



Tenth Street Historic District Targeted Rehab Program

Frequently Asked Questions

PROGRAM OVERVIEW

What is the Targeted Rehab Program (TRP) for Historic Tenth Street?

The Targeted Rehab Program (TRP) for Tenth Street Historic District targets specific needs or issues. Tenth Street Historic District TRP assists homeowners within the Tenth Street Historic District Boundaries, as defined by Ordinance #22852, who have home improvement needs but are financially unable to address them. The TRP Program is intended for the primary structure with a focus on exterior elements of the home.

How much assistance can I receive?

An applicant can receive up to \$20,000 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 35 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.

Homeowner: The homeowner must live within the Tenth Street Historic District Boundaries as defined by Ordinance #22852, 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 Tenth Street Historic District Boundaries as defined by Ordinance #22852. Eligible improvements under the Tenth Street 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.

Structural Repairs:

- Correction of exterior code violations and elimination of specific conditions detrimental to public health & safety identified by the City.
- Foundation repair / leveling
- Roofing repair /replacement / soffit
- Major Electrical or Plumbing
- Any item determined eligible by the Director that aligns with the overall TRP policy.

Routine Maintenance (all exterior):

- Accessibility repairs and install of ramps, handrails, or repairing walkways
- Exterior material repair / replacement (siding, repointing, painting)
- HVAC repair / replacement
- Plumbing (exterior gas, sewer, water lines)
- 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, or get an application from the following organization starting on December 11, 2020 anytime between 2 and 7pm:

Eloise Lundy Rec Center
1229 Reverend CBT Smith St
Dallas 75203

Where can I drop off the application?

The application drop-off site is the same location as the location listed above. You may drop off your application as soon as it is complete at the rec center any time before 5pm on January 8, 2021.

How Will Applications be Processed?

Applications will be gathered from the Historic Tenth Street drop-off location. Then applications will be selected using a lottery system and screened based on repairs needed. Selected properties will be addressed and processed based on funding limits.

What information must be submitted to apply for the program?

The following documentation should 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)

