

Memorandum



CITY OF DALLAS

DATE December 1, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **Home Repair Program Amendment Update**

The Department of Housing & Neighborhood Revitalization (Housing) is preparing to brief Housing and Homelessness Solution Committee (HHSC) on December 12, 2023 on an amendment to the Home Improvement & Preservation Program (HIPP) regarding home repairs.

As part of this proposed amendment, Housing has kept the Dallas City Council updated via several communications including the following:

- On September 19, 2023, Housing briefed HHSC on amending the multiple home repair programs into one streamlined program statement
- On October 6, 2023, a Friday memorandum was posted responding to concerns raised during the briefing
- On November 14, 2023 at HHSC, Housing posted its quarterly performance report which covered the production of housing preservation activities through the end of FY 2022 – 2023.

A summary of the production from that report can be seen below.

Home Repair Activity Completed FY 2022-2023	
Program	Activity
Home Improvement & Preservation Program	16 applications under review
	12 homes under construction
	45 homes completed construction
Healthy Homes & Lead Reduction	7 applications under review
	1 home under construction
	3 homes completed construction
Dallas Tomorrow Fund	22 applications under review
	0 homes under construction
	6 homes completed construction
American Rescue Plan Act Neighborhood Revitalization Program	48 applications under review
	14 homes under construction
	6 homes completed construction
West Dallas Targeted Repair Program	39 applications under review
	16 homes under construction
	12 homes completed construction
Senior Home Repair Program	726 applications under review
	0 homes under construction
	0 homes completed construction
ARPA Residential Septic Tank Program	6 applications under review
	0 homes under construction
	0 homes under construction

Through conversations with City Council members, and from comments at the briefings, Housing understood that the City needs to serve as many people as possible and to make the application simple and straightforward, to add funding sources to one program rather than creating one-off programs for each funding source, and to serve a variety of different home repair situations throughout any given year. Housing staff also consulted with staff from Fort Worth, Austin, San Antonio, and Houston about their home repair programs. Each city has a slightly different but similar approach to Dallas. All of the cities have used or have tried to outsource to non-profits, offering a variety of categories from emergency, to minor and major home repair that resulted in the cities operating the program internally. The cities also have an annual application period, and some will give priority to applications based on funding restrictions like disaster recovery, code violation or location based on equity factors.

Housing incorporated the comments and lessons learned into the proposed amendment which will be covered in detail on December 12, 2023. Housing will be able to use this program design and select applicants based on funding restrictions, type of repair, repair locations, age of occupant or age of the house, etc. The proposed HIPP amendment seeks to offer the following home repair assistance:

1. Emergency Rehabilitation that provides grant assistance to low- and moderate-income homeowners needing emergency repairs. Eligible rehabilitation activities include items necessary to address the health and safety of the occupant that needs emergency response that has occurred within the last 4 days. Necessary repairs can include mechanical, electrical, plumbing, and limited structural repairs. Assistance will be in the form of a grant up to \$10,000.00.
2. Dallas Tomorrow Fund is a referral from Code and must be used for the sole purpose of rehabilitating and/or repairing properties and premises in the city for persons who are found unable to financially comply with a notice of violation and offers grant assistance to low- and moderate-income homeowners to correct the exterior violation. Eligible improvements are only exterior code violations listed on a notice of violation or code citation on the primary structure. Assistance will be in the form of a grant up to \$20,000.00.
3. Major Systems Home Repair provides forgivable loan assistance to low- and moderate-income homeowners needing systems repair or replacement to their home. Necessary repairs can include mechanical, electrical, plumbing, and limited structural repairs. Assistance will be in the form of an interest-free, forgivable, self-amortizing loan over 5 years not to exceed \$24,000.00.

The December 12, 2023, Housing and Homelessness Solutions Committee briefing will cover the proposed home repair amendment, the plan for phasing out existing home repair programs, applications, contractor recruitment, the forecast, and available budget for home repair assistance and the alignment with the Dallas Housing Policy 2033.

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Should you have any questions or require any additional information, please contact Cynthia Rogers-Ellickson, Director (I), Department of Housing & Neighborhood Revitalization cynthia.rogersellic@dallas.gov or 214-670-3601.



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