Which LLs do not use the service?

# Conduct Landlord Surveys

- Where are high opportunity areas in your region?
- Where are units in high opportunity areas that are reasonably priced?
  - Call to see if vouchers are accepted
    - If not, connect with corporate office
    - If yes, review Tenant Selection Criteria
- Are reasonably priced units within reach of what the voucher + tenant portion can pay? (compare HUD FMRs/PHA Payment Standards)



# Monitor New Construction

- Where is there new construction of units in high opportunity areas within the region?
  - Not yet listed in ads
  - Check newspaper articles for leads
  - Subscribe to local industry databases for leads
- Plug in before construction is complete and marketing begins

# LIHTCs' Affirmative Marketing

- Read developer's affirmative marketing plan
- Connect with property management company (often different from the developer)
  - Become a part of the plan to help spread word to those who otherwise wouldn't normally apply
- Track those you refer to the property
  - Follow up with client for feedback and results
- Understand administration of waiting list

That's all for now...

