

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: 09/30/2027
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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. They also inform 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-, very low-, 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 (HCVs) 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, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, 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 HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p>PHA Name: <u>Dallas County Housing Agency</u> PHA Code: <u>TX559</u></p> <p>PHA Plan for Fiscal Year Beginning : (MM/YYYY): <u>10/2026</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Housing Choice Vouchers (HCVs) <u>4596</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Public 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 each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p>

<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. Plan Elements.

B.1 Revision of Existing PHA Plan Elements.

a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Informal Review and Hearing Procedures.
- Homeownership Programs.
- Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.
- Substantial Deviation.
- Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each element(s):

- Financial Resources have been updated with current data.
- Rent determination has been updated with current data.
- Operations and management has updated information revised in the Administrative Plan.

HOUSING CHOICE VOUCHER PROGRAM REVISION TO ADMINISTRATIVE PLAN:

- **Organizational Chart – Interim Assistant Director** **Page vii**

- **G. Renewal Funding and Line-Item Appropriations** **Page 78-80**

- **Updated - Exhibit B - Income Limit** **Page 117**
- **Updated – Exhibit J – Utility Allowance** **Pages 139-140**
- **Updated – Exhibit K – Fair Market Rent** **Pages 141-144**
- **Updated Exhibit L. Landlord Briefing Supplement** **Page 145**

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

Project-Based Vouchers

(b) If Project-Based Voucher (PBV) activities are planned for the applicable Fiscal Year, provide the projected number of PBV units and general locations, and describe how project-basing would be consistent with the PHA Plan.

The following activities were included in the FY2026 Annual Plan as new activities and will possible continue as ongoing activities in FY 2027.

(a) DCHA plans to award 100 Project-Based Vouchers to support housing for individuals experiencing chronic homelessness through a competitive Request for Proposal (RFP) process. The PBV units will be located within Dallas County. DCHA will update the Annual Plan in accordance with HUD requirements once awards are made and project location is finalized.

(b) DCHA also plans to provide 50 Project-Based Vouchers for Permanent Supportive Housing at the St. Jude Oak Cliff Development, located 1950 Forth Worth Ave, Dallas, TX 75208.

These PBV activities advance DCHA's goals of expanding affordable housing opportunities, addressing chronic homelessness, and increasing the access to supportive housing options within the community.

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

	<ul style="list-style-type: none"> ■ Housing Opportunity Through Modernization Act (HOTMA) <ul style="list-style-type: none"> ◆ 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 <ul style="list-style-type: none"> ◆ 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.
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B.4	Capital Improvements. – Not Applicable
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B.5 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y N N/A

(b) If yes, please describe: SEMAP Indicator 12 and 13

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) Comments.

(a) Did the RAB(s) have comments to the PHA Plan?

Y N

(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.

Please see attachment.

<p>C.2</p>	<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>
<p>C.3</p>	<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>
<p>C.4</p>	<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 style="padding-left: 40px;">Y N</p> <p style="padding-left: 40px;"><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

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 **Public Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. Note: The number of HCV's should include all special purpose vouchers (e.g. Mainstream Vouchers, etc.) (24 CFR 903.23(e)).

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 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.

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(s)(2)(i)).

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)).

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

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the applicable Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.55(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r).)

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(s)(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 24 CFR 5.150 *et seq.*, 24 CFR 903.7(o)(1), and 24 CFR 903.15.

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 (24 CFR 903.23(b)).

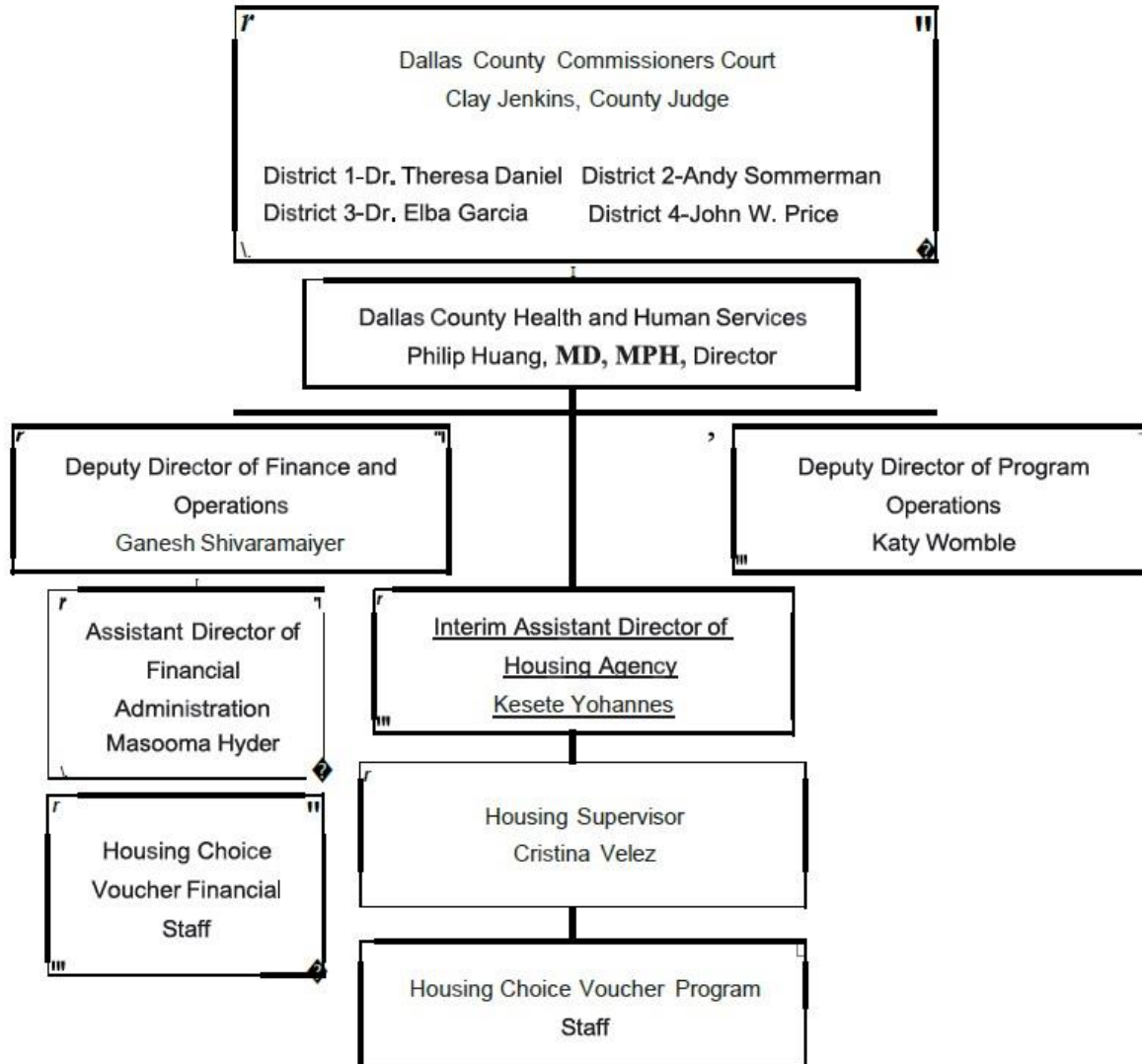
This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic 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 4.52 hours 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

Organizational Chart

Dallas County Housing Agency (OCHA) is part of the Dallas County System governed by the Dallas County Commissioners Court. OCHA is located within the Human Services Division of the Dallas County Health and Human Services Department. OCHA is managed by Assistant Director of Housing, who is accountable to the Director.



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
FY2026

LINE ITEM	ACCT Code	8001	8072	Total Budget Appropriation
		HCVP Programmatic Allocation	Financial Administration Allocation	
ADMINISTRATIVE				
Salaries - Assistant	1020 / 61020	\$2,298,968	\$781,546	\$3,080,514
Salaries - Overtime	1050 / 61050	\$0	\$0	\$0
Salaries - Extra Help	1060 / 61060	\$0	\$0	\$0
FICA	1111 / 61111	\$142,536	\$48,456	\$190,992
Medicare	1112 / 61112	\$33,335	\$11,332	\$44,667
Sick Leave Payoff	1120 / 61120	\$0	\$0	\$0
Insurance -Employer	1140 / 61140	\$444,233	\$151,019	\$595,252
Fringe Benefits Retirement-Emp	1150 / 61150	\$300,015	\$101,992	\$402,007
Workers Compensation- County	1190 / 61190	\$11,495	\$3,908	\$15,403
TOTAL ADMINISTRATIVE		\$3,230,582	\$1,098,253	\$4,328,835
OPERATING				
Mileage Reimbursement	1080 / 61080	\$2,000	\$0	\$2,000
Classified Advertising	2011 / 62011	\$7,000	\$0	\$7,000
Administrative Expense	2030 / 62030	\$80,000	\$0	\$80,000
Dues & Subscriptions	2080 / 62080	\$12,000	\$0	\$12,000
Property Less than \$5000	2090 / 62090	\$15,000	\$0	\$15,000
Computer Hardware less than \$5	2093 / 62093	\$3,731	\$1,269	\$5,000
Computer Software	2095 / 62095	\$26,120	\$8,880	\$35,000
Notary /Bonds Fees	2155 / 62156	\$100	\$0	\$100
Office Supplies	2160 / 62160	\$74,629	\$25,371	\$100,000
Postage	2170 / 62170	\$37,315	\$12,685	\$50,000
Printing / Imaging Expense	2180 / 62175	\$14,926	\$5,074	\$20,000
Training Fees	2460 / 62460	\$7,463	\$2,537	\$10,000
County Auto Maintenance	2590 / 62590	\$8,000	\$0	\$8,000
Maintenance/Labor on Building/	2640 / 62640	\$20,000	\$0	\$20,000
Groceries-Other	2810 / 62810	\$100	\$0	\$100
Photo Supplies	2930 / 62930	\$100	\$0	\$100
Books & Supplements	2950 / 62950	\$100	\$0	\$100
Uniforms	2970 / 62970	\$6,352	\$2,159	\$8,512
Auto Expense - Incidental	2980 / 62980	\$100	\$0	\$100
Refunds	3080 / 62083	\$100	\$0	\$100
Fuel	3095 / 62285	\$15,000	\$0	\$15,000

Miscellaneous Reimbursables	4440 / 62355	\$100,000	\$0	\$100,000
Other Miscellaneous	5499 / 62195	\$312,073	\$232,928	\$545,001
Financial & Audit	5514 / 62221	\$23,000	\$0	\$23,000
Other Professional Fees	5590 / 62225	\$10,000	\$0	\$10,000
Building Rental	7010 / 62023	\$100	\$0	\$100
Equipment Rental	7020 / 62022	\$50,000	\$0	\$50,000
Telephones	7211 / 62211	\$100	\$0	\$100
Cellular Phones	7213 / 62212	\$10,000	\$0	\$10,000
Pagers	7214 / 62213	\$100	\$0	\$100
Interest Payment	7520 / 67520	\$100	\$0	\$100
General Liability	7541 / 62358	\$10,000	\$0	\$10,000
Vehicles Insurance	7543 / 62543	\$10,000	\$0	\$10,000
Indirect Costs	7980 / 69080	\$100	\$0	\$100
TOTAL OPERATING		\$855,709	\$290,903	\$1,146,612

HOUSING ASSISTANCE PAYMENTS (HAP)

Incentives- Grants	2250 / 62250	\$180,000	\$0	\$180,000
Rental Assistance - Long Term	5152 / 62152	\$81,793,658	\$0	\$81,793,658
Rental Assistance - Portability	5155 / 62157	\$1,000,000	\$0	\$1,000,000
Utilities Assistance	5180 / 62186	\$10,000	\$0	\$10,000
Utilities Assistance - Emergen	5182 / 62182	\$700,000	\$0	\$700,000
TOTAL HAP		\$63,683,658	\$0	\$63,683,658

CAPITAL

Building Improvements	8130 / 68130	\$100	\$0	\$100
General Equipment	8418 / 68418	\$100	\$0	\$100
TOTAL CAPITAL		\$200	\$0	\$200
GRAND TOTAL		\$67,770,149	\$1,389,156	\$5,475,647

Summary	
Total Admin	\$5,475,647
Total HAP	\$83,683,658
Total 8001 Set Up	\$69,159,305

Total Award **\$69,159,305**

*Expenditures are allocated based on documented time and effort.

Exhibit B. Income Limits

FY 2025

Number of Persons in Family	Maximum Annual Income Limit
1	30% of Median - \$ 24,650 Very Low Income - \$ 41,100 Lower Income - \$ 65,700
2	30% of Median - \$ 28,200 Very Low Income - \$ 46,950 Lower Income - \$ 75,100
3	30% of Median - \$ 31,700 Very Low Income - \$ 52,800 Lower Income - \$ 84,500
4	30% of Median - \$ 35,200 Very Low Income - \$ 58,650 Lower Income - \$ 93,850
5	30% of Median - \$ 38,050 Very Low Income - \$ 63,350 Lower Income - \$ 101,400
6	30% of Median - \$ 43,150 Very Low Income - \$ 68,050 Lower Income - \$ 108,900
7	30% of Median - \$ 48,650 Very Low Income - \$ 72,750 Lower Income - \$ 116,400
8	30% of Median - \$ 54,150 Very Low Income - \$ 77,450 Lower Income - \$ 123,900

Exhibit J. Utility Allowances

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

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

**Allowances for
Tenant-Furnished Utilities
and Other Services**

See Public Report Statement and Instructions on back

Locality		Unit Type					Date (mm/dd/yyyy)
Dallas County		Apartments/Town Homes/Condos					OCTOBER 1, 2025
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		20.00	30.00	39.00	46.00	59.00	
Sewer		7.00	7.00	7.00	7.00	7.00	
Trash Collection		29.00	29.00	29.00	29.00	29.00	
Range/Microwave		15.00	15.00	15.00	15.00	15.00	
Refrigerator		15.00	15.00	15.00	15.00	15.00	
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	
Name of Family					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Address of Unit --, TEXAS					Water Heater		
					Water		
					Sewer		
					Trash Collection		
					Range/Microwave		
					Refrigerator		
Number of Bedrooms -					Other -- specify		
					Total		

Previous editions are obsolete

Page 1 of 1

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		Unit Type				Date (mm/dd/yyyy)	
Dallas County		Single Family/Duplex/Manufacture Homes				OCTOBER 1, 2025	
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			38.00	46.00	57.00	71.00	81.00
Sewer			7.00	7.00	7.00	7.00	7.00
Trash Collection			29.00	29.00	29.00	29.00	29.00
Range/Microwave			15.00	15.00	15.00	15.00	15.00
Refrigerator			15.00	15.00	15.00	15.00	15.00
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		
Number of Bedrooms -					Other -- specify		
					Total		

Previous editions are obsolete

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

Exhibit K. Fair Market Rent

Small Area Demonstration Program

Schedule B – FY2025 - 2026 Final Fair Market Rents for existing housing Dallas, TX is part of and will use Schedule B Addendum Table for operating the Housing Choice Voucher Program.



DALLAS COUNTY
HEALTH AND HUMAN SERVICES
HOUSING DIVISION

PHILIP HUANG, MD, MPH
 DIRECTOR



DALLAS COUNTY HOUSING AGENCY
CHOICE VOUCHER PROGRAM
FY 2025 -2026
MAXIMUM SUBSIDY STANDARDS
(Utilities Included)

100% of Fair Market Rent (FMR) (Effective Date 10/1/25)

<i>ZIP Code</i>	<i>Efficiency</i>	<i>One-Bedroom</i>	<i>Two-Bedroom</i>	<i>Three-Bedroom</i>	<i>Four-Bedroom</i>
75001	\$2,050	\$2,130	\$2,500	\$3,150	\$4,000
75006	\$1,650	\$1,720	\$2,010	\$2,530	\$3,220
75007	\$1,630	\$1,700	\$1,990	\$2,510	\$3,190
75011	\$1,560	\$1,630	\$1,910	\$2,400	\$3,050
75014	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75015	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75016	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75017	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75019	\$1,840	\$1,910	\$2,240	\$2,820	\$3,590
75030	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75038	\$1,710	\$1,780	\$2,090	\$2,630	\$3,350
75039	\$2,230	\$2,320	\$2,720	\$3,420	\$4,350
75040	\$1,580	\$1,650	\$1,930	\$2,430	\$3,090
75041	\$1,380	\$1,430	\$1,680	\$2,120	\$2,690
75042	\$1,350	\$1,410	\$1,650	\$2,080	\$2,640
75043	\$1,540	\$1,600	\$1,880	\$2,370	\$3,010
75044	\$1,750	\$1,820	\$2,130	\$2,680	\$3,410
75045	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75046	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75047	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75048	\$1,910	\$1,990	\$2,330	\$2,930	\$3,730
75049	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75050	\$1,510	\$1,570	\$1,840	\$2,340	\$2,960
75051	\$1,250	\$1,300	\$1,530	\$1,930	\$2,450
75052	\$1,730	\$1,800	\$2,100	\$2,700	\$3,400
75053	\$1,480	\$1,540	\$1,800	\$2,310	\$2,910
75054	\$2,070	\$2,140	\$2,500	\$3,300	\$4,090
75060	\$1,430	\$1,490	\$1,750	\$2,200	\$2,800
75061	\$1,410	\$1,470	\$1,720	\$2,170	\$2,750
75062	\$1,490	\$1,550	\$1,820	\$2,290	\$2,910

<i>ZIP Code</i>	<i>Efficiency</i>	<i>One-Bedroom</i>	<i>Two-Bedroom</i>	<i>Three-Bedroom</i>	<i>Four-Bedroom</i>
75063	\$1,890	\$1,970	\$2,310	\$2,910	\$3,700
75067	\$1,700	\$1,770	\$2,070	\$2,610	\$3,310
75080	\$1,770	\$1,840	\$2,160	\$2,720	\$3,460
75081	\$1,800	\$1,880	\$2,200	\$2,770	\$3,520
75082	\$2,020	\$2,100	\$2,460	\$3,100	\$3,940
75083	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75085	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75088	\$2,020	\$2,110	\$2,470	\$3,110	\$3,950
75089	\$2,000	\$2,080	\$2,440	\$3,070	\$3,910
75098	\$2,040	\$2,130	\$2,490	\$3,140	\$3,990
75099	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75104	\$1,910	\$1,990	\$2,330	\$2,930	\$3,730
75106	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75115	\$1,560	\$1,620	\$1,900	\$2,390	\$3,040
75116	\$1,500	\$1,560	\$1,830	\$2,300	\$2,930
75123	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75125	\$1,210	\$1,260	\$1,480	\$1,860	\$2,370
75134	\$1,690	\$1,760	\$2,060	\$2,590	\$3,300
75137	\$1,830	\$1,900	\$2,230	\$2,810	\$3,570
75138	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75141	\$1,570	\$1,630	\$1,910	\$2,400	\$3,060
75146	\$1,580	\$1,650	\$1,930	\$2,430	\$3,090
75149	\$1,450	\$1,510	\$1,770	\$2,230	\$2,830
75150	\$1,500	\$1,560	\$1,830	\$2,300	\$2,930
75154	\$1,520	\$1,590	\$1,860	\$2,340	\$2,980
75159	\$1,390	\$1,450	\$1,700	\$2,140	\$2,720
75172	\$1,270	\$1,320	\$1,550	\$1,950	\$2,480
75180	\$1,320	\$1,370	\$1,610	\$2,030	\$2,580
75181	\$2,030	\$2,120	\$2,480	\$3,120	\$3,970
75182	\$1,520	\$1,590	\$1,870	\$2,340	\$2,990
75185	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75187	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75201	\$2,380	\$2,470	\$2,900	\$3,650	\$4,640
75202	\$2,110	\$2,200	\$2,580	\$3,250	\$4,130
75203	\$1,200	\$1,250	\$1,460	\$1,840	\$2,340
75204	\$2,270	\$2,360	\$2,770	\$3,490	\$4,430
75205	\$2,360	\$2,460	\$2,880	\$3,630	\$4,610
75206	\$1,980	\$2,070	\$2,420	\$3,050	\$3,870
75207	\$1,940	\$2,020	\$2,370	\$2,980	\$3,790
75208	\$1,610	\$1,680	\$1,970	\$2,480	\$3,150
75209	\$1,850	\$1,930	\$2,260	\$2,850	\$3,620
75210	\$1,000	\$1,040	\$1,220	\$1,540	\$1,950
75211	\$1,250	\$1,310	\$1,530	\$1,930	\$2,450
75212	\$1,250	\$1,310	\$1,530	\$1,930	\$2,450
75214	\$1,780	\$1,850	\$2,170	\$2,730	\$3,470
75215	\$1,260	\$1,310	\$1,540	\$1,940	\$2,470

<i>ZIP Code</i>	<i>Efficiency</i>	<i>One-Bedroom</i>	<i>Two-Bedroom</i>	<i>Three-Bedroom</i>	<i>Four-Bedroom</i>
75216	\$1,120	\$1,170	\$1,370	\$1,720	\$2,190
75217	\$1,160	\$1,200	\$1,410	\$1,780	\$2,260
75218	\$1,710	\$1,780	\$2,090	\$2,630	\$3,350
75219	\$1,960	\$2,040	\$2,390	\$3,010	\$3,830
75220	\$1,380	\$1,430	\$1,680	\$2,120	\$2,690
75221	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75222	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75223	\$1,430	\$1,480	\$1,740	\$2,190	\$2,790
75224	\$1,220	\$1,270	\$1,490	\$1,880	\$2,390
75225	\$2,380	\$2,470	\$2,900	\$3,650	\$4,640
75226	\$1,730	\$1,800	\$2,110	\$2,660	\$3,380
75227	\$1,300	\$1,360	\$1,590	\$2,000	\$2,550
75228	\$1,300	\$1,360	\$1,590	\$2,000	\$2,550
75229	\$1,570	\$1,640	\$1,920	\$2,420	\$3,070
75230	\$1,520	\$1,580	\$1,850	\$2,330	\$2,960
75231	\$1,430	\$1,480	\$1,740	\$2,190	\$2,790
75232	\$1,340	\$1,400	\$1,640	\$2,060	\$2,630
75233	\$1,330	\$1,380	\$1,620	\$2,040	\$2,590
75234	\$1,760	\$1,830	\$2,150	\$2,710	\$3,440
75235	\$1,660	\$1,730	\$2,030	\$2,560	\$3,250
75236	\$1,320	\$1,370	\$1,610	\$2,030	\$2,580
75237	\$1,220	\$1,270	\$1,490	\$1,880	\$2,390
75238	\$1,360	\$1,420	\$1,660	\$2,090	\$2,660
75240	\$1,470	\$1,530	\$1,790	\$2,250	\$2,870
75241	\$1,290	\$1,350	\$1,580	\$1,990	\$2,530
75242	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75243	\$1,490	\$1,550	\$1,820	\$2,290	\$2,910
75244	\$1,930	\$2,010	\$2,350	\$2,960	\$3,760
75246	\$1,130	\$1,180	\$1,380	\$1,740	\$2,210
75247	\$1,290	\$1,340	\$1,570	\$1,980	\$2,510
75248	\$1,860	\$1,940	\$2,270	\$2,860	\$3,630
75249	\$2,010	\$2,090	\$2,450	\$3,080	\$3,920
75250	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75251	\$1,800	\$1,880	\$2,200	\$2,770	\$3,520
75252	\$1,410	\$1,470	\$1,720	\$2,170	\$2,750
75253	\$1,420	\$1,480	\$1,730	\$2,180	\$2,770
75254	\$1,770	\$1,840	\$2,160	\$2,720	\$3,460
75261	\$1,500	\$1,560	\$1,830	\$2,310	\$2,940
75270	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75287	\$1,760	\$1,830	\$2,150	\$2,710	\$3,440
75313	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75315	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75336	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75339	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75342	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75354	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950

<i>ZIP Code</i>	<i>Efficiency</i>	<i>One-Bedroom</i>	<i>Two-Bedroom</i>	<i>Three-Bedroom</i>	<i>Four-Bedroom</i>
75355	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75356	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75357	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75360	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75367	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75370	\$1,840	\$1,910	\$2,240	\$2,820	\$3,590
75371	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75372	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75374	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75376	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75378	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75379	\$1,840	\$1,910	\$2,240	\$2,820	\$3,590
75380	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75381	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75382	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75390	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
75398	\$1,510	\$1,570	\$1,840	\$2,320	\$2,950
76051	\$1,930	\$1,990	\$2,330	\$3,070	\$3,810
76065	\$1,770	\$1,840	\$2,160	\$2,720	\$3,460

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: 10/1/25**



Exhibit L. Landlord Briefing Supplement

DALLAS COUNTY DEPARTMENT OF HEALTH AND HUMAN SERVICES
ADMINISTRATION

PHILIP HUANG, MD, MPH
DIRECTOR

Housing Choice Voucher Program

Landlord Briefing-Supplement

DEAR LANDLORD/AGENT:

Dallas County Housing Agency's records indicate that you or your organization is providing housing for tenants being assisted through the Section 8 HCV Program. The rental subsidy for the Section 8 HCV Program client, your tenant, is being made to you pursuant to the Housing Assistance Payment Contract for the Section 8 Tenant Based Assistance Housing Choice Voucher Program. Please be advised that monthly payments are subject to change or may discontinue depending on client's income and certain program requirements.

Shown below are some of the reasons for payments to be withheld by Dallas County. Please note that if the PHA determines that the owner is not entitled to the housing assistance payment or any part of it, the PHA, in addition to other remedies, may deduct the amount of the overpayment from any amounts due the owner (including amount due under any other Section 8 assistance contract). Please also note that you are required to return check/payment for tenants listed in the check stub that either do not reside in your property or did not reside in the property for the periods stated in the check stub.

Please acknowledge the receipt of this notice by completing the certification on back of this page by printing name, signing and dating the certification and by returning the certification to:

Dallas County Health and Human Services
Financial Administration
2377 N. Stemmons Freeway, Suite 263
Dallas, Texas 75207

Please also note that failure to return the certification will result in either delay in future payments or non-receipt of payments. You may call your tenant's case manager with any questions regarding this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kesete Yohannes".

Kesete Yohannes
Interim Assistant Director of Housing Choice Voucher Program

REASONS FOR PAYMENT WITHHOLDING

Overpayments: If the PHA determines that the owner is not entitled to the housing assistance payment or any part of it, the PHA, in addition to other remedies, may deduct the amount of the overpayment from any amounts due the owner (including amount due under any other