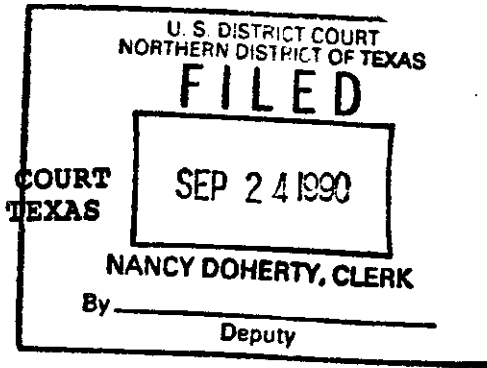


IN THE UNITED STATES DISTRICT COURT
FOR THE NORTHERN DISTRICT OF TEXAS
DALLAS DIVISION



DEBRA WALKER, et al.,)
Plaintiffs,)
v.)
THE U. S. DEPARTMENT OF HOUSING)
AND URBAN DEVELOPMENT, et al.,)
Defendants.)

Civil Action No.
CA-3-85-1210-R

CONSENT DECREE

I. STATEMENT OF PURPOSE

1.1 Parties to the Consent Decree. Debra Walker, et al., ("Plaintiffs") and the City of Dallas (the "City"), a defendant, enter into this Consent Decree (this "Decree").

1.2 Position of the Parties. The City denies any liability with respect to any matter alleged against it in this action. Plaintiffs and the City (collectively, the "Parties") consent to the entry of this Decree.

1.3 Court Approval. Based on the agreement of the Parties, the evidence taken on the fairness of this Decree to the members of the class, and all materials submitted to the Court on the appropriateness of the relief set out in this Decree, it is ORDERED, ADJUDGED and DECREED that:

II. GENERAL PROVISIONS

2.1 Furthering the purposes of this Decree. The City and

its officers, officials, agents, employees, boards, and commissions, are permanently enjoined from:

(a) housing and community development related actions (as set forth in 24 C.F.R. §§570.601-02) which have as their purpose to segregate or such housing and community development related actions which otherwise discriminate on the basis of race;

(b) actions which violate the terms of this Decree or which unlawfully inhibit or obstruct the operation of this Decree or other orders of the Court in this case, it being understood that the City preserves all rights to oppose and appeal any future order of the Court to which the City has not consented; and

(c) failing to administer all City programs related to housing and community development in a manner affirmatively to further fair housing and the remedial purposes of this Decree, and the purposes of any other remedial orders of the Court in this case, it being understood that the City preserves all rights to oppose and appeal any future order of the Court to which the City has not consented.

2.2 Distribution of Requirements of this Decree. Within 60 days of the date of the entry of this Decree by the Court, the City will provide a copy of this Decree or a reasonable synopsis of the Decree to each official and employee of the City and all City boards and commissions, as defined in chapter 8 of the Dallas City Code, involved in housing or community development

related activities with a statement by the City emphasizing the necessity of adherence to the terms of the Decree. Each official and employee shall be advised that failure to comply with the provisions of this Decree shall subject her/him to dismissal or other disciplinary action insofar as relevant City Charter or ordinance provisions provide for dismissal or other disciplinary action for cause and under such procedural protections as are provided for such dismissals or disciplinary action. This paragraph is not intended to result in the removal of elected officials of the City for good faith voting.

III. HOUSING ASSISTANCE

3.1 Housing Assistance Plan. Attached hereto as Exhibit A is the Housing Assistance Plan ("HAP") of the City of Dallas prepared as part of the City's CDBG application and approved by the United States Department of Housing and Urban Development ("HUD"). The City believes that the HAP is consistent with the obligations imposed by, and the purposes of, this Decree. Plaintiffs shall have 30 days from the date this Decree is entered to file their comments, if any, with the Special Master. The City shall have 20 days to file a response to Plaintiffs' comments on the HAP. If necessary, within 45 days of a ruling on the comments by the Special Master (or, if appealed, by the Court), the City will submit to the Special Master a revised HAP consistent with the ruling. Upon the Special Master's approval of the HAP, the City will comply with federal law for obtaining public input and HUD approval of the HAP.

3.2 Future Plans. Federal law requires the City to submit a HAP to the public and to HUD every three years. Each future HAP submitted by the City will be consistent with the obligations imposed by, and the purposes of, this Decree. The City will submit each new HAP to Plaintiffs and the Special Master at the same time the HAP is submitted to HUD for approval. Plaintiffs shall have 30 days from receipt of the HAP to file their comments, if any, with the Special Master. The City shall have 20 days to respond. If necessary, within 45 days of a ruling on the comments by the Special Master (or, if appealed, by the Court), the City will submit to the Special Master a revised HAP consistent with the ruling. Upon the Special Master's approval of the HAP, the City will comply with federal law for obtaining public input and HUD approval of the HAP. Nothing in this Section or Section 3.1 shall prevent the City from submitting its HAP to HUD within the time period required by federal law.

3.3 Use of CDBG Funds. HUD has established spending goals the City must meet to retain its current CDBG funding allocation. The City will notify the Special Master if it appears that the City will not meet one of HUD's goals and is in danger of having CDBG funds deprogramed by HUD or if it appears that the activities in the City's CDBG application will not be substantially completed according to the schedule in the application. Paragraph 3.5 provides for the City's administration of federally funded programs in minority concentrated areas; with regard to the financial commitments set

forth in this Decree and the accompanying Schedules, no more than one-third of the overall funding shall be derived from CDBG funds.

3.4 Housing Fund. The City will fund, in the manner and the amounts set forth in Schedule 3.4 to this Decree, a "Housing Fund." The Housing Fund shall be controlled, possessed, and administered solely by DHA or another entity designated by the Court to provide housing to persons eligible for low rent public housing in the amounts and under the terms set forth in a court approved plan developed pursuant to the concurrently contemplated consent decree entered into between Plaintiffs and DHA in this cause. The Housing Fund shall be used for the purpose of creating and obtaining in non-minority concentrated areas within the Dallas metropolitan area affordable housing for persons eligible for low rent public housing on terms substantially equivalent to the terms on which public housing is available. Whatever number of units are provided by the Housing Fund, the City's funding responsibility shall not exceed that set out in Schedule 3.4. As set forth on Schedule 3.4, part of the funds the City intends to provide DHA in the Housing Fund shall have been derived from the issuance of bonds by the City. DHA must spend the bond funds on the purposes for which the bonds are approved.

3.5 Housing Supply. The City shall provide additional standard housing affordable to families eligible for low rent public housing on terms substantially equivalent to the terms on

which public housing is available through the use of legislative efforts, including zoning and developer incentives. The housing units shall be located in non-minority concentrated areas of the City. The City may use any existing or new laws or incentives it deems appropriate to motivate the private sector to provide the units. It is anticipated that these legislative efforts will provide from 500 to 750 such housing units for persons eligible for low rent public housing. In addition, the City shall administer federally funded programs directed toward providing additional standard low income housing in minority concentrated areas of the City for persons eligible for low rent public housing, on terms substantially equivalent to the terms on which public housing is available. Such programs currently include the Revolving Loan Fund, the Dallas Apartment Repair Program, and the Rental Rehabilitation Program. It is anticipated that such programs will provide approximately 1600 such housing units. The City shall not be obligated to expend funds to provide the additional units provided for in this paragraph other than through such programs.

3.6 Application for Federal Funds. The City will take the steps described on Schedule 3.6 to this Decree to seek monies and grants available to it through federal and state low income housing programs which could be used to encourage the creation or rehabilitation of low income housing stock in the City. The Housing Compliance Director provided for in paragraph 6.3 will

participate in all applications for and decisions on the allocation of the federal and state funds.

3.7 Suburban Participation. Each time the City negotiates a new contract or modification or extension of an existing contract with a suburban city, the City shall provide the suburban city with a copy of the Statement of Position attached as Exhibit J. In addition, at least annually, the City shall contact each suburban city listed on Schedule 3.7 to this Decree and request that it enter into a cooperation agreement with DHA to develop a reasonable number of low income family housing units in that suburban city in order to further the desegregation purposes of this Decree.

3.8 Rent Levels of Section 8 Units. The City will monitor market rent levels throughout the City, Dallas County, and the cities located in whole or in part therein. The City will report its findings every three months to Plaintiffs and DHA. If DHA or Plaintiffs determine that increases in market rent levels are adversely affecting Section 8 housing opportunities and so inform the City, the City will inform, in writing, HUD and the Dallas area congressmen and request an increase in HUD Section 8 Fair Market Rent and Voucher Payment Standard amounts sufficient to provide class members with an adequate opportunity to obtain housing in those areas using Section 8 assistance.

3.9 Section 8 Options. The City shall spend up to \$50,000 per year for eight years, with inflation adjustments consistent with the consumer price index, contracting with apartment owners

throughout the non-minority concentrated areas of Dallas County for options on three and four bedroom apartments to be used in the Section 8 program administered by DHA. The apartments shall meet the site and neighborhood standards for the Section 8 new construction program and HUD housing quality standards. When notified by DHA that these options are needed for the Section 8 program, the City shall contract with apartment owners to place the number of apartments needed by DHA under a rental option pursuant to which the apartments will be kept vacant for viewing and rental by Section 8 participants. The City may seek leave to alter the use of its resources under this program should it determine a better way to provide these options.

3.10 Code Enforcement. The City will respond to DHA requests for code enforcement on Section 8 tenant occupied apartments by performing inspections within 24 hours of the request in the case of complaints involving emergency conditions and within 10 working days for other complaints. The City will maintain a log of all such requests showing the relevant case number assigned to the request, the date of the request, the address, the tenant name, the date of inspection, the results of each inspection and each action taken by the City as a result of the inspection. The City shall perform code enforcement on DHA's Developments and development units in the same manner and to the same standards and procedures that apply to privately owned rental units.

IV. IMPROVEMENT OF DHA DEVELOPMENTS AND NEIGHBORHOODS

4.1 General. The City agrees to take the actions outlined in this Section IV to improve the amenities in the DHA developments found in Walker III to have been developed on a segregated basis (other than the West Dallas developments) as listed in Exhibit B (the "Developments") and the neighborhoods adjacent to the Developments as depicted on Exhibits C through H. The actions the City agrees to take to improve the West Dallas developments and their adjacent neighborhood are outlined in Section V. The obligations set forth in this Decree shall not negatively impact the level of city services provided to the Developments and the predominantly African-American neighborhoods within which class members receive DHA assistance. The parties acknowledge that changed conditions, as revealed by studies provided for herein or otherwise, may affect the precise use of the City resources agreed to herein. The Parties agree that a material adverse change in the City's budgetary circumstances is, under general equitable principals, a change in circumstances which may entitle the City to petition the Court for relief.

4.2 Security. The City will provide the security services to the Developments described on Schedule 4.2 to this Decree.

4.3 Neighborhood Assistance Centers. The City will operate neighborhood assistance centers in proximity to the Developments as described on Schedule 4.3 to this Decree.

4.4 Security Lighting. The City will provide security lighting on the grounds of the Developments as described on

Schedule 4.4 to this Decree. The City will pay the cost of operating the lighting during the years 1991 through 1997.

4.5 Playgrounds and Play Slabs. The City will construct playgrounds and play slabs on the grounds of the Developments as described on Schedule 4.5 to this Decree.

4.6 Recreational Programs. The City will conduct after school and summer recreational programs and, through the purchase and maintenance of vans, will provide transportation to and from recreation facilities for residents of the Developments as described on Schedule 4.6 to this Decree.

4.7 Acceptance of Streets. The City will accept dedication of the streets within the Developments that (a) function as public streets and (b) with respect to which DHA requests such acceptance. The drives and parking areas within the Developments do not serve as public streets and will not be accepted for dedication.

4.8 Work on Streets. The City will reconstruct the newly dedicated streets and associated public sidewalks to current City residential standards, provide traffic control devices, construct associated storm drainage systems, and provide ongoing maintenance for the street system as provided on Schedule 4.8 to this Decree.

4.9 Rochester Levee improvements. The City will implement the planned improvements for the Rochester Levee as described on Schedule 4.9 to this Decree.

4.10 Code enforcement. The City will implement proactive housing code enforcement in the neighborhoods around the Developments as provided on Schedule 4.10 to this Decree.

4.11 Community development target neighborhoods. The neighborhoods surrounding the Developments as described on Exhibits C through H will be community development target neighborhoods during the years 1990 through 1994. Assuming the continued availability of the necessary funding from HUD's CDBG program, the target neighborhoods and the services that will be provided to those neighborhoods are listed on Schedules 4.10 and 4.11 to this Decree.

4.12 Economic development.

(a) Southern Dallas Development Corporation. The Southern Dallas Development Corporation ("SDDC"), a nonprofit corporation, fosters economic development in the neighborhoods adjacent to the Developments through the operation of a business loan program, neighborhood business loan program, economic development demonstration fund program, and technical assistance program. In 1991, the City will assist SDDC in developing business and retail services in the neighborhoods surrounding the Developments as provided on Schedule 4.12(a) to this Decree.

(b) Enterprise Zones. The City has applied for and received state enterprise zone designation to the maximum extent allowed by state law. The City has divided the state designated enterprise zone into three zones that include the West Dallas developments and all of the Developments except Roseland Homes

and Town Park. Businesses within designated state enterprise zones qualify for state tax refunds for (1) equipment purchases, (2) new jobs created, and (3) beginning in 1991, old jobs retained. The City provides incentive programs to encourage creation and movement of businesses into these enterprise zones. Schedule 4.12(b) to this Decree describes the incentives provided by the State and the City to businesses in the enterprise zones.

(c) Southern Dallas Incentives. The City is also taking actions to encourage the development and location of businesses and the creation of jobs in Southern Dallas. Southern Dallas is defined as that area of the City of Dallas located south of the Trinity River on the west side of the City and south of Interstate Highway 30 on the east side of the City, excluding the enterprise zones which have their own package of incentives as discussed in paragraph 4.12(b) and on Schedule 4.12(b). The actions the City is taking to spur development in Southern Dallas are outlined on Schedule 4.12(c) to this Decree.

V. WEST DALLAS

5.1 - HUD Plan. HUD has requested the opportunity to propose that up to 2,000 units in the West Dallas DHA public housing developments (collectively, the "West Dallas Development") be retained pursuant to a plan that is acceptable to the Court. Plaintiffs and the City agree to a 180 day period for this HUD opportunity. Any participation in the plan recommended by HUD shall be voluntary. Neither Plaintiffs nor the City shall be bound by the results of the HUD study or the recommendations

contained in the HUD plan, nor shall the results of the HUD study or the recommendations in the HUD plan operate to obligate Plaintiffs or the City to take any actions to support an increase in the number of units above 1,000 or above 1,200 if 200 of the units are one bedroom units designated for the elderly. The provisions of this Decree shall not in any way limit or decrease the City's participation in future HUD programming on equal footing with other cities.

5.2 Additional Units. Should HUD request, and the Court allow, additional units over 1200 to be retained at the West Dallas Development, those parties agreeing to participate with HUD in taking the actions and expending the resources necessary to retain and desegregate the additional units shall develop a plan for the West Dallas Development containing the following elements:

(a) a revision of DHA's tenant selection and assignment plan to insure that all future tenant assignments of African-American families to West Dallas are voluntary and have not been coerced either by DHA or by a lack of alternative housing, and to provide that alternative housing opportunities will be made available to each African-American family within 30 days of the date the applicant family rejects an offer of a West Dallas unit;

(b) a list of the actions that will be taken to restore the units to use or uses that are compatible with the

purposes of this Decree and a realistic schedule for such restoration;

(c) a program for protecting and maintaining the units to prevent damage to the units pending restoration, and to prevent, to the extent possible, any adverse effects on the modernized units, the occupants of those units, or the owners and residents of adjoining and nearby properties; and

(d) a prohibition of any permanent occupancy of the additional units by low-income households until the expenditure of sufficient resources has resulted in the neighborhood surrounding the units being deemed a viable community by the Court. This provision does not exclude use of the units as temporary shelter for the homeless under appropriate conditions. Any proposal for use of any of the remaining units for the homeless should be approved by the Residents Councils of each of the developments comprising the West Dallas Development.

5.3 City Actions. If the City determines that it will not participate with HUD in its plan to increase the number of units to be retained in the West Dallas Development, the City shall take the actions outlined in Sections 5.4 through 5.14 and the schedules referenced therein to improve the amenities in the West Dallas Development and the neighborhood adjacent to the West Dallas Development as described on Exhibit I. If the City determines to participate with HUD in its plan to increase the number of units to be retained in the West Dallas Development, the City's obligations with regard to the West Dallas Development and

the neighborhood adjacent shall be those agreed to and approved with respect to the HUD plan and not those set forth in Sections 5.4 through 5.14 and the Schedules referenced therein.

5.4 Demolition. Regardless of the number of units retained at the West Dallas Development, HUD shall be responsible for funding the cost of demolishing any unused units as set forth in the January 20, 1987 Consent Decree, unless prohibited by federal law. If HUD is prohibited by federal law from paying for the costs of demolition, then DHA shall be responsible for demolition. The City opposes and shall oppose any proposals to deny federal funding for demolition and replacement of the units in the West Dallas Development which are to be demolished and replaced by order of the Court in this case and will endeavor to obtain such federal funding and to remove any impediments to such funding.

5.5 Amenities. The City will provide in and around the West Dallas Development the amenities described on Schedule 5.5 to this Decree.

5.6 - Police Services. The City will provide on-site police assistance to the West Dallas Development as described on Schedule 5.6 to this Decree.

5.7 Security Lighting. The City will provide security lighting in the West Dallas Development as described on Schedule 5.7 to this Decree.

5.8 Acceptance of Streets. The City will accept dedication of the streets in the West Dallas Development that (a) function

as public streets and (b) with respect to which DHA requests such acceptance. The drives and parking areas within the Developments do not serve as public streets and will not be accepted for dedication.

5.9 Work on Streets. The City will reconstruct the newly dedicated existing streets and associated public sidewalks to current City residential standards, provide traffic control devices, construct associated storm drainage systems, and provide ongoing maintenance for the street system as provided on Schedule 5.9 to this Decree.

5.10 Fish Trap Lake. The City will provide the improvements to Fish Trap Lake described on Schedule 5.10 to this Decree.

5.11 Job Training. The City will take the steps outlined on Schedule 5.11 to this Decree to make job training and placement programs available to the residents of the West Dallas Development.

5.12 Retail Services. The City will provide \$100,000 in seed money to subsidize the development of retail services in the West Dallas area. The SDDC will apply its programs in the West Dallas area as described in Schedule 5.12 to this Decree. In addition, the West Dallas Development is located within one of the City's enterprise zones.

5.13 Target Neighborhood. During the years 1990 through 1997, the City will designate the neighborhood surrounding the West Dallas Development a target neighborhood in the community development target neighborhood program. During those years, the

City will provide the services and make available the programs described on Schedule 5.13 to this Decree.

5.14 Contingency Fund. The City will create a contingency fund in the amount of \$3 million for use by DHA upon direction and approval of the Special Master only in the event required by DHA to meet its obligation set forth in paragraph 5.4 of this Decree. It is not anticipated that this fund will be needed by DHA because of the likelihood that either the Frost Amendment will be repealed or ultimately held by the courts to be invalid in relevant part. If any part of the fund is not used by January 1997, the City may dissolve the fund.

5.15 Replacement/Modernization. The City shall not be responsible for the replacement or the modernization of any of the units in the West Dallas Development unless the City voluntarily agrees to such replacement or modernization through participation in the HUD Plan as provided for in paragraphs 5.1 and 5.2.

VI. FAIR HOUSING, COMPLIANCE DIRECTOR, AND REPORTING

6.1 Substantial Equivalency Status. Within 60 days of the date of this Decree, the City will submit to HUD a substantially equivalent fair housing ordinance (as defined in 24 C.F.R. § 115 et seq.) and request HUD certification. The City shall request the state legislature to amend current state law to authorize a municipality to pursue remedies for violations of a fair housing ordinance in state court, including injunctions and civil penalties in the amounts required by HUD for substantial

equivalency status. To the extent that state law limits the City's ability to establish and maintain such substantial equivalency status, the operation of state law is preliminarily suspended with respect to this section of the Decree pending the outcome of the City's request to the state legislature to amend current state law to allow for substantially equivalent status. In addition to the ordinance, the City will take all other steps, including staffing, necessary to obtain and maintain substantial equivalency status from HUD.

6.2 City Fair Housing Office. Within 90 days of the date of this Decree, the City Manager will establish a Fair Housing Office (the "FHO") as a division of the Office of Community Development. The staff of the Fair Housing Office will be sufficient to fulfill its duties set forth in this Decree and will include the Fair Housing Administrator, one compliance manager, four investigators, one conciliator, one public information officer, and three persons providing clerical support. The FHO shall have the general responsibility to administer and implement the fair housing policy of the City and shall have the specific responsibilities described in paragraph 6.4 herein. The first priority for the City's fair housing enforcement effort, once substantial equivalency status is obtained, shall be to investigate housing units receiving assistance from federal, state, or local programs for violations of the provisions of the ordinance. The administration of the City's fair housing enforcement effort will include the use of

the fair housing investigation and enforcement techniques known as "audits" and "testing." The FHO will publicize and promote the services it offers as described in paragraph 6.4 herein.

6.3 Record Keeping. The FHO will maintain records of its activities and, upon reasonable notice, make such records available to the Special Master and Plaintiffs. The Fair Housing Office shall maintain records sufficient to support the reporting described in Schedule 6.6 to this Decree.

6.4 Responsibilities of the FHO. The FHO shall have the functions and responsibilities set forth in this paragraph:

(a) Ordinance enforcement. The FHO shall enforce the fair housing ordinance.

(b) Oversight and coordination. The FHO shall oversee and coordinate the activities of the City's agencies and offices for compliance with the fair housing ordinance and the fair housing policy of the City. The FHO shall, as it deems appropriate, make recommendations to such entities for actions to be taken to ensure compliance. In its reports to the Special Master and Plaintiffs, the FHO will include information about its reviews of City entities' activities, any recommendations made by the FHO, and any action taken in response to such recommendations.

(c) Education and Training Programs. The FHO shall conduct educational programs for City personnel to explain the City's fair housing ordinance, fair housing policy, and obligations under this Decree. To the extent appropriate and

feasible, the FHO will make use of the services and experience of private and public organizations which have developed programs to assist communities in furthering fair housing. Additionally, the FHO will require and conduct training concerning fair housing practices for all persons responsible for the management or marketing of housing currently receiving City assistance or of housing developed pursuant to this Decree. The Fair Housing Office will require that all housing receiving City assistance be subject to an effective affirmative fair housing marketing agreement and process through the development and negotiation of affirmative marketing plans for City operated housing programs and affirmative marketing agreements for subrecipients and contractors operating housing programs with City financial assistance. These efforts shall be designed and implemented to ensure that such housing is made available to all persons regardless of race or national origin and to ensure that persons who, based on past experience, have been least likely to occupy housing in a particular area of the City or County are fully informed of all housing opportunities in that area.

(d) Housing information. The FHO shall serve as an information resource for low income persons seeking government assisted housing services in the City, Dallas County, and the suburban cities located in whole or in part therein. To accomplish this purpose the FHO will compile within 90 days of the date of its establishment and maintain an inventory of all federal, state, or locally assisted rental units or housing

assistance in the City, Dallas County, and the suburban cities located in whole or in part therein, including the location, rent, type of subsidy accepted or provided, eligibility requirements, number of vacancies or number of persons on a waiting list, and application procedures. If any agency, organization, or political subdivision refuses to cooperate by furnishing the requested information, the FHO will promptly notify Plaintiffs and the Special Master of such refusal. The FHO will implement a method of providing the information about the assisted housing or other available government assistance to low income families seeking such information.

(e) Promote fair housing rights. In providing information about available government assisted housing to persons seeking such information, the FHO will also inform such persons of their rights to equal housing opportunities under the City's fair housing ordinance, state law, and the Federal Fair Housing Act of 1968. The FHO will inform persons seeking housing that a refusal to rent or sell, or the imposition of different terms and conditions of rental or sale, on account of race, color, religion, sex, national origin, familial status, or handicap is against the law, and will encourage such persons to immediately report any suspected discrimination to the FHO. The FHO will assist complainants in communicating with the appropriate governmental agencies and shall cooperate with such private and governmental agencies in their activities.

6.5 City Housing Compliance Director. The City shall appoint a Housing Compliance Director (the "Director") who shall be a city employee at the level of an assistant city manager and shall serve under the same conditions as other assistant city managers. The Director shall be responsible for administering the Office of Community Development and the Fair Housing Office and coordinating compliance with this Decree. The Director will also be responsible for developing a program for the provision of low income family housing provided through the CDBG programs and legislative efforts set forth in paragraph 3.5 of this Decree and will submit the program to the Court within 120 days of the date of the entry of this Decree. Within 30 days of the submission of this Decree, the City Manager shall appoint the Director.

6.6 Reports by the City. The City shall file quarterly reports with the Special Master appointed by the Court (the "Special Master"). The City's quarterly reports shall describe the actions taken by the City to comply with this Decree. The City shall include in the first quarterly report submitted after its filing with HUD a copy of the City's 24 C.F.R. § 570.904 (c)(1) fair housing impediment analysis required by HUD regulations to identify the remedial steps the City can take to overcome the effects of any conditions that impede fair housing choice within the jurisdiction of the City. As part of the quarterly reports, the City shall report to the Special Master its plans for implementing bond programs that further this Decree. Annually, in a quarterly report, during the CDBG budget

process, or in a special report, at the option of the City, the City shall advise the Special Master of the proposed CDBG budget. Nothing in this Section shall prevent the City from submitting its annual CDBG budget to HUD within the time period required by federal law. The FHO shall, on a semi-annual basis in the appropriate quarterly report, report to the Special Master its activities for the period, including any difficulties encountered in carrying out its responsibilities under this Decree. The reports shall contain the type of information listed on Schedule 6.6 to this Decree. All reports or filings with the Special Master or the Court shall be simultaneously served upon Plaintiffs. Any response that a report or its contents indicates a violation of this Decree shall be made within 30 days after service. The City shall have 20 days to reply.

VII. PRIVATE NON-PROFIT FAIR HOUSING ORGANIZATION

7.1 Area Wide Responsibility. Plaintiffs and the City agree that the proper area of operation of a nonprofit fair housing organization is the Dallas metropolitan area. Plaintiffs and the City agree that the funding and support of a nonprofit fair housing organization is a proper function of all cities located in the Dallas metropolitan area.

7.2 Creation. The City of Dallas shall fund a private, non-profit Fair Housing organization within 60 days of the entry of this Decree. The funding shall be \$325,000.00 for the first year and \$225,000.00 a year for the next seven years, with inflation adjustments consistent with the consumer price index during

years 1991 through 1997. As suburban cities begin to fund the organization, the City may seek an appropriate reduction in the amount of its contributions to the nonprofit fair housing organization.

7.3 Board Members. The original incorporators and board members shall be three persons, one each appointed by the City, Plaintiffs, and the Court. Each original incorporator shall be appointed within 60 days of the entry of this Decree.

7.4 Policy Formulation. The City shall have no responsibility, other than funding, for the policy formation and operation of this non-profit fair housing organization.

VIII. APPOINTMENT OF A SPECIAL MASTER

8.1 Selection. Plaintiffs and the City mutually agree that a Special Master be appointed with the powers enumerated under Fed. R. Civ. P. 53(c). The Parties will endeavor to agree on a person to serve as a Special Master subject to approval by the Court. If the Parties cannot agree, then the Court will select the Special Master.

8.2 - Employees and experts. The Special Master is authorized to hire or retain, with prior court approval, any other persons necessary for the efficient performance of his duties and to incur all reasonable expenses. This power to retain other persons includes the power to retain any experts necessary to assist the Special Master in his determination.

8.3 Compensation. The reasonable compensation of the Special Master shall be determined by the Court. The compensation of any persons hired by the Special Master shall be that approved by the court.

8.4 Payment of expenses. The expenses of the Special Master shall be borne by the City or DHA as determined by the Special Master. Payment shall be made within 30 days of the submission of an itemized statement by the Special Master unless there is a written objection filed within 10 days of service of the statement upon the City and DHA.

IX. COURT WILL RETAIN JURISDICTION

9.1 The City's Motion for Dissolution. On or about 90 days prior to the eighth anniversary of the date of the entry of this Decree, the City may move the Court for dissolution of the Decree. Thirty (30) days after service of the City's motion, Plaintiffs may file a response to the motion with the Special Master. The City may file a reply to Plaintiffs' response no later than twenty (20) days after service of Plaintiffs'

response. No sooner than thirty (30) days after such response by the City, the Court may hold a hearing on the request. Thereafter, the Court will rule on the request.

X. MISCELLANEOUS

10.1 Headings. The headings, captions, and arrangements used in this Decree are for convenience only and shall not be deemed to limit, amplify, or modify any terms or affect any meanings.

Date

SEP 24 1990

JERRY BUCHMEYER
U. S. DISTRICT JUDGE

EXHIBIT A

HOUSING ASSISTANCE PLAN

**for the
City of Dallas**

**for fiscal years
1988-89, 1989-90, 1990-91**

Approved by City Council

November 9, 1988

Department of Housing and Neighborhood Services

November 10, 1988

Housing Assistance Plan for the City of Dallas
Fiscal Years 1989, 1990, and 1991

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PART 2: HOUSING CONDITIONS ASSESSMENT

The definition of "substandard"
The definition of "suitable for rehabilitation"
Estimates of substandard housing
EXHIBIT 2: HOUSING CONDITIONS

PART 3: HOUSING NEEDS ASSESSMENTS

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Needs of households expected to reside in Dallas
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Local programs
Program descriptions and notes on goals
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- Preservation and expansion of housing opportunities
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PART 6: LOCATIONAL POLICIES

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EXHIBIT 5: LOWER-INCOME TRACTS
EXHIBIT 6: EXISTING HUD-SUBSIDIZED FAMILY PROJECTS

PART 7: HUD HOUSING ASSISTANCE PLAN FORMS

PART 8: DEFINITIONS AND APPENDICES

Current definitions of "Low and Moderate Income"
Current HUD Fair Market Rents (FMR's)

"HUD bases most of its annual request to Congress for housing assistance funds on the HAP's by using the proportion of different types of subsidized housing identified in the combined annual goals of all HAP jurisdictions as the proposed mix of new, existing, and rehabilitated units..." (from Saving the Housing Assistance Plan, Raymond J. Struyk, The Urban Institute, Washington, D.C., 1979)

Parts of a HAP

By law and regulation, a HAP must have at least five parts:

1. It must describe the condition of the housing stock in the community by providing a statistical profile by tenure type, which describes housing conditions by the number of occupied and vacant units in standard and substandard condition.
2. It must assess the housing assistance needs of lower-income persons currently residing in the community by tenure type. It must also include narratives describing the particular housing assistance needs of special groups within the population.
3. It must set realistic three-year goals for all programs proposed to meet those needs. Proposed programs may provide assistance through new construction, rehabilitation or subsidies to families in existing units. The HAP sets goals for federal programs determined to be appropriate to local needs and for any local programs which use community development funds.
4. It must set realistic one-year goals for all proposed housing assistance programs. Each annual goal must constitute "reasonable progress" toward meeting the three-year goals of the HAP. It must also include a narrative describing the activities to be undertaken to minimize displacement, and to preserve or to expand the availability of housing for persons of low and moderate income.
5. It must indicate the general geographic locations appropriate for proposed assisted new construction or substantial rehabilitation.

During the three-year period which begins on October 1, 1988 and ends on September 30, 1991, any housing assistance proposed within the City of Dallas which is funded from FY 1989, 1990, or 1991 budgets will be required to conform with this HAP. Sponsors of housing assistance which will involve new construction or substantial rehabilitation are particularly advised to familiarize themselves with the section on appropriate geographic locations before responding to any federal invitation for proposals.

Housing Assistance

"Housing assistance" is the generic label given to a diverse group of government programs which enable people, particularly lower-income households, to live in standard quality housing at prices which they can afford, usually significantly below those determined by the marketplace.

* It monitors (sets goals, reviews proposals, etc.) for most federal and some state programs:

Section 8 program
Section 202 program
Low Rent Public Housing program
Texas Housing Agency Mortgage Revenue Bond program

* It can apply for project-by-project funding under certain federal programs:

Housing Development Action Grant (HODAG)
Section 108 Loan Guarantee program

* It provides mortgage loans for construction, rehabilitation, and purchase at below market rates through federal programs not related to HUD:

Housing Finance Corporation Single Family tax-exempt MRB program
Housing Finance Corporation Multifamily tax-exempt MRB program

Current Level of Assistance in Dallas

Housing assistance in Dallas began in 1937 with a housing project constructed under a demonstration program which was a predecessor of the Low Rent Public Housing program. Since that time, the number of units and/or households assisted has increased under a variety of programs, mostly federal.

The following table, EXHIBIT 1: ASSISTED HOUSING SUMMARY is an accounting of all known housing assistance "on the ground" in Dallas as the current three-year HAP cycle begins.

PART 2: HOUSING CONDITIONS ASSESSMENT

The Local Definition of "Substandard"

For statistical purposes, the Housing Assistance Plan uses a definition of "substandard" which is recommended by HUD for use with the special-purpose American Housing Surveys (AHS) conducted by the U.S. Bureau of the Census. In general, a unit is said to be substandard if it has one or more of the following deficiencies:

- Plumbing** Lacks some or all plumbing facilities. The unit must have hot and cold piped water, a flush toilet, and a bathtub or shower -- all inside the structure and for the exclusive use of the unit.
- Lacks adequate provision for sewage disposal. The unit must be connected to a public sewer, septic tank, cesspool, or chemical toilet.
- Kitchen** Lacks some or all kitchen facilities. The unit must have an installed sink with piped water, a range or cookstove, and a mechanical refrigerator -- all inside the unit and for the exclusive use of the unit.
- Physical Structure** Has 3 or more structural problems: leaking roof; open cracks or holes in interior walls or ceilings; holes in the interior floors; either peeling paint or broken plaster over one square foot or more of an interior wall; evidence of mice or rats in the last 90 days; leaks in basement.
- Common Areas** Has 3 or more common area problems: no light fixtures (or no working light fixtures) in common hallways; loose, broken, or missing stair railings; no elevator in building (for units two or more floors from main building entrance in building four or more stories high).
- Heating** Has unvented room heaters which burn oil or gas. If unit is heated mainly by room heaters burning gas, oil, or kerosene, the heaters must have flue or vent.
- Had breakdown of heating equipment for 6 consecutive hours or longer, 3 or more times during last winter.
- Electrical:** Lacks electricity.
- Has inadequate electrical system: one or more rooms without a working wall outlet; fuses blown or circuit breakers tripped 3 or more times during last 90 days; exposed wiring in house.

(from: Measuring Inadequate Housing Through the Use of the Annual Housing Survey, U.S. Department of Housing and Urban Development, Office of Policy Development and Research, Washington, D.C., 1981)

EXHIBIT 2: HOUSING CONDITIONS

Tenure and Occupancy	Standard Condition Units	Substandard Condition Units		Subtotal	Total
		Suitable for Rehab.	Not Suitable for Rehab.		
Occupied by Owners	142,000	28,600	1,300	29,900	171,900
Occupied by Renters	152,700	31,800	5,600	37,400	190,100
Occupied by URE's	300	0	0	0	300
Subtotal: Occupied	295,000	60,400	6,900	67,300	362,300
Vacant for Sale	5,400	400	0	400	5,800
Vacant for Rent	20,700	700	800	1,500	22,200
Vacant, Future Tenure Unknown	5,300	500	500	1,000	6,300
Subtotal: Vacant	31,400	1,600	1,300	2,900	34,300
Totals	326,400	62,000	8,200	70,200	396,600

Notes: "Suitable for Rehabilitation" corresponds to HUD definition of "minor deficiencies." "Not Suitable for Rehabilitation" corresponds to HUD definition of "major deficiencies." "URE" indicates units temporarily occupied by persons whose usual residence is elsewhere. As indicated, the Census Bureau could not determine the likely future tenure of 6,300 vacant units.

Source: 1981 American Housing Survey (HUD/Census Bureau)
 Department of Housing and Neighborhood Services
 City of Dallas

The North Central Texas Council of Governments (NCTCOG), estimated that the number of jobs in Dallas increased 29% (from 690,500 to 892,500) between 1980 and 1986. Clearly, new employment opportunities had little effect on net population growth in Dallas. During this period, 202,000 new jobs were created in Dallas, yet the population increased by only 50,000 persons. This indicates that the need for new housing in Dallas is not reliably measured through calculations of the number of households expected to reside due to new employment opportunities.

Permit records show that almost 84,000 new units were authorized for construction during the years 1980 through 1986. NCTCOG estimates that the number of households in Dallas increased by 54,000 during those years.

These data indicate that the local housing industry is adequately responding to increases in demand for housing. Other data indicate that the public sector's performance in housing is also more than adequate. As of 1986, approximately 7.5% of all housing units in Dallas were subsidized through federal assistance programs. Lower-income households seeking to reside in the Dallas area can have higher expectations of finding affordable housing in the city of Dallas than anywhere else in the entire region.

III. Needs of households involuntarily displaced

There are no major public works projects scheduled to take place within the three-year time period of the HAP that would involve the involuntary displacement of lower-income households. The City's code enforcement policy regarding lower-income persons residing in substandard housing is such that every effort is made to avoid displacement.

IV. Needs of minority households

According to the 1981 AHS, approximately 20% of Dallas households are both low and moderate income and minority households. Table A, below, indicates that over 29,000 low and moderate income minority households live in substandard housing. This means that low and moderate income minority households account for a disproportionate 44% of all households in substandard units.

TABLE C: OWNERSHIP/RENTAL CHANGES AMONG APARTMENTS, 1970-1981

<u>TIME</u>	<u>RENTAL UNITS</u>	<u>OWNERSHIP UNITS</u>
Base year, 1970	92,441	1,895
<hr/>		
Interval, 1970-1981		
New units built as condominiums	NA	+7,716
New units built for rental	+72,036	NA
Units demolished	-4,275	NA
Existing units converted to condo	-9,193	+9,193
<hr/>		
New base, January 1982	151,009	18,804

Source: M/PF Research, Inc.; City of Dallas, Department of Planning and Development

VI. Needs of handicapped persons

"Handicapped households" are defined (for AHS users) as those one or two-person households in which either the head of the household or relative of the head requires help from another person or special equipment to get in and out of their home, go up or down stairs, or get around their home better. According to the AHS, Dallas had 9,661 households in 1981 that met this definition and the HUD definition of low and moderate income. Table D, below, indicates that almost two-thirds (62%) of those households have one or both of the housing assistance needs.

TABLE D: HOUSING ASSISTANCE NEEDS OF LOW AND MODERATE INCOME HANDICAPPED HOUSEHOLDS

	<u>Owners</u>	<u>Renters</u>
1. No needs	1,512	2,191
2. Pay more than 30% of income for housing unit (only)	493	2,248
3. Live in substandard unit (only)	1,665	519
4. Both needs	485	548
Totals	4,155	5,506

Source: 1981 American Housing Survey (HUD/Census Bureau)

EXHIBIT 3: HOUSING NEEDS

Housing Need Group	LOW INCOME		MOD. INCOME		NON-ELIGIBLE INCOME		ALL INCOMES	
	Own	Rent	Own	Rent	Own	Rent	Own	Rent
No Needs								
In standard unit, paying less than 30% of income for housing.	9,000	11,800	16,000	20,800	95,000	67,200	120,000	99,000
Affordability								
In standard unit, paying more than 30% of income for housing.	7,700	30,800	4,100	13,400	10,300	9,000	22,100	53,000
Condition								
In substandard unit, paying less than 30% of income for housing.	9,000	7,300	6,600	5,700	7,900	9,600	23,500	22,600
Both Needs								
In substandard unit, paying more than 30% of income for housing.	6,000	12,000	400	1,300	0	1,400	6,400	14,700
Totals	31,700	61,900	27,100	41,200	113,200	87,200	172,000	190,300

Source: 1981 American Housing Survey (HUD/Census Bureau)
 Department of Housing and Neighborhood Services
 City of Dallas

<u>LOCAL RENTER PROGRAMS (Cont.)</u>		Program Type	Goals Year One	Year Two	Year Three
14.	Mortgage Subsidies	N/E	200	100	100
15.	Housing Acquisition and Rehabilitation Loans	R	5	5	5
16.	Housing Finance Corporation (MF MRB Program)	R	0	150	150
17.	Housing Finance Corporation (SF MRB Program)	N/E	100	100	100
<u>HUD OWNER PROGRAMS</u>		Program Type	Goals Year One	Year Two	Year Three
18.	Section 312 (SF)	R	5	5	5
<u>LOCAL OWNER PROGRAMS</u>		Program Type	Goals Year One	Year Two	Year Three
19.	Home Repair Grants	R	120	120	120
20.	Minor Home Repair	I	350	350	350
21.	Housing and Economic Development Revolving Loan Fund - Rehab for owners	R	ND	ND	ND
	- Const. for owners	N	ND	ND	ND
22.	Home Repair Loans	R	57	PR	PR
23.	Neighborhood Housing Services	R	24	24	24
24.	Neighborhood Smoke Detectors	I	1800	0	0

NOTES: N = New Construction; R = Rehabilitation; E = Existing;
I = Improvements; N/A = Not Applicable (city does not set goals for
state program; ND = Not Determined; PR = Program Replaced (Revolving
Loan Fund will service subsequent loan needs)

11. **Housing and Economic Development Revolving Loan Fund:** This program provides financial assistance for both owner-occupied and renter-occupied rehabilitation, purchase and rehabilitation, and construction to benefit low and moderate income persons.
12. **Public Housing Improvements:** Electronic security systems will be installed at eight DHA elderly projects (over 1,300 units). CDBG funds may be appropriated in years two and three to provide other non-CIAP eligible improvements at various projects.
13. **Public/Private Housing Ventures:** This program provides affordable housing to low and moderate income households in designated neighborhoods through a variety of public/private partnerships, including developer incentives. The goal is to develop 20 units of housing.
14. **Mortgage Subsidies:** This program expands ownership opportunities for low and moderate income first-time homebuyers by reducing ownership costs. The goal is to subsidize 200 mortgages per year during the three-year HAP period.
15. **Housing Acquisition and Rehabilitation Loans:** These funds will be used to leverage private investment in projects which will provide affordable repaired housing for low and moderate income persons. The goal is to produce 5 units per year.
16. **Housing Finance Corporation (MF MRB Program):** Legislative constraints will prevent any action during the first year of the three-year HAP period. Future activity will emphasize rehabilitation of existing substandard rental properties. The CDBG program provides staff support for the HFC program.
17. **Housing Finance Corporation (SF MRB Program):** The City's current statutory authorization to issue single family mortgage bonds will expire during the first year of the three-year HAP period. The goals for years two and three cannot be met unless this authorization is extended.
18. **Section 312 Single Family:** The goal is for HUD to fund, and the City to rehabilitate, 5 homes per year during the three-year HAP period.
19. **Home Repair Grants:** This program provides home repair grants to eligible low and moderate income homeowners whose homes are substandard and who cannot obtain conventional home repair financing. The goal is to rehabilitate 120 homes per year during the three-year HAP period.
20. **Minor Home Repair:** Provides minor home repair grants to low and moderate income elderly and/or handicapped homeowners in order to improve security, stabilize deterioration, and/or make emergency repairs to their homes. The goal is to repair 350 homes per year during the three-year HAP period.
21. **Housing and Economic Development Revolving Loan Fund:** This program provides financial assistance for both owner-occupied and renter-occupied rehabilitation, purchase and rehabilitation, and construction to benefit low and moderate income persons.

The City will take the following specific actions to minimize displacement of moderate income households:

- o Enforce local codes to cause substandard structures to be repaired to minimum standards or to a habitable state;
- o In the case of substandard rental property, rather than order vacation and/or demolition of usable structures, the City will invoke the IN REM remedy to repair housing units when economically feasible;
- o Plan public improvement projects to cause minimum displacement;
- o When demolition of a dilapidated structure is necessary, in-fill/replacement housing on the same site will be encouraged to the greatest extent possible;
- o Provide eligible persons affected by code enforcement actions with low interest loans or grants to facilitate the repair of the structure;
- o In reviewing development proposals, give highest priority to proposals which cause the least displacement.

Preservation and Expansion of Housing Opportunities

The City will seek to preserve housing opportunities for lower-income persons by funding and/or administering a variety of rehabilitation and home improvement programs. Some programs will be fully financed through the use of CDBG funds; in other cases, the City will commit CDBG funds to pay for the cost of administering federal programs which would not otherwise be available to Dallas residents.

The City will seek to expand housing opportunities for lower-income persons by approving HAP locational policies which permit subsidized rehabilitation of substandard housing in all areas of the city; the City will further expand housing opportunities by approving HAP locational policies which permit some types of subsidized new construction in all areas of the city.

The City will take the following specific actions to preserve and expand the availability of housing for low-income persons:

- o Provide low interest home repair loans and grants to low-income homeowners whose homes are in substandard condition;
- o In Target Neighborhoods, provide home repair grants to low-income non-elderly households;
- o Provide loans for the acquisition and rehabilitation of structures for affordable housing for low-income renters and prospective owners;

Assistance to Low and Moderate Income Households

To ensure that a majority of the rehabilitation carried out will assist low and moderate income households, the City will follow these policies:

- o Home repair loans directly to homeowners will be made only if the owner meets the HUD definition of low and moderate income;
- o Rehabilitation grants to owners of rental property will be made only to owners who agree to rent only to low and moderate income households;
- o Rehabilitation loans to owners of rental property will be made only to owners who agree to set aside a portion of their units for low and moderate income households;
- o Home repair grants directly to homeowners will be made only if the owner is elderly and/or handicapped and meets the HUD definition of low and moderate income, or if the owner lives in a Target Neighborhood and meets the HUD definition of low-income;
- o Units assisted by the Revolving Loan Fund may, after construction or rehabilitation, be rented or sold only to low and moderate income households.

Problems or Obstacles Expected

The timely implementation of the court-ordered settlement of the discrimination suit against the Dallas Housing Authority may present difficulties during the three-year HAP period.

Problems or obstacles expected include:

- o The demolition of existing assisted housing could delay implementation;
- o Current residents of the units to be demolished must be relocated. The City's CDBG program for FY 1988-89 includes funding for relocation benefits for these families;
- o The court-ordered plan to replace the demolished units depends partially upon HUD funding of adequate Section 8 vouchers;
- o The court-ordered plan to replace the demolished units depends partially upon the construction of new assisted units; the City's HAP locational policies are intended to facilitate implementation of this goal.

PART 6: LOCATIONAL POLICIES

Federal regulatory requirements

The Housing and Community Development Act requires that cities which submit HAP goals for new construction or substantial rehabilitation "...shall identify general locations of proposed projects..."

These general locations must be consistent with national housing and community development policy objectives which are specified in federal regulations:

- The locations must further community revitalization;
- The locations must enable persons who are involuntarily displaced to remain in their neighborhoods;
- The locations must promote housing opportunity;
- The locations must avoid undue concentrations of assisted persons in areas containing high proportions of lower-income persons; and
- The locations must assure the availability of public facilities and services.

The first of these objectives reflects a concern for the effect of new subsidized housing on the geographic area in which it is to be located. The national policy is that subsidized housing should be used as a positive tool to improve neighborhoods. This may be possible in the case of rehabilitation activities which also rid neighborhoods of blighting influences.

The second objective reflects a concern for those households who may be involuntarily affected by the processes which produce assisted housing. The national policy is that the act of providing housing assistance to some households should not itself leave other households less well housed.

The national policy of "deconcentration"

The remaining national objectives all reflect a concern for the welfare of the prospective residents of the proposed new subsidized housing. Taken together, these objectives clearly state that the national policy is (and has been since 1974) that new subsidized housing units may no longer be concentrated in low-income areas.

Coverage of the HAP locational policies

The HAP primarily regulates the location of the housing assistance activities of HUD. Specifically, Low Rent Public Housing, Section 202, and Section 8 Substantial Rehabilitation are covered. Some HUD programs are specifically exempted from the HAP location requirements. These include the Rental Rehabilitation program and the Section 312 Rehabilitation Loan program.

Locational Policies

The locational policies for subsidized new construction in Dallas for the three years covered by this HAP are as follows:

A. Automatically Eligible Areas

All areas of the City of Dallas which are: 1) more than one mile from existing HUD-subsidized family housing projects, and 2) in a census tract in which less than 50% of the households meet HUD's definition of low and moderate income households, are automatically eligible for new subsidized construction. Proposals to construct subsidized housing in eligible areas will not require detailed site reviews by the City staff.

B. Automatically Eligible Types

All areas of the City are automatically eligible for new construction of projects for elderly and/or handicapped persons. All areas of the city are automatically eligible for subsidized substantial rehabilitation by an existing owner or for subsidized purchase and rehabilitation by a new owner. Proposals for these types of activities will not require detailed site review by the City staff.

C. Case-by-Case Review Requirement

Proposals to construct new subsidized family housing in: 1) any area of the city which is less than one mile from an existing HUD-subsidized family project, or 2) any tract in which 50% or more of the households meet HUD's definition of low and moderate income households will be reviewed by the City staff on a case-by-case basis to determine HAP consistency.

D. Case-by-Case Review Criteria

The purpose of a case-by-case review is to determine if a proposed new subsidized family project will cause an "undue concentration of assisted persons" in the area for which it is proposed. In order to prevent concentrations of assisted persons, the City's policy shall be that new construction of subsidized family units will not be approved if the percentage of subsidized units in the proposed census tract already exceeds the city-wide percentage of subsidized housing units, or if that construction would cause the percentage of subsidized units in the proposed census tract to exceed the city-wide percentage of subsidized housing units. For the purpose of calculating tract and city-wide subsidized unit percentages, both project-based and consumer-based subsidies (certificates and vouchers) shall be counted. The city-wide percentage is currently approximately 7.5%. This percentage was calculated by dividing the current number of subsidized units in the city (30,717; see page 5) by the latest estimate of the total number of housing units in the city (409,779; 1983 estimate by the City of Dallas, Department of Planning and Development.)

For the purposes of applying these policies, the term "infill" will mean:

1. The construction of new subsidized housing on vacant, urban land which is fully developed to the extent that no additional off-site streets, sidewalks, curbs and gutters, water and sewer lines, or other utility system elements need to be provided to accommodate the housing; or
2. The construction of new subsidized housing on fully developed urban land (defined as above) which is currently occupied by substandard structures (to be demolished) determined to meet the City of Dallas code definition of an "urban nuisance" (Chapter 27).

For the purposes of applying these policies, the term "partially subsidized" will mean:

Proposed new subsidized projects in which 50% or more of the proposed units will sell or rent at non-subsidized, market rates.

For the purposes of applying these policies, the term "downtown" (CBD) will mean:

1. Any site located in one of the census tracts inside the CBD freeway loop: 17.01, 21.00, 31.01, and 32.01; or
2. Any other site which is less than one mile from the intersection of Main and Lamar streets.

For the purposes of applying these policies, the term "Target Neighborhood" will mean:

Any of the census tracts designated as Target Neighborhoods under the City of Dallas Community Development program. Current Target Neighborhoods include tracts 15.02, 37.00, 47.00, 88.02, and 93.03. The "exception" granted for these tracts will be effective only during the period that a tract is a designated Target Neighborhood.

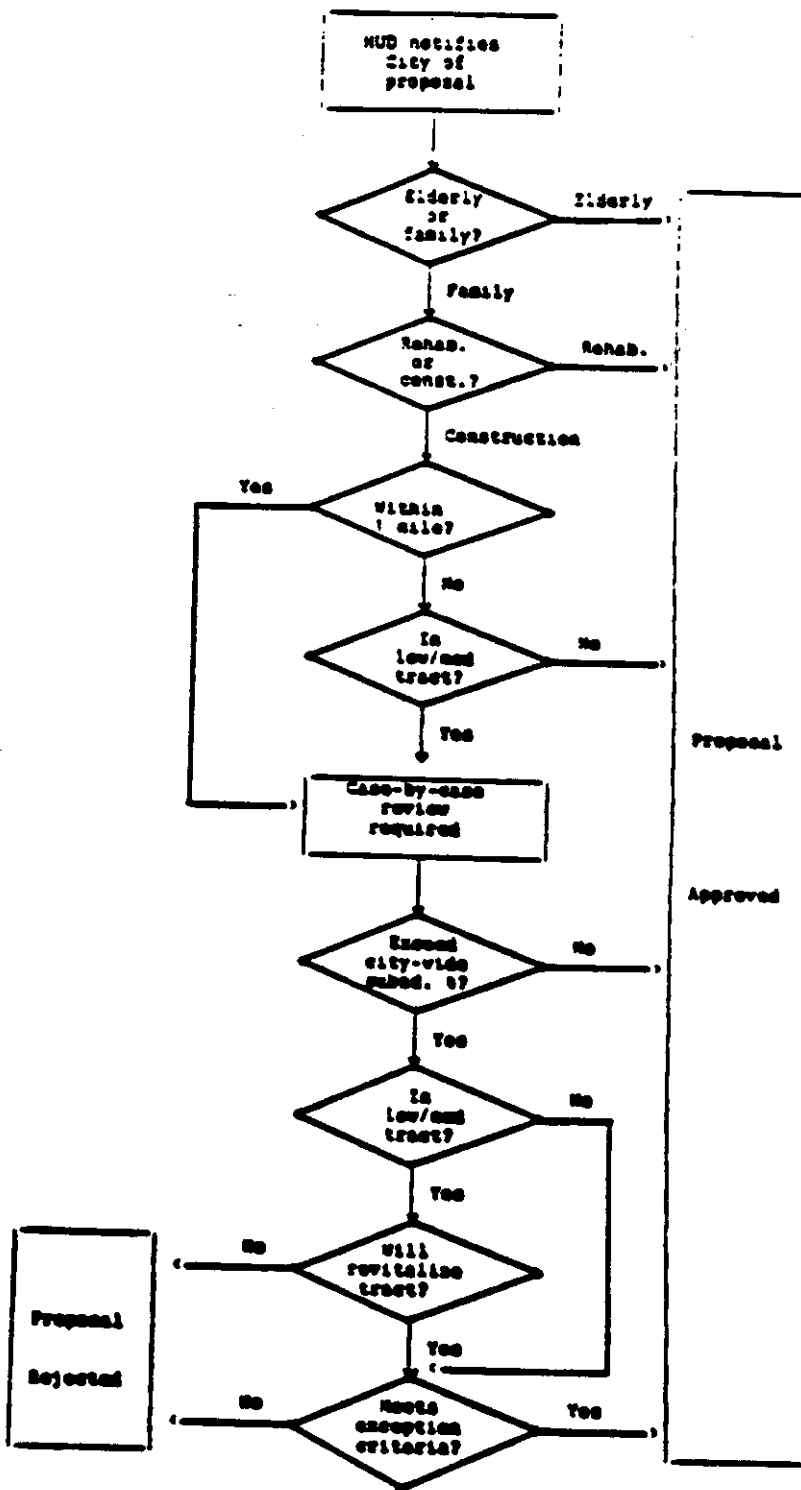
For the purposes of applying these policies, the term "first-time" homebuyers will mean:

Households who meet the eligibility criteria for the City of Dallas Housing Finance Corporation's single family mortgage program for "first-time" homebuyers, i.e. they must not have owned a home during the three previous years.

For the purposes of applying these policies, a proposed family project will be considered to "contribute to the revitalization of the lower-income neighborhood in which it will be located" if the following are determined by the City staff:

1. The proposed structure(s) will be compatible with existing building styles and scale; and
2. The proposed project will contain no more than fifty housing units.

**EXHIBIT 4
LOCATION POLICY APPLICATION FLOWCHART**



Filename: MAP013

Map date: 11-7-88

EXHIBIT 6: HUD-- SUBSIDIZED FAMILY HOUSING PROJECTS

Projects shown on this map are family projects subsidized under the following HUD programs:

- Public Housing
- Section 221(d)(3) BARR
- Section 221(d)(3) RS
- Section 8 New
- Section 8 Sub Rehab
- Section 8 Mod Rehab
- Section 312 MF
- Section 8 Set-Aside
- Section 236

New subsidized construction within 1 mile (circles) of any of these projects will require review for HAP consistency.



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
ENTITLEMENT PROGRAM

HOUSING ASSISTANCE PLAN

1. NAME OF COMMUNITY
City of Dallas, Texas

2. GRANT NUMBER
B - 8 8 - 4 3 - 0

3. PERIOD OF APPLICABILITY
FROM: 10-1-88 TO: 9-30-91

4. DATE OF SUBMISSION
11-16-88

5. HUD APPROVAL
 Original Revision Amendment

(Signature of Authorized Official) _____ Date _____

PART I - HOUSING ASSISTANCE NEEDS

TABLE I - HOUSING STOCK CONDITIONS

TENURE TYPE	STANDARD UNITS		SUBSTANDARD UNITS		SUBSTANDARD UNITS SUITABLE FOR RE-USE		
	OCCUPIED UNITS	VACANT UNITS	OCCUPIED UNITS	VACANT UNITS	OCCUPIED UNITS		
					Total	Lower Income	VACANT UNITS
A	B	C	D	E	F	G	
6 Owner	142,000	5,400	29,900	400	28,600	20,000	-
7 Renter	152,700	20,700	37,400	1,500	31,300	22,000	-

TABLE II - RENTAL SUBSIDY NEEDS OF LOWER INCOME HOUSEHOLDS

	ELDERLY	SMALL FAMILY	LARGE FAMILY	TOTAL
	H	I	J	K
8 Very Low Income	7,800	30,700	4,300	42,800
9 Percent	18%	72%	10%	100%
10 Other Lower Income	800	13,500	400	14,700
11 ETR	-0-	-0-	-0-	-0-
12 To be Displaced	-0-	-0-	-0-	-0-
13 Total	8,600	44,200	4,700	57,500
14 Percent	15%	77%	8%	100%

PART II - THREE YEAR GOAL

TABLE I - UNITS TO BE ASSISTED

	REHABILITATION OF SUBSTANDARD UNITS	NEW CONSTRUCTION	CONVERSION TO STANDARD UNITS	HOME IMPROVEMENT
	L	M	N	
15 Owner	504	-0-	-0-	0
16 Renter	2,287	1,348	-0-	2,350

(UNITS EXPECTED TO ASSIST LOWER INCOME HOUSEHOLDS)

17 Owner	504	-0-	-0-	0
18 Renter	2,047	1,228	-0-	2,350

TABLE II - LOWER INCOME HOUSEHOLDS TO RECEIVE RENTAL SUBSIDIES

	ELDERLY	SMALL FAMILY	LARGE FAMILY	TOTAL
	P	Q	R	S
19 Households to be Assisted	660	3,315	375	4,350
20 Percent	15%	76%	9%	100%

TABLE III - GOALS FOR HUD RESOURCES: SUBJECT TO LOCAL REVIEW AND COMMENT

	ELDERLY	SMALL FAMILY	LARGE FAMILY	TOTAL
	T	U	V	W
21 Households to be Assisted	660	3,315	375	4,350

HOUSING TYPE PREFERENCE (Maximum Number of Units that will be Accepted)

22	NEW 1,000	REHAB 4,350	EXISTING 4,350
----	--------------	----------------	-------------------

Check this box if the applicant wishes to review State Housing Agency proposals within its jurisdiction.

PART III - GENERAL LOCATIONS

23 Attach map identifying the general locations of proposed assisted housing.

1. NAME OF COMMUNITY
City of Dallas, Texas

2. PERIOD OF APPLICABILITY
From 10-1-88 to 9-30-89

3. INCORPORATION OF MAP, PARTS I - III, BY REFERENCE. Parts I, II and III of the MAP approved and incorporated by reference and are not contained in this document (attach year submission. (List amendment date of the MAP, Parts I - III, if any.)

4. NAME OF COMMUNITY
City of Dallas, Texas

5. GRANT NUMBER
B - H B - M C - 4 B - 0 0 1 1 9

6. INCURMENTAL YEAR OF SUBMISSION
91 92 93

7. HOUSING ASSISTANCE PLAN
 Original Revision Amendment

8. SIGNATURE OF AUTHORIZED OFFICIAL

PART IV - ANNUAL HOUSING ASSISTANCE GOALS

PROGRAM OR PROJECT	SUB	UNITS TO BE ASSISTED		LOWER INCOME HOUSEHOLDS TO BE ASSISTED		TOTAL
		NUMBER OF UNITS	HOUSING TYPE	SMALL FAMILY	LARGE FAMILY	
STATE, RENTER PROGRAMS						
8. Texas Housing Agency (MF)		NA	New	NA	NA	NA
9. Texas Housing Agency (SF)		NA	Existing	NA	NA	NA
LOCAL RENTER PROGRAMS						
10. Rental Repair Program		90	Rehab	-0-	-0-	90
11. Revolving Loan Fund		172	Rehab	-0-	-0-	172
*Rehab for rental		228	New	-0-	-0-	228
*New Const. for rental		1,300	Impvts.	1,300	-0-	1,300
12. Public Housing Improvements		20	New	-0-	-0-	20
13. Public/Private Housing Ventures		200	Mixed	-0-	-0-	200
14. Mortgage Subsidies		5	Rehab	-0-	-0-	5
15. Rehab and Acquisition Loans		-0-	Rehab	-0-	-0-	-0-
16. Housing Finance Corporation (MF)		100	Mixed	-0-	-0-	20
17. Housing Finance Corporation (SF)						

PART 8: APPENDICES

FAIR MARKET RENT FOR EXISTING LIMITS, DALLAS SMA

EFFECTIVE FROM OCTOBER 1, 1988

<u>Number of Bedrooms</u>	<u>Maximum Fair Market Rent</u>
0 (efficiency)	\$ 292
1	\$ 359
2	\$ 421
3	\$ 528
4+	\$ 590

**HOUSING ASSISTANCE PLAN
for the
CITY OF DALLAS
for fiscal years
1988-89, 1989-90, 1990-91**

ADDENDUM

**Department of Housing and
Neighborhood Services**

January 4, 1989

TABLE 1: CURRENT HOUSING INVENTORY ESTIMATES

DATA ITEM	1980	1981	1982	1983	1984	1985	1986
Total housing units	390,226	393,159	399,174	409,779	416,416	436,292	455,711
Total households	355,073	357,500	362,500	371,000	(NA)	(NA)	(NA)
Total persons	904,078	906,000	916,000	925,500	(NA)	(NA)	(NA)
Persons in households	892,116	893,750	902,625	912,660	(NA)	(NA)	(NA)
Persons in group quarters	11,962	12,250	13,375	12,840	(NA)	(NA)	(NA)
Persons per household	2.51	2.50	2.49	2.46	(NA)	(NA)	(NA)
Occupancy rate	91.0%	90.9%	90.8%	90.5%	(NA)	(NA)	(NA)
Occupied mobile homes	2,617	2,613	2,613	2,613	2,613	2,613	2,613
Single family units	199,141	200,100	201,446	202,925	204,179	207,066	210,046
Townhouse units	3,236	3,379	3,787	4,761	5,153	5,839	5,920
Duplex units	17,808	17,698	17,658	17,808	18,034	18,458	19,068
Condominium units	8,826	10,636	12,427	21,649	22,477	23,846	25,318
Apartment units	158,598	158,733	161,243	160,023	163,960	178,469	192,746

Filename: TABLE1

Estimates are for April 1 of each year.

Sources: Department of Planning and Development, CURPOP Reports
 Department of Housing and Neighborhood Services
 City of Dallas, Texas

TABLE 2: CURRENT OCCUPANCY RATES

UNIT TYPE	01-Apr-80	01-Jan-88	← 1988 by Quarters →		
			I	II	III
Single Family Units	95%	95%	NA	NA	NA
Multifamily Units	86%	83%	83%	84%	85%
All Units	91%	NA	NA	NA	NA

Filename: TABLE2

Sources:

April 1, 1980: 1980 Census

January 1, 1988: North Central Texas Council of Governments

1988 by Quarters: M/PF Research, Inc.

causing undue displacement. It may be necessary to construct replacement units in proximity to the substandard units or, in some cases, on the same sites.

Neighborhood Revitalization — New housing construction in Dallas has been geographically unbalanced for some time. New construction of assisted housing which is of appropriate scale and compatible physical design can be an important catalyst for revitalizing depressed neighborhoods, particularly when coordinated with other community development activities.

SECTION 4: TRACTS ELIGIBLE FOR NEW CONSTRUCTION OF SUBSIDIZED FAMILY UNITS

"Part 6: Locational Policies" of the current Dallas HAP indicates that a key variable which will be examined in case-by-case reviews of subsidized new construction proposals is the percentage of subsidized housing stock in the census tract in which the construction is proposed. The criterion for approval of a proposal is that this percentage may not exceed the citywide percentage of subsidized housing units at the time of the proposal.

Since this criterion will be applied on a case-by-case basis, using data which are current at the time of the review, it is not possible to identify in advance all tracts which will meet the test. All variables used in the test—the citywide subsidized percentage, the total housing inventory of the proposed tract, the already subsidized inventory of the proposed tract, and the number of certificate/voucher holders residing in the tract — change over time. The intent of the HAP is that, when a review is required, the test will be performed using the most recent data available. A tract which fails the test at one time (subsidized percentage greater than the citywide percentage) might pass it a year later if, for example, new unsubsidized units are constructed in the tract. Similarly, a tract which passes the test at one time (subsidized percentage less than the citywide percentage) might fail it a year later if significant numbers of certificate/voucher holders choose to relocate to the tract.

Table 4 lists all the census tracts in Dallas which had a subsidized housing percentage less than the citywide, based on the data available today. For the purpose of constructing this table, the following data were used:

- Total housing inventories of tracts were estimated as of April 1, 1983, and were provided by the City of Dallas, Department of Planning and Development.
- Subsidized housing inventories of tracts were estimated as of January 1, 1987, and were prepared by the City of Dallas, Department of Housing and Neighborhood Services.
- Counts of Section 8 certificate and/or voucher holders residing in each tract were valid for December 31, 1986, and were provided by the Dallas Housing Authority.

The City staff considers this listing to be a good approximation of the general locations which will, according to the HAP, be eligible for subsidized new construction of family housing projects. The HAP standard will actually be applied on a case-by-case basis as Section 213 reviews are conducted.

TABLE 4: CENSUS TRACTS BELOW CITYWIDE SUBSIDIZED AVERAGE

CENSUS TRACT NUMBER	1983 TOTAL HOUSING UNITS	TOTAL UNITS IN SUBSIDIZED PROJECTS	CERTIFICATES AND VOUCHERS	% SUBSIDIZED OF TOTAL UNITS
51.00	869	4	12	1.8%
52.00	1509	2	20	1.3%
53.00	2090	0	12	0.6%
54.00	2018	0	116	5.7%
56.00	2014	0	39	1.9%
57.00	1823	1	49	2.7%
59.01	2065	0	33	1.5%
60.01	1282	0	23	1.3%
61.00	1945	0	0	0.0%
63.01	1643	0	4	0.2%
63.02	1322	0	1	0.1%
64.00	2191	0	93	4.2%
65.00	1881	0	27	1.4%
67.00	1113	0	10	0.9%
68.00	2093	0	29	1.4%
71.01	1201	0	0	0.0%
71.02	2580	0	6	0.2%
72.00	4792	0	59	1.2%
73.01	935	0	1	0.1%
73.02	1701	0	0	0.0%
74.00	557	0	0	0.0%
75.01	255	0	0	0.0%
75.02	158	0	0	0.0%
76.01	772	0	0	0.0%
76.02	326	0	0	0.0%
76.03	513	0	0	0.0%
76.04	1275	0	0	0.0%
77.00	2899	0	0	0.0%
78.01	529	0	0	0.0%
78.06	3913	0	0	0.0%
78.07	10951	0	0	0.0%
78.08	13422	152	2	1.1%
78.09	1852	0	0	0.0%
79.02	2689	109	0	4.1%
79.03	1174	0	0	0.0%
79.04	7108	0	0	0.0%
79.05	3197	0	1	0.0%
80.00	2876	0	1	0.0%
81.00	2773	0	10	0.4%
83.00	671	0	0	0.0%
84.00	2295	0	9	0.4%
85.00	1238	0	0	0.0%
86.02	1070	9	17	2.4%
87.03	1270	0	27	2.1%
87.05	616	0	7	1.1%
88.01	1072	76	1	7.2%
90.01	406	0	0	0.0%
92.01	1764	0	14	0.8%
93.01	1186	0	4	0.3%
93.03	1097	0	6	0.5%
94.00	2546	0	0	0.0%

TABLE 4: CENSUS TRACTS BELOW CITYWIDE SUBSIDIZED AVERAGE

CENSUS TRACT NUMBER	1983 TOTAL HOUSING UNITS	TOTAL UNITS IN SUBSIDIZED PROJECTS	CERTIFICATES AND VOUCHERS	% SUBSIDIZED OF TOTAL UNITS
165.01	949	0	0	0.0%
165.02	9	0	0	0.0%
165.06	2327	0	3	0.1%
166.01	412	0	2	0.5%
167.01	1707	0	9	0.5%
167.02	172	0	2	1.2%
170.00	978	0	0	0.0%
171.00	1190	0	1	0.1%
173.01	135	0	2	1.5%
176.01	49	0	0	0.0%
178.01	1	0	0	0.0%
179.00	67	0	0	0.0%
180.00	47	0	0	0.0%
181.04	1	0	0	0.0%
181.08	9	0	0	0.0%
185.02	3872	0	5	0.1%
192.01	5017	200	15	4.3%
195.02	3	0	0	0.0%
198.00	4	0	0	0.0%
216.02	406	0	0	0.0%
318.01	3	0	0	0.0%
502.00	1	0	0	0.0%



CITY OF DALLAS

January 10, 1989

Victor Hancock
Regional Director, CPD
U. S. Department of Housing and
Urban Development
Region VI
P. O. Box 2905
Ft. Worth, TX 76113-2905

Dear Mr. Hancock:

Enclosed is a revised Housing Assistance Plan form HUD-7091.1 for the City of Dallas for fiscal years 1988-89, 1989-90, and 1990-1991. At the request of your staff, "TABLE I - HOUSING STOCK CONDITIONS" of Part I has been revised to reflect local housing inventory and vacancy rate data for the period 1986-88. All other parts of this form are unchanged from our original submission dated November 16, 1988. Additional tables which detail the derivation of these revisions are also enclosed.

As before, I hope this information will facilitate the review of our HAP and lead to its approval. If any further information is required, please contact Mr. Edgar Jordan, Director, Department of Housing and Neighborhood Services.

Sincerely,

Harold L. Jones, Sr.
Assistant City Manager

plc

Enclosures

CITY OF DALLAS: "UPDATED" HOUSING INVENTORY ESTIMATES, 1968

UNIT TYPES	(AMB) 1961 INVENTORY	(1968) 1968 INVENTORY	(MCTCDS) 1968 MCTCDS RATES	(est.) "CURRENT" OCCP UNITS	(AMB) 1961 OWNER RATES	(est.) "CURRENT" OWNERS	(est.) "CURRENT" RENTERS	(est.) "CURRENT" FOR SALE	(est.) VACANT UNITS FOR RENT
MH UNITS	2612	2612	100%	2612	90%	2354	259	NA	NA
SF UNITS	200100	210045	95%	199544	82%	163761	35782	6619	1883
TH UNITS	3379	5920	98%	5824	73%	4091	1533	215	81
ROW UNITS	19590	19060	95%	18115	16%	2855	15260	150	803
CONDO UNITS	10636	26310	82%	21614	61%	10695	10319	2190	2114
APT UNITS	150733	192746	82%	159979	2%	2629	157360	530	3228
TOTALS	398150	455711		405000		186305	220503	11714	37109

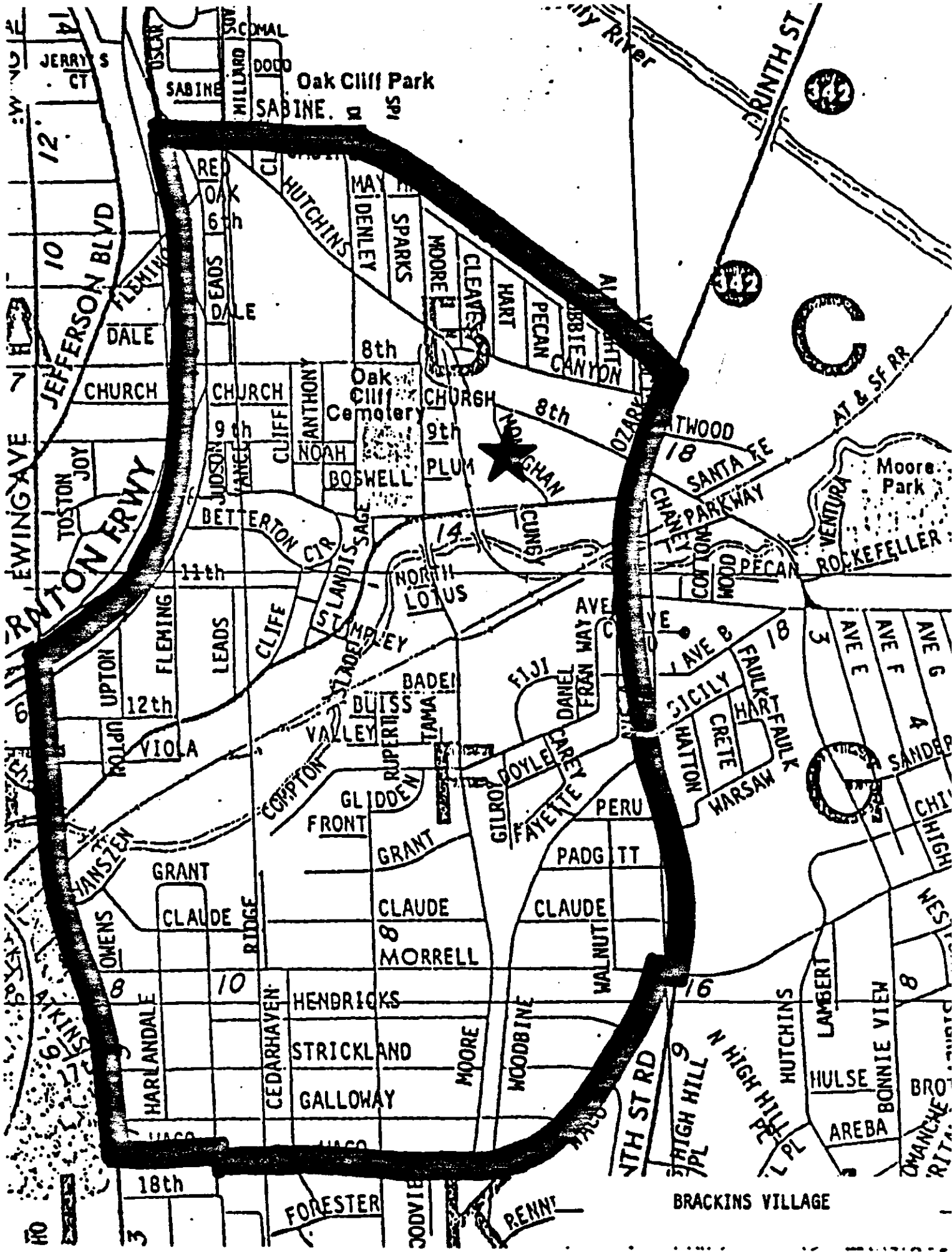
SOURCES:

AMB: American Housing Survey, U. S. Bureau of the Census, 1961.
 PLR: City of Dallas, Department of Planning and Development, unpublished housing inventory estimates, 1968.
 MCTCDS: North Central Texas Council of Governments, unpublished vacancy rate estimates, 1968.

EXHIBIT B

Brackins Village
Turner Courts
Rhoads Terrace
Frazier Courts
Cedar Springs
Little Mexico
Roseland Homes
Town Park

EXHIBIT C



Oak Cliff Park
SABINE. 10 Sp

342

382

C

★ WUGHAN

Moore Park

ROCKEFELLER

C

BRACKINS VILLAGE

EXHIBIT D

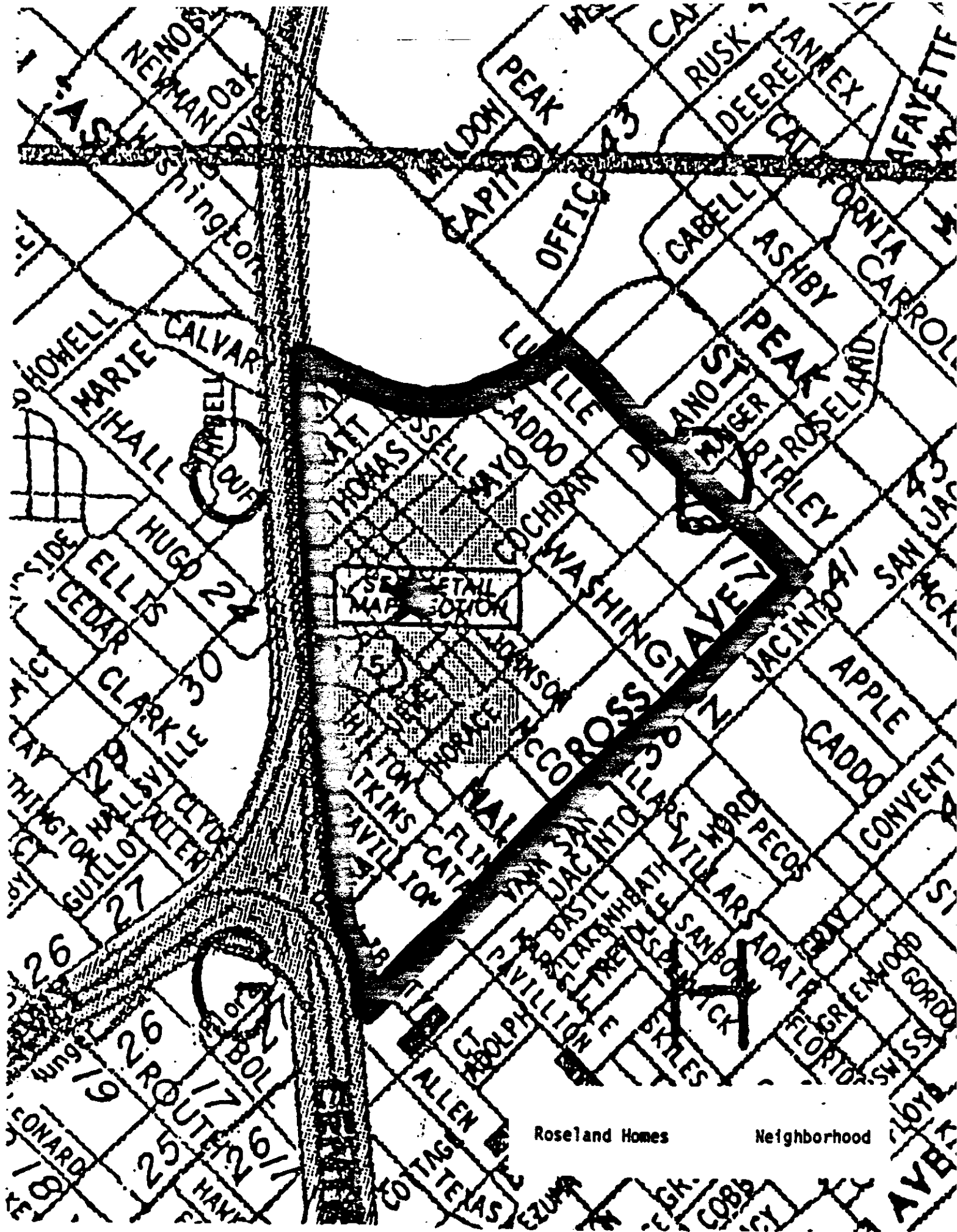
EXHIBIT E



EXHIBIT F

EXHIBIT G

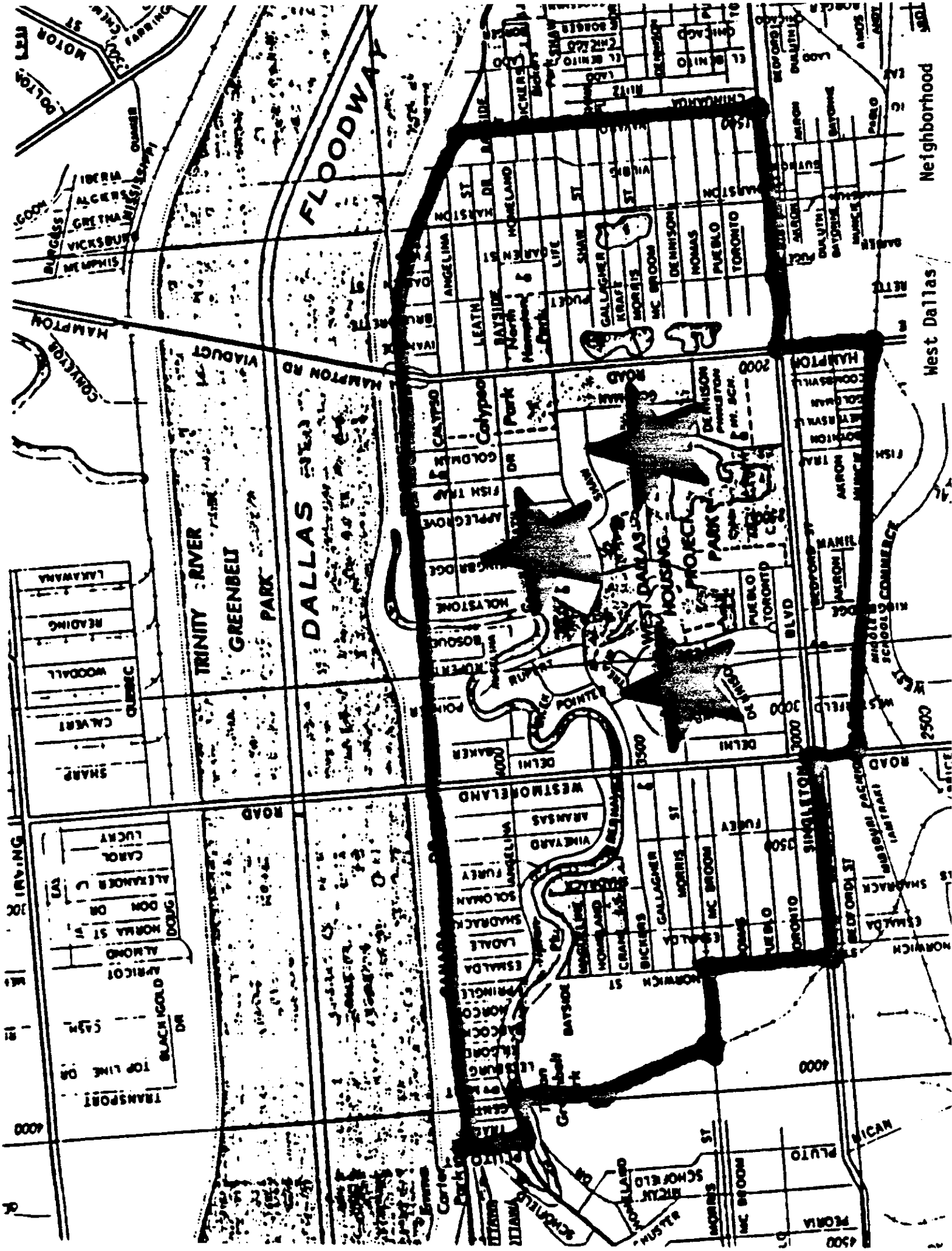
EXHIBIT H



Roseland Homes

Neighborhood

EXHIBIT I



FLOODWAY

TRINITY RIVER
GREENBELT PARK

DALLAS STREET

WEST DALLAS HOUSING PROJECT

SHARP
CAWERT
QUEBEC
WOODALL
READING
LAWANA

TRANSPORT DR
TOP LINE DR
CASH
BLACKGOLD
ALMOND
FRICOT
DORIS
NORMA ST
DON DR
ALEXANDER C
CAROL
LUCY

4000
3000
2000
1000
0

Neighborhood

West Dallas

4500

4000

3500

EXHIBIT J

The City of Dallas supports the provision of assisted housing for low-income persons as an important human service requiring careful municipal attention and effective action. It is the view of the City of Dallas that all of its suburban neighbors should provide their fair share of assisted housing for low income persons. In that connection, the City has urged and continues to urge its municipal neighbors to enter into cooperation agreements with the Housing Authority of the City of Dallas ("DHA") for the provision of assisted low-income family housing.

The City of Dallas urges the City of _____ to undertake the efforts necessary to enter into such a cooperation agreement with DHA as soon as possible.

City Official
Contract
Date

Schedule 3.4

Housing Fund

The City shall contribute a total of \$22,454,800 to the Housing Fund. The City shall pay sums into the Housing Fund according to the schedule set forth below.

FUNDING SCHEDULE (000'S)

1	2	3	4	5	6	7	8
2,544.4	5,344.4	5,844.4	1,744.4	1,744.4	1,744.4	1,744.4	1,744.0

Schedule 3.6

Steps to Obtain Federal and State Funds for Housing

The City will hire an administrator with the following general responsibilities for obtaining federal and state funds for housing:

1. Review applicable publications which provide the City with notice of available monies;
2. Forward such publications to the proper person for completion of the application;
3. Ensure that applications are completed and submitted in a timely fashion;
4. Serve as the City's principal contact person with the funding agencies; and
5. Establish a review program to determine causes for denial of funding.

Schedule 3.7

List of Area Cities the City will Contact

- | | |
|---------------------|----------------------|
| (1) Addison | (25) Richardson |
| (2) Balch Springs | (26) Rowlett |
| (3) Buckingham | (27) Sachse |
| (4) Carrollton | (28) Seagoville |
| (5) Cedar Hill | (29) Sunnyvale |
| (6) Cockrell Hill | (30) University Park |
| (7) Combine | (31) Wilmer |
| (8) Coppell | (32) Wylie |
| (9) DeSoto | |
| (10) Duncanville | |
| (11) Euless | |
| (12) Farmers Branch | |
| (13) Ferris | |
| (14) Glen Heights | |
| (15) Grand Prairie | |
| (16) Grapevine | |
| (17) Highland Park | |
| (18) Hutchins | |
| (19) Irving | |
| (20) Lancaster | |
| (21) Lewisville | |
| (22) Mesquite | |
| (23) Ovilla | |
| (24) Plano | |

Schedule 4.2

Security

1. Personnel

Two-officer squads of Dallas Security officers will be assigned to patrol each of the following sites:

Turner Courts
Rhoads Terrace
Frazier Courts
Cedar Springs
Little Mexico
Roseland Homes

2. Hours on Site

The hours of patrol will be 10:00 a.m. to 4:00 a.m. Sunday through Saturday.

Schedule 4.3

Neighborhood Assistance Centers

1. Current Assistance Centers

Two police neighborhood assistance centers ("Assistance Centers") are currently in operation and will continue in operation at the following locations: (1) Spring Avenue, across the street from Frazier Courts; and (2) Maple Avenue, two blocks from the Cedar Springs public housing area.

2. New Assistance Centers

Assistance Centers will be added to the six public housing areas that are not currently served directly. Each Assistance Center will be located in close proximity to the DHA development and will be staffed by two sworn police officers, one case worker, and one community service worker.

3. Times of Operation

The timing of daily operations will be monitored and adjusted periodically as needed to address crime problems and community needs. The proposed weekly number of hours of operation at each new assistance center are:

Maple Avenue (Cedar Springs)	60 hours per week
Spring Avenue	57 hours per week

(Frazier Court)

Brackins Village Area	40 hours per week
Little Mexico Area	40 hours per week
Rhoads Terrace Area	40 hours per week
Roseland Homes Area	40 hours per week
Town Park	40 hours per week
Turner Courts Area	40 hours per week

4. Services To Be Provided

The following special services will be provided by City personnel to the neighborhoods in and around the Developments in general and the Developments' residents in particular:

(1) Foot patrols in and around the Developments, including two foot patrols per day within each Development site;

(2) Assistance by Assistance Center officers to patrol officers on service calls and response to walk-in requests of citizens needing police service in and around the Developments;

(3) Enrollment of interested public housing residents in the Police Department's Operation I.D. and HEAT (Help Eliminate Auto Theft);

(4) Availability to meet with resident groups located in or around the Developments;

(5) Counselling and referral to social service agencies;
and

(6) Assistance in developing crime prevention programs and provision of crime prevention training and education.

Schedule 4.4

Security Lighting

1. Description of Lighting

Exterior security lighting will be mounted on metal poles with underground wiring. Pursuant to City street light standards, the lights will be spaced at 250 foot intervals and will be 150 watt HPS.

2. Lighting for Each Development

The lighting required for the Developments is estimated in linear feet. Each development will be lit as follows:

Town Park	1,100 LF
Turner Courts	4,250 LF
Brackins Village	820 LF
Frazier Courts	7,400 LF
Cedar Springs	3,000 LF
Cedar Springs Place Addn.	1,000 LF
- Little Mexico Village	1,000 LF
Roseland Homes	5,800 LF
Rhoads Terrace	9,830 LF

Schedule 4.5

Play Slabs and Playgrounds

1. General Description

The City will construct at least one playground and one multi-purpose play slab at each Development. A playground is a small play area that contains equipment for children up to 11 years of age. Appropriate playground equipment will be determined based on the age of the resident children in each complex and may include baby swings, climbing structures, swings, saddlemates, and whirlaways. A multi-purpose play slab is a concrete slab with minimum dimensions of 30 feet by 70 feet. Basketball poles, nets, and volleyball standards are provided on each slab.

2. Locations and Equipment

Specific locations will be determined by DHA, with input from residents of the Developments, based on advice from the Park and Recreation Department and hired design consultants. The size of each playground area and the amount and type of equipment will be influenced by the age and number of children to be served and the particular site characteristics at each complex.

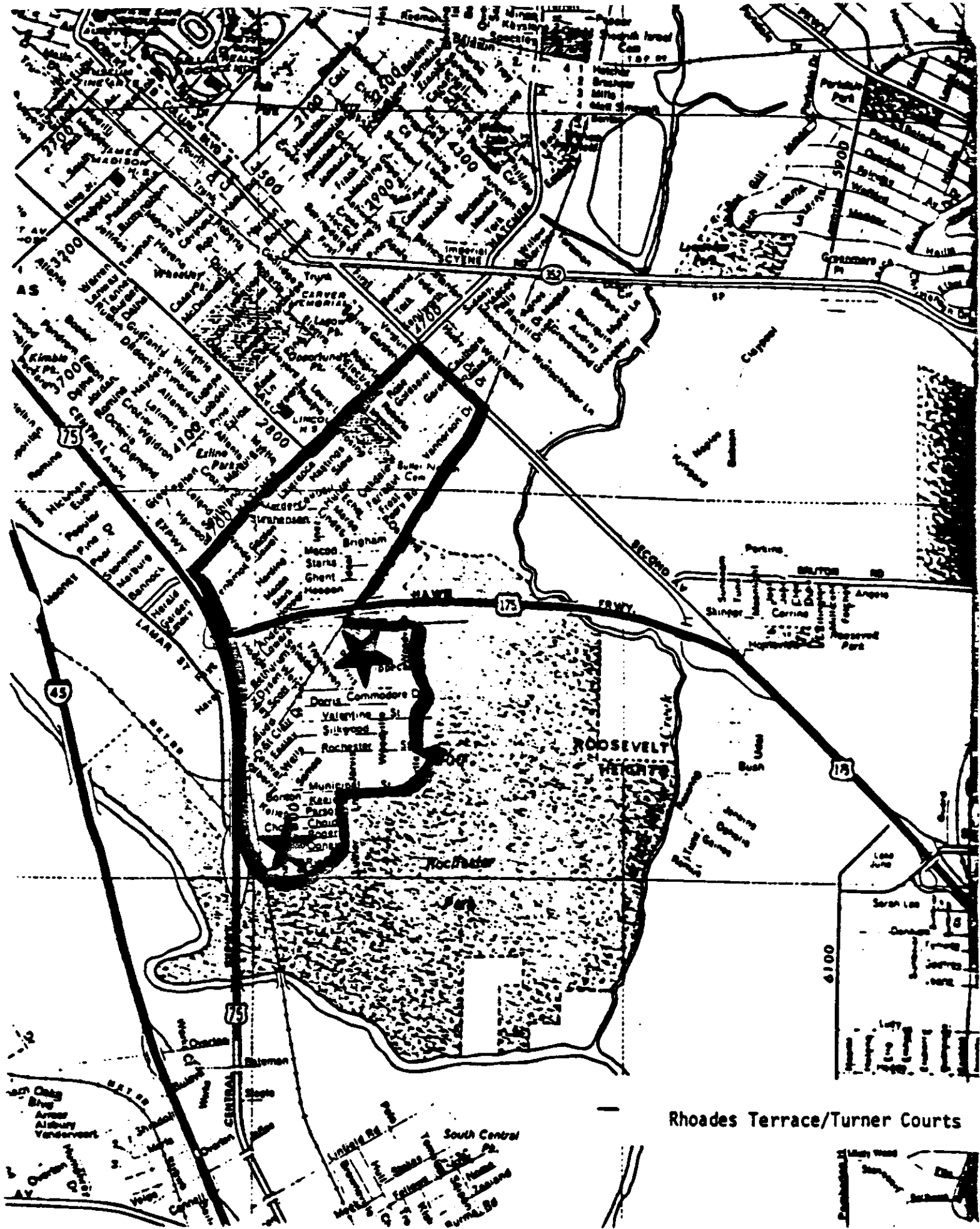
3. Construction and Management

The Park and Recreation Department will manage the development of the playgrounds and play slabs, hire a design

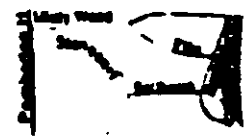
consultant, and administer the bid process. DHA will maintain the playgrounds and play slabs.

4. The City will fund the following improvements on DHA property:

<u>Development</u>	<u>Improvement</u>
Brackins Village	Playground Multi-purpose Play Slab
Cedar Springs	Playground Multi-purpose Play Slab
Frazier Courts	2 playgrounds in combination with Wahoo Park
Little Mexico	Playground Multi-purpose Play Slab
Rhoads Terrace	2 Playgrounds 2 Multi-purpose Play Slabs
Turner Courts	Playground Multi-purpose Play Slab
Roseland Homes	Playground Multi-purpose Play Slab
Town Park	Playground



Rhodes Terrace/Turner Courts



Schedule 4.6

Recreational Programs and Transportation

1. Park Sites

The following park sites serve the Developments:

Rochester
Walford
Griggs
Exall
Lindsley
Randell
Samuell Grand

2. Recreation Centers

The following recreation centers provide community programs for the Developments:

<u>Recreation Center</u>	<u>DHA Development</u>
Eloise Lundy	Brackins Village
Riverchon	Cedar Springs Little Mexico Roseland Homes
J. J. Craft	Frazier Courts
Pike	Little Mexico
Rhoads Terrace	Rhoads Terrace Turner Courts
Exall	Roseland Homes
Samuell-Grand	Town Park

3. Community Programs

The City currently provides the following community programs

available to all DHA public housing residents at the Recreation Centers as follows:

a. Youth. Career opportunities programs, sports, teen advisory councils, and arts and crafts.

b. Adults. Athletic leagues, arts and crafts, swimming, physical fitness, field trips, and advisory councils.

c. Seniors. Arts and crafts, nutrition programs, service assistance, field trips, advisory councils, physical fitness, and medical screening.

4. After School and Summer Programs

After school and summer programs will be added to the current activities at the recreation centers and will be specifically targeted to DHA residents who are 6 to 15 years of age. The programs will include structured, supervised activities addressing recreational, cultural, social, and life skill education including teen pregnancy, drug education, and literacy assistance. The City's obligations with respect to such programming are: (1) fund a full time professional recreation leader to serve as program planner, coordinator, facilitator with area agencies, and supervisor of the afterschool and summer staff, and (2) hire part time and seasonal leaders for the after school and summer programs, including Summer Youth Employment Program Leaders, on a ratio of one part time or seasonal leader for each 20 participants.

The after school programs will be conducted from 3:00 p.m. through 6:00 p.m. on weekdays from September through May. The summer programs will be conducted from 9:00 a.m. through 4:00 p.m. on weekdays from June through August.

5. Transportation

The City will purchase three 15-passenger vans to provide transportation for children living in the Developments not immediately adjacent to a recreation center. The vans will run in conjunction with the activities for each facility.

Schedule 4.8

Work on Streets

1. Street Improvements

The City will upgrade the dedicated streets and associated public sidewalks to current City residential standards. The streets will be 36 feet in width from curb face to curb face and made of six inch thick 3000 psi reinforced concrete. The City will waive the normal petition assessment process and fees. DHA will provide the necessary rights of way and easements. The City will assume responsibility for maintaining the dedicated streets. Maintenance will include annual inlet cleaning and street cleaning twice per year.

2. Traffic Control System

The City will upgrade the traffic control system within the Developments by providing or repairing as necessary the signs, signals, and pavement markings consistent with the traffic control system standards applied throughout the City. The improvements and additions will be designed to improve safety and visibility.

3. Street Lighting

The City will add street lights as necessary to the dedicated streets to provide a 150 HPS of light every 250 feet, consistent with the City standard. The lights will be mounted on

metal poles and have underground wiring. The City will pay the monthly utility costs of the lights on the dedicated streets.

4. Storm Sewer

In conjunction with work on the dedicated streets, a storm sewer system will be constructed to provide for localized storm drainage needs consistent with City standards.

Schedule 4.9

Rochester Levee Improvements

1. General Description

The Rochester Levee will surround the area south of State Highway 175 and east of Highway 75 and provide 100 year flood protection for the Rochester Park neighborhood, including Rhoads Terrace and Turner Courts. The development will include a sump to collect interior drainage and a pump station to drain the protected area.

2. Schedule to Implement

The City expects to award an engineering contract not later than June 1990. Design should be completed not later than April 1991 and construction completed not later than March 1993.

Schedule 4.10

Code Enforcement

1. Overview

The City provides code enforcement services for more than 900 housing and premise standards, zoning, and sign ordinances. The City has jurisdiction for code enforcement in the neighborhoods surrounding the Developments as set forth on Exhibits C through H. The City has and will provide the following enforcement efforts in those neighborhoods.

2. Inspectors

The City will provide five inspectors and one part-time (one-half) caseworker to investigate and enforce the City's housing and premise standards, zoning, and sign ordinances in the neighborhoods surrounding the Developments.

3. Inspections

The inspectors will review the neighborhoods adjacent to the Developments for code violations on a property-by-property basis, and issue notices of violation and citations if the owner or occupant fails to comply. Thereafter, inspections will be conducted by the above mentioned inspectors on an ongoing basis and in response to citizen requests.

4. Follow Up

The inspectors will follow up on such cases to facilitate correction.

5. Closure Program

Open and vacant structures identified during the inspections will be referred to the City's closure program. Under the closure program, a 48-hour closure notice is issued to the owner of the open and vacant structure. If the owner does not secure the structure, a City contractor secures the structure and the owner is billed. Failure to pay the bill results in the City filing a lien against the property.

6. Receivership

Substandard properties identified during the inspections will be referred to non-profit agencies that have expressed an interest in repairing property. After identification of these potential receivers, the property is referred to the Urban Standards Rehabilitation Board for a hearing. Upon a hearing in District Court, a receiver is assigned to be responsible for rehabilitating the property.

7. Other City Programs

The City has applied the following programs to the neighborhoods surrounding one or more of the Developments and

will continue to use these or similar programs as determined from the inspections.

a. Operation CLEAN

Operation CLEAN (Community Law Enforcement Against Narcotics) is a multi-department effort. It begins with the Police Department identifying an area with a high amount of drug activity. After completing the police undercover operation, other city departments come into the area and provide intensified services. The Department of Housing and Neighborhood Services, for example, does property-by-property inspections of all housing units.

b. Special Apartment Focused Enforcement Team

The Special Apartment Focused Enforcement (SAFE) Team is a team of four inspectors that inspects apartment units in Dallas. This team began in South Dallas and will move to other areas until all properties city-wide have been inspected. Under this program, all apartment complexes in the neighborhoods around the Developments will be inspected for code violations.

c. People Helping People

The People Helping People program consists of six caseworkers and one supervisor. The program provides housing services for senior and disabled citizens and coordinates volunteer developments to make code related repairs to their homes. The program also makes referrals to appropriate sources

of assistance, including City programs such as the Minor Home Repair and the Home Improvement Programs.

d. REACH

REACH (Rehabilitation, Education and Assistance for Compliance in Housing) is a pro-active code enforcement effort operated in selected areas of the City. Under this program, a team of inspectors makes door-to-door inspections and issues corrective notices to property owners in violation. Additionally, referrals are made and educational materials are provided to residents to assist with compliance.

Schedule 4.11

Community Development Target Neighborhoods

1. Curb, Gutter, and Sidewalk Improvements

a. Improvements. The City will provide \$3,969,700 for improvement of curbs, gutters, and sidewalks in the target neighborhoods as necessary to meet City standards and CDBG program requirements. Due to the restrictions under the federal regulations governing the CDBG target neighborhood program that prohibit the construction of new sidewalks or curbs, only existing curbs and gutters will be replaced. The work will be accomplished by City Forces. The City will improve approximately 333,900 square feet of sidewalks, 80,136 linear feet of curbs and gutters, and 70,119 square feet of drive approaches. Based on an equal division of funds between the neighborhoods, approximately 159 lots (single-family units) in each neighborhood will be improved.

b. Schedule for Implementation. The improvements will be made on the following schedule:

<u>Year 1</u>	Cedar Springs Frazier Courts
<u>Year 2</u>	Brackins Village
<u>Year 3</u>	Rhoads Terrace Turner Courts
<u>Year 4</u>	Little Mexico Roseland Homes

2. Home Improvement Loans and Grants

The City will provide a fund of \$2,000,000 for home improvement loans and grants. The loans and grants will be available in amounts up to \$30,000 to low and moderate income households that cannot afford conventional financing for the repair of substandard single family structures.

3. Minor Home Repair Grants

The City will provide a fund of \$1,000,000 for minor home repair grants. The repair grants will be available in amounts up to \$5,000 to low income elderly and handicapped individuals to improve security, stabilize deteriorating structures, and address emergency repair needs. The program is marketed through the People Helping People program. Referrals will be made to the program through the proactive code enforcement program in the designated target neighborhoods. Last year the program assisted 508 homeowners.

4. Apartment Repair Program

As part of the Apartment Repair Program which assists in the rehabilitation of substandard tenant occupied properties, the City will provide \$425,000 for rehabilitation loans to persons eligible to participate in this program. The loans are in the form of self-amortizing loans in amounts up to \$8,500 per rental unit. The Apartment Repair Program is designed to increase the number of standard housing units available to low-income

households. The Apartment Repair Program can be used in conjunction with McKinney Act funds to address single room occupancy housing and transitional housing needs.

Schedule 4.12(a)

Southern Dallas Development Corporation

A. Southern Dallas Development Corporation Programs

The Southern Dallas Development Corporation ("SDDC") will continue its operation of the following four programs to enhance job opportunities and increase access to services for public housing residents.

1. Business Loan Program

The Business Loan Program assists small and minority businesses with an emphasis on job creation, retention, and removal of blight.

2. Neighborhood Business Loan Program

The Neighborhood Business Loan Program assists businesses providing retail services on specially designated streets and other retail areas that serve low and moderate income persons. SDDC through this program has previously enhanced retail services on Martin Luther King Boulevard, East Grand Avenue, and others.

3. Economic Development Demonstration Fund Program

The Economic Development Demonstration Fund Program aids community based organizations in development funding. In the past it has assisted ICDC, Grand Plaza, MAEDC, and La Avenida.

4. Technical Assistance Program

The Technical Assistance Program provides experts to assist small businesses in the preparation of business plans, loan packaging, marketing, and accounting. The SDDC staff augments this program with their own skills in the functional areas.

Schedule 4.12(b)

Enterprise Zones

A. State Incentives

The City applied for and has obtained State enterprise zone status to the maximum extent possible under State law. The enterprise zones approved by the State include the following Developments: Brackins Village, Turner Courts, Rhoads Terrace, Frazier Courts, Cedar Springs, Little Mexico, and West Dallas.

The following state incentives are available on a competitive basis to businesses within the zones through the Texas Department of Commerce:

1. The State refunds taxes for the purchase of equipment, machinery, and building materials;
2. The State refunds up to \$2,000 in state taxes for every new job created by the business, up to \$250,000 per state fiscal year;
3. The State refunds \$500 in state taxes per job retained, if ten or more jobs are retained for three consecutive years; and
4. Beginning in 1991, the State will rebate franchise and use taxes.

B. City Incentives

The City will provide incentives to investors in the enterprise zones as provided for in City Ordinance 20160, and City Resolutions 89-3264, 89-0703 as amended by 89-3158, and 75-1098.

Schedule 4.12(c)

Southern Dallas Development Incentives

The City has implemented a set of public/private development programs to encourage the creation of jobs in Southern Dallas. A business that creates 200 new jobs in Southern Dallas is eligible to participate in the following programs:

1. Tax Abatement

The business is eligible to receive a 50% tax abatement for a ten-year period. If one-half of any new jobs and 10% of the business' work force is from Southern Dallas, the business would be eligible for a 75% tax abatement.

2. Infrastructure Cost

The business is eligible to defer 75% of the offsite infrastructure costs. If one-half of any new jobs and 10% of the business' work force is from Southern Dallas, the business would be eligible to defer 100% of the offsite infrastructure costs.

3. Public Improvement Districts

The business is eligible to petition for a special public improvement district where public improvements may be privately funded.

4. Tax Increment Districts

The business is eligible to participate in a special tax increment district where increased tax revenues from new private investment may be used to fund public improvements.

5. Land Buy Back

The business is eligible to participate in the land buy-back program which guarantees to a private lender that the City will buy back the land at a predetermined price should the development fail.

West Dallas Amenities

1. Day Care Facility

The City will construct an annex to the West Dallas Multipurpose Center to serve as a day care facility. The facility will be approximately 15,000 square feet and will serve 150 infants and children up to five years of age. The facility will be equivalent to the day care facility at the Martin Luther King Center. The facility will include eight children's classrooms, a nursery for infant care, a utility room, a kitchen area, and a training room for adult classes in health and childcare. The landscaped facility grounds will include a play yard with suitable play equipment. The hours of operation will be 6:00 a.m. to 6:00 p.m.

2. Park and Recreation Facilities

a. Physical improvements. The City will provide the following physical improvements to the parks and recreation centers serving residents of the West Dallas Development.

<u>Location</u>	<u>Improvements</u>
Fish Trap Lake	Playground equipment Multi-purpose play slab
Calypso	Playground equipment
Kingbridge	Playground equipment Multi-purpose play slab Landscaping Irrigation Park furniture

Scott Place

Security lights

Playground

Multi-purpose play slab

Edgar Ward Place

Playground

Multi-purpose play slab

The type of playground equipment will be determined by the age of the resident children in each complex. The equipment may include baby swings, climbing structures, swings, saddlemates, and whirlaways. The landscaping will include trees, shrubs, and grass consistent with other parks maintained by the City. Park furniture will include picnic tables, benches, and drinking fountains, where necessary. The Park and Recreation Department will manage development of the playgrounds and play slabs, including hiring of a design consultant and administration of the bid process for the construction and equipment. The specific location of the playground and play slabs at Scott Place and at Edgar Ward Place will be determined by DHA, with input from residents, based on advice from the Park and Recreation Department and the consultant. DHA will maintain the playgrounds and play slabs located on DHA property. The Park and Recreation Department will maintain the playgrounds and play slabs on land leased by the City.

b. North Hampton Recreation Center. The City will add programs to those offered at the North Hampton Recreation Center targeted to West Dallas residents 5 to 15 years of age. The additional after school and summer programs will include

structured, supervised activities providing recreational, cultural, social, and life skills education including teen pregnancy, drug education, and literacy assistance. The City's obligations with respect to such programming are: (1) fund the position of a full-time professional recreation leader to serve as program planner, coordinator, facilitator with area agencies, and supervisor of the after school and summer staff, and (2) hire part-time and seasonal leaders for the after school and summer programs, including Summer Youth Employment Program Leaders, on a ratio of one part time or seasonal leader for each 20 participants. The after school programs will be conducted from 3:00 p.m. through 6:00 p.m. on weekdays from September through May. The summer programs will be conducted from 9:00 a.m. through 4:00 p.m. on weekdays from June through August.

West Dallas Police Services

1. Times of Operation

The Lakewest Police Neighborhood Assistance Center (the "Lakewest Assistance Center") will remain in operation at the West Dallas Development. The Lakewest Assistance Center will be open 105 hours per week.

2. Services To Be Provided

The City will provide the following services through City personnel at the Assistance Center:

- (1) Minimum of twice daily foot patrols and four times daily horse patrols at each development;
- (2) Availability to meet with managers and residents to develop and implement crime prevention programs;
- (3) Annual analysis of crime in and around the West Dallas Development;
- (4) Crime prevention programs tailored to specific crime problems;
- (5) Implementation of appropriate preventive measures in consultation with the West Dallas residents councils and residents;
- (6) Enrollment of interested public housing residents in the Police Department's Operation I.D. and HEAT (Help Eliminate Auto Theft);

- (7) Availability to meet with resident groups located in or around the West Dallas Development;
- (8) Counselling and referral to social service agencies;
- (9) After school and summer horseriding programs for children who are residents of the West Dallas Development; and
- (10) Continued participation in the Community Based Crime Prevention Program.

Schedule 5.7

West Dallas Security Lighting

1. Description of Lighting

Exterior security lighting will be provided in accordance with the new street layout contained in the revision of the Lake West Master Plan. The lighting will be mounted on metal poles with underground wiring. Pursuant to City street light standards, the lights will be spaced at 250 foot intervals and will be 150 watt HPS.

Schedule 5.9

West Dallas Work on Streets

1. Street Improvements

The City will upgrade the dedicated streets and associated public sidewalks within the Development to current City residential standards. Goldman, Bickers, and Pointer streets will be upgraded as minor residential streets. The streets will be 36 feet in width from curb face to curb face and made of six inch thick 3000 psi reinforced concrete. Kingbridge Street is designated on the City's Thoroughfare Plan as a secondary thoroughfare. As a secondary thoroughfare in a multi-family area, Kingbridge Street will be 44 feet from curb face to curb face and made of eight inch thick 3000 psi reinforced concrete. The City will waive the normal petition assessment process and fees. DHA will provide the necessary rights of way and easements. The City will assume responsibility of maintaining the dedicated streets. Maintenance will include annual inlet cleaning and semi-annual street cleaning.

2. Traffic Control System

The City will upgrade the traffic control system within the West Dallas Development by providing or repairing as necessary the signs, signals, and pavement markings consistent with the traffic control system standards applied throughout the City. The improvements and additions will be designed to improve safety

and visibility. In particular, the timing clock on signals at the intersections of Westmoreland with Singleton, Bickers, and Canada will be upgraded to improve signal coordination, and new signals will be installed at the intersections of Hampton with Singleton and West Commerce.

3. Street Lighting

The City will add street lights as necessary to the dedicated streets to provide a 150 HPS light every 250 feet consistent with the City standard. The lights will be mounted on metal poles and have underground wiring. The City will pay the monthly utility costs of the lights on the dedicated streets.

4. Storm Sewer

In conjunction with work on the dedicated streets, the City will construct a storm sewer system to provide for localized storm drainage consistent with City standards.

5. Water and Sewer System Upgrade

The City will provide water and sewer utility relocations and upgrades consistent with City standards as necessary for street reconstruction. The City will install at least the following improvements: (1) 5600 linear feet of water main under Bickers Street from Westmoreland Road to Hampton Road; (2) 2600 linear feet of water main, 400 linear feet of fifteen inch P.V.C. wastewater main, and 2000 linear feet of eight inch P.V.C.

wastewater main under Pointer Street from Bickers Street to Singleton Boulevard; (3) 2400 linear feet of water main and 700 linear feet of wastewater main under Kingbridge Street from Bickers Street to Singleton Boulevard; (4) 1800 linear feet of water main under Goldman Street from Bickers Street to Dennison Street; and (5) 900 linear feet of water main under Dennison Street and Fishtrap Road. Because of low elevations within the area, pressure reduction may be required.

5. Schedule to Implement

Improvement of Bickers Street from Westmoreland Road to Hampton Road and Kingbridge Street from Singleton Boulevard to Bickers Street is scheduled for fiscal year 1993-94. Improvement of Pointer Street from Singleton Boulevard to Bickers Street and Goldman Street from Dennison Street to Bickers Street is scheduled for fiscal year 1994-95.

Schedule 5.10

Fish Trap Lake Improvements

1. Improvements

The City will provide improvements to the Fish Trap Lake area. Drainage improvements will include enlarging, deepening, and reshaping Fish Trap Lake and Lagoon and constructing a drainage channel between the lake and the lagoon, a spillway at the lake, new culverts at the Bickers Street crossing, and a bridge at the Kingbridge Street crossing. Artistic enhancements will include a footbridge and observation deck over the spillway, an arbor canopy over the bridge at Kingbridge Street, an island with a picnic area in the lagoon, a water maze in the channel, a dance pavilion and fishing pier on the north shore, hike and bike trails, earth sculptures, and landscaping improvements.

2. Schedule to Implement

Drainage engineering design will be completed no later than June 1990. Completion of design for the artistic amenities is expected no later than May 1991. Construction will begin no later than October 1992, with completion scheduled for November 1993.

West Dallas Job Training

The City will seek grants of \$250,000 per year for eight years for a job training program aimed at residents of the West Dallas Development. The City will work with the Bill Priest Institute of the Dallas County Community College District in developing the job training program for the West Dallas residents. The City will also work with the Edmund J. Kahn Job Training Center associated with the Bill Priest Institute. The Kahn Job Training Center and Priest Institute offer training in basic and remedial skills. The initial training is followed by training in employable skills such as data entry, bookkeeping, accounting, and other office skills. Training is also offered in auto mechanics, refrigeration, air conditioning, and electronics. Classes will be offered at a West Dallas location. The emphasis of the classes will be to teach skills most needed by residents and most marketable to businesses in the vicinity of West Dallas. The Kahn Job Training Center has an 80% to 85% placement rate and will assist in job placement.

Schedule 5.12

Economic Development

A. Southern Dallas Development Corporation Programs

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2. Neighborhood Business Loan Program

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3. Economic Development Demonstration Fund Program

The Economic Development Demonstration Fund Program aids community based organizations in development funding. In the past it has assisted ICDC, Grand Plaza, MAEDC, and La Avenida.

4. Technical Assistance Program

The Technical Assistance Program provides experts to assist small businesses in the preparation of business plans, loan packaging, marketing, and accounting. The SDDC staff augments this program with their own skills in the functional areas.

B. State Incentives for Enterprise Zones

The City applied for and has obtained State enterprise zone status to the maximum extent possible under State law. The enterprise zones approved by the State include the following Developments: Brackins Village, Turner Courts, Rhoads Terrace, Frazier Courts, Cedar Springs, Little Mexico, and West Dallas.

The following state incentives are available on a competitive basis to businesses within the zones through the Texas Department of Commerce:

1. The State refunds taxes for the purchase of equipment, machinery, and building materials;
2. The State refunds up to \$2,000 in state taxes for every new job created by the business, up to \$250,000 per state fiscal year;
3. The State refunds \$500 in state taxes per job retained, if ten or more jobs are retained for three consecutive years; and
4. Beginning in 1991, the State will rebate franchise and use taxes.

C. City Incentives for Enterprise Zones

The City will provide incentives to investors in the enterprise zones as provided for in City Ordinance 20160, and City Resolutions 89-3264, 89-0703 as amended by 89-3158, and 75-1098.

Schedule 5.13
West Dallas Target Neighborhood

1. Curb, Gutter, and Sidewalk Improvements

The City will provide \$567,100 for improvement of curbs, gutters, and sidewalks in the target neighborhood as necessary to meet City standards and CDBG program requirements. Due to the restrictions under the federal regulations governing the CDBG target neighborhood program that prohibit the construction of new sidewalks or curbs, only existing curbs and gutters will be replaced. The work will be accomplished by City forces. The City will improve approximately 47,700 square feet of sidewalks, 10,017 linear feet of curbs and gutters, and 11,448 square feet of drive approaches.

2. Home Improvement Loans and Grants

The City will provide a fund of \$800,000 for home improvement loans and grants. The loans and grants will be made available in amounts up to \$30,000 to low and moderate income households that cannot afford conventional financing for the repair of substandard single family structures.

3. Minor Home Repair Grants

The City will provide a fund of \$800,000 for minor home repair grants. The repair grants will be made available in amounts up to \$5,000 to low income elderly and handicapped individuals to improve security, stabilize deteriorating

structures, and address emergency repair needs. The program is marketed through the People Helping People program. Referrals will be made to the program through the proactive code enforcement program in the target neighborhood.

4. Proactive Code Enforcement

The City will provide two inspectors and one part-time (one-half) caseworker to give special emphasis to improving rental and commercial properties through concentrated code enforcement. Assistance programs for low and moderate income owner/occupants will be provided through the People Helping People program. Open and vacant structures will be referred to the City's closure program. The City will refer suitable properties to the District Court for receivership.

Schedule 6.6

Fair Housing Office Reporting

The Fair Housing Office shall submit semi-annual reports containing the following information:

1. Enforcement Activities
 - a. number and type of inquiries received
 - b. number and type of complaints filed
 - c. number of investigations conducted
 - d. number of complaints conciliated
 - e. number of complaints prosecuted with results
2. Proactive Testing Activities
 - a. number and type of complexes tested
 - b. number and type of tests conducted
 - c. number and type of complaints resulting from tests
3. Education and Training Activities
 - a. number of City employees attending education programs
 - b. number of classes conducted and attendance information for real estate and rental agents
 - c. number and type of presentations, seminars, or other training activities completed with attendance information
 - d. number and type of government assisted housing programs in which marketing managers were trained
4. Housing Referral Activities
 - a. number of persons receiving referrals to government assisted housing resources within the City, Dallas County, and the cities in whole or in part therein

5. Fair Housing Promotional Activities
 - a. type, medium, and frequency of fair housing advertising
 - b. other marketing activities
 - c. indications of effectiveness, such as number of inquiries received as a result of any particular advertising effort

6. Oversight and Coordination Activities
 - a. recommendations
 - b. difficulties

7. Rent Levels for Section 8 Units