

# Inclusive Communitie s Project, Inc.

Dallas, TX

4<sup>th</sup> National Conference on Assisted Housing Mobility  
Washington, DC June 10, 2010



# Background

- Dallas Housing Authority (DHA)
  - Administers the vouchers (app. 15.5K vouchers)
  - Walker Settlement Voucher (WSV)
    - One remedy from Walker v. HUD
    - 125% FMR (initially 3,205 issued)
    - Financial assistance from DHA for initial move
  - Housing Choice Voucher (HCV)
    - 100% FMR (formerly 110%)

# Background

- Geographic areas available
  - All TB Vouchers: Dallas County & 6 adj't counties
  - WSVs: Court Targeted Areas  
<17.7% poverty level & <25.9% Black concentration
- ICP clients
  - WSV holders (ICP attends DHA relo. briefings)
  - HCV holders choosing High Opportunity Areas (HOA)
- ICP's Mobility Assistance Program (MAP)
  - 4 Counselors

# “High Opportunity Areas”

- Harder to Access
- Walker Targeted Area +
  - <10% poverty
  - >80% area median income
  - If children in household
    - Zoned elementary school rated exemplary or recognized (state’s top 2 out of 4 ratings)

# Housing Search Assistance

- HOAs outside of Dallas County
  - Ex. Denton & Collin Counties
    - Fast growing (eco. ctrs.; high perform. school districts)
    - Few avail. units
- Assess family need & i.d. areas of interest
- Landlord negotiations, ex.:
  - Explaining S8/WSV (bonus avail. if necc.)
  - Help with DHA process
  - Credit history challenges
  - Rent
  - Move in dates

# Landlord Outreach

Outgoing ex.:

- Periodic surveys of complexes accepting S8
- Regular review of paper/electronic classifieds
- Client-specific web-based searches

Incoming based upon past experiences with ICP

- Tenant brokers

# Financial Assistance to Clients

- Application fees
- Security deposits
- Moving assistance
- Utility connection/transfer fees

(+ previously mentioned LL bonuses)



[www.inclusivecommunities.net](http://www.inclusivecommunities.net)

