

# Memorandum



CITY OF DALLAS

DATE August 12, 2016

TO Housing Committee Members: Scott Griggs, Chair, Carolyn King Arnold, Vice-Chair, Mayor Pro-Tem Monica R. Alonzo, Tiffinni A. Young, Mark Clayton, and Casey Thomas, II

SUBJECT Dallas Housing Authority Housing Choice Voucher (HCV) Program

On Monday, August 15, 2016, you will be briefed on Dallas Housing Authority Housing Choice Voucher (HCV) Program.. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in blue ink, appearing to read 'Alan E. Sims'.

Alan E. Sims  
Chief of Neighborhood Plus

c: The Honorable Mayor and Members of the City Council  
A. C. Gonzalez, City Manager  
Rosa A. Rios, City Secretary  
Christopher D. Bowers, Interim City Attorney  
Craig Kinton, City Auditor  
Daniel F. Solis, Administrative Judge  
Ryan S. Evans, First Assistant City Manager  
Eric D. Campbell, Assistant City Manager  
Jill A. Jordan, P. E., Assistant City Manager  
Mark McDaniel, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager – Mayor and Council

Dallas Housing Authority  
*Housing Choice Voucher (HCV)*  
*Program*

A Briefing to the  
Housing Committee  
August 15, 2016

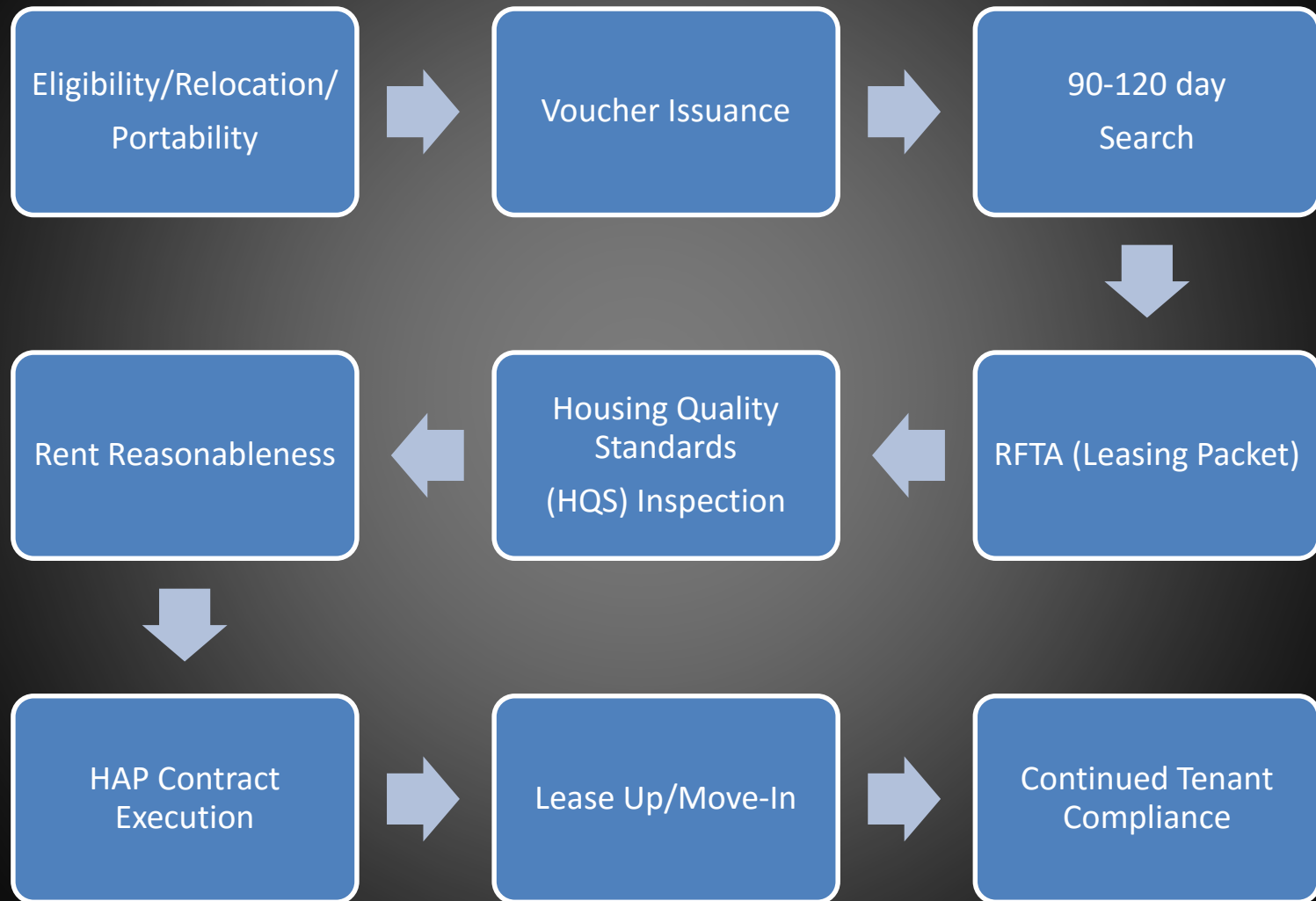


# Housing Choice Voucher Programs

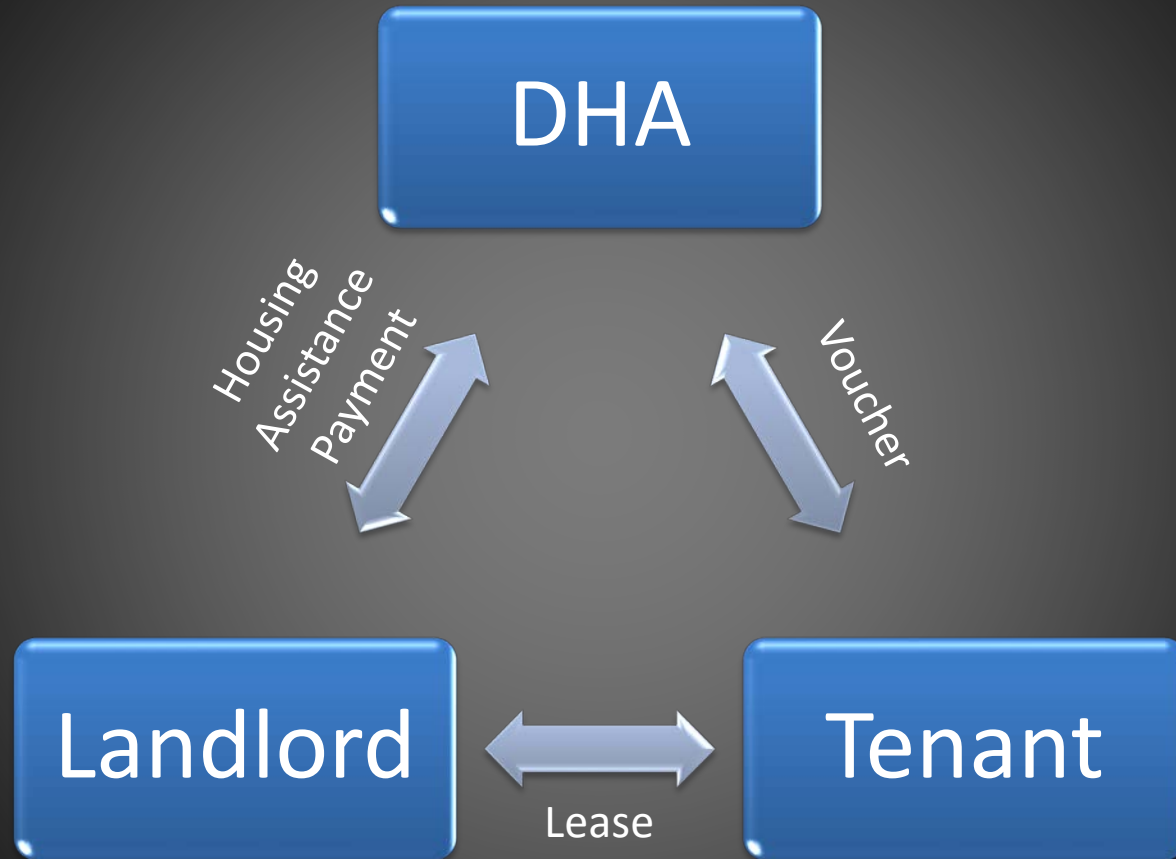
- Number of vouchers 18,400 (Budget Authority)
- DHA's Operational Jurisdiction covers seven counties:(Dallas, Denton, Collin, Ellis, Rockwall, Tarrant, and Kaufman)
- Avg. Family income \$13,000
- 40% served are elderly and/or disabled
- Administrative Fee 79% \$11.4M
- Housing Assistance Payment \$120M
- All Families require Annual Re-examinations for continued eligibility
- Families pay roughly 30% of their adjusted monthly income for rent
- \$50 minimum rent
- 6,200 Business Partners/Landlords
- Avg. HAP payment \$600 per family per month
- 5<sup>th</sup> Largest Housing Choice Voucher program in the country



# Housing Choice Voucher Program Lease-up Process



# Housing Choice Voucher Program Business Relationships



# Fair Market Rents and Payment Standards

1. Fair Market Rents (FMRs) are used to define payment standards that govern the amount of assistance the Housing Choice Voucher Program participants receive.
2. The U. S. Department of Housing and Urban Development (HUD) currently publishes a single FMR for each HUD metropolitan FMR area.
3. To provide the program participants with a wider access to opportunity areas, the Department developed Small Area Fair Market Rents (SAFMRs).
4. The Dallas Housing Authority is currently a demonstration program while HUD is researching the programmatic effects.



# Small Area FMR Proposed Rule Areas



Small Area FMR Proposed Area  
 hcv\_counts  
 • 1,000  
 • 10,000  
 • 100,000



## Fair Market Rents (FMR) and Payment Standards Cont.

5. Payment Standards are used to calculate the Housing Assistance Payment (HAP) that the Dallas Housing Authority pays the owner on behalf of the family leasing the unit.
6. Each Housing Authority may set its Payment Standard amounts from 90-110% of the FMR (set by HUD).
7. Currently, the DHA has all Payment Standards set at 100% of the FMR (by zip code, examples below)

Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
75212	\$ 490	\$ 590	\$ 730	\$ 990	\$ 1,250
75215	\$ 510	\$ 610	\$ 760	\$ 1,030	\$ 1,300
75206	\$ 830	\$ 990	\$ 1,230	\$ 1,670	\$ 2,110
75237	\$ 550	\$ 650	\$ 810	\$ 1,100	\$ 1,390
75287	\$ 730	\$ 870	\$ 1,080	\$ 1,460	\$ 1,850



# Housing Choice Vouchers by Council District

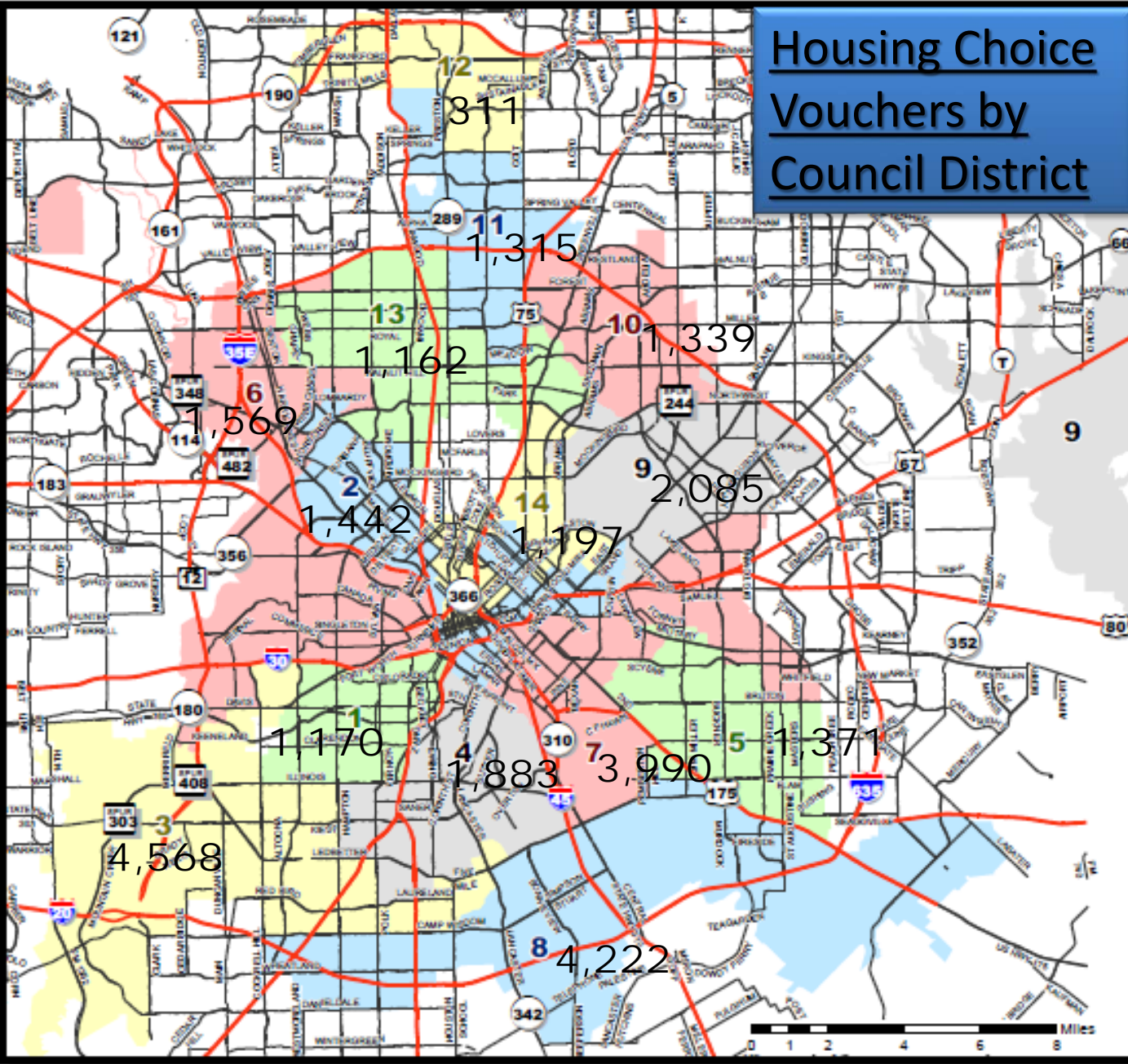
## 2013 General Election Dallas City Council Districts



### Legend

- District 1
- District 2
- District 3
- District 4
- District 5
- District 6
- District 7
- District 8
- District 9
- District 10
- District 11
- District 12
- District 13
- District 14

- Major Roads
- Freeways



**Data Source:**  
 Maps, Council Districts - City of Dallas Enterprise GIS  
 \*Council Districts adopted 2011

**City of Dallas GIS Map Disclaimer:**  
 The accuracy of this data within this map is not to be taken or used as data produced by a Registered Professional Land Surveyor for the State of Texas. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an official ground survey and represents only the approximate relative location of property boundaries. The City of Dallas makes no representation of any kind, including, but not limited to, representation of ownership liability or flows for a particular purpose or use, nor are any such warranties to be implied with respect to the accuracy of information presented on this map. Therefore, reliance on any information in this map without the presentation of this disclaimer is prohibited. City of Dallas GIS Map of Texas, N.B. 1147 (N. Austin) - 04/27/2011, Modified on 04/25/2011

**ENTERPRISE GIS**  
**City of Dallas**

Scale: 0 1 2 4 6 8 Miles

DHA Assisted  
Families by  
Council  
District

Council District	No. of DHA Owned Housing	No. of DHA Housing Choice Vouchers*	Total
CM Griggs	181	1,170	1,351
CM Medrano	490	1,442	1,932
CM Thomas	140	4,568	4,708
CM King Arnold	106	1,883	1,989
CM Callahan	51	1,371	1,422
Pro Tem Alonzo	776	1,569	2,345
CM Young	1,018	3,990	5,008
Deputy Pro Tem Wilson	303	4,222	4,525
CM Clayton	12	2,085	2,097
CM McGough	605	1,339	1,944
CM Kleinman	0	1,315	1,315
CM Greyson	136	311	447
CM Gates	11	1,162	1,173
CM Kingston	375	1,197	1,572

**\*Zip codes overlap council districts so figures may be overstated**

# Tenant Affordability and Rent Amount

Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
75212	\$ 490	\$ 590	\$ 730	\$ 990	\$ 1,250

## Tenant Affordability (Example 1)

Payment Standard	\$730
Tenant Affordability	+\$50
Utility Allowance	-\$125
Max Rent for Specific Tenant	= \$655

## Tenant Affordability (Example 2)

Payment Standard	\$730
Tenant Affordability	+\$200
Utility Allowance	-\$125
Max Rent for Specific Tenant	= \$805

## Gross Rent

Payment Standard	\$730
Utility Allowance	+\$125
Gross Rent	= \$855



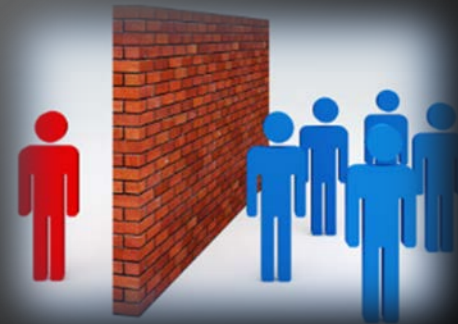
# Barriers/Challenges to Participating

## HCV Participant

- Market Conditions /No Vacancies
- Strict Tenant Screening (Credit/Tenant/Criminal History)
- \$ Application Fees, Security and Utility Deposit
- Non-Participation of Property Owners/Landlords
- Competing with other voucher holders and non-voucher holders

## Landlord

- Market Conditions
- DHA Payment Standards (SAFMRs)
- Cumbersome Process
- Vacancy Loss
- Bad experience from the past
- Program misconceptions /myths



# DHA Mobility Assistance Programs

## Walker Program (HCV)

- DHA currently provides families with the following benefits:
  - Application Fees: up to \$100
  - Moving Expense- \$300
  - Security Deposit- \$250-\$2,000
  - Utility Deposit- up to \$300
  - Landlord Incentive Bonus (New unit on program)- First months rent
  - Partnership with Inclusive Community Project (ICP)



# DHA Mobility Assistance Programs Cont.

## **Veterans Administration Supportive Housing (VASH)**

- July 2016, DHA was awarded an additional \$384,480 for Administrative Fee Set-Aside
  - \$500 Landlord Incentive Bonus
  - Administrative Staff



## **Benefits to Mobility Assistance:**

- Increase opportunity for individuals/families searching for housing
- Increase property owner/landlord participation
- Off-set of lower initial rent amount
- Improve success rate of voucher utilization

Thank you for your time!

Questions/Comments?