

# Memorandum



CITY OF DALLAS

DATE March 4, 2022

TO Honorable Mayor and Members of the City Council

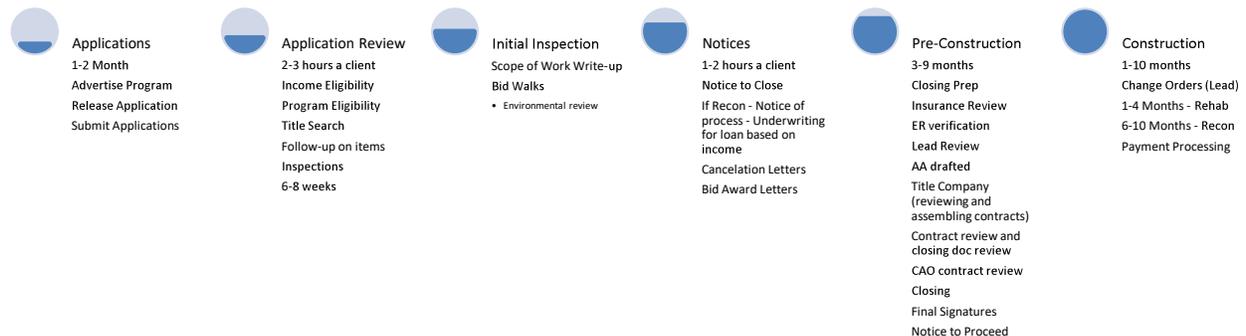
SUBJECT **Housing Preservation Performance**

Staff from the Department of Housing & Neighborhood Revitalization briefed the Housing and Homelessness Solutions Committee on February 28, 2022. This memo reflects questions that came up at the briefing.

## 1. Why do we have so many denials for Home Improvement & Preservation Program (HIPP), how does the process work?

The majority of the HIPP denials are due to funding and process limitations. Staff knows, based on the budget that we can serve up to 50 people per year. Staff communicates with most applicants within 4-6 weeks after applications are received. The remaining applicants are processed in the order they are received. Other denials are due to title issues, incomplete applications and supporting documents, and applicants having received prior assistance, which makes them ineligible to receive funding.

The process of HIPP is detailed below:



## 2. How many units does the Housing Department expect to be repaired by the end of Fiscal Year 2022?

The projections in the briefing memo provided reflect multiple programs including the Home Improvement & Preservation Program (HIPP), Targeted Home Repair in West Dallas and Historic 10<sup>th</sup> Street, Dallas Tomorrow Fund, Healthy Homes and Lead Reduction (HHLR). There are 170 units that expect to be completed the end of the fiscal year:

- HIPP has 46 houses under construction with 25 being rehabilitation and 21 being reconstructions, all set to be completed by the end of the fiscal year.
- HIPP will serve ~45 additional applicants this year from the most recent application cycle in September 2021 with all but 2 units being major rehabilitation, as these have

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a construction timeline of 90 days. Of these we conservatively estimate that 20 will be completed by end of fiscal year.

- West Dallas has 11 houses under construction with 13 completed. The contractor has not yet invoiced, thus the houses are not showing up on the report. Based on speed of construction and applicant pool, staff anticipates completing about 50 homes this fiscal year.
- DTF has 5 houses under construction and staff has 20 agreements being created to send to the City Attorney's Office for approval. Based on speed of construction and pipeline of referrals, staff anticipates completing the 30 homes this year.
- Historic Tenth Street has both the Targeted Rehab Program and the upcoming ARPA program, based on both program requirements, it is estimated that the goal of 14 houses will be reached this fiscal year.
- HHLR has 10 single family units qualified for the program, staff is waiting on updated lead reports and then bid walks are set to happen within the next 6 weeks. Three apartment buildings are in the eligibility review phase and would be 55 units. We anticipate completion on the 10 single family homes this fiscal year.

### **3. Why are we serving for profit landlords with our Healthy Homes and Lead Reduction (HHLR)?**

HHLR is about removing lead hazards from dwelling units older than 1978 in the city where children are present, as lead hazards have devastating development hindrances in children under 6. We know that this can be in both single family as well as multi family structures. The typical profile of the household who qualifies for this are renters.

We need to target landlords with this program because 80% of families in Dallas with children under 6 are less than 35 years and are renters. By focusing on units where children are likely to live, and by removing this dangerous element from their living situation, it is in the best interest of that family while serving the purpose of the program.

For additional questions please contact Area Redevelopment Manager, Thor Erickson, at 214-670-3632 or [Thor.Erickson@dallascityhall.com](mailto:Thor.Erickson@dallascityhall.com).

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