

Memorandum



DATE June 17, 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 Housing Policies and Low Income Housing Tax Credit Program

On Monday, June 20, 2016, you will be briefed on the Housing Policies and Low Income Housing Tax Credit Program. A copy of the briefing is attached.

Please let me know if you have any questions.



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

HOUSING POLICIES AND LOW INCOME HOUSING TAX CREDIT PROGRAM

A Briefing to the
Housing Committee

Housing/Community Services
Department

June 20, 2016



PURPOSE

- ❑ Review key Housing Policies
- ❑ Discuss policy number 4 in the context of the Low Income Housing Tax Credit (LIHTC) Program
- ❑ Discuss a possible Request for Applications (RFA) for rehabilitation projects
- ❑ Discuss Policy #1 and #2 as time permits

HOUSING POLICIES

- ▶ Policy #1: Support all ownership housing opportunities throughout Dallas
- ▶ Policy #2: Support the adoption of a Source of Income Ordinance (Chapter 20A)
- ▶ Policy #3: Require all multifamily housing developments requesting zoning changes, subsidy, or other City of Dallas consideration to agree to 10% of the units being offered for households at 0% -50% of the Area Median Family Income (AMFI) and accept Housing Choice Vouchers
- ▶ **Policy #4: Adopt a housing placement policy for multifamily housing developments**

HOUSING POLICIES (CONTINUED)

- ▶ Policy #5: Require Tax Increment Financing (TIF) District housing projects in “High Opportunity Areas” that receive assistance to provide 20% of the units to households at 80% of the Area Median Family Income (AMFI) with a minimum of 10% of the units to households at 50% AMFI and below
- ▶ Policy #6: Support the development of a Housing Mobility Program and Landlord Sublease/Guarantor Program for voucher holders to affirmatively further fair housing choices throughout the Region
- ▶ Policy #7: Support the development of a regional affordable housing policy
- ▶ Policy #8: Create a dedicated revenue source for implementation of comprehensive housing policy

FAIR HOUSING AND MULTIFAMILY PROJECTS

- ▶ Inclusive Communities Project (ICP) sued TDHCA in 2008 arguing that the agency's allocation of LIHTCs in Dallas resulted in a disparate impact on African-American residents under the Fair Housing Act.
- ▶ ICP alleged that TDHCA was disproportionately approving LIHTC projects in minority concentrated neighborhoods in Dallas and disproportionately disapproving them in predominantly Caucasian neighborhoods.
- ▶ Per ICP, this created a concentration of low income units in minority areas, a lack of units in other areas, and maintained and perpetuated segregation housing patterns.
- ▶ June 25, 2015 – the Supreme Court ruled that disparate impact claims are cognizable under the Fair Housing Act, and upheld the 2013 HUD regulations regarding burdens of proof in disparate impact cases
- ▶ The ICP case specifically dealt with multifamily projects in Dallas.
 - ▶ The response from TDHCA was to change its allocation plan to avoid placement of units in low income minority areas
- ▶ Under the Voluntary Compliance Agreement (VCA) signed with HUD, the City agreed to encourage the development of affordable housing throughout the City

TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS (TDHCA) LOW INCOME HOUSING TAX CREDITS (LIHTC) PROGRAM

- ▶ The Housing Tax Credit (HTC) Program was created by the Tax Reform Act of 1986. Section 42 of the Internal Revenue Code of 1986, as amended (the Code), is the federal law that governs the HTC program
- ▶ For 2015 and 2016, the tax credit availability was approximately \$11 million for the region
- ▶ The Region includes Dallas, Denton, Collin, Tarrant, and Grayson Counties
- ▶ The Texas Department of Housing and Community Affairs (TDHCA) is the only entity in the state of Texas with the authority to allocate tax credits under this program

LIHTC PROGRAM

- ▶ The tax credit program is one of the primary means of directing private capital toward the creation of affordable rental housing
- ▶ The tax credits provide investors of affordable rental housing with a benefit that is used to offset a portion of their federal tax liability in exchange for the production of affordable rental housing
- ▶ The Tax Credit Program allows qualified families to lease the developed units at below market rate rents
- ▶ From 1990 to 2015, there have been 133 projects awarded tax credits in Dallas (both 4% and 9%) which have created 20,325 housing units
- ▶ Every year TDHCA offers 9% tax credits competitively in January and 4% tax credits noncompetitively throughout the year
- ▶ Projects applying for 4% tax credits must have bonds issued to cover all costs
- ▶ LIHTC projects are required to offer funded units to households at or below 60% of Area Median Family Income for a minimum of 30 - 35 years

LIHTC QUALIFIED ALLOCATION PLAN FOR 2016

- ▶ TDHCA develops an annual plan for the selection of eligible developments known as the Qualified Allocation Plan (QAP)
- ▶ The 2016 QAP includes a point based scoring system with the following criteria:
 - ▶ Size & Quality of the Units
 - ▶ Sponsor Characteristics
 - ▶ Income Levels of Tenants
 - ▶ Rent Levels of Tenants
 - ▶ Tenant Services
 - ▶ Opportunity Index
 - ▶ Educational Excellence
 - ▶ Underserved Area
 - ▶ Tenant Populations with Special Housing Needs
 - ▶ Proximity to Important Services
 - ▶ Local Government Support
 - ▶ Commitment of Development Funding
 - ▶ Declared Disaster Area

LIHTC QAP (CONTINUED)

▶ QAP Criteria (continued)

- ▶ Quantifiable Community Participation
- ▶ Community Support from State Representative or Senator
- ▶ Input from Community Organizations
- ▶ Concerted Revitalization Plan
- ▶ Financial Feasibility
- ▶ Cost of Development per Square Foot
- ▶ Pre-application Participation
- ▶ Leveraging of Private, State, and Federal Resources
- ▶ Extended Affordability or Historic Preservation
- ▶ Historical Preservation
- ▶ Right of First Refusal
- ▶ Funding Request Amount
- ▶ Commitment of Development Funding by Unit of General Local Government

*Note: In addition to the graded criteria, TDHCA also has threshold site and development requirements and restrictions

LOCAL GOVERNMENT SUPPORT & COMMITMENT OF DEVELOPMENT FUNDING

- ▶ TDHCA asks for the Governing Body to provide the following approvals for any proposed project located within the boundaries of the jurisdiction:
 - ▶ When the number of tax credit units previously approved exceeds two times the state average
 - ▶ When projects involving new construction or adaptive reuse are located less than a mile from another project funded within the prior 3 years and serving the same type of household
 - ▶ When a proposed project is to be located in a census tract that has more than 30% Housing Tax Credit Units per total households in the census tract
 - ▶ Concerted Revitalization Plans (CRP) and the significant contribution of a project in a CRP area
 - ▶ Formal resolutions of "support" or "no objection" from the City Council
 - ▶ Provide gap funding for projects that meet the City Council goals & objectives
 - ▶ Zoning confirmation

EXISTING MULTIFAMILY POLICY PRIORITIES

- ▶ Permanent Supportive Housing/ Special Needs Housing
- ▶ New Construction
- ▶ Demolition & Reconstruction
- ▶ Projects located in an existing community revitalization program area, master planned area, or transit oriented development area
- ▶ Allow for Rehabilitation projects if the age of the building is no more than 20 years old

EXISTING MULTIFAMILY POLICY PRIORITIES (CONTINUED)

- ▶ City or Affiliate Ownership of Multifamily Units
 - ▶ If the project is permanent supportive housing
 - ▶ If the project commits to provide revenue above and beyond the value of the property tax exemption
- ▶ Mixed Income Projects
- ▶ No more than 20% LIHTC units per census tract unless it is located in a community revitalization program area, master planned area, or transit oriented development area
- ▶ Housing Plus Initiative-does project produce positive outcomes for supportive services or goals (e.g. transit, education, jobs, healthcare)?

RECOMMENDATION FOR HOUSING PLACEMENT POLICY

- ▶ Adopt housing placement policy for multifamily rental units (which includes LIHTC projects)
 - ▶ Projects reserving more than 50% of units for income restricted households shall only be eligible to receive resolutions of City support or City subsidy if they are to be constructed or rehabilitated in census tracts meeting all of the criteria for “High Opportunity Areas”
 - ▶ High Opportunity Areas defined as:
 - ▶ Dallas census tracts with less than 15% poverty rate; and
 - ▶ In the attendance zone of an elementary school that has a state accountability rating of “Met Standard” from the Texas Education Agency
 - ▶ The City shall not waive any de-concentration standards in the TDHCA QAP, unless a proposed project falls in a High Opportunity Area.

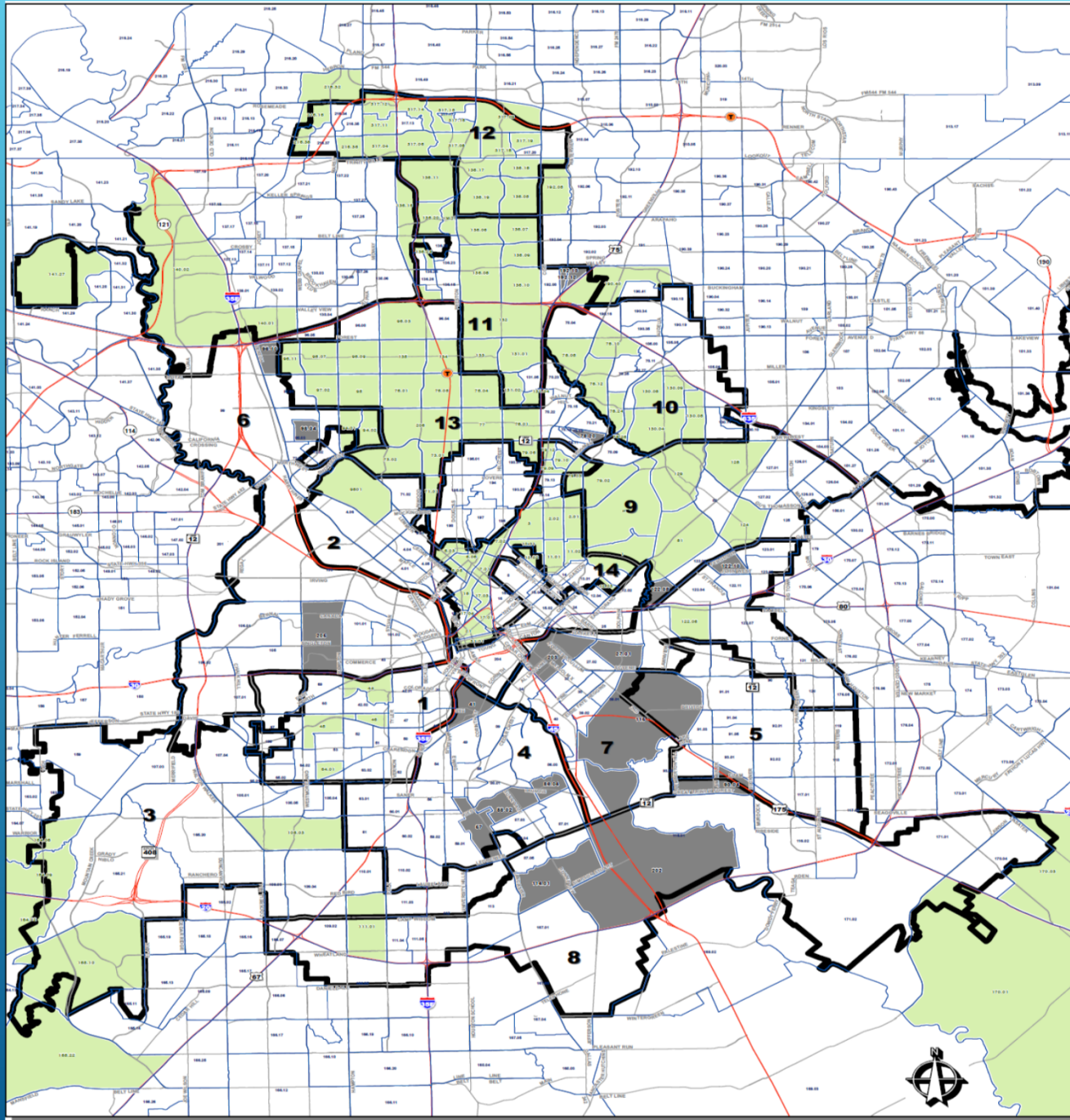
HOUSING PLACEMENT OPTION

- ▶ Only apply placement policies to new construction projects
- ▶ Exclude rehabilitation projects from placement policy
 - ▶ Consider the age of the structure on a case-by-case basis

NEXT STEPS

- ▶ July 1 – Request for Applications (RFA) for rehabilitation projects who wish to apply for LIHTC that do not require gap financing or de-concentration waivers from the City
- ▶ July 29 – RFAs due
- ▶ August – Staff review and Housing Committee Briefing of Applications
- ▶ August – Housing Committee briefings for all Housing Policies
- ▶ August/September – Housing Policies briefed to City Council
- ▶ September/October – RFA Resolutions considered by City Council

APPENDIX A
"HIGH OPPORTUNITY AREAS"



- Green shaded census tracts have 15% or less poverty rates

- Gray shaded census tracts have 40% or greater poverty rates

APPENDIX B

OWNER OCCUPIED HOUSING DEVELOPMENT PROGRAM STATEMENT

EXHIBIT A

**SINGLE-FAMILY OWNER OCCUPIED HOUSING DEVELOPMENT
PROGRAM STATEMENT****City of Dallas Single-Family Owner Occupied Housing Development Program**

The purpose of this program is to provide assistance to projects where such assistance is necessary and appropriate to incentivize private investment in the development of ownership opportunities in the city of Dallas. The funding and projects are approved by the City Council prior to private investment occurring.

Purpose

Single-Family Owner Occupied Housing Development Program is designed to provide City of Dallas economic support for housing development projects for the following purposes:

- Provide housing choices in all areas of Dallas
- Encourage redevelopment in disadvantaged areas
- Partner with the housing development community to increase ownership opportunities
- Leverage resources with the private sector to maximize housing development
- Increase the property tax base

Description

This program will provide gap financial support for the following residential and ownership types:

- New Construction
- Rehabilitation
- Townhomes
- Infill or Scattered Sites
- Subdivisions
- Infrastructure (City may fund up to 30% of public infrastructure)

Types of Funding

The types of funding available for FY15-16 include:

- Community Development Block Grant Funds
- HOME Investment Partnership Funds
- Neighborhood Stabilization Program Funds
- General Obligation Bond Funds

Other sources that may be available include:

- Land Bank or City owned property
- Tax Increment Financing District Funds
- Section 108 Loan Funds

EXHIBIT A

**SINGLE-FAMILY OWNER OCCUPIED HOUSING DEVELOPMENT
PROGRAM STATEMENT**

Staff will determine the best source of funds or combination of funds to maximize housing choices within each proposed development, and to foster areas of opportunity and otherwise comply with federal fair housing obligations. Financial support may be structured as a grant or loan depending upon the project financing needs.

Notice of Funding Availability

Solicitation for projects will be conducted by posting an annual Notice of Funding Availability (NOFA) on the City of Dallas website at dallascityhall.com. A list of respondents will also be posted to the website following the closing date of the NOFA.

Criteria for Proposals

- First-come-first-served basis
- Quality of proposed project
- Project design and special accommodations for expected occupants
- Project compatible with existing or anticipated development of area
- Existing or proposed public transit availability
- Financial capacity of applicant to complete the project
- Private interim financing within 120 days of City commitment
- Any other factor relevant to the best interest of the City (includes consideration for housing choices for varying income households)
- The City of Dallas is particularly interested in projects that connect affordable housing to transportation, education, jobs, and healthcare. Applicants should provide some narrative regarding how the project achieves those goals.
- Project helps the City meet its goal of affirmatively furthering fair housing. This means that the project helps the City overcome patterns of segregation, foster inclusive communities, create areas of opportunity, address significant disparities in housing needs and in access to opportunity, replace segregated living patterns with truly integrated and balanced living patterns, and/or transform racially and ethnically concentrated areas of poverty into areas of opportunity
- Project does not actually or predictably result in a disparate impact on protected classes under the Fair Housing Act, and does not create, increase, reinforce, or perpetuate segregated housing patterns in the City of Dallas, unless the City Council is satisfied that the project is necessary to achieve a substantial, legitimate, nondiscriminatory interest of the City that could not be accomplished in a manner that has a less discriminatory effect.

APPENDIX C

SOURCE OF INCOME ORDINANCES

ORDINANCE NO. _____

An ordinance amending Chapter 20A, "Fair Housing," of the Dallas City Code by amending Sections 20A-2, 20A-3, 20A-4, 20A-5, 20A-7, and 20A-10; prohibiting discrimination in housing practices on the basis of source of income; providing a penalty not to exceed \$500; providing a saving clause; providing a severability clause; and providing an effective date.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Section 20A-2, "Declaration of Policy," of Chapter 20A, "Fair Housing," of the Dallas City Code, as amended, is amended to read as follows:

"SEC. 20A-2. DECLARATION OF POLICY.

It is the policy of the city of Dallas, through fair, orderly, and lawful procedures, to promote the opportunity for each person to obtain housing without regard to race, color, sex, religion, handicap, familial status, [øf] national origin, or source of income. This policy is grounded upon a recognition of the right of every person to have access to adequate housing of the person's own choice, and the denial of this right because of race, color, sex, religion, handicap, familial status, [øf] national origin, or source of income is detrimental to the health, safety, and welfare of the inhabitants of the city and constitutes an unjust deprivation of rights, which is within the power and proper responsibility of government to prevent."

SECTION 2. That Section 20A-3, "Definitions," of Chapter 20A, "Fair Housing," of the Dallas City Code, as amended, is amended to read as follows:

"SEC. 20A-3. DEFINITIONS.

In this chapter, unless the context requires a different definition:

- (1) ACCESSIBLE means that an area of a housing accommodation can be approached, entered, and used by a person with a physical handicap.
- (2) ACCESSIBLE ROUTE means a continuous unobstructed path connecting accessible elements and spaces in a housing accommodation that can be negotiated by a person with a severe disability using a wheelchair and that is also safe for and usable by a person with other disabilities.

(3) ADMINISTRATOR means the administrator of the fair housing office designated by the city manager to enforce and administer this chapter and includes the administrator's designated representative.

(4) AGGRIEVED PERSON means a person claiming to be injured by a discriminatory housing practice.

(5) BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE means an accessible entrance to a covered multi-family dwelling that is connected by an accessible route to public transportation stops, to accessible parking and passenger loading zones, or to the public streets or sidewalks, if available.

(6) COMPLAINANT means a person, including the administrator, who files a complaint under Section 20A-7.

(7) COVERED MULTI-FAMILY DWELLING means:

(A) a building consisting of four or more dwelling units if the building has one or more elevators; and

(B) a ground floor dwelling unit in any other building consisting of four or more dwelling units.

(8) DEFENSE means a defense to criminal prosecution in municipal court as explained in the Texas Penal Code. Defense also means, where specifically provided, an exemption from a civil action.

(9) DISCRIMINATORY HOUSING PRACTICE means conduct that is an offense under Section 20A-4 of this chapter.

(10) DWELLING UNIT means a single unit of residence for a family.

(11) FAMILIAL STATUS means the status of a person resulting from being:

(A) pregnant;

(B) domiciled with an individual younger than 18 years of age in regard to whom the person:

(i) is the parent or legal custodian; or

(ii) has the written permission of the parent or legal custodian for domicile with the individual; or

(C) in the process of obtaining legal custody of an individual younger than 18 years of age.

(12) FAMILY includes a single individual.

(13) HANDICAP:

(A) means:

(i) a physical or mental impairment that substantially limits one or more major life activities;

(ii) a record of an impairment described in Subparagraph (i) of this paragraph; or

(iii) being regarded as having an impairment described in Subparagraph (i) of this paragraph; and

(B) does not mean a current, illegal use of or addiction to a drug or illegal or federally-controlled substance.

(14) HOUSING ACCOMMODATION means:

(A) any building, structure, or part of a building or structure that is occupied, or designed or intended for occupancy, as a residence for one or more families; and

(B) any vacant land that is offered for sale or lease for the construction or location of a building, structure, or part of a building or structure described by Paragraph (A) of this subsection.

(15) PERSON means an individual, corporation, partnership, association, labor organization, legal representative, mutual company, joint-stock company, trust, unincorporated organization, trustee, receiver, or fiduciary or any employee, representative, or agent of the person.

(16) RENT means lease, sublease, or otherwise grant for a consideration the right to occupy premises that are not owned by the occupant.

(17) RESIDENCE does not include a hotel, motel, or similar public accommodation where occupancy is available exclusively on a temporary, day-to-day basis.

(18) RESIDENTIAL REAL ESTATE-RELATED TRANSACTION means:

(A) the making or purchasing of loans or the providing of other financial assistance;

(i) for purchasing, constructing, improving, repairing, or maintaining a housing accommodation; or

(ii) secured by residential real estate; or

(B) the selling, brokering, or appraising of residential real property.

(19) RESPONDENT means a person identified in a complaint or charge as having committed a discriminatory housing practice under this chapter.

(20) SOURCE OF INCOME means lawful, regular, and verifiable income from whatever source derived (including housing vouchers and other subsidies provided by government or non-governmental entities, child support, or spousal maintenance).”

SECTION 3. That Section 20A-4, “Discriminatory Housing Practices,” of Chapter 20A, “Fair Housing,” of the Dallas City Code, as amended, is amended to read as follows:

“SEC. 20A-4. DISCRIMINATORY HOUSING PRACTICES.

(a) A person commits an offense if he, because of race, color, sex, religion, handicap, familial status, [ø] national origin, or source of income:

(1) refuses to negotiate with a person for the sale or rental of a housing accommodation or otherwise denies or makes unavailable a housing accommodation to a person;

(2) refuses to sell or rent, or otherwise makes unavailable, a housing accommodation to another person after the other person makes an offer to buy or rent the accommodation; or

(3) discriminates against a person in the terms, conditions, or privileges of, or in providing a service or facility in connection with, the sale or rental of a housing accommodation.

(b) A person commits an offense if he, because of race, color, sex, religion, handicap, familial status, [ø] national origin, or source of income:

(1) represents to a person that a housing accommodation is not available for inspection, sale, or rental if the accommodation is available;

(2) discriminates against a prospective buyer or renter in connection with the showing of a housing accommodation; or

(3) with respect to a multiple listing service, real estate brokers’ organization, or other business relating to selling or renting housing accommodations:

(A) denies a person access to or membership in the business; or

(B) discriminates against a person in the terms or conditions of access to or membership in the business.

(c) A person commits an offense if he:

(1) for profit, induces or attempts to induce another person to sell or rent a housing accommodation by a representation that a person of a particular race, color, sex, religion, handicap, familial status, [☒] national origin, or source of income is in proximity to, is present in, or may enter into the neighborhood in which the housing accommodation is located;

(2) makes an oral or written statement indicating a policy of the respondent or a person represented by the respondent to discriminate on the basis of race, color, sex, religion, handicap, familial status, [☒] national origin, or source of income in the selling or renting of a housing accommodation; or

(3) prints or publicizes or causes to be printed or publicized an advertisement that expresses a preference or policy of discrimination based on race, color, sex, religion, handicap, familial status, [☒] national origin, or source of income in the selling or renting of a housing accommodation.

(d) A person who engages in a residential real estate-related transaction commits an offense if he, because of race, color, sex, religion, handicap, familial status, [☒] national origin, or source of income, discriminates against a person:

(1) in making a residential real estate-related transaction available; or

(2) in the terms or conditions of a residential real estate-related transaction.

(e) A person commits an offense if he:

(1) discriminates in the sale or rental of a housing accommodation to any buyer or renter because of a handicap of:

(A) that buyer or renter;

(B) a person residing in or intending to reside in the housing accommodation after it is sold, rented, or made available; or

(C) any person associated with that buyer or renter; or

(2) discriminates against any person in the terms, conditions, or privileges of sale or rental of a housing accommodation, or in the provision of services or facilities in connection with the housing accommodation, because of a handicap of:

(A) that person;

(B) a person residing in or intending to reside in the housing accommodation after it is sold, rented, or made available; or

(C) any person associated with that person.

(f) A person commits an offense if he:

(1) refuses to permit, at the expense of a handicapped person, reasonable modifications of existing premises occupied or to be occupied by the handicapped person, if the modifications may be necessary to afford the handicapped person full use of the premises; except that, in the case of a rental, the landlord may, where reasonable to do so, condition permission for modification on the renter's agreeing to restore the interior of the premises to the condition that existed before the modification, reasonable wear and tear excepted;

(2) refuses to make reasonable accommodations in rules, policies, practices, or services when the accommodations may be necessary to afford a handicapped person equal opportunity to use and enjoy a housing accommodation;

(3) fails to design or construct a covered multi-family dwelling, for first occupancy after March 13, 1991, to have at least one building entrance on an accessible route, unless it is impractical to do so because of the terrain or unusual characteristics of the site; or

(4) fails to design and construct a covered multi-family dwelling, for first occupancy after March 13, 1991, that has a building entrance on an accessible route in such a manner that:

(A) the public and common use areas of the dwelling are readily accessible to and usable by a handicapped person;

(B) all the doors designed to allow passage into and within all premises are sufficiently wide to allow passage by a handicapped person in a wheelchair; and

(C) all premises within a dwelling unit contain the following features of adaptive design:

(i) an accessible route into and through the dwelling unit;

(ii) light switches, electrical outlets, thermostats, and other environmental controls in accessible locations;

(iii) reinforcements in the bathroom walls to allow later installation of grab bars; and

(iv) usable kitchens and bathrooms that allow a person in a wheelchair to maneuver about the space.

(g) A person commits an offense if he coerces, intimidates, threatens, or otherwise interferes with any person in the exercise or enjoyment of, or on account of that person having exercised or enjoyed, or on account of that person having aided or encouraged any other person in the exercise or enjoyment of, any right granted or protected by this chapter.

(h) A person commits an offense if he retaliates against any person for making a complaint, testifying, assisting, or participating in any manner in a proceeding under this chapter.”

SECTION 4. That Section 20A-5, “Defenses to Criminal Prosecution and Civil Action,” of Chapter 20A, “Fair Housing,” of the Dallas City Code, as amended, is amended to read as follows:

“SEC. 20A-5. DEFENSES TO CRIMINAL PROSECUTION AND CIVIL ACTION.

(a) It is a defense to criminal prosecution or civil action under Section 20A-4 that:

(1) the housing accommodation is owned, controlled, or managed by:

(A) a religious organization, or a nonprofit organization that exists in conjunction with or is operated, supervised, or controlled by a religious organization, and the organization sells or rents the housing accommodation only to individuals of the same religion as the organization; except that, this defense is not available if:

(i) the offense involves discrimination other than on the basis of religion;

(ii) the organization owns, controls, or manages the housing accommodation for a commercial purpose; or

(iii) membership in the religion is limited to individuals on the basis of race, color, sex, handicap, familial status, ~~(e)~~ national origin, or source of income.

(B) a nonprofit religious, educational, civic, or service organization or by a person who rents the housing accommodation to individuals, a predominant number of whom are associated with the same nonprofit religious, educational, civic, or service organization, and the organization or person, for the purposes of privacy and personal modesty, rents the housing accommodation only to individuals of the same sex or provides separate accommodations or facilities on the basis of sex; except that, this defense is not available if the offense involves:

(i) discrimination other than on the basis of sex; or

(ii) a sale of the housing accommodation; or

(C) a private organization and, incidental to the primary purpose of the organization, the organization rents the housing accommodation only to its own members; except that, this defense is not available if:

(i) the organization owns, controls, or manages the housing accommodation for a commercial purpose; or

(ii) the offense involves a sale of the housing accommodation;
or

(2) compliance with this chapter would violate a federal, state, or local law restricting the maximum number of occupants permitted to occupy a dwelling unit.

(b) It is a defense to criminal prosecution or civil action under all of Section 20A-4 except Section 20A-4(c)(2) and (3) that the housing accommodation is:

(1) a single-family dwelling owned by the respondent; except that, this defense is not available if the respondent:

(A) owns an interest or title in more than three single-family dwellings, whether or not located inside the city, at the time the offense is committed;

(B) has not resided in the dwelling within the preceding 24 months before the offense is committed; or

(C) uses the services or facilities of a real estate agent, or any other person in the business of selling or renting real estate, in connection with a sale or rental involved in the offense; or

(2) occupied or intended for occupancy by four or fewer families living independently of each other, and the respondent is the owner of the accommodation and occupies part of the accommodation as a residence; except that, this defense is not available if the offense involves a sale of all or part of the housing accommodation.

(c) It is a defense to criminal prosecution or civil action under Section 20A-4 as it relates to handicap that occupancy of a housing accommodation by the aggrieved person would constitute a direct threat to the health or safety of another person or result in physical damage to another person's property.

(d) It is a defense to criminal prosecution or civil action under Section 20A-4 as it relates to familial status that the housing accommodation is:

(1) provided under a state or federal program that is specifically designed and operated to assist elderly persons, as defined in the state or federal program;

(2) intended for, and solely occupied by, a person at least 62 years of age, except that:

(A) an employee of the housing accommodation who performs substantial duties directly related to the management or maintenance of the housing accommodation may occupy a dwelling unit, with family members in the same unit; and

(B) a person under age 62 years residing in the housing accommodation on September 13, 1988 may occupy a dwelling unit, provided that all new occupants following that date are persons at least 62 years of age; and

(C) all vacant units are reserved for occupancy by persons at least 62 years of age; or

(3) intended and operated for occupancy by at least one person 55 years of age or older per dwelling unit, provided that:

(A) the housing accommodation has significant facilities and services specifically designed to meet the physical and social needs of an older person or, if it is not practicable to provide such facilities and services, the housing accommodation is necessary to provide important housing opportunities for an older person;

(B) at least 80 percent of the dwelling units in the housing accommodation are occupied by at least one person 55 years of age or older per dwelling unit; except that a newly constructed housing accommodation for first occupancy after March 12, 1989 need not comply with this requirement until 25 percent of the dwelling units in the housing accommodation are occupied; and

(C) the owner or manager of the housing accommodation publishes and adheres to policies and procedures that demonstrate an intent by the owner or manager to provide housing to persons at least 55 years of age.

(e) It is a defense to criminal prosecution or civil action under Section 20A-4(d) that the person, in the purchasing of loans, considered factors that were justified by business necessity and related to the transaction's financial security or the protection against default or reduction in the value of the security, but were unrelated to race, color, religion, sex, handicap, familial status, ~~or~~ national origin, or source of income.

(f) It is a defense to criminal prosecution under Section 20A-4 that the aggrieved person has been convicted by a court of competent jurisdiction of the illegal manufacture or distribution of a controlled substance as defined by Section 481.002 of the Texas Health and Safety Code, as amended, or by Section 802, Title 21 of the United States Code Annotated, as amended.

(g) It is a defense to criminal prosecution under Section 20A-4(d) that the person was engaged in the business of furnishing appraisals of real property and considered factors other than race, color, religion, sex, handicap, familial status, ~~or~~ national origin, or source of income.

(h) Nothing in this chapter prohibits:

(1) conduct against a person because of the person's conviction by a court of competent jurisdiction of the illegal manufacture or distribution of a controlled substance as defined by Section 481.002 of the Texas Health and Safety Code, as amended, or by Section 802, Title 21 of the United States Code Annotated, as amended; or

(2) a person engaged in the business of furnishing appraisals of real property from taking into consideration factors other than race, color, religion, sex, handicap, familial status, [or] national origin, or source of income.”

SECTION 5. That Subsection (c) of Section 20A-7, “Complaint and Answer,” of Chapter 20A, “Fair Housing,” of the Dallas City Code, as amended, is amended to read as follows:

“(c) A complaint must be in writing, made under oath or affirmation, and contain the following information:

- (1) Name and address of the respondent.
- (2) Name, address, and signature of the complainant.
- (3) Name and address of the aggrieved person, if different from the complainant.
- (4) Date of the occurrence or termination of the discriminatory housing practice and date of the filing of the complaint.
- (5) Description and address of the housing accommodation involved in the discriminatory housing practice, if appropriate.
- (6) Concise statement of the facts of the discriminatory housing practice, including the basis of the discrimination (race, color, sex, religion, handicap, familial status, [or] national origin, or source of income).”

SECTION 6. That Subsection (d) of Section 20A-10, “Conciliation,” of Chapter 20A, “Fair Housing,” of the Dallas City Code, as amended, is amended to read as follows:

“(d) A conciliation agreement executed under this section must contain:

- (1) an identification of the discriminatory housing practice and corresponding respondent that gives rise to the conciliation agreement under Subsection (a) and the identification of any other discriminatory housing practice and respondent that the parties agree to make subject to the limitation on prosecution in Subsection (b);
- (2) an identification of the housing accommodation subject to the conciliation agreement; and
- (3) a statement that each party entering into the conciliation agreement agrees:
 - (A) not to violate this chapter or the conciliation agreement; and

(B) that the respondent shall file with the administrator a periodic activity report, in accordance with the following regulations, if the discriminatory housing practice giving rise to the conciliation agreement under Subsection (a) involves a respondent who engages in a business relating to selling or renting housing accommodations; a housing accommodation occupied or intended for occupancy on a rental or sale basis; or a violation of Section 20A-4(d):

(i) Unless the discriminatory housing practice involves a violation of Section 20A-4(c)(1), the activity report must state, with respect to each person of the specified class (the race, color, sex, religion, handicap, familial status, [x] national origin, or source of income alleged as the basis of discrimination in the complaint on the discriminatory housing practice) who in person contacts a party to the conciliation agreement concerning either sale, rental, or financing of a housing accommodation or a business relating to selling or renting housing accommodations, the name and address or telephone number of the person, the date of each contact, and the result of each contact.

(ii) If the discriminatory housing practice involves a violation of Section 20A-4(c)(1), the activity report must state the number and manner of solicitations concerning housing accommodations made by the party and the approximate boundaries of each neighborhood in which the solicitations are made.

(iii) The party who prepares the activity report must sign and verify the report.

(iv) An activity report must be filed each month on the date specified in the conciliation agreement for a period of not less than three months nor more than 36 months, as required by the conciliation agreement.”

SECTION 7. That a person violating any provision of this ordinance is, upon conviction, punishable by a fine not to exceed \$500.

SECTION 8. That Chapter 20A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 9. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 10. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
CHRISTOPHER D. BOWERS, Interim City Attorney

By _____
Assistant City Attorney

Passed _____

ORDINANCE NO. _____

An ordinance amending Chapter 20A, "Fair Housing," of the Dallas City Code by amending Sections 20A-2, 20A-3, 20A-4, 20A-5, 20A-7, and 20A-10; prohibiting discrimination in housing practices on the basis of source of income; providing a penalty not to exceed \$500; providing a saving clause; providing a severability clause; and providing an effective date.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Section 20A-2, "Declaration of Policy," of Chapter 20A, "Fair Housing," of the Dallas City Code, as amended, is amended to read as follows:

"SEC. 20A-2. DECLARATION OF POLICY.

It is the policy of the city of Dallas, through fair, orderly, and lawful procedures, to promote the opportunity for each person to obtain housing without regard to race, color, sex, religion, handicap, familial status, [ø] national origin, or source of income. This policy is grounded upon a recognition of the right of every person to have access to adequate housing of the person's own choice, and the denial of this right because of race, color, sex, religion, handicap, familial status, [ø] national origin, or source of income is detrimental to the health, safety, and welfare of the inhabitants of the city and constitutes an unjust deprivation of rights, which is within the power and proper responsibility of government to prevent."

SECTION 2. That Section 20A-3, "Definitions," of Chapter 20A, "Fair Housing," of the Dallas City Code, as amended, is amended to read as follows:

"SEC. 20A-3. DEFINITIONS.

In this chapter, unless the context requires a different definition:

- (1) ACCESSIBLE means that an area of a housing accommodation can be approached, entered, and used by a person with a physical handicap.
- (2) ACCESSIBLE ROUTE means a continuous unobstructed path connecting accessible elements and spaces in a housing accommodation that can be negotiated by a person with a severe disability using a wheelchair and that is also safe for and usable by a person with other disabilities.

(3) ADMINISTRATOR means the administrator of the fair housing office designated by the city manager to enforce and administer this chapter and includes the administrator's designated representative.

(4) AGGRIEVED PERSON means a person claiming to be injured by a discriminatory housing practice.

(5) BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE means an accessible entrance to a covered multi-family dwelling that is connected by an accessible route to public transportation stops, to accessible parking and passenger loading zones, or to the public streets or sidewalks, if available.

(6) COMPLAINANT means a person, including the administrator, who files a complaint under Section 20A-7.

(7) COVERED MULTI-FAMILY DWELLING means:

(A) a building consisting of four or more dwelling units if the building has one or more elevators; and

(B) a ground floor dwelling unit in any other building consisting of four or more dwelling units.

(8) DEFENSE means a defense to criminal prosecution in municipal court as explained in the Texas Penal Code. Defense also means, where specifically provided, an exemption from a civil action.

(9) DISCRIMINATORY HOUSING PRACTICE means conduct that is an offense under Section 20A-4 of this chapter.

(10) DWELLING UNIT means a single unit of residence for a family.

(11) FAMILIAL STATUS means the status of a person resulting from being:

(A) pregnant;

(B) domiciled with an individual younger than 18 years of age in regard to whom the person:

(i) is the parent or legal custodian; or

(ii) has the written permission of the parent or legal custodian for domicile with the individual; or

(C) in the process of obtaining legal custody of an individual younger than 18 years of age.

(12) FAMILY includes a single individual.

(13) HANDICAP:

(A) means:

(i) a physical or mental impairment that substantially limits one or more major life activities;

(ii) a record of an impairment described in Subparagraph (i) of this paragraph; or

(iii) being regarded as having an impairment described in Subparagraph (i) of this paragraph; and

(B) does not mean a current, illegal use of or addiction to a drug or illegal or federally-controlled substance.

(14) HOUSING ACCOMMODATION means:

(A) any building, structure, or part of a building or structure that is occupied, or designed or intended for occupancy, as a residence for one or more families; and

(B) any vacant land that is offered for sale or lease for the construction or location of a building, structure, or part of a building or structure described by Paragraph (A) of this subsection.

(15) PERSON means an individual, corporation, partnership, association, labor organization, legal representative, mutual company, joint-stock company, trust, unincorporated organization, trustee, receiver, or fiduciary or any employee, representative, or agent of the person.

(16) RENT means lease, sublease, or otherwise grant for a consideration the right to occupy premises that are not owned by the occupant.

(17) RESIDENCE does not include a hotel, motel, or similar public accommodation where occupancy is available exclusively on a temporary, day-to-day basis.

(18) RESIDENTIAL REAL ESTATE-RELATED TRANSACTION means:

(A) the making or purchasing of loans or the providing of other financial assistance:

(i) for purchasing, constructing, improving, repairing, or maintaining a housing accommodation; or

(ii) secured by residential real estate; or

(B) the selling, brokering, or appraising of residential real property.

(19) **RESPONDENT** means a person identified in a complaint or charge as having committed a discriminatory housing practice under this chapter.

(20) **SOURCE OF INCOME** means lawful, regular, and verifiable income from whatever source derived (including housing vouchers and other subsidies provided by government or non-governmental entities, child support, or spousal maintenance), except as prohibited by Texas Local Government Code Section 250.007, as amended. For purposes of housing accommodations that benefit from a subsidy approved by the Dallas City Council on or after October 1, 2016, source of income includes housing choice vouchers and other federal, state, and local housing subsidies.

(21) **SUBSIDY** means (i) a designated public subsidy matter, as that term is defined in Section 12A-15.2 of the Dallas City Code, as amended; or (ii) a request to increase zoning density or floor area ratio approved by the Dallas City Council."

SECTION 3. That Section 20A-4, "Discriminatory Housing Practices," of Chapter 20A, "Fair Housing," of the Dallas City Code, as amended, is amended to read as follows:

"SEC. 20A-4. DISCRIMINATORY HOUSING PRACTICES.

(a) A person commits an offense if he, because of race, color, sex, religion, handicap, familial status, ~~or~~ national origin, or source of income:

(1) refuses to negotiate with a person for the sale or rental of a housing accommodation or otherwise denies or makes unavailable a housing accommodation to a person;

(2) refuses to sell or rent, or otherwise makes unavailable, a housing accommodation to another person after the other person makes an offer to buy or rent the accommodation; or

(3) discriminates against a person in the terms, conditions, or privileges of, or in providing a service or facility in connection with, the sale or rental of a housing accommodation.

(b) A person commits an offense if he, because of race, color, sex, religion, handicap, familial status, ~~or~~ national origin, or source of income:

(1) represents to a person that a housing accommodation is not available for inspection, sale, or rental if the accommodation is available;

(2) discriminates against a prospective buyer or renter in connection with the showing of a housing accommodation; or

(3) with respect to a multiple listing service, real estate brokers' organization, or other business relating to selling or renting housing accommodations:

(A) denies a person access to or membership in the business; or

(B) discriminates against a person in the terms or conditions of access to or membership in the business.

(c) A person commits an offense if he:

(1) for profit, induces or attempts to induce another person to sell or rent a housing accommodation by a representation that a person of a particular race, color, sex, religion, handicap, familial status, [øf] national origin, or source of income is in proximity to, is present in, or may enter into the neighborhood in which the housing accommodation is located;

(2) makes an oral or written statement indicating a policy of the respondent or a person represented by the respondent to discriminate on the basis of race, color, sex, religion, handicap, familial status, [øf] national origin, or source of income in the selling or renting of a housing accommodation; or

(3) prints or publicizes or causes to be printed or publicized an advertisement that expresses a preference or policy of discrimination based on race, color, sex, religion, handicap, familial status, [øf] national origin, or source of income in the selling or renting of a housing accommodation.

(d) A person who engages in a residential real estate-related transaction commits an offense if he, because of race, color, sex, religion, handicap, familial status, [øf] national origin, or source of income, discriminates against a person:

(1) in making a residential real estate-related transaction available; or

(2) in the terms or conditions of a residential real estate-related transaction.

(e) A person commits an offense if he:

(1) discriminates in the sale or rental of a housing accommodation to any buyer or renter because of a handicap of:

(A) that buyer or renter;

(B) a person residing in or intending to reside in the housing accommodation after it is sold, rented, or made available; or

(C) any person associated with that buyer or renter; or

(2) discriminates against any person in the terms, conditions, or privileges of sale or rental of a housing accommodation, or in the provision of services or facilities in connection with the housing accommodation, because of a handicap of:

(A) that person;

(B) a person residing in or intending to reside in the housing accommodation after it is sold, rented, or made available; or

(C) any person associated with that person.

(f) A person commits an offense if he:

(1) refuses to permit, at the expense of a handicapped person, reasonable modifications of existing premises occupied or to be occupied by the handicapped person, if the modifications may be necessary to afford the handicapped person full use of the premises; except that, in the case of a rental, the landlord may, where reasonable to do so, condition permission for modification on the renter's agreeing to restore the interior of the premises to the condition that existed before the modification, reasonable wear and tear excepted;

(2) refuses to make reasonable accommodations in rules, policies, practices, or services when the accommodations may be necessary to afford a handicapped person equal opportunity to use and enjoy a housing accommodation;

(3) fails to design or construct a covered multi-family dwelling, for first occupancy after March 13, 1991, to have at least one building entrance on an accessible route, unless it is impractical to do so because of the terrain or unusual characteristics of the site; or

(4) fails to design and construct a covered multi-family dwelling, for first occupancy after March 13, 1991, that has a building entrance on an accessible route in such a manner that:

(A) the public and common use areas of the dwelling are readily accessible to and usable by a handicapped person;

(B) all the doors designed to allow passage into and within all premises are sufficiently wide to allow passage by a handicapped person in a wheelchair; and

(C) all premises within a dwelling unit contain the following features of adaptive design:

(i) an accessible route into and through the dwelling unit;

(ii) light switches, electrical outlets, thermostats, and other environmental controls in accessible locations;

(iii) reinforcements in the bathroom walls to allow later installation of grab bars; and

(iv) usable kitchens and bathrooms that allow a person in a wheelchair to maneuver about the space.

(g) A person commits an offense if he coerces, intimidates, threatens, or otherwise interferes with any person in the exercise or enjoyment of, or on account of that person having exercised or enjoyed, or on account of that person having aided or encouraged any other person in the exercise or enjoyment of, any right granted or protected by this chapter.

(h) A person commits an offense if he retaliates against any person for making a complaint, testifying, assisting, or participating in any manner in a proceeding under this chapter.”

SECTION 4. That Chapter 20A, “Fair Housing,” of the Dallas City Code, as amended, is amended by adding Section 20A-4.1, “Acceptance of Vouchers,” to read as follows:

“SEC. 20A-4.1. ACCEPTANCE OF VOUCHERS.

In accordance with Texas Local Government Code Section 250.007, as amended, all housing accommodations that benefit from a subsidy approved by the Dallas City Council on or after October 1, 2016, shall accept housing vouchers, including federal housing choice vouchers.”

SECTION 5. That Section 20A-5, “Defenses to Criminal Prosecution and Civil Action,” of Chapter 20A, “Fair Housing,” of the Dallas City Code, as amended, is amended to read as follows:

“SEC. 20A-5. DEFENSES TO CRIMINAL PROSECUTION AND CIVIL ACTION.

(a) It is a defense to criminal prosecution or civil action under Section 20A-4 that:

(1) the housing accommodation is owned, controlled, or managed by:

(A) a religious organization, or a nonprofit organization that exists in conjunction with or is operated, supervised, or controlled by a religious organization, and the organization sells or rents the housing accommodation only to individuals of the same religion as the organization; except that, this defense is not available if:

(i) the offense involves discrimination other than on the basis of religion;

(ii) the organization owns, controls, or manages the housing accommodation for a commercial purpose; or

(iii) membership in the religion is limited to individuals on the basis of race, color, sex, handicap, familial status, [or] national origin, or source of income.

(B) a nonprofit religious, educational, civic, or service organization or by a person who rents the housing accommodation to individuals, a predominant number of whom are associated with the same nonprofit religious, educational, civic, or service organization, and the organization or person, for the purposes of privacy and personal modesty, rents the housing accommodation only to individuals of the same sex or provides separate accommodations or facilities on the basis of sex; except that, this defense is not available if the offense involves:

(i) discrimination other than on the basis of sex; or

(ii) a sale of the housing accommodation; or

(C) a private organization and, incidental to the primary purpose of the organization, the organization rents the housing accommodation only to its own members; except that, this defense is not available if:

(i) the organization owns, controls, or manages the housing accommodation for a commercial purpose; or

(ii) the offense involves a sale of the housing accommodation;
or

(2) compliance with this chapter would violate a federal, state, or local law restricting the maximum number of occupants permitted to occupy a dwelling unit.

(b) It is a defense to criminal prosecution or civil action under all of Section 20A-4 except Section 20A-4(c)(2) and (3) that the housing accommodation is:

(1) a single-family dwelling owned by the respondent; except that, this defense is not available if the respondent:

(A) owns an interest or title in more than three single-family dwellings, whether or not located inside the city, at the time the offense is committed;

(B) has not resided in the dwelling within the preceding 24 months before the offense is committed; or

(C) uses the services or facilities of a real estate agent, or any other person in the business of selling or renting real estate, in connection with a sale or rental involved in the offense; or

(2) occupied or intended for occupancy by four or fewer families living independently of each other, and the respondent is the owner of the accommodation and occupies part of the accommodation as a residence; except that, this defense is not available if the offense involves a sale of all or part of the housing accommodation.

(c) It is a defense to criminal prosecution or civil action under Section 20A-4 as it relates to handicap that occupancy of a housing accommodation by the aggrieved person would constitute a direct threat to the health or safety of another person or result in physical damage to another person's property.

(d) It is a defense to criminal prosecution or civil action under Section 20A-4 as it relates to familial status that the housing accommodation is:

(1) provided under a state or federal program that is specifically designed and operated to assist elderly persons, as defined in the state or federal program;

(2) intended for, and solely occupied by, a person at least 62 years of age, except that:

(A) an employee of the housing accommodation who performs substantial duties directly related to the management or maintenance of the housing accommodation may occupy a dwelling unit, with family members in the same unit; and

(B) a person under age 62 years residing in the housing accommodation on September 13, 1988 may occupy a dwelling unit, provided that all new occupants following that date are persons at least 62 years of age; and

(C) all vacant units are reserved for occupancy by persons at least 62 years of age; or

(3) intended and operated for occupancy by at least one person 55 years of age or older per dwelling unit, provided that:

(A) the housing accommodation has significant facilities and services specifically designed to meet the physical and social needs of an older person or, if it is not practicable to provide such facilities and services, the housing accommodation is necessary to provide important housing opportunities for an older person;

(B) at least 80 percent of the dwelling units in the housing accommodation are occupied by at least one person 55 years of age or older per dwelling unit; except that a newly constructed housing accommodation for first occupancy after March 12,

1989 need not comply with this requirement until 25 percent of the dwelling units in the housing accommodation are occupied; and

(C) the owner or manager of the housing accommodation publishes and adheres to policies and procedures that demonstrate an intent by the owner or manager to provide housing to persons at least 55 years of age.

(e) It is a defense to criminal prosecution or civil action under Section 20A-4(d) that the person, in the purchasing of loans, considered factors that were justified by business necessity and related to the transaction's financial security or the protection against default or reduction in the value of the security, but were unrelated to race, color, religion, sex, handicap, familial status, [øf] national origin, or source of income.

(f) It is a defense to criminal prosecution under Section 20A-4 that the aggrieved person has been convicted by a court of competent jurisdiction of the illegal manufacture or distribution of a controlled substance as defined by Section 481.002 of the Texas Health and Safety Code, as amended, or by Section 802, Title 21 of the United States Code Annotated, as amended.

(g) It is a defense to criminal prosecution under Section 20A-4(d) that the person was engaged in the business of furnishing appraisals of real property and considered factors other than race, color, religion, sex, handicap, familial status, [øf] national origin, or source of income.

(h) It is a defense to criminal prosecution or civil action under Section 20A-4 regarding source of income that at least 10 percent of the dwelling units in a multifamily use, as defined in Section 51A-4.209(b)(5) of the Dallas Development Code, as amended, are leased to housing voucher holders.

(i) Nothing in this chapter prohibits:

(1) conduct against a person because of the person's conviction by a court of competent jurisdiction of the illegal manufacture or distribution of a controlled substance as defined by Section 481.002 of the Texas Health and Safety Code, as amended, or by Section 802, Title 21 of the United States Code Annotated, as amended; or

(2) a person engaged in the business of furnishing appraisals of real property from taking into consideration factors other than race, color, religion, sex, handicap, familial status, [øf] national origin, or source of income."

SECTION 6. That Subsection (c) of Section 20A-7, "Complaint and Answer," of Chapter 20A, "Fair Housing," of the Dallas City Code, as amended, is amended to read as follows:

“(c) A complaint must be in writing, made under oath or affirmation, and contain the following information:

- (1) Name and address of the respondent.
- (2) Name, address, and signature of the complainant.
- (3) Name and address of the aggrieved person, if different from the complainant.
- (4) Date of the occurrence or termination of the discriminatory housing practice and date of the filing of the complaint.
- (5) Description and address of the housing accommodation involved in the discriminatory housing practice, if appropriate.
- (6) Concise statement of the facts of the discriminatory housing practice, including the basis of the discrimination (race, color, sex, religion, handicap, familial status, [or] national origin, or source of income).”

SECTION 7. That Subsection (d) of Section 20A-10, “Conciliation,” of Chapter 20A, “Fair Housing,” of the Dallas City Code, as amended, is amended to read as follows:

“(d) A conciliation agreement executed under this section must contain:

- (1) an identification of the discriminatory housing practice and corresponding respondent that gives rise to the conciliation agreement under Subsection (a) and the identification of any other discriminatory housing practice and respondent that the parties agree to make subject to the limitation on prosecution in Subsection (b);
- (2) an identification of the housing accommodation subject to the conciliation agreement; and
- (3) a statement that each party entering into the conciliation agreement agrees:
 - (A) not to violate this chapter or the conciliation agreement; and
 - (B) that the respondent shall file with the administrator a periodic activity report, in accordance with the following regulations, if the discriminatory housing practice giving rise to the conciliation agreement under Subsection (a) involves a respondent who engages in a business relating to selling or renting housing accommodations; a housing accommodation occupied or intended for occupancy on a rental or sale basis; or a violation of Section 20A-4(d):

(i) Unless the discriminatory housing practice involves a violation of Section 20A-4(c)(1), the activity report must state, with respect to each person of the specified class (the race, color, sex, religion, handicap, familial status, ~~or~~ national origin, or source of income alleged as the basis of discrimination in the complaint on the discriminatory housing practice) who in person contacts a party to the conciliation agreement concerning either sale, rental, or financing of a housing accommodation or a business relating to selling or renting housing accommodations, the name and address or telephone number of the person, the date of each contact, and the result of each contact.

(ii) If the discriminatory housing practice involves a violation of Section 20A-4(c)(1), the activity report must state the number and manner of solicitations concerning housing accommodations made by the party and the approximate boundaries of each neighborhood in which the solicitations are made.

(iii) The party who prepares the activity report must sign and verify the report.

(iv) An activity report must be filed each month on the date specified in the conciliation agreement for a period of not less than three months nor more than 36 months, as required by the conciliation agreement.”

SECTION 8. That a person violating any provision of this ordinance is, upon conviction, punishable by a fine not to exceed \$500.

SECTION 9. That Chapter 20A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 10. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 11. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER D. BOWERS, Interim City Attorney

By _____
Assistant City Attorney

Passed _____

APPENDIX D
DALLAS HOUSING AUTHORITY (DHA) HOUSING
CHOICE VOUCHERS AND FAIR MARKET RENTS
(FMR) BY ZIP CODE

Housing Choice Vouchers by Council District

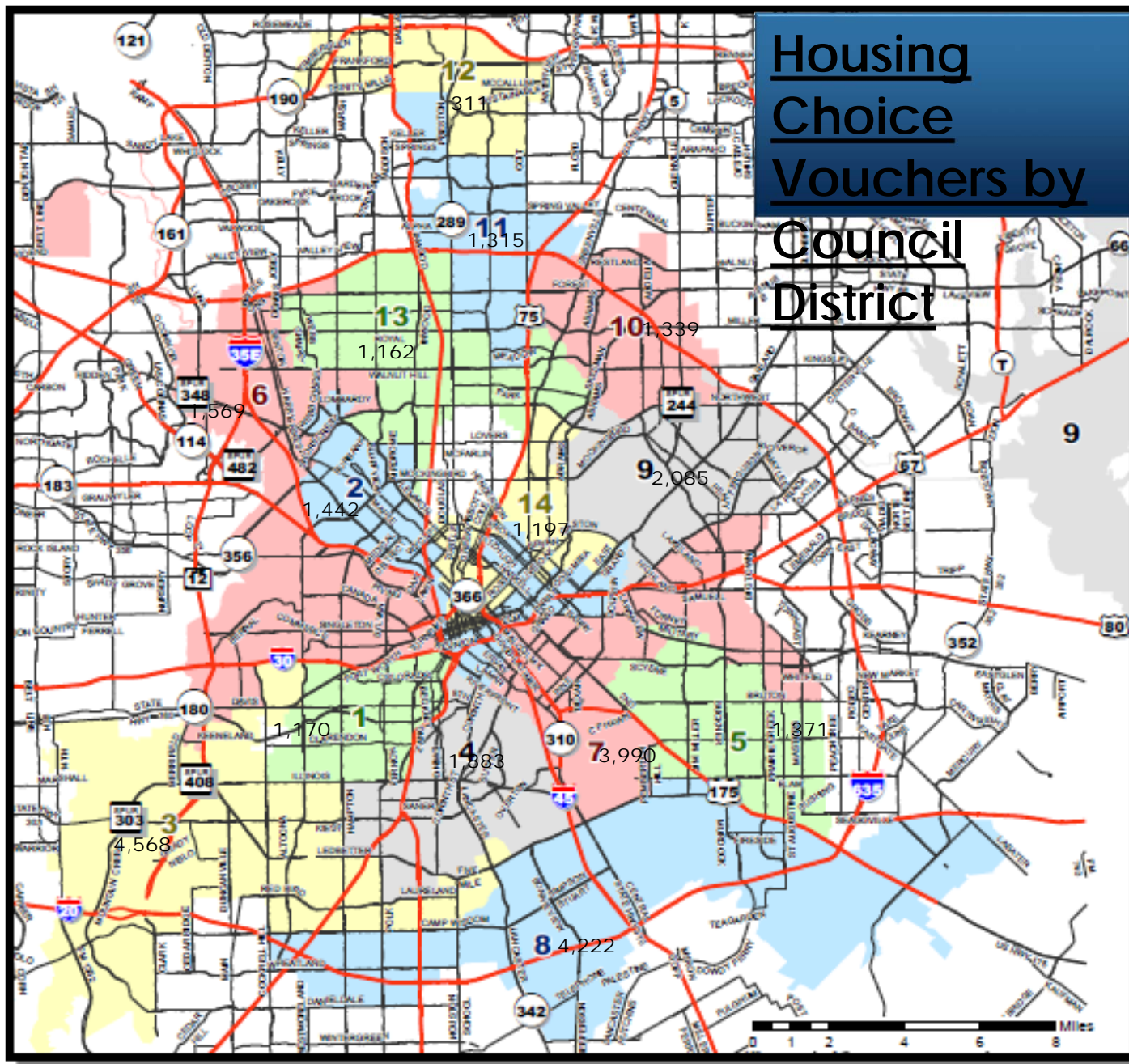
2013 General Election Dallas City Council Districts



Legend

- | | | | |
|--|------------|--|-------------|
| | District 1 | | District 8 |
| | District 2 | | District 9 |
| | District 3 | | District 10 |
| | District 4 | | District 11 |
| | District 5 | | District 12 |
| | District 6 | | District 13 |
| | District 7 | | 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:
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ENTERPRISE GIS
City of Dallas

**FY2016 Payment Standards
Housing Choice Voucher Program
Effective March 1, 2016**

Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
75001	\$ 780	\$ 940	\$ 1,160	\$ 1,570	\$ 1,990	\$ 2,289	\$ 2,587	\$ 2,886
75002	\$ 840	\$ 1,000	\$ 1,240	\$ 1,680	\$ 2,130	\$ 2,450	\$ 2,769	\$ 3,089
75006	\$ 640	\$ 760	\$ 940	\$ 1,270	\$ 1,610	\$ 1,852	\$ 2,093	\$ 2,335
75007	\$ 710	\$ 850	\$ 1,050	\$ 1,420	\$ 1,800	\$ 2,070	\$ 2,340	\$ 2,610
75009	\$ 620	\$ 730	\$ 910	\$ 1,230	\$ 1,560	\$ 1,794	\$ 2,028	\$ 2,262
75010	\$ 890	\$ 1,060	\$ 1,310	\$ 1,780	\$ 2,250	\$ 2,588	\$ 2,925	\$ 3,263
75011	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75013	\$ 920	\$ 1,100	\$ 1,360	\$ 1,840	\$ 2,330	\$ 2,680	\$ 3,029	\$ 3,379
75014	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75015	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75016	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75017	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75019	\$ 880	\$ 1,050	\$ 1,300	\$ 1,760	\$ 2,230	\$ 2,565	\$ 2,899	\$ 3,234
75022	\$ 970	\$ 1,150	\$ 1,430	\$ 1,940	\$ 2,450	\$ 2,818	\$ 3,185	\$ 3,553
75023	\$ 770	\$ 920	\$ 1,140	\$ 1,550	\$ 1,960	\$ 2,254	\$ 2,548	\$ 2,842
75024	\$ 970	\$ 1,160	\$ 1,440	\$ 1,950	\$ 2,470	\$ 2,841	\$ 3,211	\$ 3,582
75025	\$ 830	\$ 990	\$ 1,230	\$ 1,670	\$ 2,110	\$ 2,427	\$ 2,743	\$ 3,060
75026	\$ 760	\$ 900	\$ 1,120	\$ 1,520	\$ 1,920	\$ 2,208	\$ 2,496	\$ 2,784
75027	\$ 670	\$ 800	\$ 990	\$ 1,340	\$ 1,700	\$ 1,955	\$ 2,210	\$ 2,465
75028	\$ 970	\$ 1,150	\$ 1,430	\$ 1,940	\$ 2,450	\$ 2,818	\$ 3,185	\$ 3,553
75029	\$ 670	\$ 800	\$ 990	\$ 1,340	\$ 1,700	\$ 1,955	\$ 2,210	\$ 2,465
75030	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75032	\$ 970	\$ 1,150	\$ 1,430	\$ 1,940	\$ 2,450	\$ 2,818	\$ 3,185	\$ 3,553
75033	\$ 690	\$ 820	\$ 1,020	\$ 1,380	\$ 1,750	\$ 2,013	\$ 2,275	\$ 2,538
75034	\$ 830	\$ 990	\$ 1,220	\$ 1,650	\$ 2,090	\$ 2,404	\$ 2,717	\$ 3,031
75035	\$ 950	\$ 1,140	\$ 1,410	\$ 1,910	\$ 2,420	\$ 2,783	\$ 3,146	\$ 3,509
75038	\$ 620	\$ 740	\$ 920	\$ 1,250	\$ 1,580	\$ 1,817	\$ 2,054	\$ 2,291
75039	\$ 820	\$ 980	\$ 1,210	\$ 1,640	\$ 2,080	\$ 2,392	\$ 2,704	\$ 3,016
75040	\$ 620	\$ 740	\$ 920	\$ 1,250	\$ 1,580	\$ 1,817	\$ 2,054	\$ 2,291
75041	\$ 620	\$ 730	\$ 910	\$ 1,230	\$ 1,560	\$ 1,794	\$ 2,028	\$ 2,262
75042	\$ 570	\$ 680	\$ 840	\$ 1,140	\$ 1,440	\$ 1,656	\$ 1,872	\$ 2,088
75043	\$ 670	\$ 800	\$ 990	\$ 1,340	\$ 1,700	\$ 1,955	\$ 2,210	\$ 2,465
75044	\$ 790	\$ 940	\$ 1,170	\$ 1,590	\$ 2,010	\$ 2,312	\$ 2,613	\$ 2,915
75045	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75046	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75047	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75048	\$ 840	\$ 1,000	\$ 1,240	\$ 1,680	\$ 2,130	\$ 2,450	\$ 2,769	\$ 3,089
75049	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75050	\$ 580	\$ 690	\$ 860	\$ 1,170	\$ 1,480	\$ 1,702	\$ 1,924	\$ 2,146
75051	\$ 570	\$ 690	\$ 850	\$ 1,150	\$ 1,460	\$ 1,679	\$ 1,898	\$ 2,117
75052	\$ 700	\$ 830	\$ 1,030	\$ 1,400	\$ 1,770	\$ 2,036	\$ 2,301	\$ 2,567

**FY2016 Payment Standards
Housing Choice Voucher Program
Effective March 1, 2016**

Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
75053	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75056	\$ 800	\$ 950	\$ 1,180	\$ 1,600	\$ 2,020	\$ 2,323	\$ 2,626	\$ 2,929
75057	\$ 650	\$ 780	\$ 960	\$ 1,300	\$ 1,650	\$ 1,898	\$ 2,145	\$ 2,393
75058	\$ 760	\$ 900	\$ 1,120	\$ 1,520	\$ 1,920	\$ 2,208	\$ 2,496	\$ 2,784
75060	\$ 590	\$ 700	\$ 870	\$ 1,180	\$ 1,490	\$ 1,714	\$ 1,937	\$ 2,161
75061	\$ 540	\$ 650	\$ 800	\$ 1,080	\$ 1,370	\$ 1,576	\$ 1,781	\$ 1,987
75062	\$ 600	\$ 710	\$ 880	\$ 1,190	\$ 1,510	\$ 1,737	\$ 1,963	\$ 2,190
75063	\$ 720	\$ 860	\$ 1,060	\$ 1,440	\$ 1,820	\$ 2,093	\$ 2,366	\$ 2,639
75065	\$ 660	\$ 780	\$ 970	\$ 1,320	\$ 1,660	\$ 1,909	\$ 2,158	\$ 2,407
75067	\$ 700	\$ 840	\$ 1,040	\$ 1,410	\$ 1,780	\$ 2,047	\$ 2,314	\$ 2,581
75068	\$ 890	\$ 1,070	\$ 1,320	\$ 1,790	\$ 2,270	\$ 2,611	\$ 2,951	\$ 3,292
75069	\$ 650	\$ 780	\$ 960	\$ 1,300	\$ 1,650	\$ 1,898	\$ 2,145	\$ 2,393
75070	\$ 910	\$ 1,090	\$ 1,350	\$ 1,830	\$ 2,320	\$ 2,668	\$ 3,016	\$ 3,364
75071	\$ 770	\$ 920	\$ 1,140	\$ 1,550	\$ 1,960	\$ 2,254	\$ 2,548	\$ 2,842
75074	\$ 700	\$ 840	\$ 1,040	\$ 1,410	\$ 1,780	\$ 2,047	\$ 2,314	\$ 2,581
75075	\$ 710	\$ 850	\$ 1,050	\$ 1,420	\$ 1,800	\$ 2,070	\$ 2,340	\$ 2,610
75077	\$ 860	\$ 1,030	\$ 1,270	\$ 1,720	\$ 2,180	\$ 2,507	\$ 2,834	\$ 3,161
75078	\$ 870	\$ 1,040	\$ 1,290	\$ 1,750	\$ 2,210	\$ 2,542	\$ 2,873	\$ 3,205
75080	\$ 730	\$ 870	\$ 1,080	\$ 1,460	\$ 1,850	\$ 2,128	\$ 2,405	\$ 2,683
75081	\$ 770	\$ 920	\$ 1,140	\$ 1,550	\$ 1,960	\$ 2,254	\$ 2,548	\$ 2,842
75082	\$ 940	\$ 1,120	\$ 1,390	\$ 1,890	\$ 2,390	\$ 2,749	\$ 3,107	\$ 3,466
75083	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75085	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75086	\$ 760	\$ 900	\$ 1,120	\$ 1,520	\$ 1,920	\$ 2,208	\$ 2,496	\$ 2,784
75087	\$ 820	\$ 980	\$ 1,210	\$ 1,640	\$ 2,080	\$ 2,392	\$ 2,704	\$ 3,016
75088	\$ 950	\$ 1,140	\$ 1,410	\$ 1,910	\$ 2,420	\$ 2,783	\$ 3,146	\$ 3,509
75089	\$ 970	\$ 1,150	\$ 1,430	\$ 1,940	\$ 2,450	\$ 2,818	\$ 3,185	\$ 3,553
75093	\$ 850	\$ 1,020	\$ 1,260	\$ 1,710	\$ 2,160	\$ 2,484	\$ 2,808	\$ 3,132
75094	\$ 970	\$ 1,150	\$ 1,430	\$ 1,940	\$ 2,450	\$ 2,818	\$ 3,185	\$ 3,553
75098	\$ 760	\$ 910	\$ 1,130	\$ 1,530	\$ 1,940	\$ 2,231	\$ 2,522	\$ 2,813
75101	\$ 640	\$ 760	\$ 940	\$ 1,270	\$ 1,610	\$ 1,852	\$ 2,093	\$ 2,335
75104	\$ 720	\$ 860	\$ 1,070	\$ 1,450	\$ 1,840	\$ 2,116	\$ 2,392	\$ 2,668
75106	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75114	\$ 840	\$ 1,000	\$ 1,240	\$ 1,680	\$ 2,130	\$ 2,450	\$ 2,769	\$ 3,089
75115	\$ 660	\$ 790	\$ 980	\$ 1,330	\$ 1,680	\$ 1,932	\$ 2,184	\$ 2,436
75116	\$ 640	\$ 770	\$ 950	\$ 1,290	\$ 1,630	\$ 1,875	\$ 2,119	\$ 2,364
75119	\$ 610	\$ 730	\$ 900	\$ 1,220	\$ 1,540	\$ 1,771	\$ 2,002	\$ 2,233
75123	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75125	\$ 590	\$ 700	\$ 870	\$ 1,180	\$ 1,490	\$ 1,714	\$ 1,937	\$ 2,161
75126	\$ 970	\$ 1,150	\$ 1,430	\$ 1,940	\$ 2,450	\$ 2,818	\$ 3,185	\$ 3,553
75132	\$ 880	\$ 1,050	\$ 1,300	\$ 1,760	\$ 2,230	\$ 2,565	\$ 2,899	\$ 3,234

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**FY2016 Payment Standards
Housing Choice Voucher Program
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Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
75134	\$ 560	\$ 670	\$ 830	\$ 1,130	\$ 1,420	\$ 1,633	\$ 1,846	\$ 2,059
75135	\$ 550	\$ 660	\$ 820	\$ 1,110	\$ 1,410	\$ 1,622	\$ 1,833	\$ 2,045
75137	\$ 720	\$ 860	\$ 1,060	\$ 1,440	\$ 1,820	\$ 2,093	\$ 2,366	\$ 2,639
75138	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75141	\$ 570	\$ 690	\$ 850	\$ 1,150	\$ 1,460	\$ 1,679	\$ 1,898	\$ 2,117
75142	\$ 600	\$ 720	\$ 890	\$ 1,210	\$ 1,530	\$ 1,760	\$ 1,989	\$ 2,219
75143	\$ 550	\$ 660	\$ 820	\$ 1,110	\$ 1,410	\$ 1,622	\$ 1,833	\$ 2,045
75146	\$ 620	\$ 730	\$ 910	\$ 1,230	\$ 1,560	\$ 1,794	\$ 2,028	\$ 2,262
75147	\$ 510	\$ 610	\$ 760	\$ 1,030	\$ 1,300	\$ 1,495	\$ 1,690	\$ 1,885
75149	\$ 620	\$ 740	\$ 920	\$ 1,250	\$ 1,580	\$ 1,817	\$ 2,054	\$ 2,291
75150	\$ 660	\$ 790	\$ 980	\$ 1,330	\$ 1,680	\$ 1,932	\$ 2,184	\$ 2,436
75152	\$ 570	\$ 680	\$ 840	\$ 1,140	\$ 1,440	\$ 1,656	\$ 1,872	\$ 2,088
75154	\$ 820	\$ 980	\$ 1,210	\$ 1,640	\$ 2,080	\$ 2,392	\$ 2,704	\$ 3,016
75156	\$ 640	\$ 760	\$ 940	\$ 1,270	\$ 1,610	\$ 1,852	\$ 2,093	\$ 2,335
75157	\$ 640	\$ 760	\$ 940	\$ 1,270	\$ 1,610	\$ 1,852	\$ 2,093	\$ 2,335
75158	\$ 560	\$ 670	\$ 830	\$ 1,130	\$ 1,420	\$ 1,633	\$ 1,846	\$ 2,059
75159	\$ 650	\$ 780	\$ 960	\$ 1,300	\$ 1,650	\$ 1,898	\$ 2,145	\$ 2,393
75160	\$ 540	\$ 650	\$ 800	\$ 1,080	\$ 1,370	\$ 1,576	\$ 1,781	\$ 1,987
75161	\$ 640	\$ 760	\$ 940	\$ 1,270	\$ 1,610	\$ 1,852	\$ 2,093	\$ 2,335
75164	\$ 700	\$ 830	\$ 1,030	\$ 1,400	\$ 1,770	\$ 2,036	\$ 2,301	\$ 2,567
75165	\$ 640	\$ 760	\$ 940	\$ 1,270	\$ 1,610	\$ 1,852	\$ 2,093	\$ 2,335
75166	\$ 970	\$ 1,150	\$ 1,430	\$ 1,940	\$ 2,450	\$ 2,818	\$ 3,185	\$ 3,553
75167	\$ 910	\$ 1,080	\$ 1,340	\$ 1,820	\$ 2,300	\$ 2,645	\$ 2,990	\$ 3,335
75168	\$ 640	\$ 760	\$ 940	\$ 1,270	\$ 1,610	\$ 1,852	\$ 2,093	\$ 2,335
75169	\$ 550	\$ 660	\$ 820	\$ 1,110	\$ 1,410	\$ 1,622	\$ 1,833	\$ 2,045
75172	\$ 490	\$ 590	\$ 730	\$ 990	\$ 1,250	\$ 1,438	\$ 1,625	\$ 1,813
75173	\$ 780	\$ 930	\$ 1,150	\$ 1,560	\$ 1,970	\$ 2,266	\$ 2,561	\$ 2,857
75180	\$ 590	\$ 700	\$ 870	\$ 1,180	\$ 1,490	\$ 1,714	\$ 1,937	\$ 2,161
75181	\$ 970	\$ 1,150	\$ 1,430	\$ 1,940	\$ 2,450	\$ 2,818	\$ 3,185	\$ 3,553
75182	\$ 500	\$ 600	\$ 740	\$ 1,000	\$ 1,270	\$ 1,461	\$ 1,651	\$ 1,842
75185	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75187	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75189	\$ 720	\$ 860	\$ 1,060	\$ 1,440	\$ 1,820	\$ 2,093	\$ 2,366	\$ 2,639
75201	\$ 1,180	\$ 1,410	\$ 1,740	\$ 2,360	\$ 2,990	\$ 3,439	\$ 3,887	\$ 4,336
75202	\$ 1,060	\$ 1,270	\$ 1,570	\$ 2,130	\$ 2,690	\$ 3,094	\$ 3,497	\$ 3,901
75203	\$ 500	\$ 600	\$ 740	\$ 1,000	\$ 1,270	\$ 1,461	\$ 1,651	\$ 1,842
75204	\$ 980	\$ 1,170	\$ 1,450	\$ 1,970	\$ 2,490	\$ 2,864	\$ 3,237	\$ 3,611
75205	\$ 1,090	\$ 1,300	\$ 1,610	\$ 2,180	\$ 2,760	\$ 3,174	\$ 3,588	\$ 4,002
75206	\$ 830	\$ 990	\$ 1,230	\$ 1,670	\$ 2,110	\$ 2,427	\$ 2,743	\$ 3,060
75207	\$ 970	\$ 1,150	\$ 1,430	\$ 1,940	\$ 2,450	\$ 2,818	\$ 3,185	\$ 3,553
75208	\$ 550	\$ 650	\$ 810	\$ 1,100	\$ 1,390	\$ 1,599	\$ 1,807	\$ 2,016

**FY2016 Payment Standards
Housing Choice Voucher Program
Effective March 1, 2016**

Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
75209	\$ 810	\$ 970	\$ 1,200	\$ 1,630	\$ 2,060	\$ 2,369	\$ 2,678	\$ 2,987
75210	\$ 440	\$ 520	\$ 650	\$ 880	\$ 1,120	\$ 1,288	\$ 1,456	\$ 1,624
75211	\$ 540	\$ 650	\$ 800	\$ 1,080	\$ 1,370	\$ 1,576	\$ 1,781	\$ 1,987
75212	\$ 490	\$ 590	\$ 730	\$ 990	\$ 1,250	\$ 1,438	\$ 1,625	\$ 1,813
75214	\$ 660	\$ 780	\$ 970	\$ 1,320	\$ 1,660	\$ 1,909	\$ 2,158	\$ 2,407
75215	\$ 510	\$ 610	\$ 760	\$ 1,030	\$ 1,300	\$ 1,495	\$ 1,690	\$ 1,885
75216	\$ 510	\$ 610	\$ 750	\$ 1,020	\$ 1,290	\$ 1,484	\$ 1,677	\$ 1,871
75217	\$ 530	\$ 640	\$ 790	\$ 1,070	\$ 1,360	\$ 1,564	\$ 1,768	\$ 1,972
75218	\$ 740	\$ 880	\$ 1,090	\$ 1,480	\$ 1,870	\$ 2,151	\$ 2,431	\$ 2,712
75219	\$ 860	\$ 1,030	\$ 1,270	\$ 1,720	\$ 2,180	\$ 2,507	\$ 2,834	\$ 3,161
75220	\$ 510	\$ 610	\$ 760	\$ 1,030	\$ 1,300	\$ 1,495	\$ 1,690	\$ 1,885
75221	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75222	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75223	\$ 550	\$ 660	\$ 820	\$ 1,110	\$ 1,410	\$ 1,622	\$ 1,833	\$ 2,045
75224	\$ 520	\$ 620	\$ 770	\$ 1,040	\$ 1,320	\$ 1,518	\$ 1,716	\$ 1,914
75225	\$ 970	\$ 1,150	\$ 1,430	\$ 1,940	\$ 2,450	\$ 2,818	\$ 3,185	\$ 3,553
75226	\$ 740	\$ 880	\$ 1,090	\$ 1,480	\$ 1,870	\$ 2,151	\$ 2,431	\$ 2,712
75227	\$ 550	\$ 660	\$ 820	\$ 1,110	\$ 1,410	\$ 1,622	\$ 1,833	\$ 2,045
75228	\$ 520	\$ 620	\$ 770	\$ 1,040	\$ 1,320	\$ 1,518	\$ 1,716	\$ 1,914
75229	\$ 620	\$ 740	\$ 920	\$ 1,250	\$ 1,580	\$ 1,817	\$ 2,054	\$ 2,291
75230	\$ 660	\$ 780	\$ 970	\$ 1,320	\$ 1,660	\$ 1,909	\$ 2,158	\$ 2,407
75231	\$ 490	\$ 590	\$ 730	\$ 990	\$ 1,250	\$ 1,438	\$ 1,625	\$ 1,813
75232	\$ 490	\$ 590	\$ 730	\$ 990	\$ 1,250	\$ 1,438	\$ 1,625	\$ 1,813
75233	\$ 550	\$ 650	\$ 810	\$ 1,100	\$ 1,390	\$ 1,599	\$ 1,807	\$ 2,016
75234	\$ 650	\$ 780	\$ 960	\$ 1,300	\$ 1,650	\$ 1,898	\$ 2,145	\$ 2,393
75235	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75236	\$ 590	\$ 700	\$ 870	\$ 1,180	\$ 1,490	\$ 1,714	\$ 1,937	\$ 2,161
75237	\$ 550	\$ 650	\$ 810	\$ 1,100	\$ 1,390	\$ 1,599	\$ 1,807	\$ 2,016
75238	\$ 590	\$ 700	\$ 870	\$ 1,180	\$ 1,490	\$ 1,714	\$ 1,937	\$ 2,161
75240	\$ 570	\$ 680	\$ 840	\$ 1,140	\$ 1,440	\$ 1,656	\$ 1,872	\$ 2,088
75241	\$ 570	\$ 690	\$ 850	\$ 1,150	\$ 1,460	\$ 1,679	\$ 1,898	\$ 2,117
75242	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75243	\$ 530	\$ 630	\$ 780	\$ 1,060	\$ 1,340	\$ 1,541	\$ 1,742	\$ 1,943
75244	\$ 810	\$ 970	\$ 1,200	\$ 1,630	\$ 2,060	\$ 2,369	\$ 2,678	\$ 2,987
75246	\$ 470	\$ 570	\$ 700	\$ 950	\$ 1,200	\$ 1,380	\$ 1,560	\$ 1,740
75247	\$ 600	\$ 720	\$ 890	\$ 1,210	\$ 1,530	\$ 1,760	\$ 1,989	\$ 2,219
75248	\$ 800	\$ 950	\$ 1,180	\$ 1,600	\$ 2,020	\$ 2,323	\$ 2,626	\$ 2,929
75249	\$ 610	\$ 730	\$ 900	\$ 1,220	\$ 1,540	\$ 1,771	\$ 2,002	\$ 2,233
75250	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75251	\$ 1,010	\$ 1,200	\$ 1,490	\$ 2,020	\$ 2,560	\$ 2,944	\$ 3,328	\$ 3,712
75252	\$ 760	\$ 910	\$ 1,130	\$ 1,530	\$ 1,940	\$ 2,231	\$ 2,522	\$ 2,813

**FY2016 Payment Standards
Housing Choice Voucher Program
Effective March 1, 2016**

Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
75253	\$ 500	\$ 600	\$ 740	\$ 1,000	\$ 1,270	\$ 1,461	\$ 1,651	\$ 1,842
75254	\$ 620	\$ 740	\$ 920	\$ 1,250	\$ 1,580	\$ 1,817	\$ 2,054	\$ 2,291
75270	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75287	\$ 730	\$ 870	\$ 1,080	\$ 1,460	\$ 1,850	\$ 2,128	\$ 2,405	\$ 2,683
75313	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75315	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75336	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75339	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75342	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75354	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75355	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75356	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75357	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75360	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75367	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75370	\$ 760	\$ 900	\$ 1,120	\$ 1,520	\$ 1,920	\$ 2,208	\$ 2,496	\$ 2,784
75371	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75372	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75374	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75376	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75378	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75379	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75380	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75381	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75382	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75390	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
75401	\$ 510	\$ 610	\$ 760	\$ 1,030	\$ 1,300	\$ 1,495	\$ 1,690	\$ 1,885
75402	\$ 560	\$ 670	\$ 830	\$ 1,130	\$ 1,420	\$ 1,633	\$ 1,846	\$ 2,059
75403	\$ 530	\$ 640	\$ 790	\$ 1,070	\$ 1,360	\$ 1,564	\$ 1,768	\$ 1,972
75404	\$ 530	\$ 640	\$ 790	\$ 1,070	\$ 1,360	\$ 1,564	\$ 1,768	\$ 1,972
75407	\$ 620	\$ 730	\$ 910	\$ 1,230	\$ 1,560	\$ 1,794	\$ 2,028	\$ 2,262
75409	\$ 720	\$ 860	\$ 1,070	\$ 1,450	\$ 1,840	\$ 2,116	\$ 2,392	\$ 2,668
75422	\$ 590	\$ 700	\$ 870	\$ 1,180	\$ 1,490	\$ 1,714	\$ 1,937	\$ 2,161
75423	\$ 600	\$ 720	\$ 890	\$ 1,210	\$ 1,530	\$ 1,760	\$ 1,989	\$ 2,219
75424	\$ 670	\$ 800	\$ 990	\$ 1,340	\$ 1,700	\$ 1,955	\$ 2,210	\$ 2,465
75428	\$ 500	\$ 600	\$ 740	\$ 1,000	\$ 1,270	\$ 1,461	\$ 1,651	\$ 1,842
75442	\$ 620	\$ 730	\$ 910	\$ 1,230	\$ 1,560	\$ 1,794	\$ 2,028	\$ 2,262
75448	\$ 530	\$ 640	\$ 790	\$ 1,070	\$ 1,360	\$ 1,564	\$ 1,768	\$ 1,972
75449	\$ 450	\$ 530	\$ 660	\$ 900	\$ 1,130	\$ 1,300	\$ 1,469	\$ 1,639
75452	\$ 460	\$ 550	\$ 680	\$ 920	\$ 1,170	\$ 1,346	\$ 1,521	\$ 1,697
75453	\$ 690	\$ 820	\$ 1,020	\$ 1,380	\$ 1,750	\$ 2,013	\$ 2,275	\$ 2,538

**FY2016 Payment Standards
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Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
75454	\$ 690	\$ 820	\$ 1,020	\$ 1,380	\$ 1,750	\$ 2,013	\$ 2,275	\$ 2,538
75469	\$ 530	\$ 640	\$ 790	\$ 1,070	\$ 1,360	\$ 1,564	\$ 1,768	\$ 1,972
75474	\$ 480	\$ 570	\$ 710	\$ 960	\$ 1,220	\$ 1,403	\$ 1,586	\$ 1,769
75491	\$ 760	\$ 900	\$ 1,120	\$ 1,520	\$ 1,920	\$ 2,208	\$ 2,496	\$ 2,784
75495	\$ 600	\$ 720	\$ 890	\$ 1,210	\$ 1,530	\$ 1,760	\$ 1,989	\$ 2,219
75496	\$ 490	\$ 590	\$ 730	\$ 990	\$ 1,250	\$ 1,438	\$ 1,625	\$ 1,813
76041	\$ 640	\$ 760	\$ 940	\$ 1,270	\$ 1,610	\$ 1,852	\$ 2,093	\$ 2,335
76050	\$ 510	\$ 610	\$ 760	\$ 1,030	\$ 1,300	\$ 1,495	\$ 1,690	\$ 1,885
76052T	\$ 970	\$ 1,150	\$ 1,430	\$ 1,940	\$ 2,450	\$ 2,818	\$ 3,185	\$ 3,553
76055	\$ 640	\$ 760	\$ 940	\$ 1,270	\$ 1,610	\$ 1,852	\$ 2,093	\$ 2,335
76064	\$ 510	\$ 610	\$ 750	\$ 1,020	\$ 1,290	\$ 1,484	\$ 1,677	\$ 1,871
76065	\$ 710	\$ 850	\$ 1,050	\$ 1,420	\$ 1,800	\$ 2,070	\$ 2,340	\$ 2,610
76078	\$ 650	\$ 780	\$ 960	\$ 1,300	\$ 1,650	\$ 1,898	\$ 2,145	\$ 2,393
76084	\$ 520	\$ 620	\$ 770	\$ 1,040	\$ 1,320	\$ 1,518	\$ 1,716	\$ 1,914
76092T	\$ 630	\$ 750	\$ 930	\$ 1,260	\$ 1,600	\$ 1,840	\$ 2,080	\$ 2,320
76177T	\$ 910	\$ 1,090	\$ 1,350	\$ 1,830	\$ 2,320	\$ 2,668	\$ 3,016	\$ 3,364
76201	\$ 640	\$ 760	\$ 940	\$ 1,270	\$ 1,610	\$ 1,852	\$ 2,093	\$ 2,335
76202	\$ 670	\$ 800	\$ 990	\$ 1,340	\$ 1,700	\$ 1,955	\$ 2,210	\$ 2,465
76204	\$ 670	\$ 800	\$ 990	\$ 1,340	\$ 1,700	\$ 1,955	\$ 2,210	\$ 2,465
76205	\$ 680	\$ 810	\$ 1,000	\$ 1,360	\$ 1,720	\$ 1,978	\$ 2,236	\$ 2,494
76206	\$ 670	\$ 800	\$ 990	\$ 1,340	\$ 1,700	\$ 1,955	\$ 2,210	\$ 2,465
76207	\$ 660	\$ 780	\$ 970	\$ 1,320	\$ 1,660	\$ 1,909	\$ 2,158	\$ 2,407
76208	\$ 670	\$ 800	\$ 990	\$ 1,340	\$ 1,700	\$ 1,955	\$ 2,210	\$ 2,465
76209	\$ 600	\$ 710	\$ 880	\$ 1,190	\$ 1,510	\$ 1,737	\$ 1,963	\$ 2,190
76210	\$ 830	\$ 990	\$ 1,220	\$ 1,650	\$ 2,090	\$ 2,404	\$ 2,717	\$ 3,031
76226	\$ 970	\$ 1,150	\$ 1,430	\$ 1,940	\$ 2,450	\$ 2,818	\$ 3,185	\$ 3,553
76227	\$ 930	\$ 1,110	\$ 1,370	\$ 1,860	\$ 2,350	\$ 2,703	\$ 3,055	\$ 3,408
76234	\$ 570	\$ 690	\$ 850	\$ 1,150	\$ 1,460	\$ 1,679	\$ 1,898	\$ 2,117
76247	\$ 740	\$ 880	\$ 1,090	\$ 1,480	\$ 1,870	\$ 2,151	\$ 2,431	\$ 2,712
76249	\$ 830	\$ 990	\$ 1,220	\$ 1,650	\$ 2,090	\$ 2,404	\$ 2,717	\$ 3,031
76258	\$ 620	\$ 740	\$ 920	\$ 1,250	\$ 1,580	\$ 1,817	\$ 2,054	\$ 2,291
76259	\$ 700	\$ 830	\$ 1,030	\$ 1,400	\$ 1,770	\$ 2,036	\$ 2,301	\$ 2,567
76262	\$ 740	\$ 890	\$ 1,100	\$ 1,490	\$ 1,890	\$ 2,174	\$ 2,457	\$ 2,741
76266	\$ 690	\$ 820	\$ 1,020	\$ 1,380	\$ 1,750	\$ 2,013	\$ 2,275	\$ 2,538
76272	\$ 530	\$ 630	\$ 780	\$ 1,060	\$ 1,340	\$ 1,541	\$ 1,742	\$ 1,943
76623	\$ 640	\$ 760	\$ 940	\$ 1,270	\$ 1,610	\$ 1,852	\$ 2,093	\$ 2,335
76626	\$ 640	\$ 760	\$ 940	\$ 1,270	\$ 1,610	\$ 1,852	\$ 2,093	\$ 2,335
76641	\$ 640	\$ 760	\$ 940	\$ 1,270	\$ 1,610	\$ 1,852	\$ 2,093	\$ 2,335
76651	\$ 550	\$ 650	\$ 810	\$ 1,100	\$ 1,390	\$ 1,599	\$ 1,807	\$ 2,016
76670	\$ 520	\$ 620	\$ 770	\$ 1,040	\$ 1,320	\$ 1,518	\$ 1,716	\$ 1,914

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