

Memorandum



CITY OF DALLAS

DATE August 5, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Tenth Street Historic District – Historic Preservation**

This memorandum is to provide you with a summary of key issues related to Historic Preservation initiatives within the Tenth Street Historic District.

Since 2020, the Office of Historic Preservation (OHP) has sought avenues to streamline its processes and regulations that would allow for the reallocation of resources and provide an opportunity to progress other important historic preservation initiatives, many of which are considered beneficial to the Tenth Street Historic District.

The OHP's Economic Development Policy action items aim to focus on the Tenth Street Historic District. It includes developing a comprehensive suite of historic preservation policies to apply to historic landmarks and districts in Southern Dallas identified for significant public investment and incentives. OHP is working through some of the processes and regulations that may constrain success. A longstanding and exclusive focus on processing certificates of appropriateness has impacted the allocation of OHP's resources that are needed to progress the following:

- The development and administration of a direct grant program for the rehabilitation of historic homes in the Tenth Street Historic District including a program to administer approximately \$750K intended to be reassigned from Housing & Neighborhood Revitalization (HOU) that is dedicated for use within the Tenth Street Historic District;
- Advancing the body of work required to redesign the preservation criteria and develop illustrated historic district guidelines for the Tenth Street Historic District (2019 authorized public hearing);
- Advancing the body of work to reconsider the City Code section that allows for the Demolition of Properties under 3,000 Square Feet Pursuant to a Court Order;
- Advancing OHP's Racial Equity Measures including consideration of the Tax Exemption Program and a responsive allocation of resources to address the longstanding and current needs of underserved communities of color; and
- Assisting HOU in the implementation of its ARPA Home Repair Program

In relation to the ARPA Home Repair Program administered by HOU, the OHP expects to participate in a hybrid community meeting on Monday, August 8, 2022. The meeting is intended to serve as follow up to the door to door canvassing that has been happening in each community. Flyers were sent out to give a program overview, instructions for how to apply, and advertise the meeting that is intended to receive more detailed

DATE August 5, 2022
SUBJECT **Tenth Street Historic District – Historic Preservation**

information/interest from potential applicants. The OHP understands that the canvassing team expects to report back this week on the homes they have covered.

Should you have any questions regarding historic preservation, please contact Murray G. Miller, Director, Office of Historic Preservation, at (214) 557-2170 or murray.miller@dallas.gov



Majed A. Al-Ghafry, P.E.
Assistant City Manager

[Attached: ARPA Home Repair Program Flyer]

- c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager
- M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Robert Perez, Assistant City Manager
Carl Simpson, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors



AMERICAN RESCUE PLAN ACT

NEIGHBORHOOD REVITALIZATION PROGRAM

Do You Need Money For Home Repairs?
A grant of up to \$100,000 is available for your major home repair needs!!

COMMUNITY MEETING*
ELOUISE LUNDY RECREATION CENTER
1229 Reverend CBT Smith St
Dallas, TX 75203
6 to 7p.m.
Monday Aug. 8, 2022



PROPERTY ELIGIBILITY

- The property must be located within the mapped boundaries of Joppa, Historic Tenth Street or Five Mile Neighborhood
- The property must be built in or before 1959
- The property must be a detached single-family dwelling
- The property must have been owned for at least 6 months
- The property must need eligible repairs

PROPERTY OWNER ELIGIBILITY

- Be the property owner
- Have title to the property or can prove homeownership
- Rent or sell the property to a tenant/home buyer earning less than 80% Area Median Income (AMI)

ELIGIBLE REPAIRS

- Correcting any code violations
- Roofing
- Insulation
- Flooring and carpeting
- Water heaters
- Electrical, Plumbing, HVAC
- Windows
- Plaster, siding and stucco
- Painting (inside and outside)
- Garage doors
- Structural repairs/modifications
- Stairs (interior and exterior)
- Foundation repairs
- Hardscape/Softscape
- Fences
- Any items determined eligible that comply with ARPA Regulations and guidance.

APPLICATION PROCESS AND REQUIRED DOCUMENTS

Applications along with a full checklist of items for the American Rescue Plan Act (ARPA) Neighborhood Revitalization Program (NRP) can be picked up in the Housing and Neighborhood Revitalization Department at **1500 Marilla 2CN** during regular business hours. You can also **call Catrice Robison at (469) 799-2671** or **email catrice.robison@dallas.gov** to schedule a meeting to get an application or answer your questions.

Meeting link: <https://bit.ly/HistoricARPA>
Password: ARPA

† GdUb]g\ 'fUbg`Uñcb UJ U]UVY



LEY DE PLAN DE RESCATE AMERICANO PARA EL PROGRAMA DE REVITALIZACIÓN DE BARRIOS

Una subvención de hasta 100.000 dólares está disponible para reparaciones mayores necesarias de vivienda. El período de viabilidad es de cinco (5) años y está garantizado por una restricción de la escritura de la propiedad.



**REUNIÓN DE LA COMUNIDAD
ELOUISE LUNDY RECREATION CENTER
1229 Reverend CBT Smith St
Dallas, TX 75203
6 a 7 p.m.
Lunes Ago. 8, 2022**



ELEGIBILIDAD DE LA PROPIEDAD

- La propiedad debe estar situada dentro de los límites cartográficos de Joppa, Historic Tenth Street y Five Mile
- Vecindario
- La propiedad debe estar construida en o antes de 1959
- La propiedad debe ser una vivienda familiar
- La propiedad debe tener una antigüedad mínima de 6 meses
- La propiedad debe necesitar reparaciones elegibles del programa de subvención

ELEGIBILIDAD DE LOS PROPIETARIOS

- Ser el dueño de la propiedad
- Tener el título de propiedad o poder demostrar propiedad de la vivienda
- Alquilar o vender la propiedad a un inquilino/comprador de vivienda que gane menos del 80% del AMI

REPARACIONES SUBVENCIONABLES

- Corregir cualquier infracción del código
- Pruebas y tratamiento/eliminación de los riesgos de la pintura a base de plomo/asbesto
- Mejoras para los discapacitados y eliminación de barreras para los discapacitados
- Techo
- Insulación
- Suelos y alfombras
- Calentadores de agua
- Electricidad, fontanería, climatización (aire acondicionado/calefacción)
- Ventanas

PROCESO DE SOLICITUD Y DOCUMENTOS NECESARIOS

Las solicitudes junto con una lista completa de elementos para el Programa ARPA NRP se pueden recoger en el Departamento de Vivienda y Revitalización de Vecindarios **1500 Marilla 2CN** o escriba un **correo electrónico a catrice.robison@dallas.gov (469) 799-2671** para programar una reunión para obtener una aplicación o responder a sus preguntas.

**Meeting link: <https://bit.ly/HistoricARPA>
Contraseña: ARPA**