

Memorandum



DATE April 12, 2017

TO Housing Committee Members: Scott Griggs, Chair, Carolyn King Arnold, Vice-Chair, Mayor Pro-Tem Monica R. Alonzo, Tiffinni A. Young, Mark Clayton, and Casey Thomas, II

SUBJECT Home Improvement Rebate Program

On Monday, April 17, 2017, the Housing Committee will receive a briefing on the Home Improvement Rebate Program. A copy of the briefing is attached for your review.

Please let me know if you have any questions.



Theresa O'Donnell
Interim Chief of Economic Development &
Neighborhood Services

c:

T. C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Mark McDaniel, Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Alan E. Sims, Interim Chief of Community Services
Directors and Assistant Directors

Home Improvement Rebate Program

Housing Committee
April 17, 2017

Bernadette Mitchell, Director
Housing & Neighborhood Revitalization
City of Dallas



Presentation Overview

- Review the history of the program
- Recap current program guidelines
- Provide operational information
- Review staff recommended changes to the program
- Discuss next steps



History of the Program

- On October 11, 2016, the City Council approved the Home Improvement Rebate Program aimed at preserving and increasing the supply of single family homes in Dallas
- The Home Improvement Rebate Program provides incentives for Dallas homeowners to upkeep and improve their property

Current Program Guidelines

- Homes must be located within the city of Dallas
- Homes built before 1985 & appraised at less than \$200,000
- Improvements must total more than 10% or more of DCAD value
- Property owner must be current on taxes & insurance
- Rebate is 25% of total repair costs up to \$5,000

Current Program Guidelines

- Start work within 6 months of application and completion within 6 months from start
- Applicant is limited to one rebate per five year period
- No partial rebates
- Eligible expenses include interior and exterior repairs

Marketing Efforts

- Distributed brochures to City Departments
 - Dallas libraries
 - Neighborhood Plus
 - Code Compliance
 - Building Inspections
- Conducted outreach with various groups
 - Community Meetings
 - Housing Fairs
- Information on City website

Operational Status

Total applications received	19
Applications approved	15
Applications denied	4
Inquiries	63

Month Received	
November 2016	5
December 2016	3
January 2017	3
February 2017	2
March 2017	6
TOTAL	19

Program Impact	
City Investment	\$64,643
Private Investment	*\$314,196
Property Tax Impact	Not Yet Available

*4.8 dollar return for every one invested

Operational Status

- Inquiries
 - High number of calls seeking home repair assistance (grants)
 - Contractor availability is limited
 - Didn't want to start work during holidays
 - Not in city limits of Dallas
 - Repair costs below 10% of appraised value
 - Appraised value above \$200,000

Staff Recommendation

- Based on inquiries:
 - Change age of home from pre-1985 to pre-1992 (25 years old)
 - Increase appraised value limit to \$250,000
 - Change repair cost requirement from 10% to 5% of appraised value
 - Enhance marketing efforts

Next Steps

- May 24, 2017 City Council consideration of changes to Program Policy
- June 1st Implement changes

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