

Memorandum



CITY OF DALLAS

DATE January 12, 2018

MEMORANDUM FOR
TO Members of the Economic Development & Housing Committee: Tennell Atkins, Chair, Rickey D. Callahan, Vice-Chair, Lee M. Kleinman, Scott Griggs, Casey Thomas, II, B. Adam McGough, Mark Clayton, Keven Felder, Omar Narvaez

SUBJECT **Home Repair Programs-Proposed Changes**

On January 16, 2018, you will be briefed on the City's four home repair programs, the review conducted by staff, and the proposed changes. The briefing materials are attached for your review.

Summary

The City of Dallas currently provides housing rehabilitation services to homeowners through four different programs: Major Systems Repair, Emergency Repairs, Home Improvement Rebate, and Dallas Tomorrow Fund. The proposed redesign of the City's home repair programs is intended to reduce inefficiencies, eliminate redundancies, address the needs in the community and increase production in an effort to provide safe and decent housing for Dallas residents. Specifically, the proposed redesign will discontinue 1) Major Systems Repair, 2) Emergency Repairs, and 3) Home Improvement Rebate Program and replace them with an all-inclusive home repair program.

The newly designed home repair program, Home Improvement and Preservation Program (HIPP) provides both minor and major repairs of single-family homes, located in the City of Dallas. It prioritizes home repairs based on the needs of the community and funding availability. As part of HIPP, rehabilitation of single-family rental homes (1-4 units) will also be permitted, as well as, accessibility modifications needed by seniors and persons with disabilities. The cost of repairs and rehabilitation activities offered through HIPP are provided by a city funded repayable loan with a 0% - 3% interest rate.

Background

In recent years, the City's Department of Housing and Neighborhood Revitalization ("H&NR") has offered various home repair programs, including: 1) Major Systems Repair, 2) Emergency Repair, 3) Home Improvement Rebate Program, 4) Reconstruction, 5) People Helping People, and 6) Dallas Tomorrow Fund.

1. Major Systems Repair, was last amended under Resolution No. 16-1655 on October 11, 2016, to provide deferred payment loans to low-income homeowners at 80% or below Area Median Family Income (AMFI) for repairs and replacement up to \$20,000 for four major systems: heating/air conditioning, plumbing/gas, roof and electrical. Financial assistance is provided as a no interest loan secured by a promissory note and deed of trust with a five (5) year lien. Loan payments are self-amortized over the loan term and forgiven monthly at the rate of 1/60th of the loan amount if the borrower occupies the property continuously for the entire five-year loan term.

2. Emergency Repair, also amended under Resolution No. 16-1655, provides a grant for up to \$7,500 for emergency assistance to disabled and elderly homeowners that are at 80% or below AMFI. Emergency Repair provides replacements or repairs that have been determined to need immediate action, including accessibility modifications, to protect the health and safety of resident(s).

3. The Home Improvement Rebate Program is the newest program approved under Resolution No. 16-1654 on October 11, 2016, and is designed to provide incentives for home owners to invest in home improvements. The rebate program reimburses homeowners 25% of the improvement costs up to \$5,000 for interior and exterior repairs. Homes must be built before 1985 and appraised at less than \$200,000 with repairs totaling more than 10% of value.

4. The Reconstruction Program was originally approved under Resolution No. 08- 2768, and later amended to increase the loan amount. The program's purpose was to reconstruct homes when 3 major systems and foundation failed, and the conditions of such home created an imminent danger to the life, health and/or safety of the residents and/or neighborhood. This program was discontinued on September 30, 2016.

5. People Helping People was last amended under Resolution No. 16-1655, as a volunteer labor and resources based program which served the elderly, 62 years of age or older, with minor home repairs. It was terminated on September 30, 2017.

6. The Dallas Tomorrow Fund was approved under Ordinance No. 25927 on March 5, 2005, and amended under Resolution 16-1617 on September 28, 2016, for the purpose of rehabilitating and/or repairing properties which are unable to comply with a notice of violation under Chapter 27 of the Dallas City Code. Dallas Tomorrow Fund is funded annually from a \$36.00 administrative penalty for each civil citation for which a person is found liable. These fees are then allocated to the H&NR to administer. Homeowners referred by the City's Department of Code Compliance, with incomes less than 80% AMFI, are eligible to receive financial assistance for up to \$20,000 to address code violations for which the property owner has received a Notice of Violation. The Dallas Tomorrow Fund remains unchanged and in effect as a separate program because it's a requirement of the Dallas City Code which serves a specialized purpose and specific funding source separate from the other home repair programs.

The combined programs have been in operation for over 31 years and assisted over 4,000 homeowners with various repairs to their homes using funding sources, including, but not limited to, Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Bond and General Funds. (See Exhibit A: Program Accomplishments FY 2017-18)

Issues

There are four notable issues with the existing programs:

1. Maximum assistance for repairs does not address the deteriorating housing stock in Dallas

Out of 1,152 applications received in FY 16-17 in the Major Systems repair program, 44 were turned away because the repair needs exceeded the \$20,000 cap. In the case of Emergency Repairs, staff found that due to the nature of our procurement requirements, the program cannot respond to true emergency repair needs and usually the requests are just one of more complex

repair needs. Furthermore, making partial repairs to a home simply based on a cap does not represent a good investment for the City. The goal of these repair funds should be to assess the condition of the homes comprehensively and address all repair needs to bring the property up to code and thereby increase the value of the home and have a compounding effect on the surrounding properties.

2. Current programs do not address the fact that the City of Dallas has a significant amount of rental single-family housing

With an already shrinking affordable housing inventory, it is important to provide low-cost financing tools to landlords that are willing to make necessary improvements while keeping units affordable. This expansion allows for this type of loan to landlords.

3. Contractor participation is low due to program financial constraints and no economies of scales in a city-wide program

The construction market in the Dallas metro area is very competitive due to labor shortages. Until recent months, the program only had 3 contractors participating in the program. When staff met with groups of contractors for feedback as to why they do not participate, they indicated that the limit on the amount combined with the presumed liability by addressing some but not all of the repair needs of the homes were disincentives. Furthermore, because contractors rely on crews to complete repair work it makes more business sense for them to have geographic areas where they can work in rather than have sporadic projects throughout the City. Having projects concentrated in geographic areas gives contractors some economies of scale on crews as well as material delivery, security, and related expenses. On January 17, 2018, the City Council will be briefed on the Market Value Analysis (MVA). The MVA is a tool that can be used to identify target areas for home repair programs.

4. Funds available are limited primarily to federal funds that are diminishing and at-risk

The current programs do not look at property owner's ability to repay. The new structure allows the City to recycle scarce funds and in some instances, charge a lower than market-rate interest to augment the funds available to help continue these efforts in the long-term.

The compounding inefficiencies have resulted in issues with timely expenditure of funds. If the home repair programs are not revised, the City risks losing unspent federal program funding. The City does not have a strategy for addressing the rehabilitation of deteriorated or substandard housing, thus contributing to blight and neighborhood decline, along with health and safety issues for residents.

Proposed Redesign

In light of the issues summarized above, H&NR proposes to eliminate Major Systems Repair, Emergency Repair, and Home Improvement Rebate programs to create Home Improvement and Preservation Program (HIPP), an all-inclusive repair and rehabilitation program for single-family owner occupied and rental housing. Eligible activities under HIPP would include minor and major repairs, accessibility modifications, and reconstruction of single-family homes. HIPP would be offered as a repayment loan program to home owners and landlords of single-family homes, with the purpose of making needed improvements and preserving affordable housing. Single family homes are defined in the City of Dallas Zoning Regulations Section 51-4-101.

Loan terms will be based on homeowner income using the following underwriting guidelines: 1) for those with incomes at or below 60% AMFI, deferred loan, zero percent interest (0%), 2) for those with 61% - 80% AMFI, installments and/or deferred loan, with zero percent interest (0%), and 3) for those with 81%-120% AMFI, installments with three percent interest (3%). Loan terms for landlords will be based on underwriting and a commitment to keep rents affordable. Through operational enhancements HIPP will utilize a streamlined approach to evaluate applications, counsel applicants, and monitor rehabilitation schedules through project completion. HIPP, proposes to offer the following terms described in Table 2. The City is exploring ways in which payments to contractors can be managed and paid in a more expeditious manner including but not limited to the use of a title company or a fiscal agent for the City so that contractors can be paid on a weekly basis and thereby reduce the costs.

Alternatives

The alternative to the proposed merger and redesign is the continuation of the existing home repair programs which are currently unable to meet the needs and demands of the Dallas community. Major Systems Repair excludes those homeowners with repair needs that exceed \$20,000 or extend beyond the four major systems: heating/air conditioning, plumbing/gas, and roof and electrical. The Emergency Repairs program is not capable of responding to real emergencies with response times set at 30-60 days and funding capped at \$7,500 per home. The Home Improvement Rebate Program is underutilized with 8% of allocated funds expended in Fiscal Year 2017 and 28% encumbered to date for Fiscal Year 2018.

Fiscal Impact

There is no increase in costs from the proposed home repair changes. The programs are funded with Consolidated Development Block Grant (CDBG) and General Fund dollars. During the FY 2017-18, the Major Systems Repair was allocated \$4.4 million of CDBG funds, plus an additional \$2.6 million was carried forward from prior unexpended CDBG funds, for a combined total of \$7.1 million. During Fiscal Year 2017-18, Emergency Repairs was allocated \$1.050 million of general revenue funds. During Fiscal Year 2017-18, Home Improvement Rebate received an allocation of \$499,853 of general revenue funds. As part of the redesign H&NR would seek authorization for the balance of funds available to be carried forward to HIPP program activities.

Coordination

On August 9, 2017, the City Council approved the FY 2017-18 Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds by Resolution No. 17-1171.

During the months of November and December 2017, H&NR met with several stakeholders, including the following City of Dallas Departments and Committee/Commission: Office of Fair Housing and Human Rights, Sustainable Development and Construction, Senior Affairs Commission, Diversity Task Force Subcommittee, and City Attorney - Community Courts Unit. Other stakeholders included nonprofit developers and general contractors.

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Staff Recommendation

Staff recommends that the Economic Development and Housing Committee approve the merger of three home repair programs to create the Home Improvement and Preservation Program and that the Committee allow staff to work through the public input process that will occur after the Council briefing on the Market Value Analysis on the January 17, 2018 to further develop the target areas and program design with the stakeholders as part of the broader housing policy.

Should you have any questions, please contact me at (214) 671-5257.



Raquel Favela
Chief of Economic Development & Neighborhood Services

Attachment 1
Table 1: Current Program Challenges
Table 2: Home Improvement and Preservation Program

- c: T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Biliera Johnson, City Secretary (Interim)
Daniel F. Solis, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
- Jo M. (Jody) Puckett, Assistant City Manager (Interim)
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

Table 1
 Current Programs' Challenges

Existing Programs	Allocated Fund Amount	Eligible Households	Funding Terms	Issues
Major Systems Repair	\$4.427 M FY 2017-18 + \$2.683 M prior yrs. CDBG funded	Serves homeowners with incomes < 80% AMFI	Loan, 0% percent, forgivable over a 5-year period.	The program cap of \$20,000 is insufficient to cover the system repairs or replacements required. Most applicants are declined assistance because the repair needs exceed \$20,000. In addition, this cap deters contractor participation due to pricing.
Emergency Repair	\$1.050 M FY 2017-18 General Revenue funded	Serves homeowners with incomes < 80% AMFI, over age 62 and/or disabled.	Grant	Emergency repair services cannot be addressed effectively due to the time constraints of procurement requirements. In addition, the program budget limits contractor participation due to pricing and payment processing.
Home Improvement Rebate	\$499,853 FY 2017-18 General Revenue funded	Serves all homeowners, there are no income requirements.	Grant	Program does not serve a public policy, in addition to it being underutilized, and the cost to administer each transaction exceeds the maximum grant amount.

Table 2
 Home Improvement and Preservation Program

Redesign Components	Description	Notes
PROGRAM TERMS		
Housing Type	Single-family, 1 - 4 units	Single family as defined in the City Zoning Regulations.
Income Eligibility	Low and moderate-income home owners (up to 120% AMFI), and landlords of low-income tenants (up to 80% AMFI).	In addition to landlord financial information, tenant information will be required.
Maximum Loan Amount	2017 HOME maximum per unit subsidy limits are: 1-bedroom is \$136,549, 2-bedroom is \$164,681, 3-bedroom is \$210,798, and 4- bedroom is \$234,836.	
Loan Terms	HIPP shall offer a repayment loan secured in senior or second position, based on <u>home owner income</u> : Up to 60% AMFI 1) deferred loan, zero percent interest, 61-80% AMFI 2) monthly installments and/or deferred loan, with zero percent interest, and, 81-120% AMFI 3) monthly installments, with three percent interest. Terms for <u>landlords</u> will be based on the tenant's income.	
Accessibility Grant	Accessibility modifications for up to \$10,000.	Accessibility modifications over \$10,000 shall be evaluated under the HIPP's loan terms.
Recapture	Loans shall be repayable subject to the City's recapture policy, i.e. upon sale, transfer of title.	
OTHER REQUIREMENTS		
Title	Home owners and landlords must have a clean title prior to entering into a HIPP contract.	
Underwriting	Maximum of 30% of household's income shall be allocated towards housing expense. Impact on property taxes from improvements will be accounted for through underwriting. Property must be insured for the as-improved-value.	

Home Repair Programs – Proposed Changes

**Economic Development &
Housing Committee
January 16, 2018**

**David Noguera, Director
Housing and Neighborhood Revitalization**



Presentation Overview

- Summary
- Background
- Issues
- Proposed Redesign
- Alternatives
- Fiscal Impact
- Coordination
- Next Steps



Summary

Currently the City of Dallas offers housing rehabilitation services through four programs: 1) Major Systems Repair, 2) Emergency Repairs, 3) Home Improvement Rebate, and 4) Dallas Tomorrow Fund.

Proposal is to discontinue #1-3 home repair programs (above) with a comprehensive Home Improvement and Preservation Program (HIPP), in order to achieve the following goals:

- 1) Provide comprehensive repair and rehabilitation services to single family homes (includes 1-4 single family rental units);
- 2) Reduce Inefficiencies;
- 3) Eliminate Redundancies;
- 4) Increase production and contractor participation

Background

The City of Dallas has offered various home repairs programs in recent years to help homeowners in need. They include:

Programs	Source of Funds	Beneficiary	Terms	Status
Major Systems Repair	CDBG up to \$20,000	80% AMFI	Forgivable Loan – 5yr	Active
Emergency Repair	General Revenue up to \$7,500	80% AMFI	Grant	Active
Home Improvement Rebate	General Revenue Up to \$5,000	All	Grant	Active
Dallas Tomorrow Fund*	Code Fines Up to \$20,000	80% AMFI	Grant	Active
Reconstruction	N/A	N/A	N/A	Discontinued
People Helping People	N/A	N/A	N/A	Discontinued

* Referral Only, Code Compliance



Issues

Issues with the three existing home repair programs:

- 1) Maximum assistance does not address the deteriorating housing stock in Dallas;
- 2) Current programs do not allow assistance to single-family rental housing stock in Dallas;
- 3) Programs financial constraints and inability to provide economies of scales opportunities in a city-wide program are cause of low contractor participation; and
- 4) Available funding is primarily limited to federal funds that are diminishing and at risk.

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Proposed Redesign

Existing Programs	Home Improvement & Preservation
Major Systems Repair	<p>All-Inclusive repair and rehabilitation program available to owner occupied single family, and rental single family homes (1-4 units).</p>
Emergency Repair	
Home Improvement Rebate	
Dallas Tomorrow Fund	No Changes Proposed



Proposed Redesign – cont'd

Proposed Redesign Components	Description	Notes
PROGRAM TERMS		
Housing Type	Single-family, 1 - 4 units	Single family as defined in the City Zoning Regulations.
Income Eligibility	Low and moderate-income home owners (up to 120% AMFI), and landlords of low-income tenants (up to 80% AMFI).	In addition to landlord financial information, tenant information will be required.
Maximum Loan Amount	2017 HOME maximum per unit subsidy limits are: 1-bedroom is \$136,549, 2-bedroom is \$164,681, 3-bedroom is \$210,798, and 4-bedroom is \$234,836.	

Proposed Redesign-cont'd

Proposed Redesign Components	Description	Notes
PROGRAM TERMS		
<p>Loan Terms</p>	<p>Home Improvement & Preservation (HIP) shall offer a repayment loan secured in senior or second position, based on <u>home owner income</u>:</p> <p>Up to 60% AMFI 1) deferred loan, zero percent interest,</p> <p>61-80% AMFI 2) monthly installments and/or deferred loan, with zero percent interest, and,</p> <p>81-120% AMFI 3) monthly installments, with three percent interest.</p> <p>Terms for <u>landlords</u> will be based on underwriting and commitment to keep rents affordable.</p>	

Proposed Redesign Examples

HIPP Loan Examples	60% - below AMFI	61%-80% AMFI	81% - 120% AMFI
HIP Loan Amount:	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00
Interest	0.0%	0.0%	3.0%
Term	15	15	15
Non-Deferred HIP Amount	\$ -	\$ 65,000.00	\$ 75,000.00
Monthly Loan Payment	\$ -	\$361.11	\$517.94
Deferred HIP Amount	\$ 75,000.00	\$ 10,000.00	\$ -
Home Facts:			
Home Value Pre-Reconstruction	\$ 60,000.00	\$ 120,000.00	\$ 144,000.00
Property Taxes*	\$ 135.00	\$ 270.00	\$ 324.00
Insurance*	\$ 50.00	\$ 100.00	\$ 120.00
Mortgage Facts:			
Annual Income - Family of 4	\$ 36,700.00	\$ 44,041.00	\$ 58,701.00
Monthly Income	\$ 3,058.33	\$ 3,670.08	\$ 4,891.75
Monthly Housing Expense	\$ -	\$552.85	\$ 663.42
Other Expenses (Auto, Credit Cards)	\$ 150.00	\$ 300.00	\$ 500.00
If Senior Loan:			
Mortgage Loan	\$0.00	\$115,800.00	\$138,960.00
Rate	4%	4%	4%
Term	30	30	30
Principal & Interest	\$0.00	\$552.85	\$663.42
Front End Ratio	6%	25%	23%
Back End Ratio	11%	43%	43%
LTV	0%	97%	97%
CLTV	125%	159%	149%
Notes:			
*: 2.7% Taxes - 1% Insurance; Calculation before reconstruction. Re-assessment will be calculated as part of underwriting. Low income households shall not exceed a back end ratio of 45%, inclusive of the non-deferred HIP amount.			

Proposed Redesign – cont'd

Redesign Components	Description	Notes
PROGRAM TERMS		
Accessibility Grant	Accessibility modifications for up to \$10,000.	Accessibility modifications over \$10,000 shall be evaluated under the HIPP's loan terms.
Recapture	Loans shall be repayable subject to the City's recapture policy, i.e. upon sale, transfer of title.	
OTHER REQUIREMENTS		
Title	Home owners and landlords must have a clean title prior to entering into a HIPP contract.	
Property Taxes	Impact to property taxes stemming from reconstruction projects will be accounted for through underwriting. Property must be insured for the as-improved-value.	
Housing Expenses	A tenant's housing expense shall not exceed 30% of the household's income.	
Homeowner Education	Training on loan servicing and home maintenance will be included for all program participants.	

Alternatives

Continuation of the existing three programs cannot meet the needs and demands of the Dallas community, specifically:

- 1) Major Systems Repair Program is unable to provide repairs that exceed \$20,000, or extend beyond the 4 major systems;
- 2) Emergency Repair Program is not capable of responding to real emergencies as actual response times is set at 30-60 days. Additionally, program limits ability to service repairs greater than \$7,500; and
- 3) Home Improvement Rebate Program is underutilized, 8% during FY 16-17, and 28% current FY.

These challenges impact timely expenditure of program funds and risk¹¹ recapture of unspent federal funds.

Fiscal Impact

Existing Programs	FY 2017-18 Allocation	Obligated/ Paid	Balance	HIPP
Major Systems Repair CDBG Funds	\$7,111,392	\$1,700,114	\$5,411,278	All-inclusive home repair and rehabilitation activities.
Emergency Repair General Funds	\$1,050,604	\$953,528	\$97,076	
Home Improvement Rebate General Funds	\$499,853	\$139,947	\$359,906	
Total	\$8,661,849	\$2,793,589	\$5,868,260	Balance

Coordination

Outreach included:

- Non Profit Developers
- General Contractors
- Fair Housing Department
- Sustainable Development
- Construction Department
- Senior Affairs Commission
- Diversity Task Force Subcommittee
- City Attorney - Community Courts Unit

Next Steps

- 1) Approve to recommend the merger of three home repair programs for the creation of the Home Improvement & Preservation Program; and
- 2) Place item on the City Council agenda, at a later date, in order to allow for public input to take place after City Council is briefed on the Market Value Analysis, and will provide for further development of the housing policy.

Exhibit A: Program Performance

HOME REPAIR PROGRAMS FY 2017-18

	CD 1	CD 2	CD 3	CD 4	CD 5	CD 6	CD 7	CD 8	CD 9	CD 10	CD 11	CD 12	CD 13	CD 14	YTD Spent as of 1/4/18
Major Systems Repair Program															
CDBG	\$ 7,027,741														
Obligated	\$ 662,530														
# of units	0	2	5	23	7	1	5	13	2	2	0	0	0	0	60
Subtotal: \$ spent	\$ -	\$ 33,932	\$ 84,099	\$ 386,771	\$ 136,724	\$ 17,991	\$ 67,719	\$ 234,028	\$ 36,743	\$ 39,847	\$ -	\$ -	\$ -	\$ -	\$ 1,037,854
Emergency Repair Program															
GF	\$ 1,050,604														
Obligated	\$ 1,050,604														
# of units	0	1	3	8	1	2	2	6	0	0	0	0	0	0	23
Subtotal: \$ spent	\$ -	\$ 5,175	\$ 19,954	\$ 53,803	\$ 2,985	\$ 12,550	\$ 11,610	\$ 37,451	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 143,528
Home Improvement Rebate Program															
GF	\$ 499,853														
Obligated	\$ 102,340														
# of units	2	1	1	1	1	0	2	0	0	1	1	0	0	0	10
Subtotal: \$ spent	\$ 5,815	\$ 3,550	\$ 5,000	\$ 1,031	\$ 3,668	\$ -	\$ 9,867	\$ -	\$ -	\$ 4,918	\$ 3,217	\$ -	\$ -	\$ -	\$ 37,067
Dallas Tomorrow Fund															
Revenue	\$ 404,784														
Obligated	\$ 381,821														
# of units	0	0	1	0	0	0	2	0	0	0	0	0	0	0	3
Subtotal: \$ spent	\$ -	\$ -	\$ 3,310	\$ -	\$ -	\$ -	\$ 28,653	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,963
TOTAL:	\$ 5,815	\$ 42,656	\$ 112,363	\$ 441,605	\$ 143,377	\$ 30,541	\$ 117,848	\$ 271,479	\$ 36,743	\$ 44,765	\$ 3,217	\$ -	\$ -	\$ -	\$ 1,250,410

Exhibit A: Program Performance

HOME REPAIR PROGRAMS FY 2016-17

	CD 1	CD 2	CD 3	CD 4	CD 5	CD 6	CD 7	CD 8	CD 9	CD 10	CD 11	CD 12	CD 13	CD 14	YTD Spent as of 9/30/2017
Major Systems Repair Program															
CDBG	\$ 4,135,559														
# of units	6	2	11	38	12	10	11	28	0	1	0	0	0	0	119
Subtotal:	\$ spent	\$ 115,340	\$ 37,256	\$ 172,768	\$ 602,851	\$ 197,225	\$ 159,642	\$ 167,231	\$ 427,188	\$ -	\$ 15,030	\$ -	\$ -	\$ -	\$ 1,894,531
Emergency Repair Program															
GF	\$ 1,055,664														
# of units	5	11	13	50	15	16	14	18	2	1	0	0	3	0	148
Subtotal:	\$ spent	\$ 31,347	\$ 66,434	\$ 78,679	\$ 327,580	\$ 98,698	\$ 105,187	\$ 88,265	\$ 98,322	\$ 12,580	\$ 7,500	\$ -	\$ -	\$ 22,225	\$ 936,818
Home Improvement Rebate Program															
GF	\$ 500,000														
# of units	3	0	3	0	0	0	1	0	2	0	0	0	0	0	9
Subtotal:	\$ spent	\$ 13,881	\$ -	\$ 11,825	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 40,705
Dallas Tomorrow Fund (Code)															
Revenue	\$ 471,043														
# of units	0		1	0	0	0	1	0	0	0	0	0	1	0	3
Subtotal:	\$ spent	\$ -	\$ -	\$ 12,835	\$ -	\$ -	\$ -	\$ 12,430	\$ -	\$ -	\$ -	\$ -	\$ 19,951	\$ -	\$ 45,216
Reconstruction Program															
CDBG/HOME															
# of units	1	1		10	3	3	2	2	0	0	0	0	0	0	22
Subtotal:	\$ spent	\$ 49,208	\$ 49,208	\$ -	\$ 471,320	\$ 127,801	\$ 100,422	\$ 110,139	\$ 67,165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 975,262
People Helping People															
CDBG	\$ 331,160														
# of units	4	5	16	49	19	5	21	38	5	2	0	0	0	0	164
Subtotal:	\$ spent	\$ 9,111	\$ 3,604	\$ 11,424	\$ 35,144	\$ 18,473	\$ 5,976	\$ 26,242	\$ 40,962	\$ 6,522	\$ 2,305	\$ -	\$ -	\$ -	\$ 1,159,761
TOTAL:	\$	\$ 218,886	\$ 156,502	\$ 287,530	\$ 1,436,895	\$ 442,197	\$ 371,226	\$ 409,307	\$ 633,637	\$ 29,102	\$ 24,835	\$ -	\$ -	\$ 42,176	\$ 4,052,293

Exhibit A: Program Performance

HOME REPAIR PROGRAMS FY 2015-16

	CD 1	CD 2	CD 3	CD 4	CD 5	CD 6	CD 7	CD 8	CD 9	CD 10	CD 11	CD 12	CD 13	CD 14	TOTAL Spent FY 15-16
Major Systems Repair Program															
CDBG	\$ 1,410,006														
# of units	8	3	17	51	14	3	12	24	0	0	0	0	0	0	132
Subtotal: \$ spent	\$ 123,488	\$ 44,270	\$ 241,980	\$ 704,856	\$ 247,661	\$ 34,744	\$ 177,441	\$ 324,635	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,899,074
Emergency Repair Program															
GF	\$ 780,604														
# of units	5	4	7	36	8	11	14	26	1	4	0	0	1	0	117
Subtotal: \$ spent	\$ 32,437	\$ 29,729	\$ 37,556	\$ 227,912	\$ 55,435	\$ 73,932	\$ 85,902	\$ 145,314	\$ 7,250	\$ 27,021	\$ -	\$ -	\$ 7,500	\$ -	\$ 729,988
Dallas Tomorrow Fund (CODE)															
Revenue	\$ 521,470														
# of units	2	0	1		0		2	0	0	0	0	0	0	0	5
Subtotal: \$ spent	\$ 23,918	\$ -	\$ 11,000	\$ -	\$ -	\$ -	\$ 15,609	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,527
Reconstruction Program															
CDBG	\$ 1,221,964														
# of units	1	1	0	8	3	2	2	2	0		0	0	0	0	19
Subtotal: \$ spent	\$ 56,971	\$ 29,714	\$ -	\$ 236,005	\$ 78,739	\$ 40,914	\$ 76,258	\$ 41,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 559,642
People Helping People															
CDBG	\$ 244,300														
# of units	7	7	19	68	28	7	22	39	5	2	0	0	0	0	204
Subtotal: \$ spent	\$ 7,780	\$ 8,869	\$ 26,434	\$ 83,928	\$ 28,086	\$ 11,570	\$ 24,488	\$ 47,069	\$ 4,499	\$ 1,353	\$ -	\$ -	\$ -	\$ -	\$ 244,076
TOTAL:	\$ 244,594	\$ 112,582	\$ 316,970	\$ 1,252,700	\$ 409,920	\$ 161,159	\$ 379,698	\$ 558,060	\$ 11,749	\$ 28,374	\$ -	\$ -	\$ 7,500	\$ -	\$ 3,483,306

Home Repair Programs – Proposed Changes

**Economic Development &
Housing Committee
January 16, 2018**

**David Noguera, Director
Housing and Neighborhood Revitalization**

