



Department of
**Housing & Neighborhood
 Revitalization**

September 2023



This is Our House Newsletter

Making a Difference - The Dallas Homebuyer Assistance Program

The Dallas Homebuyer Assistance Program (DHAP) has been successful at providing opportunities for homeownership for those who want to call Dallas home.

The program provides financial assistance of up to \$50,000.00 with down payment and closing costs, DHAP has three extensions of the program to qualify.

First, is the Traditional DHAP which serves families with a household income at or below 80% of the area median income.

Next, is the Targeted Incentive Homebuyer Assistance Program for those who are in occupations of educational instruction, librarian services, healthcare professions and protective services to include fire fighters, police, and security officers. This program serves families with a household income between 80% - 120% of the area median income.

And lastly, is the Anti-Displacement Homebuyer Assistance Program for current residents of the City of Dallas who have called Dallas home for at least 10 years. This program serves families with a household income between 50% - 120% of the area median income.



DHAP Continued:

The City of Dallas has worked with private developers to build affordable single family homes in communities that are being subjected to gentrification.

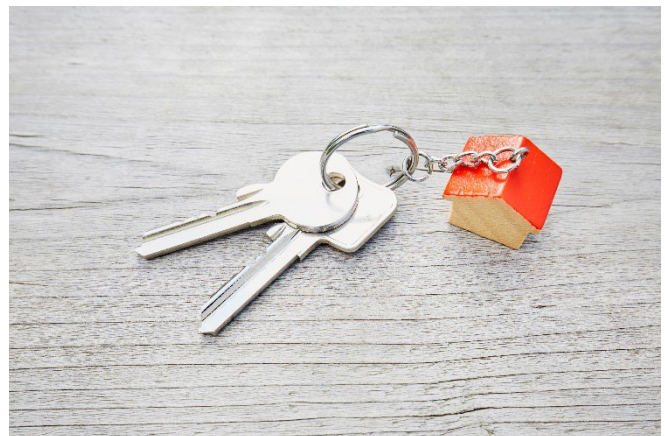
The program (DHAP 10) provides assistance to families up to \$50,000.00 to be able to remain in their community where they have lived and raised their family for many years. The City has the belief that while gentrification is coming it can be met through the DHAP 10 program and its partnership with the private sector. **The City of Dallas believes that because the neighborhood is nice you should not have to move.**

Closed Loans

DHAP 10 - 9 closings (\$441,026.00)
 Targeted Occupations - 4 closings (\$162,148.00)
 Traditional DHAP - 14 closings (\$641,800.00)

Loans under review (in closing) as of 9/30/2023

DHAP 10 - 5 loans (\$246,000.00)
 Targeted Occupations - 1 loan (\$44,700.00)
 Traditional DHAP - 1 loan (\$45,800.00)



CONTINUED

ARPA Residential Septic Tank Program - Grants up to \$100K

The ARPA Residential Septic Tank Program operates as a partnership between the Department of Housing & Neighborhood Revitalization and the Dallas Water Utilities (DWU) Unserved Areas Program. As part of the City's commitment to promoting equity in underserved communities, the DWU Unserved Areas program will extend water, sewer, and wastewater infrastructure to areas that have never had access to such services. A 2019 update to the DWU Unserved Areas Program identified 62 geographical areas still without service, of which more than 40 areas are currently occupied. Further research yielded roughly 450 addresses, mostly scattered throughout the City's southern sector, where residents are currently disconnected from water, wastewater, and sewer infrastructure.

DWU is prioritizing building out infrastructure in these areas based on occupancy, where the largest share of residents will benefit and where coordination with other City departments magnifies impact. The partnership between DWU and the Department of Housing & Neighborhood Revitalization takes the financial burden off of homeowners by covering the costs for residents to connect to the new infrastructure. The ARPA Residential Septic Tank Program will cover up to \$100,000 per residence to decommission and deconstruct existing OSSF septic systems, and build connections to the City water, wastewater, and sewer utilities. These repairs promote equity by giving residents access to affordable clean drinking water, and securely carrying away and treating residential wastewater, directly improving the quality of life.

To see a complete list of eligible repairs and learn more about application requirements, please visit the Program website here:

[Housing & Neighborhood Revitalization ARPA Septic Tank \(dallascityhall.com\)](https://dallascityhall.com/housing-neighborhood-revitalization-arpa-septic-tank)

Dallas Housing Policy 2033 Implementation Schedule

On August 18, 2023, a memorandum was submitted to provide an overview of completed and planned activities related to implementing Dallas Housing Policy 2033 (DHP33). Staff collaborated with TDA Consulting Inc. to develop the attached presentation which highlights the following key components:

- Community Engagement
- Inclusive Housing Task Force
- Selection of Equity Strategy Target Areas
- Development of Agreements with City Departments
- Compliance Policies and Procedures
- Program Rollout

The implementation activities will be completed over a 12-month period which began in June 2023. Staff will continue to provide updates throughout the implementation phase.

To view the full memo please click [HERE](#).

Upcoming Agenda Items for City Council Consideration

- TEFRA - Estates at Ferguson
- DPFC - Maple Highline
- DPFC - Banyan Flats
- TDHCA - Single Family Mortgage Program
- NOFA - The Bottoms Infill



Dallas Historic and Cultural Preservation

STRATEGIC PLAN

What is historic preservation?

Historic preservation is the practice of identifying, protecting, and celebrating physical spaces (usually buildings, neighborhoods, sites, and landscapes) that are historically and culturally important.

To protect these spaces, city governments regulate demolition and renovations to historically designated properties.

What does the City of Dallas' historic preservation program do?

The City's preservation program currently has four main components:

1 Landmark Commission

Responsible for making decisions on Certificates of Appropriateness applications within all City of Dallas historic districts and individually designated structures and reviewing applications for historic designation and demolitions. The Landmark Commission, a quasi-judicial body, is made up of fifteen members and three alternates, all appointed by the City Council.

2 Landmark Designation

The City's preservation program gives a designation to individual landmarks and neighborhoods (landmark historic districts) that are significant to the history and culture of Dallas. These designations protect the designated buildings from being significantly changed or demolished.

3 Certificates of Appropriateness

Design review through the Certificate of Appropriateness process ensures that proposed work is sympathetic to the historic character of designated properties. Certificates of Appropriateness are reviewed by Landmark Commission or staff.

4 Historic Tax Incentives

The Historic Tax Exemption program encourages rehabilitation of individual Landmark properties and those in historic districts. These incentives make it financially easier and more appealing for developers and property owners to save historic structures.

Why does the program need a strategic plan?

The City of Dallas recently adopted a Racial Equity Plan, an Equitable Economic Development Policy, and a Housing Policy. These policies seek to eliminate disparities for Dallas residents, foster full participation in cultural and civic life, and eliminate the racial wealth gap. The City now must ensure the historic preservation program is consistent with adopted equity policies.

The preservation strategic plan will define a vision, mission, and goals, recommendations, and priorities to implement the City of Dallas Racial Equity Plan. The plan will list the steps necessary to achieve that vision, including necessary resources, updates to ordinances and processes, partnerships, and new tools.

How can I help?

We need your help to define a mission and vision for the City's historic preservation program!

1. Fill out this brief survey.

[Click for survey](#)



2. Join us at one of our community workshops next month.

Date + Time	Location
Tue. Sept. 12, 6 - 7pm	Old City Park, 1515 S. Harwood St., Dallas, TX 75215
Wed. Sept. 13, 6 - 7pm	Samuell-Grand Recreation Center, 6200 E Grand Ave, Dallas, TX 75223
Sat. Sept. 16, 10:30 - 11:30am	West Dallas Multipurpose Center, 2828 Fish Trap Road, Dallas, TX 75212

3. Sign up for our email list to receive updates and reminders.

[Click to sign up](#)



4. Could your neighborhood benefit from a historic district designation? Take the survey or sign up to receive updates.

EL PLAN ESTRATÉGICO

de Preservación Histórica y Cultural de Dallas

¿Qué es la preservación histórica?

La preservación histórica es el proceso de identificar, proteger, y celebrar los espacios físicos (típicamente edificios, barrios, sitios y paisajes) que tienen importancia histórica y cultural.

Para proteger estos espacios, los gobiernos municipales regulan demolición y renovación a las propiedades que tienen designaciones históricas.

¿Cómo se funciona el programa de preservación histórica de la Ciudad de Dallas?

Ahora, el programa de preservación histórica de la ciudad tiene 4 partes principales:

1 La Comisión Landmark

La Comisión de Monumentos, un organismo cuasi judicial, está compuesta por quince miembros y tres suplentes, todos designados por el Concejo Municipal. La Comisión es responsable de tomar decisiones con respecto a las solicitudes de Certificado de Idoneidad para todos los distritos históricos de la Ciudad de Dallas. La Comisión también designa estructuras individuales y revisa aplicaciones para designación histórica y demoliciones.

2 La Designación de Monumentos

El programa de preservación de la Ciudad de Dallas da designación a monumentos individuales y barrios (o distritos históricos) que son importantes en la historia y cultura de Dallas. Estas designaciones protegen los edificios designados contra cambio significativo o demolición.

3 Certificados de Idoneidad

Revisión de diseño en el proceso de Certificado de Idoneidad asegura que las renovaciones propuestas son comprensivas al carácter histórico de las propiedades designadas. La Comisión Landmark o personal revisan Certificados de Idoneidad.

4 Incentivos Fiscales Históricos

El programa de incentivos fiscales históricos promueve la rehabilitación de las propiedades Landmark individuales y las de distritos históricos. Estos incentivos hacen que sea más económicamente fácil y más atractiva para los desarrolladores y propietarios para preservar estructuras históricas.

¿Por qué necesita un plan estratégico el programa?

La Ciudad de Dallas recientemente adoptó un Plan de Equidad Racial, una Política de Desarrollo Económico Equitativo, y una política de vivienda. Estas políticas tienen la intención de eliminar las disparidades para residentes de Dallas, promover participación plena en la vida cívica y cultural, y eliminar la desigualdad de riqueza racial. La Ciudad debe asegurar que el programa de preservación histórica es consistente con las políticas de equidad adoptadas.

El plan estratégico de preservación definirá una visión, una misión, las metas, las recomendaciones, y prioridades para implementar el plan de Equidad Racial de la Ciudad de Dallas. El plan tendrá una lista de medidas necesarias para lograr esta visión, incluso los recursos necesarios, actualizar las ordenanzas y procesos, las asociaciones, y técnicas nuevas.

¿Cómo puedo ayudar o apoyar?

¡Necesitamos tu ayuda en definir una misión y visión para el programa de preservación histórica de la Ciudad!

1. Complete este cuestionario breve.

[Cuestionario](#)



2. Asiste a uno de nuestros eventos comunitarios el próximo mes.

Date + Time	Location
Tue. Sept. 12, 6 - 7pm	Old City Park, 1515 S. Harwood St., Dallas, TX 75215
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3. Suscríbete a nuestra lista de correo electrónico para recibir notificaciones.

[Suscríbete](#)



4. ¿Cree que su barrio beneficiaría de una designación de distrito histórico? Completa el cuestionario o suscríbete para recibir actualizaciones.