



Legislation Details (With Text)

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**Type:** CONSENT AGENDA      **Status:** Approved

**File created:** 2/26/2024      **In control:** Department of Housing & Neighborhood Revitalization

**On agenda:** 3/27/2024      **Final action:**

**Title:** Authorize an amendment to the Dallas Housing Resource Catalog (DHRC) as described in the attached Exhibit A to: (1) amend the terms and conditions of the Home Improvement & Preservation Program to (a) remove the Minor Home Rehabilitation Program, Major Home Rehabilitation Program, Home Reconstruction Program, and Rental Rehabilitation Program; and (b) provide grant-based emergency home repair, Dallas Tomorrow Fund for exterior code violations, and forgivable loans for major systems repair; and (2) remove from the DHRC the (a) Targeted Rehabilitation Program; (b) Targeted Rehabilitation Program - West Dallas sub-program module; (c) Targeted Rehabilitation Program Tenth Street Historic District Sub-program module; (d) Dallas Tomorrow Fund; (e) Lead Hazard Reduction Demonstration Grant; and (f) Senior Home Rehabilitation Program - Financing: No cost consideration to the City

**Sponsors:**

**Indexes:** 100

**Code sections:**

**Attachments:** 1. Resolution, 2. Exhibit A

Date	Ver.	Action By	Action	Result
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**STRATEGIC PRIORITY:** Housing & Homelessness Solutions

**AGENDA DATE:** March 27, 2024

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Department of Housing & Neighborhood Revitalization

**EXECUTIVE:** Majed Al-Ghafry

**SUBJECT**

Authorize an amendment to the Dallas Housing Resource Catalog (DHRC) as described in the attached **Exhibit A** to: **(1)** amend the terms and conditions of the Home Improvement & Preservation Program to **(a)** remove the Minor Home Rehabilitation Program, Major Home Rehabilitation Program, Home Reconstruction Program, and Rental Rehabilitation Program; and **(b)** provide grant-based emergency home repair, Dallas Tomorrow Fund for exterior code violations, and forgivable loans for major systems repair; and **(2)** remove from the DHRC the **(a)** Targeted Rehabilitation Program; **(b)** Targeted Rehabilitation Program - West Dallas sub-program module; **(c)** Targeted Rehabilitation Program Tenth Street Historic District Sub-program module; **(d)** Dallas Tomorrow Fund; **(e)** Lead Hazard Reduction Demonstration Grant; and **(f)** Senior Home Rehabilitation Program - Financing: No cost consideration to the City

## **BACKGROUND**

The Department of Housing & Neighborhood Revitalization (Housing) requests to amend the Home Improvement & Preservation Program (HIPP) by removing the Minor Home Rehabilitation Program, Major Home Rehabilitation Program, Home Reconstruction Program and the Rental Rehabilitation Program, and then provide 1) grant-based emergency home repair; 2) Dallas Tomorrow Fund for exterior code violations; and 3) forgivable loans for major systems repair program. HIPP allows for all funding sources to be applied to these uses without creating one-off programs. CDBG Funds will be utilized for only major systems repair. Housing will have one application for assistance allowing staff evaluation to determine the right fit for the applicant to the appropriate program, eligibility and affordability requirements and assistance determination.

Housing has multiple home repair programs and has briefed the Housing and Homelessness Solutions Committee about amending the programs into one streamlined program statement. The Home Improvement & Preservation Program is the most well-known program thus the name will be retained to avoid further confusion.

The following will be removed from the Dallas Housing Resource Catalog: Targeted Rehabilitation Program, Targeted Rehabilitation Program - West Dallas sub-program module, Targeted Rehabilitation Program Tenth Street Historic District Sub-program module, Dallas Tomorrow Fund, Lead Hazard Reduction Demonstration Grant, and Senior Home Rehabilitation Program.

There are challenges and barriers to operating multiple home repair programs that all have similar but different terms and processes, which has created obstacles to providing effective customer service as the programs compete with one another. These challenges and barriers include the use of multiple applications, applying residents' needs to understand each unique program and requirements, and the administrative burden of operating multiple programs, which has impacted the output of services provided. Applicants who have applied for the Targeted Rehabilitation Program - West Dallas sub-program module, Targeted Rehabilitation Program Tenth Street Historic District Sub-program module, Senior Home Rehabilitation Program or the Home Improvement & Preservation Program since August of 2022 will not be required to resubmit a new application, these applications will be considered active and can be part of the selection process for the 2023-24, and 2024-25 fiscal years. Selected Applicants would be served through this amended program. Application periods will be opened only when needed and will be advertised on the Housing website at [www.dallashousingpolicy.com](http://www.dallashousingpolicy.com) <<http://www.dallashousingpolicy.com>>.

As home repair is the most sought-out assistance in Housing, the proposed amendment will allow for better customer service and consistency across programs in terms of eligibility and eligible repairs.

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

The Housing and Homelessness Solutions Committee was briefed on the "Update on Home Repair programs" on September 19, 2023.

[The City Council was briefed by memorandum regarding this matter on October 6, 2023.](https://dallascityhall.com/government/citymanager/Documents/FY23-24%20Memos/Housing%20Programs%20Update%20on%20September%2019%202023.pdf)  
<[https://dallascityhall.com/government/citymanager/Documents/FY23-24%20Memos/Housing%](https://dallascityhall.com/government/citymanager/Documents/FY23-24%20Memos/Housing%20Programs%20Update%20on%20September%2019%202023.pdf)

[20Preservation%2010.06.2023.pdf>](#)

The Housing and Homelessness Solutions Committee was briefed on the “Overview of Upcoming Agenda Item: Home Improvement & Preservation Program Amendments” on December 12, 2023.

**FISCAL INFORMATION**

No cost consideration to the City.