

# Memorandum



CITY OF DALLAS

DATE February 27, 2015

TO Housing Committee Members: Carolyn R. Davis, Chair, Scott Griggs, Vice-Chair, Monica Alonzo, Rick Callahan, Dwaine Caraway, and Philip Kingston

SUBJECT City of Dallas' Home Repair Programs

On Monday, March 2, 2015, you will be briefed on City of Dallas' Home Repair Programs. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in black ink that reads "Theresa O'Donnell".

Theresa O'Donnell  
Chief Planning Officer

c: The Honorable Mayor and Members of the City Council  
A. C. Gonzalez, City Manager  
Rosa A. Rios, City Secretary  
Warren M.S. Ernst, City Attorney  
Craig Kinton, City Auditor  
Daniel F. Solis, Administrative Judge  
Ryan S. Evans, First Assistant City Manager  
Eric D. Campbell, Assistant City Manager  
Jill A. Jordan, P. E., Assistant City Manager  
Mark McDaniel, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager – Mayor and Council

# City of Dallas' Home Repair Programs

A Briefing To The  
Housing Committee  
March 2, 2015

Housing/Community Services  
Department



# Purpose

- Provide an update of the Home Repair and People Helping People Programs
- Recommend one revision to the policy program statement regarding Major Systems Repair Program

# Home Preservation Programs

- Home Reconstruction Program
- Home Repair – South Dallas/Fair Park
- Major Systems Repair Program (MSRP)
- Emergency Repair Program (ERP)
- People Helping People

# 2014-2015 Year to Date Accomplishments

	Goal	Completed
Emergency Repair Program (ERP)	75	43
Major Systems – South Dallas/Fair Park	6	4
Major Systems Repair Program (MSRP)	115	65
Reconstruction Program	10	5
People Helping People	300	170

# Emergency Repair Program (ERP)

Provides up to \$7,500 in emergency assistance to qualified low-income disabled and elderly homeowners that have been determined to need immediate action to protect the health or safety of the occupants and pose a threat to the life, health, or safety of the resident(s)

## Eligible Repairs

- Sewer lines
- Gas lines
- Water lines and/ or water damage
- Roof
- Electrical systems
- Air conditioning & heaters (seasonal)
- ADA renovations-ramps, toilets, grab bars and other vital accessibility needs

# ERP Eligibility Criteria

## Client Eligibility

- Residential property must be located in the Dallas City limits
- Picture ID and Social Security card
- Seniors (60 and older) and or disabled
- Income 80% or less of median area family income for Dallas, based on number of persons in household, as defined by the Department of Housing and Urban Development annually
- The annual budget is \$565,000
- The projected annual production rate is 75 repair projects

# Home Repair – South Dallas/Fair Park

- Provides up to \$8,000 in grants for major systems repairs/replacements for low income and elderly homeowners in the SDFP community. Major system repairs may include: electrical, plumbing, roof and HVAC
  - The annual budget is \$50,000
  - The annual production rate is 6 homes repaired per year
  - The additional \$9,500 is funded through the CDBG MSRP Program



# Home Repair – South Dallas/Fair Park Eligibility Criteria

- Property must be located in the South Dallas Fair Park area
- Proof of ownership and occupancy for a minimum of two (2) consecutive years unless in the NIP area where residency requirements is six (6) months
- Proof of citizenship
- Proof of household size
- Proof of income at or below 80% Area Median Family Income (AMFI)
- Proof of insurance
- No liens allowed other than current mortgage

# Major Systems Repair Program (MSRP)

- Provides up to \$17,500 for repair or replacement of major systems from the following: electrical, plumbing, HVAC and roof, performed by certified contractors
  - The annual budget is \$1,533,761
  - The projected annual production rate is 115 repair projects

# Major Systems Repair Program Eligibility Criteria

- Property must be located in the Dallas City limits
- Proof of ownership and occupancy for a minimum of two (2) consecutive years, unless in the NIP area where residency requirement is six (6) months
- Proof of citizenship
- Proof of household size
- Proof of income at or below 80% AMFI
- Proof of insurance
- No liens allowed other than current mortgage

# Reconstruction Program

- Provides up to \$103,000 zero-interest, deferred payment loan for demolition costs and on-site reconstruction of structures beyond economic feasibility for repair
  - Allows refinancing of mortgage liens up to \$5,900
  - Funding Source: HUD CDBG Funds
  - The annual budget for FY2014-2015 is \$937,326

# Home Reconstruction Program Eligibility Criteria

When repairs are not feasible due to system failures, staff is able to offer Reconstruction services. At least three (3) major systems out of four (electrical, plumbing, HVAC and roof) and foundation must fail and/or; the condition of the home creates an imminent danger to the life, health, and/or safety of the residents and/or the neighborhood.

- Property must be located in the Dallas City limits
- Applicants must be sixty-two (62) years of age or older or disabled
- Annually set-aside 10% of funds to be used to assist persons younger than sixty-two (62) or without a disability, yet meeting all other loan criteria
- Maximum Area Median Family Income (AMFI) at 80% for applicants based on the number of persons in the household

# People Helping People Program

- Provides up to \$5,000 as a grant in materials and supplies for minor *exterior* repairs performed by volunteers, specialty repairs utilizing volunteer services and contractor services, and advocacy/referral services provided by staff
- Volunteer services include:
  - Repairing and painting the exterior of homes
  - Replacing broken window panes
  - Replacing window air conditioner units
  - Servicing and repairing furnaces and heaters
  - Providing pest extermination services
  - Repairing porches and steps
  - Installing ramps and handrails
  - Demolishing dilapidated accessory structures
  - Removing trash and debris

# People Helping People Program

- Professional contractor provides repairs too extensive for volunteers or outside of expertise of volunteers as necessary for a complete job
  - Minor roof repairs
  - Extensive exterior wood replacements
  - Handicap ramps
- Casework Advocacy and Referrals
  - To other no cost repair services
    - Plumbing
    - Ramps
  - Social services referrals
    - Federal benefits
    - Meals on Wheels
    - Dallas Area on Aging
  - Advocacy Services
    - Elderly abuse

# People Helping People Program Eligibility Criteria

## ➤ Homeowner Eligibility:

- Property must be located in the Dallas City limits
  - Proof of ownership and occupancy for a minimum of two (2) consecutive years, unless in the NIP area where residency requirement is six (6) months
  - Proof of identity
  - Must be 62 years or older or disabled
  - Proof of household size
  - Proof of income at or below 50% AMFI (NIP area income up to 80%)
  - Scope of work must be appropriate for volunteer service
  - Current on all property taxes
- Annual Budget \$841,222 from Community Development Block Grant



# Professional Contractor Project

Council District-2  
Project Date: February 2015

Completed Exterior  
Roof Replacement

Before



After



# Firehouse Advertisement Project

Council District-6  
Project Date: November 2014

Before



Completed Exterior  
Paint Repairs & Ramp installation

After



# Building Owners and Managers Assoc. Project

Council District-4

Project Date: October 2014

Completed Exterior  
Paint and Repairs

Before



After



# Marketing of Programs

- Events - fairs, neighborhood meetings, special meetings
- Internet
- Code Compliance Referrals
- Flyers
- Sharing information with other agencies

# Recommended Program Revisions

- Given the increases in construction costs (materials and labor), recommendation is to increase Major System Repair Program (MSRP) maximum from \$17,500 to \$20,000

## Next Step

April 8, 2015 - City Council consideration of the revision to the MSRP policy program statement to increase the maximum repair costs from up to \$17,500 to up to \$20,000