

NORTH TEXAS REGIONAL HOUSING ASSESSMENT

Fair Housing Goals
Dallas, TX



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Finalized Fair Housing Goals and Priorities

What should this include?

(source: Assessment of Fair Housing Tool for Local Governments-Instructions, HUD 2017)

- Set one or more **goals to address each fair housing** issue with significant contributing factors. For each goal, program participants must identify one or more contributing factors that the goal is designed to address, describe how the goal relates to overcoming the identified contributing factor(s) and related fair housing issue, and **identify metrics and milestones** for determining what fair housing results will be achieved
- Program participants should note that the **strategies and actions and the specifics of funding decisions**, subject to the consolidated plan, PHA plan or other applicable planning process, **are not required to be in the AFH**. However, the goals set by program participants will factor into these planning processes. These **goals will form the basis for strategies and actions in subsequent planning documents**.
- While contributing factors **may be outside the ability of program participants** to directly control or influence, (...) there still may be policy options or goals that program participants should identify, while recognizing the limitations involved.

Steps taken to finalize goals

Based on the feedback received throughout public outreach activities, the initial goals were enhanced.

Initial and final fair housing goals proposed

Initial Goals	
Goal A	Increase access to affordable housing in high-opportunity areas
Goal B	Increase supply and prevent loss of affordable housing units
Goal C	Increase supply of accessible, affordable housing for persons with disabilities
Goal D	Make investments in targeted neighborhoods to increase opportunity
Goal E	Increase supports and services for residents of publicly supported housing
Goal F	Increase access to information and resources on fair and affordable housing
Final Goals	
Goal A	Increase access to affordable housing in high-opportunity areas
Goal B	Prevent loss of existing affordable housing stock and increase supply of new affordable housing, especially in higher opportunity areas
Goal C	Increase supply of accessible, affordable housing for persons with disabilities
Goal D	Make investments in targeted and segregated neighborhoods to increase opportunity while protecting residents from displacement
Goal E	Increase support and services for residents of publicly supported housing and maintain and improve the quality and management of publicly supported housing
Goal F	Increase access to information and resources on fair and affordable housing

To enhance the meaningfulness of the exercise of deriving data-driven fair housing goals and to facilitate their implementation, the UTA researchers formulated a set of potential strategies.

Fair Housing Goal A

<u>Goal A</u>	<u>Contributing Factors</u>	<u>Fair Housing Issues</u>	<u>Metrics, Milestones and Timeframe for Achievement</u>	<u>Responsible</u>
<p>Increase access to affordable housing in high-opportunity areas</p>	<p>Location and type of affordable housing, lack of access to opportunity due to high housing costs, loss of affordable housing, source of income discrimination, availability of affordable units in range of sizes</p>	<p>Segregation, R/ECAPs, disproportionate housing needs, disparities in access to opportunity, publicly supported housing</p>	<ul style="list-style-type: none"> • Establish Housing Trust Fund to support aggressive affordable housing development and deep income targeting strategies in high-opportunity areas and non-segregated areas • File <i>amicus curae</i> brief in support of lawsuit challenging the Texas law prohibiting municipal source of income protection ordinances • Provide mobility counseling and search assistance to help families make informed housing choices based on data and other information on neighborhood opportunity • Create outreach programs and provide financial/programmatic incentives for landlords in high-opportunity areas • Establish and fund a set of incentives based on successful best practices, including consideration of risk pools, paid deposits and application fees, double deposits, and single point of contact for problems 	<p>City of Dallas, Dallas Housing Authority, Dallas County Housing Authority</p>
<p>Discussion: Increasing access to higher opportunity areas should deconcentrate poverty, combat segregation and foster upward mobility. Pathways to opportunities and self-sufficiency appear to be greatly weakened by systemic barriers (i.e. source of income discrimination) and a persistent geography of inequity. The pursuits of deep income targeting strategies/programs, and the provision of incentives intend to remove such barriers.</p>				

Fair Housing Goal B

Goal B	Contributing Factors	Fair Housing Issues	Metrics, Milestones and Timeframe for Achievement	Responsible
<p>Prevent loss of existing affordable housing stock and increase supply of new affordable housing, especially in higher opportunity areas</p>	<p>Location and type of affordable housing, community opposition, housing problems</p>	<p>Disproportionate housing needs, segregation, R/ECAPs</p>	<ul style="list-style-type: none"> Promote reforms to current zoning regulations, including the development of voluntary inclusionary zoning policies connected to deep income targeting strategies in all new or renovated housing projects in high-opportunity areas Develop strategies to retain expiring LIHTC projects as affordable housing Proactively lock in affordable housing in gentrifying areas (i.e. LIHTC developments, TIFs). Draw from the Montgomery County model to develop right of first refusal program for housing authorities to purchase buildings being sold for the purpose of conversion to condominiums. Develop programs to protect homeowners and affordable rental units from rapidly rising valuation and taxes in gentrifying neighborhoods (Market Segmentation analysis for property appraisal: Travis County model) Develop strategies to monitor and support existing affordable housing in gentrifying communities, including addressing problems arising from rapidly increasing property valuations and taxes (i.e. neighborhood change index) Consider expanded home repair programs to include single- and multifamily housing, owner-occupied and rental property Continue to develop mixed-income housing that preserves and increases the quantity of high-quality affordable housing Expand special tax districts (TIFs, etc.) that provide funds for affordable housing development 	<p>City of Dallas, Dallas Housing Authority, Dallas County Housing Authority, Dallas Central Appraisal District</p>
<p>Discussion: Affordable housing choices seem to be shrinking while the need for affordable housing grows. Increasing the supply of affordable housing throughout the community must be pursued in a way that does not further segregate and concentrate poverty, but rather fosters inclusive, mixed-income communities. The loss of affordable housing (i.e. gentrification, demolition, conversion to higher-end units) may impact the supply of affordable housing. Proactive measures can be taken to protect residents and mitigate seemingly-irrepressible market pressures, by “locking-in” affordability as housing markets transition and developing property valuation processes that account for “markets within markets” (segmentation approach). A viable and complementary strategy, which the City has already pursued, expands financial resources for home repairs.</p>				

Fair Housing Goal C

Goal C	Contributing Factors	Fair Housing Issues	Metrics, Milestones and Timeframe for Achievement	Responsible
<p>Increase supply of accessible, affordable housing for persons with disabilities</p>	<ul style="list-style-type: none"> Lack of affordable integrated housing for persons needing supportive services Lack of affordable, accessible housing for persons with disabilities Lack of affordable in-home or community-based supportive services State or local laws, policies or practices that discourage individuals with disabilities from living in apartments, family homes, supportive housing, shared housing and other integrated settings 	<p>Disabilities and accessibility</p>	<ul style="list-style-type: none"> Amend local zoning codes to incentivize the construction of accessible units in higher density, mixed-use locations and to allow for a broader range of affordable housing options for older adults and protected classes, including accessory dwellings and cohousing. Adopt a formal reasonable accommodation policy for housing that informs and provides clear direction to persons with disabilities on the process for making a reasonable accommodation request. Expand the use of PBVs for development of housing for persons with disabilities, including development of single-family homes for shared housing in coordination with Medicaid supportive service programs (Home and Community-based Services). Form a partnership to deliver training sessions on fair housing accessibility issues to local code enforcement officials, design professionals and property owners. Develop programs to promote universal design (for housing accessibility) in new construction and renovation Continue to survey public infrastructure (sidewalks, crosswalks, business entrances, etc.) for accessibility and allocate ample funds to bring public areas up to code 	<p>City of Dallas, Dallas Housing Authority, Dallas County Housing Authority</p>

Discussion: Project-based vouchers can be targeted to provide accessible housing opportunities for persons with disabilities that work together with state Medicaid long term care programs. City-wide programs that incentivize and encourage universal design expand the total pool of accessible housing and create housing that supports the entire human life-cycle. City-wide programs ensure that accessible housing need not be segregated to higher poverty communities. City programs to address infrastructure may increase access to opportunity (transportation, etc.) for persons with disabilities in all communities.

Fair Housing Goal D

<u>Goal D</u>	<u>Contributing Factors</u>	<u>Fair Housing Issues</u>	<u>Metrics, Milestones and Timeframe for Achievement</u>	<u>Responsible</u>
<p>Make investments in targeted and segregated neighborhoods to increase opportunity while protecting residents from displacement</p>	<ul style="list-style-type: none"> Lack of public or private investments in specific neighborhoods, including services or amenities Lack of revitalization strategies 	<p>Access to opportunity, segregation, R/ECAPs</p>	<ul style="list-style-type: none"> Ensure meaningful community engagement in identifying alternate uses for vacant and derelict land to support food access, recreation and green space in underserved communities. Revise boundaries of designated focus areas in housing policy to target racially segregated census tracts, R/ECAPs and/or the most distressed real estate markets. Advocate for the participation of housing policymakers/PHAs in the development of the Transportation Improvement Program as well as Title VI and Environmental Justice analyses. Revise economic development policies and incentives to prioritize efforts to attract and support businesses that provide well-paying jobs in lower opportunity and R/ECAP areas Collaborate with transportation agencies to create innovative programs that provide affordable transportation options in lower opportunity areas and R/ECAPs and for HUD-assisted families Adopt racial/ethnic impact statement 	<p>City of Dallas, Dallas Housing Authority, Dallas County Housing Authority, Dallas Area Rapid Transit, North Central Texas Council of Governments</p>
<p>Discussion: Community investments can increase access to opportunity (jobs, services, recreation, etc.) in higher poverty areas with higher levels of ethnic segregation. Local research demonstrates that the condition (maintenance, management) of publicly assisted and low-income housing remains a significant driver of community attitudes. Well-managed and well-maintained properties improve public opinion and may effectively reduce some community opposition. Importantly, the provision of support for residents of publicly supported housing must include neighborhood characteristics contributing to opportunity; therefore, this goal includes siting selection decisions and policies.</p>				

Fair Housing Goal E

<u>Goal E</u>	<u>Contributing Factors</u>	<u>Fair Housing Issues</u>	<u>Metrics, Milestones and Timeframe for Achievement</u>	<u>Responsible</u>
<p>Increase support and services for residents of publicly supported housing and maintain and improve the quality and management of publicly supported housing</p>	<ul style="list-style-type: none"> Lack of public or private investments in specific neighborhoods including services or amenities Lack of revitalization strategies 	<p>Disproportionate housing needs, disparities in access to opportunity, R/ECAPs, segregation, publicly supported housing</p>	<ul style="list-style-type: none"> Partner with supportive agencies and nonprofits to provide on-site support to residents (counseling, child care, transportation) Annually gather feedback from residents on the quality of the management of publicly supported housing units and/or landlord-related issues Foster economic self-sufficiency by supporting jobs skills workshops to help PHA residents obtain and retain jobs and/or support agencies that provide job training programs for PHA residents Evaluate economic viability of subsidized households; leverage HUD form 50058 to identify needs and provide adequate assistance/support/referral Expand efforts toward coordination among public housing authorities with residents at common properties, including inspections, monitoring and problem solving Expand fair housing outreach, education and training for residents and individuals on wait lists Create shared information program between City (Neighborhood Services, etc.) and housing authority to facilitate resolution of potential problems where publicly assisted housing is located, including code compliance complaints, crime data and public infrastructure impact 	<p>City of Dallas, Dallas Housing Authority, Dallas County Housing Authority</p>
<p>Discussion: The lack of awareness about the fair housing resources available/tenants' rights will likely worsen housing problems and fuel predatory practices (i.e. wrongful evictions, landlords and builders to take advantage of uninformed individuals). Active dissemination and outreach, as well as effective fair housing enforcement appear pivotal to affirmatively further fair housing</p>				

Fair Housing Goal F

<u>Goal F</u>	<u>Contributing Factors</u>	<u>Fair Housing Issues</u>	<u>Metrics, Milestones and Timeframe for Achievement</u>	<u>Responsible</u>
<p>Increase access to information and resources on fair and affordable housing</p>	<ul style="list-style-type: none"> Local education and fair housing enforcement by private housing provider (real estate agents, builders, etc.) Quality of affordable housing information programs 	<p>Fair housing enforcement, publicly supported housing</p>	<ul style="list-style-type: none"> Support tenant rights workshops to educate low-income renters. Provide support (letters, endorsements, financial aid) for local fair housing groups' education and fundraising. Establish ongoing community meetings with financial institutions, insurance companies, landlords, real estate agents and foundations to enhance their knowledge of and support for fair housing goals. Develop a robust plan to assess banks' performance related to the Community Reinvestment Act (CRA). Expand fair housing outreach, education and training for youth and other targeted populations through collaborative strategies. 	<p>Dallas Housing Authority, Dallas County Housing Authority, Federal Reserve Bank, nonprofits, advocacy groups</p>
<p>Discussion: Participants in public engagement said people don't know about the resources that are available to help them with housing problems and that tenants and homebuyers can be taken advantage of by landlords and builders. Strategies that engage the private sector can put information where and when it is most needed. Partnering with nonprofit agencies can expand resources available to conduct education and outreach. Stark patterns of neighborhood inequities characterize Dallas. Addressing this inequitable landscape of opportunity requires coordinated and geographically-targeted actions across City departments and agencies. In 2018, the City of Dallas created the Office of Equity and Human Rights, which intends to not only institutionalize the equity-focus adopted by the City, but also effectively place equity at the forefront of city-led actions and initiatives across many departments (i.e. transportation, housing, neighborhood services...</p>				

Metrics to track and implement fair housing goals

GOALS	METRICS
Increase access to affordable housing in high-opportunity areas	<ul style="list-style-type: none"> ▪ Change in percent of vouchers used in high-opportunity areas ▪ Increase in number of graduates from self-sufficiency programs ▪ Increase in number of landlords participating in high-opportunity areas and high SAFMR ZIP codes ▪ Increase in affordable housing within 1.5 miles of quality schools ▪ Increase in affordable housing within 5 miles of quality employment ▪ Percent of households that successfully secure housing in high-opportunity areas through mobility counseling
Prevent loss of existing affordable housing stock and increase supply of new affordable housing, especially in higher opportunity areas	<ul style="list-style-type: none"> ▪ Increase in relative and absolute housing units available for low-income households (LIHTC + PHA + low-rent market) ▪ Percent decrease in housing gap (the difference between affordable housing need and housing supply) by year ▪ Percent increase in jurisdictions at or above the calculated regional target of affordable housing units ▪ Increase in number of landlords accepting HCVs ▪ Percent of households not cost burdened (30% or less of income spent on housing/utilities or other relevant measures) ▪ Increase in diversity of housing types accepting HCVs (duplex, townhome, single-family home, etc.); create and maintain database of housing types ▪ Percent increase in regional share ▪ Rate of vouchers returned for inability to secure a unit, recorded by reason (none available, disability, etc.) ▪ Monitor sub-market rate change (quarterly/annually) using analytical tool such as MPF Research or RealPage
Increase supply of accessible, affordable housing for persons with disabilities	<ul style="list-style-type: none"> ▪ Number of new units produced that are fully accessible ▪ Number of units converted to meet accessibility requirements ▪ Increase in number of designated accessible units ▪ Increase in LIHTC accessible units ▪ Increase in number of persons with disabilities in publicly supported housing occupying accessible/converted units ▪ Number of program participants with documented disabilities who leave the wait list due to securing a home ▪ Number of landlords who accept HCV with disability ▪ Number of accessible units in publicly supported housing (add line to checklist)
Make investments in targeted and segregated neighborhoods to increase opportunity	<ul style="list-style-type: none"> ▪ Percent increase in annual amount invested in infrastructure projects (i.e. sidewalks, roadways, lighting, piping, etc.) ▪ Percent increase in diverse banking services (i.e. addition of credit unions and state, local, national, international banks) ▪ Increase in diverse grocery options, restaurant options, business, retail in R/ECAPs ▪ Increase in small business loans or grants to lower income neighborhoods and R/ECAPs ▪ Percent increase in local neighborhood improvement grants ▪ Decrease in number of R/ECAPs
Increase supports and services for residents of publicly supported housing and maintain and improve the quality and management of publicly supported housing	<ul style="list-style-type: none"> ▪ Number of calls for service to police and fire, including number of responses ▪ Performance on City inspections (multifamily, etc.) ▪ Percent increase of passing inspections by code enforcement ▪ Decrease in HA turnaround on meetings, inspections, phone calls, payments for landlords and streamlined recertification ▪ Percent change in complaints about landlord response to tenants ▪ Percent of landlords retained, year to year
Increase access to information and resources on fair and affordable housing	<ul style="list-style-type: none"> ▪ Annual survey to assess reach of information or resources invested in outreach ▪ Increase in diverse evidence-based outreach efforts ▪ Percent increase in ZIP codes reached at fair and affordable housing outreach activities (use surveys or sign-in sheets with ZIP code entry lines) ▪ Percent increase in online resources and outreach, certifications, etc.