

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A. PHA Information.					
A.1	PHA Name: <u>Dallas County Housing Agency</u> PHA Code: <u>TX559</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>(10/2025)</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>4518</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission				
	Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.				
	The following are the Specific locations where the public may obtain copies of the FY2026 PHA Annual Plan: <ul style="list-style-type: none"> • Administrative Office – 2377 N. Stemmons Freeway Suite 700 Dallas, Texas 75207 				
	<input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)				
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
	Lead HA:				

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

The mission of Dallas County Housing Agency is to provide the low and moderate-income citizenry of Dallas County with 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.

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
 - ◆ Increase access to information and resources on fair and affordable housing
 - ◆ Make project-based rental subsidies accessible to qualified families
 - ◆ Prevent the concentration of poverty through full utilization of HUD allocated vouchers
 - ◆ Provide Mainstream Program Voucher to non-elderly persons with disability who are at risk of experiencing homelessness
- **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
 - ◆ Continuing 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 fair housing measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability
 - ◆ Undertake fair housing 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 fair housing measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required
- ◆ Designate an employee as the 504 Coordinator to ensure that eligible persons with disabilities are granted reasonable accommodation in order to take full advantage of the Housing Choice Voucher Program and related services

■ **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)

■ **Emergency Housing Voucher**

- ◆ These EHV's are to assist individuals and families who are experiencing homelessness; at risk of experiencing homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability.

■ **Veteran Affairs Supportive Housing (VASH)**

- ◆ The HUD-VASH program combines HCV rental assistance for homeless veterans with case management and clinical services provided by the VA through its community medical centers

■ **Housing Opportunity Through Modernization Act (HOTMA)**

- ◆ Dallas County Housing Agency is preparing to incorporate the implementation of Housing Opportunity Through Modernization Act (HOTMA). HOTMA makes numerous amendments to Housing Act of 1937 (1937 Act), including significant changes to income calculation, net family assets, and income reviews. HUD is also modernizing its documentation requirements to reduce the burden on families accessing housing assistance.

■ **Significant Amendment/Modification**

- ◆ Expanding quality Housing and supportive services to people experiencing homelessness and Foster Youth to Independence. Dallas County Housing Agency in conjunction with Continuum of Care (CoC) agency to assist the homeless population in the Dallas Metropolitan Area.

B.4	Capital Improvements. – Not Applicable
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: SEMAP Indicator 12</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>		
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>		
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="185 1302 1451 1747"> <tr> <td data-bbox="185 1302 1451 1346"> <p>Fair Housing Goal:</p> </td></tr> <tr> <td data-bbox="185 1346 1451 1747"> <p>It is the policy of the HA to comply fully with all Federal, State, and local nondiscrimination laws, including but not limited to, Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act, and the U. S. Department of Housing and Urban Development regulations governing Fair Housing and Equal Opportunity.</p> </td></tr> </table>	<p>Fair Housing Goal:</p>	<p>It is the policy of the HA to comply fully with all Federal, State, and local nondiscrimination laws, including but not limited to, Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act, and the U. S. Department of Housing and Urban Development regulations governing Fair Housing and Equal Opportunity.</p>
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No person shall, on the ground of race, color, sex, religion, national origin, familial status, age, or disability be excluded from participation in, be denied the benefits of, or be otherwise subjected to, discrimination under any HA housing programs.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

To further its commitment to full compliance with applicable Civil Rights laws, the HA will provide Federal/State/local information to applicants for and participants in the Housing Program regarding unlawful discrimination and any recourse available to them if they believe they maybe victims of discrimination. Such information will be made available with the application, and all applicable Fair Housing Information and Discrimination Complaint forms will be made available at the HA office. In addition, all written information and advertisements will contain the appropriate Equal Opportunity language and logo.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

The HA will assist any family that believes they have suffered illegal discriminationby providing them copies of the housing discrimination form. The HA will also assist them in completing the form, if requested, and will provide them with the address of the nearest HUD Office of Fair Housing and Equal Opportunity.

Instructions for Preparation of Form HUD-50075-HCV

Annual PHA Plan for HCV-Only PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Plan Elements. All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR 5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(2\)\(i\)](#)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. ([24 CFR §903.7\(b\)](#))

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

☐ **Rent Determination.** A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. ([24 CFR §903.7\(d\)](#))

☐ **Operation and Management.** A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. ([24 CFR §903.7\(e\)](#)).

☐ **Informal Review and Hearing Procedures.** A description of the informal hearing and review procedures that the PHA makes available to its applicants. ([24 CFR §903.7\(f\)](#))

☐ **Homeownership Programs.** A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

☐ **Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.** A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. ([24 CFR §903.7\(l\)\(i\)](#)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)\(iii\)](#)).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan.

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

B.2 New Activities. This section refers to new capital activities which is not applicable for HCV-Only PHAs.

- B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.11(c)(3), 24 CFR §903.7(r)(1))
- B.4 Capital Improvements.** This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs
- B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements.

- C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)
- C.2 Certification by State of Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.
- C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations, impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).
- C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 6.02 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

G. Renewal Funding and Line-Item Appropriations

HUD determines DCHA total annual renewal funding based on set-asides in Appropriation Act of a given year. Typically, the annual renewal funding for HA is obligated during the calendar year, well after the beginning of the DCHA's fiscal year. In the interim, DCHA bases its line item budget on prior-year funding and later adjusts appropriations in accordance with the final renewal funding by HUD. Additionally, HA may make necessary appropriation transfers between line items to facilitate operational requirements.

**DALLAS COUNTY HEALTH AND HUMAN SERVICES
SECTION 8 VOUCHER PROGRAM
APPROPRIATION FOR GRANT 08001
FY2025**

LINE ITEM	ACCT Code	8001 HCVP Programmatic Allocation	8071/8072 Financial Administration Allocation	Total Budget Appropriation
ADMINISTRATIVE				
Salaries - Assistant	1020 / 61020	\$2,228,370	\$678,092	\$2,906,463
Salaries - Overtime	1050 / 61050	\$0	\$0	\$0
Salaries - Extra Help	1060 / 61060	\$0	\$0	\$0
FICA	1111 / 61111	\$138,159	\$42,042	\$180,201
Medicare	1112 / 61112	\$32,311	\$9,832	\$42,144
Sick Leave Payoff	1120 / 61120	\$0	\$0	\$0
Insurance -Employer	1140 / 61140	\$442,852	\$134,760	\$577,612
Fringe Benefits Retirement-Emp	1150 / 61150	\$310,412	\$94,458	\$404,870
Workers Compensation- County	1190 / 61190	\$11,142	\$3,390	\$14,532
TOTAL ADMINISTRATIVE		\$3,163,247	\$962,575	\$4,125,821
OPERATING				
Mileage Reimbursement	1080	\$2,000		\$2,000
Classified Advertising	2011	\$7,000		\$7,000
Administrative Expense	2030	\$80,000		\$80,000
Dues & Subscriptions	2080	\$12,000		\$12,000
Property Less than \$5000	2090	\$15,000		\$15,000
Computer Hardware less than \$5	2093	\$2,500	\$2,500	\$5,000
Computer Software	2095	\$34,000	\$1,000	\$35,000
Notary /Bonds Fees	2155	\$100		\$100
Office Supplies	2160	\$74,000	\$26,000	\$100,000
Postage	2170	\$40,000	\$10,000	\$50,000
Printing / Imaging Expense	2180	\$15,000	\$5,000	\$20,000
Training Fees	2460	\$5,000	\$5,000	\$10,000
County Auto Maintenance	2590	\$8,000		\$8,000
Maintenance/Labor on Building/	2640	\$20,000		\$20,000
Groceries-Other	2810	\$100		\$100
Photo Supplies	2930	\$100		\$100
Books & Supplements	2950	\$100		\$100
Uniforms	2970	\$8,512	\$2,000	\$8,512
Auto Expense - Incidental	2980	\$100		\$100
Refunds	3080	\$100		\$100
Fuel	3095	\$15,000		\$15,000

Miscellaneous Reimbursables	4440	\$100,000		\$100,000
Other Miscellaneous	5499	\$328,991	\$216,009	\$545,000
Financial & Audit	5514	\$23,000		\$23,000
Other Professional Fees	5590	\$10,000		\$10,000
Building Rental	7010	\$100		\$100
Equipment Rental	7020	\$50,000		\$50,000
Telephones	7211	\$100		\$100
Cellular Phones	7213	\$10,000		\$10,000
Pagers	7214	\$100		\$100
Interest Payment	7520	\$100		\$100
General Liability	7541	\$10,000		\$10,000
Vehicles Insurance	7543	\$10,000		\$10,000
Indirect Costs	7980	\$100		\$100
TOTAL OPERATING		\$879,103	\$267,509	\$1,146,612

HOUSING ASSISTANCE PAYMENTS (HAP)

Incentives- Grants	2250	\$150,000		\$150,000
Rental Assistance - Long Term	5152	\$55,288,862		\$55,288,862
Rental Assistance - Portability	5155	\$100		\$100
Utilities Assistance	5180	\$100		\$100
Utilities Assistance - Emergen	5182	\$700,000		\$700,000
TOTAL HAP		\$56,139,062	\$0	\$56,139,062

CAPITAL

Building Improvements	8130	\$100		\$100
General Equipment	8418	\$100		\$100
TOTAL CAPITAL		\$200	\$0	\$200
GRAND TOTAL		\$60,181,611	\$1,230,084	\$5,272,633

Summary			
Total Admin			\$5,272,633
Total HAP			\$56,139,062
Total 8001 Set Up			\$61,411,695

Total Award **\$61,411,695**

*Expenditures are allocated based on documented time and effort.

Exhibit B. Income Limits
FY 2024

Number of Persons in Family		Maximum Annual Income Limit
1	30% of Median	- \$ 23,200
	Very Low Income	- \$ 38,650
	Lower Income	- \$ 61,800
2	30% of Median	- \$ 26,500
	Very Low Income	- \$ 44,150
	Lower Income	- \$ 70,600
3	30% of Median	- \$ 29,800
	Very Low Income	- \$ 49,650
	Lower Income	- \$ 79,450
4	30% of Median	- \$ 33,100
	Very Low Income	- \$ 55,150
	Lower Income	- \$ 88,250
5	30% of Median	- \$ 36,580
	Very Low Income	- \$ 59,600
	Lower Income	- \$ 95,350
6	30% of Median	- \$ 41,960
	Very Low Income	- \$ 64,000
	Lower Income	- \$ 102,400
7	30% of Median	- \$ 47,340
	Very Low Income	- \$ 68,400
	Lower Income	- \$ 109,450
8	30% of Median	- \$ 52,720
	Very Low Income	- \$ 72,800
	Lower Income	- \$ 116,500

Exhibit J. Utility Allowances

Allowances for Tenant-Furnished Utilities and Other Services

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

OMB Approval No. 2577-0169
(exp. 09/30/2010)

See Public Report Statement and Instructions on back

Locality Dallas County		Unit Type Apartments/Town Homes/Condos				Date (mm/dd/yyyy) OCTOBER 1, 2024	
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	26.00	32.00	41.00	47.00	55.00	
	b. Bottle Gas						
	c. Oil/Electric	16.00	18.00	23.00	26.00	32.00	
	d. Coal/Other						
Cooking	a. Natural Gas	2.00	6.00	9.00	9.00	12.00	
	b. Bottle Gas						
	c. Oil/Electric	4.00	4.00	6.00	6.00	7.00	
	d. Coal/Other						
Other Electric		21.00	23.00	30.00	33.00	38.00	
Air Conditioning		15.00	17.00	18.00	24.00	32.00	
Water Heater	a. Natural Gas	15.00	21.00	26.00	32.00	41.00	
	b. Bottle Gas						
	c. Oil/Electric	11.00	16.00	18.00	23.00	30.00	
	d. Coal/Other						
Water		17.00	25.00	33.00	39.00	50.00	
Sewer		6.00	6.00	6.00	6.00	6.00	
Trash Collection		26.00	26.00	26.00	26.00	26.00	
Range/Microwave		15.00	15.00	15.00	15.00	15.00	
Refrigerator		13.00	13.00	13.00	13.00	13.00	
Other -- specify							
Actual Family Allowances To be used by the family to compute allowance. Complete below for the actual unit rented,					Utility or Service		per. month cost
					Heating		
Name of Family					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heater		
Address of Unit —, TEXAS					Water		
					Sewer		
					Trash Collection		
					Range/Microwave		
					Refrigerator		
					Other -- specify		
Number of Bedrooms —					Total		

Previous editions are obsolete

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form HUD-52667 (12/97)
Ref. Handbook 7420.8
DCHA - REV G

Allowances for Tenant-Furnished Utilities and Other Services

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

OMB Approval No. 2577-0169
(exp. 09/30/2010)

See Public Report Statement and Instructions on back

Locality Dallas County		Unit Type Single Family/Duplex/Manufacture Homes				Date (mm/dd/yyyy) OCTOBER 1, 2024	
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas		45.00	57.00	68.00	77.00	87.00
	b. Bottle Gas						
	c. Oil/Electric		26.00	32.00	38.00	38.00	44.00
	d. Coal/Other						
Cooking	a. Natural Gas		6.00	9.00	9.00	12.00	12.00
	b. Bottle Gas						
	c. Oil/Electric		4.00	6.00	6.00	7.00	9.00
	d. Coal/Other						
Other Electric			26.00	32.00	38.00	44.00	54.00
Air Conditioning			21.00	23.00	26.00	32.00	32.00
Water Heater	a. Natural Gas		21.00	26.00	26.00	36.00	45.00
	b. Bottle Gas						
	c. Oil/Electric		18.00	23.00	30.00	33.00	41.00
	d. Coal/Other						
Water			32.00	39.00	48.00	60.00	69.00
Sewer			6.00	6.00	6.00	6.00	6.00
Trash Collection			26.00	26.00	26.00	26.00	26.00
Range/Microwave			15.00	15.00	15.00	15.00	15.00
Refrigerator			13.00	13.00	13.00	13.00	13.00
Other -- specify							
Actual Family Allowances To be used by the family to compute allowance. Complete below for the actual unit rented,					Utility or Service		per. month cost
					Heating		
Name of Family					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heater		
Address of Unit —, TEXAS					Water		
					Sewer		
					Trash Collection		
					Range/Microwave		
Number of Bedrooms —					Refrigerator		
					Other -- specify		
					Total		

Previous editions are obsolete

Page 1 of 1

form HUD-52667 (12/97)
Ref. Handbook 7420.8
DCHA – REV G

Exhibit K. Fair Market Rent



DALLAS COUNTY
HEALTH AND HUMAN SERVICES
HOUSING DIVISION

PHILIP HUANG, MD, MPH
DIRECTOR



DALLAS COUNTY HOUSING AGENCY
CHOICE VOUCHER PROGRAM
FY 2024 -2025
MAXIMUM SUBSIDY STANDARDS
(Utilities Included)

100% of Fair Market Rent (FMR) (Effective Date 10/1/24)

<i>ZIP Code</i>	<i>Efficiency</i>	<i>One-Bedroom</i>	<i>Two-Bedroom</i>	<i>Three-Bedroom</i>	<i>Four-Bedroom</i>
75001	\$2,010	\$2,110	\$2,470	\$3,100	\$3,980
75006	\$1,580	\$1,660	\$1,950	\$2,440	\$3,140
75007	\$1,580	\$1,650	\$1,940	\$2,430	\$3,120
75011	\$1,510	\$1,590	\$1,860	\$2,330	\$2,990
75014	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75015	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75016	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75017	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75019	\$1,820	\$1,910	\$2,240	\$2,810	\$3,610
75030	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75038	\$1,620	\$1,700	\$2,000	\$2,510	\$3,220
75039	\$2,160	\$2,270	\$2,660	\$3,330	\$4,280
75040	\$1,510	\$1,590	\$1,860	\$2,330	\$2,990
75041	\$1,330	\$1,400	\$1,640	\$2,060	\$2,640
75042	\$1,290	\$1,360	\$1,590	\$1,990	\$2,560
75043	\$1,470	\$1,540	\$1,810	\$2,270	\$2,910
75044	\$1,690	\$1,770	\$2,080	\$2,610	\$3,350
75045	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75046	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75047	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75048	\$1,880	\$1,970	\$2,310	\$2,890	\$3,720
75049	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75050	\$1,430	\$1,510	\$1,770	\$2,250	\$2,850
75051	\$1,200	\$1,260	\$1,480	\$1,860	\$2,380

75052	\$1,640	\$1,730	\$2,030	\$2,600	\$3,260
75053	\$1,430	\$1,510	\$1,770	\$2,260	\$2,850
75054	\$2,060	\$2,190	\$2,560	\$3,390	\$4,130
75060	\$1,390	\$1,460	\$1,710	\$2,140	\$2,750
75061	\$1,360	\$1,420	\$1,670	\$2,090	\$2,690
75062	\$1,420	\$1,490	\$1,750	\$2,190	\$2,820
75063	\$1,840	\$1,930	\$2,270	\$2,840	\$3,650
75067	\$1,630	\$1,710	\$2,010	\$2,520	\$3,240
75080	\$1,630	\$1,710	\$2,010	\$2,520	\$3,240
75081	\$1,710	\$1,800	\$2,110	\$2,640	\$3,400
75082	\$2,010	\$2,110	\$2,480	\$3,110	\$3,990
75083	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75085	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75088	\$2,020	\$2,120	\$2,490	\$3,120	\$4,010
75089	\$1,940	\$2,040	\$2,390	\$2,990	\$3,850
75098	\$2,000	\$2,100	\$2,460	\$3,080	\$3,960
75099	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75104	\$1,850	\$1,940	\$2,280	\$2,860	\$3,670
75106	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75115	\$1,540	\$1,610	\$1,890	\$2,370	\$3,040
75116	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75123	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75125	\$1,250	\$1,310	\$1,540	\$1,930	\$2,480
75134	\$1,530	\$1,600	\$1,880	\$2,360	\$3,030
75137	\$1,760	\$1,850	\$2,170	\$2,720	\$3,490
75138	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75141	\$1,540	\$1,610	\$1,890	\$2,370	\$3,040
75146	\$1,580	\$1,650	\$1,940	\$2,430	\$3,120
75149	\$1,410	\$1,470	\$1,730	\$2,170	\$2,780
75150	\$1,470	\$1,540	\$1,810	\$2,270	\$2,910
75154	\$1,540	\$1,610	\$1,890	\$2,370	\$3,040
75159	\$1,410	\$1,470	\$1,730	\$2,170	\$2,780
75172	\$1,170	\$1,230	\$1,440	\$1,800	\$2,320
75180	\$1,300	\$1,360	\$1,600	\$2,000	\$2,580
75181	\$2,140	\$2,250	\$2,640	\$3,310	\$4,250
75182	\$1,680	\$1,760	\$2,070	\$2,590	\$3,320
75185	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75187	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75201	\$2,300	\$2,410	\$2,830	\$3,550	\$4,560
75202	\$2,050	\$2,150	\$2,520	\$3,160	\$4,060
75203	\$1,170	\$1,230	\$1,440	\$1,800	\$2,320
75204	\$2,210	\$2,320	\$2,720	\$3,410	\$4,380
75205	\$2,250	\$2,360	\$2,770	\$3,470	\$4,460
75206	\$1,890	\$1,990	\$2,330	\$2,920	\$3,750

75207	\$1,970	\$2,070	\$2,430	\$3,050	\$3,910
75208	\$1,500	\$1,580	\$1,850	\$2,320	\$2,980
75209	\$1,810	\$1,900	\$2,230	\$2,790	\$3,590
75210	\$1,000	\$1,050	\$1,230	\$1,540	\$1,980
75211	\$1,190	\$1,240	\$1,460	\$1,830	\$2,350
75212	\$1,200	\$1,260	\$1,480	\$1,850	\$2,380
75214	\$1,780	\$1,870	\$2,190	\$2,740	\$3,530
75215	\$1,190	\$1,240	\$1,460	\$1,830	\$2,350
75216	\$1,060	\$1,110	\$1,300	\$1,630	\$2,090
75217	\$1,100	\$1,150	\$1,350	\$1,690	\$2,170
75218	\$1,690	\$1,770	\$2,080	\$2,610	\$3,350
75219	\$1,910	\$2,000	\$2,350	\$2,940	\$3,780
75220	\$1,330	\$1,400	\$1,640	\$2,060	\$2,640
75221	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75222	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75223	\$1,370	\$1,440	\$1,690	\$2,120	\$2,720
75224	\$1,190	\$1,240	\$1,460	\$1,830	\$2,350
75225	\$2,300	\$2,410	\$2,830	\$3,550	\$4,560
75226	\$1,660	\$1,740	\$2,040	\$2,560	\$3,280
75227	\$1,240	\$1,300	\$1,530	\$1,920	\$2,460
75228	\$1,240	\$1,300	\$1,530	\$1,920	\$2,460
75229	\$1,490	\$1,570	\$1,840	\$2,310	\$2,960
75230	\$1,470	\$1,540	\$1,810	\$2,270	\$2,910
75231	\$1,360	\$1,430	\$1,680	\$2,110	\$2,700
75232	\$1,320	\$1,390	\$1,630	\$2,040	\$2,620
75233	\$1,310	\$1,370	\$1,610	\$2,020	\$2,590
75234	\$1,710	\$1,800	\$2,110	\$2,640	\$3,400
75235	\$1,580	\$1,650	\$1,940	\$2,430	\$3,120
75236	\$1,270	\$1,330	\$1,560	\$1,950	\$2,510
75237	\$1,200	\$1,260	\$1,480	\$1,850	\$2,380
75238	\$1,310	\$1,370	\$1,610	\$2,020	\$2,590
75240	\$1,410	\$1,470	\$1,730	\$2,170	\$2,780
75241	\$1,290	\$1,360	\$1,590	\$1,990	\$2,560
75242	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75243	\$1,430	\$1,500	\$1,760	\$2,210	\$2,830
75244	\$1,860	\$1,950	\$2,290	\$2,870	\$3,690
75246	\$1,110	\$1,170	\$1,370	\$1,720	\$2,210
75247	\$1,230	\$1,300	\$1,520	\$1,900	\$2,450
75248	\$1,800	\$1,880	\$2,210	\$2,770	\$3,560
75249	\$1,970	\$2,070	\$2,430	\$3,050	\$3,910
75250	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75251	\$1,780	\$1,870	\$2,190	\$2,740	\$3,530
75252	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75253	\$1,410	\$1,480	\$1,740	\$2,180	\$2,800

75254	\$1,710	\$1,800	\$2,110	\$2,640	\$3,400
75261	\$1,380	\$1,470	\$1,710	\$2,260	\$2,760
75270	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75287	\$1,690	\$1,770	\$2,080	\$2,610	\$3,350
75313	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75315	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75336	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75339	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75342	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75354	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75355	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75356	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75357	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75360	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75367	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75370	\$1,790	\$1,880	\$2,200	\$2,760	\$3,540
75371	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75372	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75374	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75376	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75378	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75379	\$1,790	\$1,880	\$2,200	\$2,760	\$3,540
75380	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75381	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75382	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75390	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
75398	\$1,460	\$1,530	\$1,800	\$2,260	\$2,900
76051	\$1,850	\$1,970	\$2,300	\$3,040	\$3,710
76065	\$1,620	\$1,700	\$2,000	\$2,510	\$3,220

These amounts are not guaranteed rents.

NOTE: The above numbers are **maximum subsidy standards in rent and utilities** given DCHA Choice Voucher Program families per bedroom eligibility. All rents are subject to a Rent Reasonableness Survey and program rules. The Standard/ Fair Market Rent for unit size larger than 4-bedroom are calculated by adding 15% to the 4-bedroom Payment Standard / FMR for each extra bedroom.

Effective Date: 10/1/24