



**City of Dallas**

# Fair Housing Assessment Protocol & Fair Housing Assessment Tool

# Presentation Overview



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# Affirmatively Furthering Fair Housing



The Fair Housing Act, requires HUD and recipients of federal funds from HUD to affirmatively further the policies and purposes of the Fair Housing Act, also known as “affirmatively further fair housing” or “AFFH.”

- The obligation requires meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics

The North Texas Regional Housing Assessment was an analysis undertaken pursuant to 24 CFR Part 5.152 that included the analysis of fair housing data, an assessment of housing issues and contributing factors, and identification of fair housing priorities and goals specific to Dallas.

Fair Housing affirmatively furthers fair housing by directly addressing fair housing issues.

- In the Fair Housing Assessment Tool this includes the use and scoring of specified North Texas Regional Housing Assessment goals.



# Fair Housing Assessment History



In accordance with the Comprehensive Housing Policy (CHP) 4% and 9% HTC applications must meet threshold requirements, including:

- Development must contribute to the City's obligations to affirmatively further fair housing;

In 2021, the Office of Equity and Inclusion – Fair Housing Division worked to improve the Fair Housing assessment protocol and the Fair Housing Assessment Tool.

- The protocol and tool are utilized to assess proposed housing projects or developments that require fair housing review due to an applicant seeking city funds, tax credit, no objection and/or support.
- Currently, the Fair Housing Division's role is to assess and ensure projects affirmatively further fair housing in the City of Dallas



# Fair Housing Assessment Tool



The Fair Housing Assessment Tool consists of three parts:

- **Scoring of goals:**

The application is scored on 6 goals based on the objectives outlined in the North Texas Regional Housing Assessment. A total of 30 possible points is available, with 5 points allotted per goal

- **Summary analysis:**

A brief synopsis of the project application and primary information is considered.

- **Department updates:**

The Fair Housing Division will contact City departments to provide information on whether a location has any current or future planning, economic development, or transportation projects in place. Departments contacted include the Office of Economic Development, the Department of Transportation, and the Planning and Urban Design Department. The Fair Housing Division also addresses whether the property has had any fair housing complaints or issues in the past.



# Scoring of Assessment Goals



- Goals are based on the objectives outlined in the North Texas Regional Housing Assessment
- 5 possible points per goal for a total of 30 possible points

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



# Summary Analysis



- Summary of project application and primary information

Summary Analysis	
<b>Project Name</b>	<ul style="list-style-type: none"> <li>- Type of project</li> </ul>
<b>Address</b>	<ul style="list-style-type: none"> <li>- Census Tract #                             <ul style="list-style-type: none"> <li>• Poverty Rate %                                     <ul style="list-style-type: none"> <li>• Is it High Poverty Rate ?</li> <li>• Is it R/ECAP ?</li> </ul> </li> <li>• Council District #</li> </ul> </li> <li>- # Units                             <ul style="list-style-type: none"> <li>• % of units at market rate</li> <li>• % of units are affordable at % AMI</li> <li>• Unit types ( 1Bedroom, 2Bedroom, etc.)</li> </ul> </li> <li>- Resident Services                             <ul style="list-style-type: none"> <li>• What are services?</li> </ul> </li> <li>- Will seek:                             <ul style="list-style-type: none"> <li>• Land Use Restrictive Agreement (LURA) ?</li> <li>• Dallas Housing Finance Corporation partnership ?</li> <li>• City Affordable Housing Funds ?</li> <li>• Public Facilities Corporation (PFC) ?</li> </ul> </li> <li>- Transit                             <ul style="list-style-type: none"> <li>• Nearest DART bus stop or DART rail # miles away</li> <li>• Bike lanes available? What is the distance to the property?</li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>- Multifamily properties in the area                             <ul style="list-style-type: none"> <li>• # within census tract</li> <li>• # within 1 &amp; 2 mile radius</li> </ul> </li> <li>- Number of homeless facilities                             <ul style="list-style-type: none"> <li>• # within census tract</li> <li>• # within 1 &amp; 2 mile radius</li> </ul> </li> <li>- Are there parks/greenspace?                             <ul style="list-style-type: none"> <li>• # within census tract</li> <li>• # within 1 &amp; 2 mile radius</li> </ul> </li> <li>- Does the area have a tree canopy?                             <ul style="list-style-type: none"> <li>• How hot or how cool is this area?</li> </ul> </li> <li>- Equity                             <ul style="list-style-type: none"> <li>• Does the project burden the existing neighborhood with over saturation of affordable housing? (including, but not limited to LIHTC, public housing, etc. concentration)</li> <li>• Is this in a saturated area or a targeted/High Opportunity Area neighborhood?</li> <li>• Does this project address or prevent gentrification or loss affordable housing? (including, but not limited to LIHTC, MIHDB, etc. projects)</li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>- Schools                             <ul style="list-style-type: none"> <li>• Elementary - GRADE</li> <li>• Middle School - GRADE</li> <li>• High School – GRADE</li> </ul> </li> <li>- Libraries and Recreation Centers?</li> <li>- Is it in High Opportunity Area?</li> <li>- Is there LIHTC Concentration?                             <ul style="list-style-type: none"> <li>If yes, how old are they and when do they expire?</li> <li>• # LIHTC projects in census tract</li> <li>• # LIHTC projects within 1 &amp; 2 mile radius</li> </ul> </li> <li>- Walkability Index                             <ul style="list-style-type: none"> <li>• What is the index of the census tract?</li> </ul> </li> <li>- Public Safety: What is the crime % in the census tract?                             <ul style="list-style-type: none"> <li>• # within census tract</li> <li>• # within 1 &amp; 2 mile radius</li> </ul> </li> <li>- Is the project zoned for the area?                             <ul style="list-style-type: none"> <li>• If not, what are next steps/plans?</li> </ul> </li> </ul>



# City Department Updates



- Information provided from City departments on and whether the location has any future planning, economic development, or transportation initiatives/projects
- The Fair Housing Division also checks to see if there have been Fair Housing complaints

## City Department Update Questions:

Would your department know of any future development initiatives/projects for this location/area? (Y/N)

- If yes, what plans are in place for this location/area?

Has the property had any Fair Housing complaints or issues in the past?





# Fair Housing Assessment Timelines



A two-track approach has been developed for the Fair Housing assessment protocol, including:

## Expedited Timeline

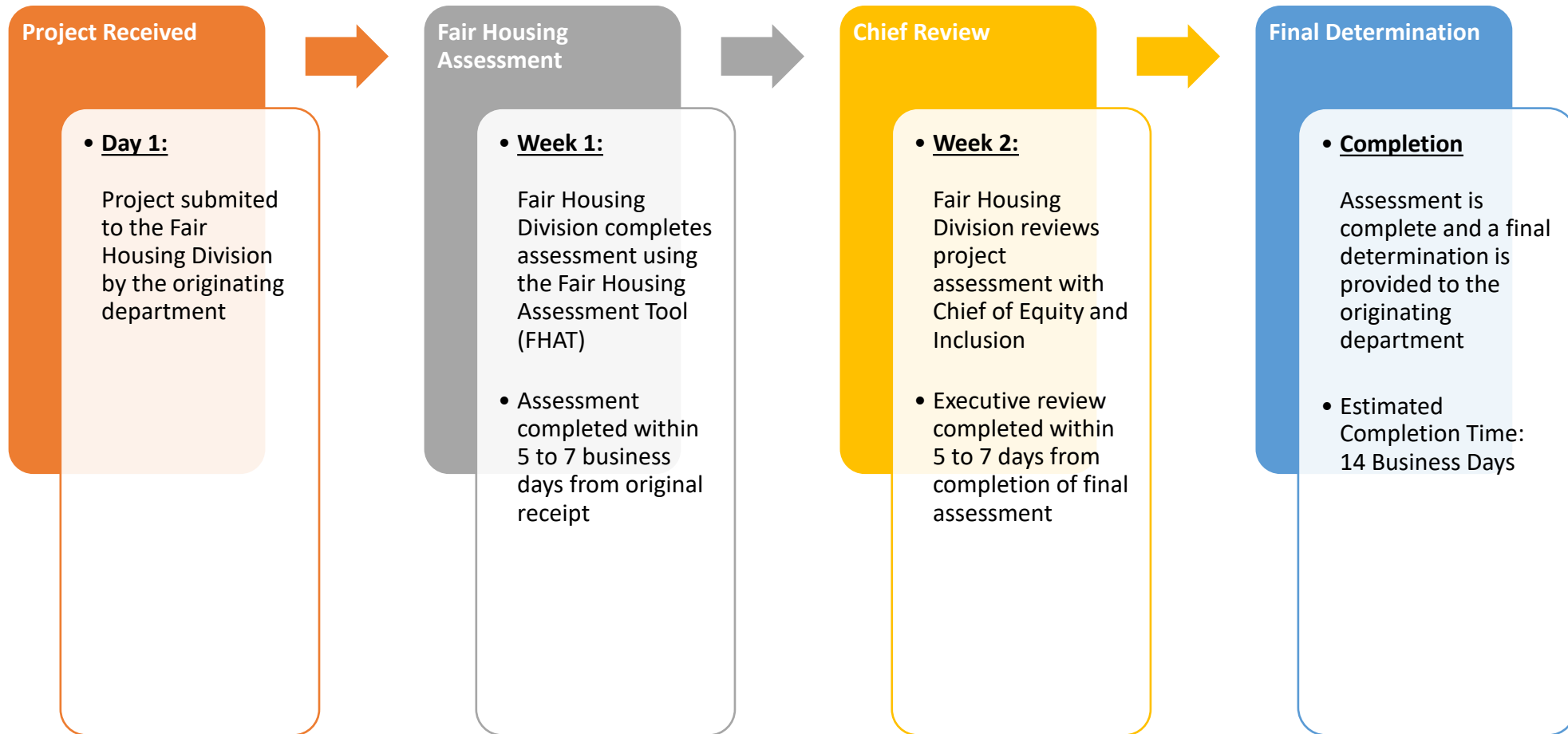
- The expedited timeline details an accelerated assessment process when additional information or inquiries are not needed to make a final assessment.

## Request for Additional Information (RFAI) Timeline

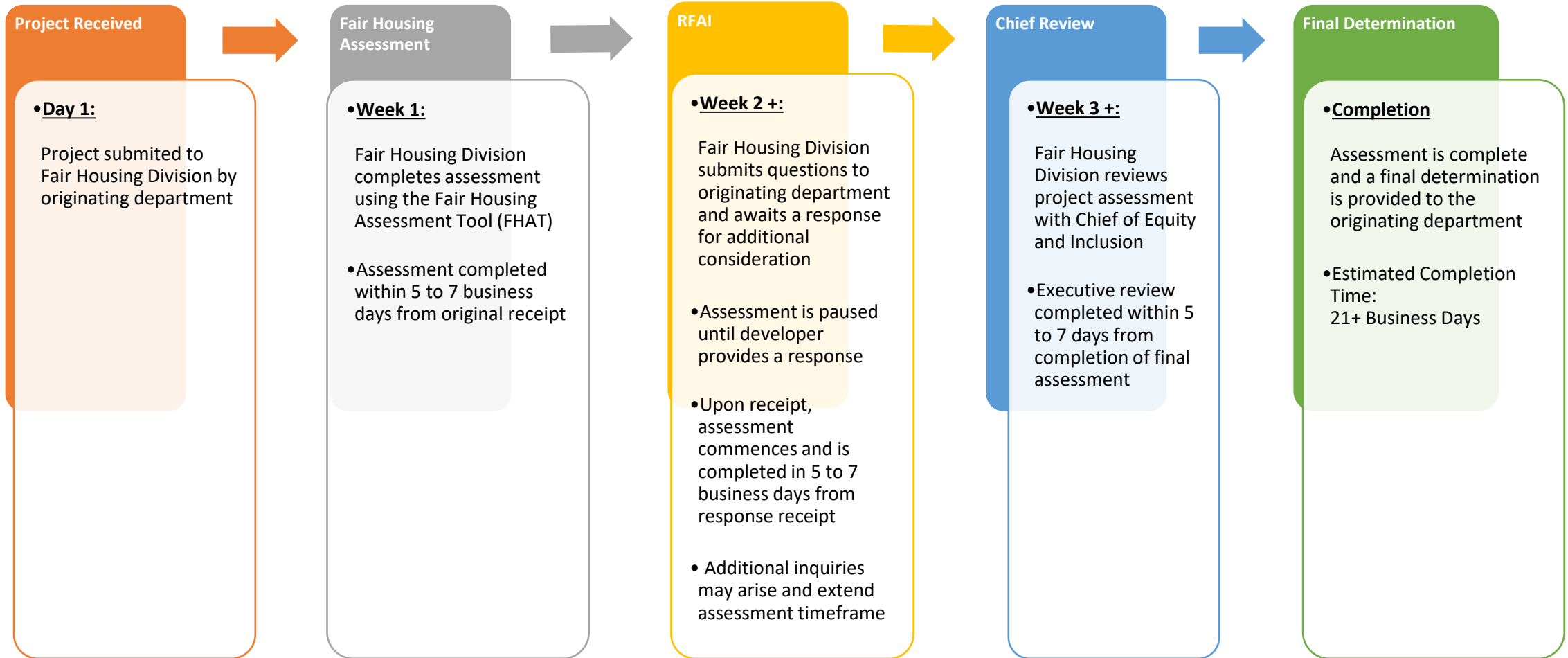
- The RFAI timeline makes inquiries when an application is incomplete or when the Fair Housing Division needs additional information to finalize the assessment.



# Expedited Timeline



# Request for Additional Information Timeline





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