

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	<p>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</p> <p>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.</p> <p>The following are the Specific locations where the public may obtain copies of the FY2026 PHA Annual Plan:</p> <ul style="list-style-type: none"> • Administrative Office – 2377 N. Stemmons Freeway Suite 700 Dallas, Texas 75207 <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 20%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:																													
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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 style="padding-left: 20px;">Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
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D.	Affirmatively Furthering Fair Housing (AFFH).
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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" style="width: 100%; margin-top: 10px;"> <tr> <td style="padding: 5px;">Fair Housing Goal:</td> </tr> <tr> <td style="padding: 10px;"> <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>	Fair Housing Goal:	<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 discrimination by 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	8071/8072	Total Budget Appropriation
		HCVP Programmatic Allocation	Financial Administration Allocation	
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	\$6,512	\$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	7960	\$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		Unit Type		Date (mm/dd/yyyy)			
Dallas County		Apartments/Town Homes/Condos		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		
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 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		
					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

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



DALLAS COUNTY
HEALTH AND HUMAN SERVICES
HOUSING DIVISION



PHILIP HUANG, MD, MPH
DIRECTOR

May 23, 2025

Narrative Response

Dallas County Housing Agency (DCHA) Advisory Board submitted the following comments upon reviewing of the Annual and Five year Plan. The comments and responses are as follows:

Advisory Comments #1: No comment

Advisory Comments #2:

- a.** Income guideline is great for me and my household of three. It is great to know that I have a secure amount to me and my childrens home.
- b.** I like the change of the utility that have been made and that is great for me to know that I am within the income guideline and be able to stay in a safe environment with fair market rent.
- c.** I also think it's a great idea to giver a chance and allow them to get back in the program after three years.

Advisory Comments #3:

- a.** The number of persons in the family v.s family annual income is great. I think that is a great share to pay.
- b.** Exhibit J. Utility Allowance. I do not pay utility separately, but I think it is great program to assist clients.
- c.** Everything is work the rent and also utility. Do to my disability, I can afford to stay on myown and live within my income, and I very much appreciate all you have done to help me.

Advisory Comments #4:

- a.** The income limit is reasonable and it set at an amount which will help families until they reach the limit that they can help themselves.
- b.** Utility allowance can be beneficial, but sometimes depending on the price of the house it can stop you from getting a house that you love, if the landlord is not willing to adjust the price.
- c.** The Fair Market Rent is extremely fair. The prices are increased and will provide opportunity for us to find a nice home in a nice area.
- d.** Overall I am grateful for this program and how it has help my children and myself.

Response #4 (b) The rent to owner plus the utility allowance is equal to gross rent. It is not the utility allowance that can stop you from getting a house that you love, it is the land lord's request a rent over the gross rent that can lead to be unaffordable for the client rent.

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 3/31/2024

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 10/2025 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its 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 maintains records reflecting these analyses and actions.

Dallas County Housing Agency
PHA Name

TX559
PHA Number/HA Code

I hereby certify that all the statement above, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director:		Name of Board Chairperson:	
Philip Huang, MD, MPH		Clay Jenkins, Dallas County Judge	
Signature	Date	Signature	Date

The United States Department of Housing and Urban Development is authorized to collect 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. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 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. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 10/2025, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its 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 maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Dallas County Housing Agency
 PHA Name

TX559
 PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2026
 5-Year PHA Plan for Fiscal Years 20 - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director		Name Board Chairman	
Philip Huang, MD, MPH		Clay Jenkins, Dallas County Judge	
Signature	Date	Signature	Date

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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 3/31/2024

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Clay Jenkins, the Dallas County Judge
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal
year 2025 of the Dallas County Housing Agency is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

Dallas County

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

PHA Statement of Consistency with the Consolidated Plan

1. Consolidated Plan jurisdiction:

Balch Springs	Cedar Hill	Coppell	Combine	Grand Prairie	Mesquite	Wylie
Glenn Heights	Lancaster	University Park	Dallas	Grapevine	Ovilla	
Duncanville	Farmers Branch	Hutchins	Desoto	Highland Park	Richardson	
Seagoville	Wilmer	Rowlett	Ferris	Irving	Sunnyvale	
Cockrell Hill	Sachse	Addison	Garland	Lewisville	Wilmer	

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the
jurisdiction:

- 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.

3. In concert with the Dallas County Housing Agency PHA Plan, the Dallas County Five-Year Consolidated Plan has five priority housing needs:

- Increase home ownership for low and moderate-income first-time home buyers
- Decrease in 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

4. In addition, other important challenges to be met by the Agency are:

- In addition, other important challenges to be met by the Agency are:
- to understand and take advantage of opportunities in the new laws and regulations to better serve our clients and the community.

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.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official:	Title:
Clay Jenkins	Dallas County Judge
Signature:	Date:

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