City of Dallas

# City of Dallas Fair Housing Evaluation Form

*To be completed by applicant and evaluated by the Fair Housing Division*

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## GOAL 1 – Increase Access to Affordable Housing in High-Opportunity Areas

### 1. Poverty & Opportunity Indicators

- Poverty Rate:
- Census Tract Number:
- Poverty Trend (2020–2025):
- Is Project in a High Opportunity Area? ☐ Yes ☐ No
- Adjacent to High Opportunity Area? ☐ Yes ☐ No
- Homeownership Rate of Census Tract:
- Renter Rate of Census Tract:
- Unemployment Rate of Census Tract:

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### 2. Proximity to Key Amenities

- High-Frequency Transit (mi):
- Public Park Accessible by Sidewalks (mi):
- Full-Scale Grocery Store (mi):
- Community Senior Center or Library (mi):
- Licensed Day Care (mi):
- Qualifying Medical Clinic or Hospital (mi):
- Pharmacy (mi):
- Retail (mi):
- Bike Path:

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### 3. Additional Area Conditions

**Nearby Housing & Safety Indicators**

- Public Housing Nearby (Name & Distance):
- Shelters Nearby (Name & Distance):
- Ongoing/Planned City or Private Development:
- Walkability Score:

**Crime Incidents**

- Crime Incidents (Within ½ Mile):
- Crime Incidents (½–1 Mile):
- Crime Incidents (1–2 Miles):

**Multifamily Sites**

- Multifamily Sites (Within ½ Mile):
- Multifamily Sites (½–1 Mile):
- Multifamily Sites (1–2 Miles):

**Public Housing by Radius**

- Public Housing (Within ½ Mile):
- Public Housing (½–1 Mile):
- Public Housing (1–2 Miles):

**LIHTC Properties by Radius**

- LIHTC Properties (Within ½ Mile):
- LIHTC Properties (½–1 Mile):
- LIHTC Properties (1–2 Miles):

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## GOAL 2 – Preserve Existing Affordable Housing & Promote Mixed-Income Supply

### 1. Project Characteristics

- Opportunity Area Classification:
- Affordability Period (Years):

**2. Unit Composition**

- Total Units:
- Market-Rate Units:
- Rent-Restricted Units:
  - 80% AMI:
  - 70% AMI:
  - 60% AMI:
  - 50% AMI:
  - 30% AMI:
- **Affordable Units (Number & %):**
- **Income Restrictions (Specify AMIs):**
- **Any Units at or Below 30% AMI?** ☐ Yes ☐ No
- **Affordability Covenant (Years):**
- **Deeper Affordability (Below 50% AMI):** ☐ Yes ☐ No
- **Rent Stabilization Measures:** ☐ Yes ☐ No

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**GOAL 3 – Accessibility for Persons with Disabilities**

**1. Unit Accessibility**

- Total Accessible Units:
- % of Total Units Accessible:
- Accessibility Standard (ADA/UFAS/Other):
- Distribution Across Unit Types:

**2. Universal Design**

- Universal Design Features:
- #/% of Units with Universal Design:

**3. Policies & Modifications**

- RA Policy Included? ☐ Yes ☐ No

- Description of RA Policy:
- RM Policy Included? ☐ Yes ☐ No
- Deposits/Conditions for Modifications (if any):

**4. Accessibility Improvements**

- On-Site Improvements:
- Off-Site Improvements:
- Status (Designed/Funded/Proposed):
- Accessible Common Areas:
- Maintenance Plan:
- Consultations with Disability Organizations: ☐ Yes ☐ No

**5. Added Accessibility Items**

- **Accessibility Compliance (ADA/UFAS/FHA):** ☐ Full ☐ Partial ☐ Pending
- **Planned Resident Engagement or Oversight:**
  - ☐ Resident Advisory Council
  - ☐ Feedback Sessions
  - ☐ None

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**GOAL 4 – Invest to Increase Opportunity & Prevent Displacement**

**1. Anti-Displacement Commitments**

- Affordability Covenant Description:
- Duration (Years):
- Right-to-Return Policy? ☐ Yes ☐ No
- Eligibility Criteria for Return:
- Outreach Strategy:
- Implementation Plan:

**2. Community Benefit Agreements**

- Formal CBA? ☐ Yes ☐ No
- CBA Commitments:
- Alternative Community Benefit Commitments:

**3. Area Risk Factors**

- Neighborhood Type:
- Current Displacement Pressures:
- How Project Supports Opportunity Without Displacement:
- Anti-Displacement Strategies:
- Project Located in Neighborhood Plus / TIF / Revitalization Area? ☐ Yes ☐ No
- Is Project in a R/ECAP? ☐ Yes ☐ No
- Adjacent to R/ECAP? ☐ Yes ☐ No

**4. Resident Stability & Local Benefit**

- **Resident Services Supporting Stability:**
  - ☐ Housing Counseling
  - ☐ Legal Aid
  - ☐ Rental Assistance Referrals
  - ☐ Other:
- **Local Hiring / Job Training Commitment:** ☐ Yes ☐ No

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**GOAL 5 – Resident Support Services & Housing Quality**

**1. Services Provided**

- List of Resident Services:
- Total Number of Services:
- How Resident Input Was Used:
- Date/Method of Resident Engagement:

**2. Service Delivery & Partnerships**

- Delivery Model (Onsite / Offsite / Hybrid):
- Partner Organizations:
- Transportation Assistance:
- Digital Access Supports:
- Spaces Provided for Service Delivery:
- Dedicated Service Facilities:
- Feedback Collection Method:
- Additional Quality Commitments:

**3. Added Quality-of-Life Enhancements**

- **Quality of Life Enhancements Provided:**
  - ☐ Childcare
  - ☐ After-School Programs
  - ☐ Literacy Programs
  - ☐ Digital Access
  - ☐ Financial Coaching
  - ☐ Food Pantry
  - ☐ Notary/Public Services
  - ☐ Other:

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**GOAL 6 – Increase Access to Information & Resources on Fair & Affordable Housing**

**1. Policies & Training**

- Fair Housing Policy Description:
- Date Adopted or Drafted:
- Staff Roles Responsible:
- Type of Fair Housing Training:
- Training Frequency & Provider:

**2. Outreach & Access**

- Outreach Strategy:
- Intended Target Audiences:
- LEP Accommodations:
- Languages Supported:

**3. Partnerships & Collaboration**

- Partnerships / MOUs:
- Purpose of Each Partnership:
- Additional Collaboration Commitments:

**4. Administrative Information**

- **Requested City Support:**
  - ☐ Financial Subsidy
  - ☐ Zoning Approval
  - ☐ City Support Letter
  - ☐ Other:
- **Project Name:**
- **Developer Name & Email:**
- **Project Description:**
- **Council District:**
- **School District:**
- **Elementary School:**
- **Middle School:**
- **High School:**

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**END OF FORM**