

PHA 5-Year and Annual Plan

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

OMB No. 2577-0226
Expires 4/30/2011

1.0	PHA Information PHA Name: <u>DALLAS COUNTY HOUSING AGENCY</u> PHA Code: <u>TX559</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2010</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: 3813					
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
PHA 1:						
PHA 2:						
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	<p>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 for the next five years:</p> <p>The mission of Dallas County Housing Agency is to provide the low and moderate-income citizenry of Dallas County an opportunity to access decent, safe and sanitary housing at an affordable cost. The County is committed to addressing the needs of both renters and homeowners while providing good stewardship of public resources and confidence. In doing so, the County will promote affordable quality housing through a comprehensive multiple programs approach involving community input, education, assessment, counseling, referrals, financial assistance and the enforcement of regulations and standards.</p>					

5.2 **Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

PHA GOALS:

- **Increase the availability of decent, safe, and affordable housing.**
 - ◆ Expand the supply of assisted housing
 - ◆ Improve the quality of assisted housing
 - ◆ Improve voucher management: (SEMAP score)
 - ◆ Increase customer satisfaction
 - ◆ Concentrate on efforts to improve specific management functions
 - ◆ Provide replacement vouchers
 - ◆ Provide voucher mobility counseling
 - ◆ Conduct outreach efforts to potential voucher landlords
 - ◆ Increase voucher payment standards
 - ◆ Implement voucher homeownership program
- **Improve community quality of life and economic vitality**
 - ◆ Implement measures to deconcentrate poverty by bringing higher income households into lower income developments
 - ◆ Implement measures to promote income mixing by assuring access for lower income families into higher income developments
- **Promote self-sufficiency and asset development of families and individuals**
 - ◆ Increase the number and percentage of employed persons in assisted families
 - ◆ Provide or attract supportive services to improve assistance recipients' employability
 - ◆ Provide or attract supportive services to increase independence for the elderly or families with disabilities
 - ◆ Continue to encourage families to enroll into the HA's Voluntary FSS Program and motivate participation's toward achieving economic independence
 - ◆ Promote EID for people with disabilities
- **Ensure Equal Opportunity in Housing for all Americans**
 - ◆ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability
 - ◆ 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
 - ◆ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required
- **The Violence Against Women Act Reauthorization Act (VAWA)**

Protect clients and family members of clients who are victims of domestic violence, dating violence, or stalking, from being evicted or terminated from housing assistance based on acts of such violence against them in accordance with the Violence Against Women Act (VAWA)

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

Eligibility criteria Section 8 Homeownership Option program

1. Be a first-time home buyer or have a member who is a person with disabilities;
2. Have a minimum gross annual income of the current federal minimum wage times 2000 hours annually (except for elderly and disabled households) and a maximum gross annual income not to exceed 80% of the HUD median of family size currently used by Dallas County Housing Program;
3. or, if a family with a disabled member, a minimum income of the monthly SSI benefit for an individual living alone (or paying his or her share of food and housing costs) multiplied by twelve (12);
4. Be currently receiving County Section 8 rental voucher assistance;
5. Have fully repaid any outstanding debt owed to Dallas County, landlord, or any other housing authority;
6. not defaulted on a mortgage securing debt to purchase a home under the home ownership option;
7. Not have any member in household who has a present home ownership interest in a residence at the start of home ownership assistance;
8. Not have available in savings or other liquid assets 10% or more of the sales price to put toward purchase;
9. Purchase a home whose purchase price is \$98,500 or less;
10. Be credit worthy and able to qualify for a mortgage loan at market rate.
11. Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
12. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

The PHA has demonstrated its capacity to administer the program:

Dallas County has the capacity to operate a successful Section 8 Homeownership Program based on its track record in home ownership program since 1989. Dallas County Loan Counseling Center has, over the past 12 years of administration of home ownership program, had extensive experience in working with all segments of the home mortgage arena; mortgage lenders, realtors, low income buyers, secondary mortgage markets and not for profit auxiliary home ownership programs. Also, the DCHLCC's knowledge of the real estate market can help ensure that families are exposed to housing choices in a range of neighborhood. Dallas County has operated a Section 8 rental assistance program since 1994 when it began with 27 Section 8 certificates. Today the successful Section 8 operates, along with DCHLCC, under the auspices of the County's Health and Human Services Department and administers 3,813 Section 8 rental vouchers over 3,000 families.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

Supporting Documents are available for inspection at Main business office of the PHA

List of Supporting Documents Available for Review

Supporting Document	Applicable Plan Component
PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
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
Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs of families on the Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs

	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies																
	Section 8 rent determination (payment standard) policies and written analysis of Section 8 payment standard policies	Annual Plan: Rent Determination																
	Policies governing any Section 8 Homeownership program	Annual Plan: Homeownership																
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>																	
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.																	
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.																	
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.																	
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.																	
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>PHA STATEMENT OF CONSISTENCY WITH THE CONSOLIDATED PLAN</p> <p>1. Consolidated Plan jurisdiction:</p> <table border="0"> <tr> <td>Balch Springs</td> <td>Cedar Hill</td> <td>Cockrell Hill</td> <td>Coppell</td> </tr> <tr> <td>Glenn Heights</td> <td>Lancaster</td> <td>Sachse</td> <td>University Park</td> </tr> <tr> <td>Duncanville</td> <td>Farmers Branch</td> <td>Hutchins</td> <td>Rowlett</td> </tr> <tr> <td>Seagoville</td> <td>Wilmer</td> <td></td> <td></td> </tr> </table> <p>2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:</p> <ul style="list-style-type: none"> ▪ The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s. ▪ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan. <p>3. In concert with the Dallas County Housing Agency PHA Plan, the Dallas County Five-Year Consolidated Plan has five priority housing needs:</p> <ul style="list-style-type: none"> ▪ Increase home ownership for low and moderate income first time home buyers ▪ Decrease substandard rental housing ▪ Increase rental assistance to low and moderate income households ▪ Increase the level of affordable housing ▪ Increase affordable housing units for the elderly <p>4. In addition, other important challenges to be met by the Agency are:</p> <ul style="list-style-type: none"> • compliance with regulatory requirements of SEMAP, and; • to understand and take advantage of opportunities in the new laws and regulations to better serve our clients and the community. <p>This Annual PHA Plan exemplifies the commitment of the Dallas County Housing Agency to meet the housing needs of the low-income residents. The Agency, in partnership with agencies from all levels of government, the business community and residents will use this plan as a guide to improve the quality of life for Dallas County residents.</p>		Balch Springs	Cedar Hill	Cockrell Hill	Coppell	Glenn Heights	Lancaster	Sachse	University Park	Duncanville	Farmers Branch	Hutchins	Rowlett	Seagoville	Wilmer		
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9.1 **Strategy for Addressing Housing 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. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

I. Strategy for Addressing Housing Needs

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

- ◆ Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ◆ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ◆ Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ◆ Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ◆ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

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

- ◆ Apply for additional Section 8 units should they become available
- ◆ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ◆ Pursue housing resources other than Section 8 tenant-based assistance.

Strategy 3: Target available assistance to families at or below 30 % of AMI

- ◆ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based Section 8 assistance
- ◆ Adopt rent policies to support and encourage work

Strategy 4: Target available assistance to families at or below 50% of AMI

- ◆ Adopt rent policies to support and encourage work

Strategy 5: Target available assistance to the elderly:

- ◆ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ◆ Designate admission date for elderly families

Strategy 6: Target available assistance to Families with Disabilities:

- ◆ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ◆ Affirmatively market to local non-profit agencies that assist families with disabilities
- ◆ Designate admission date for persons and families with disabilities

Strategy 7: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

- ◆ Affirmatively market to races/ethnicities shown to have disproportionate housing needs

Strategy 8: Conduct activities to affirmatively further fair housing

- ◆ Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ◆ Market the Section 8 program to owners outside of areas of poverty /minority concentrations

II Reasons for Selecting Strategies

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

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>Dallas County will promote affordable quality housing through a comprehensive multiple programs approach involving community input, outreach, education, assessment, counseling, referrals, financial assistance and the enforcement of regulations and standards. In doing so, the Dallas County Housing Agency (DCHA) Administrative Plan and its policy and procedures will be made available for community input. DCHA will educate the landlords to achieve their goal while providing housing opportunities to low income families. DCHA has a website to bring awareness to the public on the Housing Choice Voucher program. DCHA provide assessment counseling and referral to help our tenant to become homeowners and self-sufficient. Through the Dallas County Health and Human Services comprehensive supportive services, DCHA provides short-term assistance with food, utilities, and transportation. DCHA takes advantage in the new and existing rules and regulation to better serve our clients to improve their quality of life.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p>
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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