



## West Dallas Targeted Rehab Program

# Frequently Asked Questions

## PROGRAM OVERVIEW

### **What is the Targeted Rehab Program (TRP) for West Dallas?**

The Targeted Rehab Program (TRP) targets specific needs or issues. The West Dallas TRP assists homeowners within seven West Dallas census tracts who have home improvement needs but are financially unable to address them. The TRP Program is intended for the primary structure, the home, with a focus on exterior elements of the home.

### **How much assistance can I receive?**

An applicant can receive up to \$10,000 in repairs depending on the repairs needed.

### **What are the assistance terms?**

The Program offers a Grant with deed restrictions. The terms of the deed restrictions include a 5-year affordability period which encourages the homeowner to continue living in their home for the period of five years. If the homeowner is to transfer the property, a portion of the grant would be due back to the City of Dallas. The grant is forgiven over the course of five years.

### **Approximately how many homes can get repaired?**

The grant funding may serve at least 200 homes. However, the amount of homes served depends on the grant awarded per property.

### **What is the opening and closing date for the program?**

The program will open December 11, 2020 and will close January 8, 2021

### **When does construction begin?**

The estimated time frame for construction is Spring 2021.

## ELIGIBILITY

### **Who is eligible to apply?**

Both the homeowner and the home must be program eligible.



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**Homeowner:** Homeowner must live in following West Dallas census tracts - 43, 101.01, 101.02, 205, 105, 106.01, 106.02, be at 80% of the Area Median Family Income (AFMI), live in the home as their primary residence, have a clear title and be current on property taxes and mortgage payments

Priority shall be given to applicants who have not participated in any City repair, rehabilitation, or reconstruction program previously. If the Applicant is in their affordability period under any other program, then they will be denied.

**Property:** The home must be a detached single-family dwelling, owner-occupied and be located within the seven census tracts of West Dallas. Eligible improvements under this West Dallas TRP are intended for the primary structure, prioritizing exterior elements of the house.

The City has the authority to determine what the necessary repairs will be and has the discretion to deny repairs that exceeds cost repair limits.

## REPAIRS

### What are the eligible Repairs?

See below for a list of targeted repairs. Applicants with repairs in the priority tier will be addressed first. Then, applicants with repairs in the secondary tier will be addressed if funding is remaining

- **Priority Tier**
  - Correction of exterior code violations and elimination of specific conditions detrimental to public health & safety identified by the City
  - Roofing repair / replacement / soffit;
  - Exterior material repair / replacement (siding, repointing, painting)
  - HVAC repair / replacement
  - Plumbing (exterior gas, sewer, water lines)
  - Foundation repair / leveling
  - Accessibility repairs and installation such as ramps, handrails or repairing walkways
  - Any item determined eligible by the Director, that aligns with the overall TRP policy
  
- **Secondary Tier (all exterior)**
  - Entry doors
  - Windows
  - Gutters and Downspouts
  - Garage doors
  - Water heater
  - Flooring repair
  - Stairs
  - Flatwork
  - Electrical

- Any item determined eligible by the Director, that aligns with the overall TRP policy

## APPLICATION PROCESS

### How Can I access an application?

You may download the application online at [www.dallashousingpolicy.com](http://www.dallashousingpolicy.com), or get an application from the following organizations:

<b>Builders of Hope</b> 2215 Canada Dr. Dallas, TX 75212	<b>Voice of Hope</b> 4120 Gentry Drive Dallas, Texas 75212	<b>Wesley Rankin Community Center</b> 3100 Crossman Ave. Dallas, TX 75212
<b>Brother Bill's Helping Hand</b> 3906 N Westmoreland Rd., Dallas, TX 75212	<b>Dallas West Church of Christ</b> 3510 N Hampton Rd., Dallas, TX 75212	<b>Ledbetter Eagle Ford Community Food Pantry</b> 5227 Nomas St. Dallas, TX 75212
<b>Dallas West Branch Library</b> 2332 Singleton Blvd, Dallas, TX 75212		

### Where can I drop off the application?

Application drop off sites are the same locations as the organizations listed above. You may drop off your application between December 12, 2020 and January 8, 2021 any time before 5pm.

### How Will Applications be Processed?

Applications will be gathered from all seven census tracks in West Dallas. Then applications will be selected using a lottery system and screened based on repairs needed. Selected properties with priority tier repairs will be addressed first. If there are any remaining funds, selected properties with secondary tier repairs will be processed.



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## What information must be submitted to apply for the program ?

The following information must be submitted for all household members:

- Application form fully filled-out and submitted
- Property Deed or/and Affidavit of Heirship
- Copy of Current Mortgage Statement (if you have a mortgage)
- Homeowner's Insurance
- Copy of (1) month current checking/savings bank statements ALL pages included
- All applicable Income-Paystubs or other:
- One (1) month of most recent paycheck stubs (all wage earners)
- Current Social Security and/or Supplemental Security Income
- Annuity/Pension
- Unemployment: Statement of Potential Benefit and Wages
- Court ordered child support statement (if applicable)
- **Additional information**
  - Birth certificate or affidavit of birth of all minor children (and permanent resident card or Certificate of Naturalization, if applicable)
  - Divorce decree or death certificate (if applicable)
  - School Registration (for children attending college)



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