

EXHIBIT A

American Rescue Plan Act Residential Septic Tank Program June 28, 2023

The goal of the ARPA Residential Septic Tank Program (“Program”) is to make necessary investments in water and sewer infrastructure to extend livability in existing affordable housing, connect owner-occupied properties to necessary City managed water/wastewater/sewer services being installed by Dallas Water Utilities through the Unserved Areas Program, and extend necessary infrastructure access and services to Dallas residents and communities impacted by the COVID-19 pandemic.

Program Overview

The American Rescue Plan Act Residential Septic Tank Program will provide for the cost of single-family residential homes to convert from On-Site Sewer Facilities (OSSF) (septic systems) to City water/wastewater/sewer utilities being installed by Dallas Water Utilities (DWU) through their Unserved Areas Program. To implement the Program, the City will contract with eligible homeowners and qualified contractors to decommission OSSF septic systems and install plumbing required for the qualified properties to connect to the City water/wastewater/sewer system. Grants up to \$100,000 per qualified property may be provided.

Property Eligibility and Applicant Eligibility

To be eligible for the Program, properties must be “qualified properties.” A “qualified property” must be **(1)** a detached single-family dwelling, **(2)** owner occupied, **(3)** located in Dallas Water Utilities Unserved Areas Program geographies, and **(4)** in need of eligible home repair activities as described in this Program Statement.

To be eligible for the Program, applicants must **(1)** own the eligible property to be repaired and **(2)** occupy and reside in the eligible property to be repaired.

Funding Source

The American Rescue Plan Act Residential Septic Tank Program is funded using Coronavirus State and Local Fiscal Recovery Funds (SLFRF) funding.

Program Administration and Terms of Assistance

This Program may **(1)** utilize subrecipients or contractors to administer the Program; and/or **(2)** be directly administered by the Department of Housing & Neighborhood Revitalization (“Housing”) in concert with other departments as necessary.

Grants up to \$100,000 per property may be provided. The City or subrecipient/contractor administering the Program, contractor performing the work, and property owner(s) will enter into a tri-party agreement, and the City or subrecipient/contractor administering the Program will pay the contractor performing the work directly for the work performed on a reimbursable basis.

No work shall begin prior to the full execution of the tri-party agreement. The City will use contractors qualified under similar home repair programs to conduct the work, subject to compliance with applicable local, state and federal laws.

Eligible Repairs

Eligible home repair activities include repairs the City deems necessary, including:

- Repairs necessary to decommission/deconstruct existing On-Site Sewer Facilities (OSSF) (septic tanks).
- Repairs necessary to allow residences to connect to City water/wastewater/sewer utilities being installed by Dallas Water Utilities (DWU).
- Repairs necessary to repair or replace items needed to make the project whole.

Eligible home repair activities must be related to the decommissioning of the OSSF and connection to the City water/wastewater/sewer utilities and include but are not limited to:

- Correcting related code violations
- Plumbing, water and sewer pipes, kitchen and bath fixtures
- Gas pipes/gas test
- Flooring and carpeting
- Water heaters
- Electrical
- Plaster, siding and stucco
- Painting (inside and outside)
- Kitchen or bath cabinets and countertops - Replace/repair
- Structural repairs/modifications
- Landscaping – modest improvements consistent with the neighborhood
- Hardscape / Softscape
- Tree trimming and removal
- Fences
- Sidewalks
- Junk/Trash Removal
- Any items determined eligible by the Director that comply with ARPA regulations and guidance.

Ineligible Repairs

Ineligible home repair activities include but are not limited to:

- Demolition of historic structures
- Demolition of primary structure that results in vacant lot
- Repairs that are not related to the decommissioning of the OSSF and connection to the City water/wastewater/sewer utilities

Eligible Geographic Areas

SEE ATTACHED MAPS

In 2020 Dallas Water Utilities (DWU) identified 61 areas City-wide, which are unserved by existing water and/or wastewater infrastructure. The identified geographies can be seen in Map 1 attached. Properties that are eligible for the program must be located within the geographical areas identified by DWU.

Ineligible Participants

- Property owners who have or will receive funds for the same repairs/replacement, including but not limited to insurance proceeds.
- City Council members, Housing employees and any employee, official or agent of the City who exercises any policy or program decision-making function in connection with the program are ineligible for assistance under the program.

Assistance and Application Requirements

Assistance for home repairs will be provided as a grant on behalf of the property owner and shall not exceed \$100,000.00 per property. All funds will be paid directly to the contractor on a reimbursable basis.

Applicants must provide documentation to determine eligibility, which includes but is not limited to the following:

- Application
- Proof of identity
- Proof of homeownership
- Proof of primary homeowner occupancy

Program Review and Modifications

The Program will be reviewed when and if more funding becomes available. The City Manager may make modifications to funding applicability and timelines as funding becomes available. This program statement may be amended by the City Manager or designee to include amendments as appropriate to meet funding requirements or guidance from U.S. Department of the Treasury.