



City of Dallas

Housing Preservation

Home Improvement & Preservation Program

Emergency Home Repair Program

Targeted Rehab Program

Healthy Homes Lead Reduction

**Housing and
Homelessness Solutions
April 26, 2021**

David Noguera, Director
Thor Erickson, AICP, Area Redevelopment Manager
Kathryn Bender, Lead Hazard Control Manager
Department of Housing & Neighborhood Revitalization
City of Dallas

Presentation Overview



- Purpose
- Background and Introduction
- Historical Trends
- Map of Program Activity
- Process Overview
- Cost/Benefit Analysis
- Evaluation and Recommendations
- Next Steps



Purpose



- Affordable Housing Preservation has many programs designed to address specific needs.
- Low-Income Homeowners across Dallas face aging housing, needed maintenance and repairs, dangerous building materials and the lack of funds to address the need.
- Four Housing Preservation programs designed to address these needs include:
 - Home Improvement & Preservation Program (HIPP)
 - Emergency Home Repair Program (EHRP)
 - Targeted Rehab Program (TRP)
 - Healthy Homes Lead Reduction (HHLR)



Background/History-HIPP



- Started in May 2018 through the adoption of CHP
 - Has three subprograms,
 - Minor Home Repair Grant Program - \$10k,
 - Major Rehabilitation Forgivable Loan Program -\$50k
 - Housing Reconstruction Loan Program - \$160k
 - Only Major and Reconstruction currently in operation
 - Funded primarily through CDBG
- Prior home repair programs include:
 - Major Systems Repair
 - Reconstruction Program
 - Reconstruction Share Program
 - Emergency Repair Program
 - People Helping People
 - Minor Home Repair Program
 - Rebate Program
 - Basic Service Repair



Background/History-EHRP



- On February 24, 2021, Council approved The EHRP to respond to the 2021 Severe Winter Storm
 - Funded through transfer of PPP from Economic Development to Housing
- On February 25, 2021, a Rebate Program was launched to reimburse homeowners who hired a contractor to repair the emergency home repair
- On March 1, 2021 Volunteers of America Texas was awarded \$1M to administer the program
 - On April 7, 2021 – an additional \$350k was approved



Background/History-TRP



- On August 26, 2020, TRP was approved to utilize funding directed to specific geographic areas. The sub programs are:
 - West Dallas
 - Historic Tenth Street
 - Funded through Equity Revitalization Capital Fund and General Obligation Bond
- On December 11, 2020 applications for both programs opened
- On April 14, 2021 a contractor was presented to City Council for contract award



Background/History- HHLR



- Lead-Based Paint Hazards – remediation or removal
- HUD grant of \$2.3M
- Homes built in 1978 or older
- Children under the age of 6
- Pregnant women
- Owner-Occupied or Rental
- At or below 80% AMI (Area Medium Income)



Historical Trends – Home Repair



- The Comprehensive Housing Policy was adopted without a transition plan for existing programs,
- 2018 Round of Applications
 - Started to collect data but process was being created
- 2019 Round of Applications
 - Open for 6 weeks – all online – lots of case management
 - Received 576 applications
- 2020 Round of Applications
 - Open for one day – four locations – paper application
 - Opened on October 17
 - Received 453 applications



Historical Trends – Home Repair



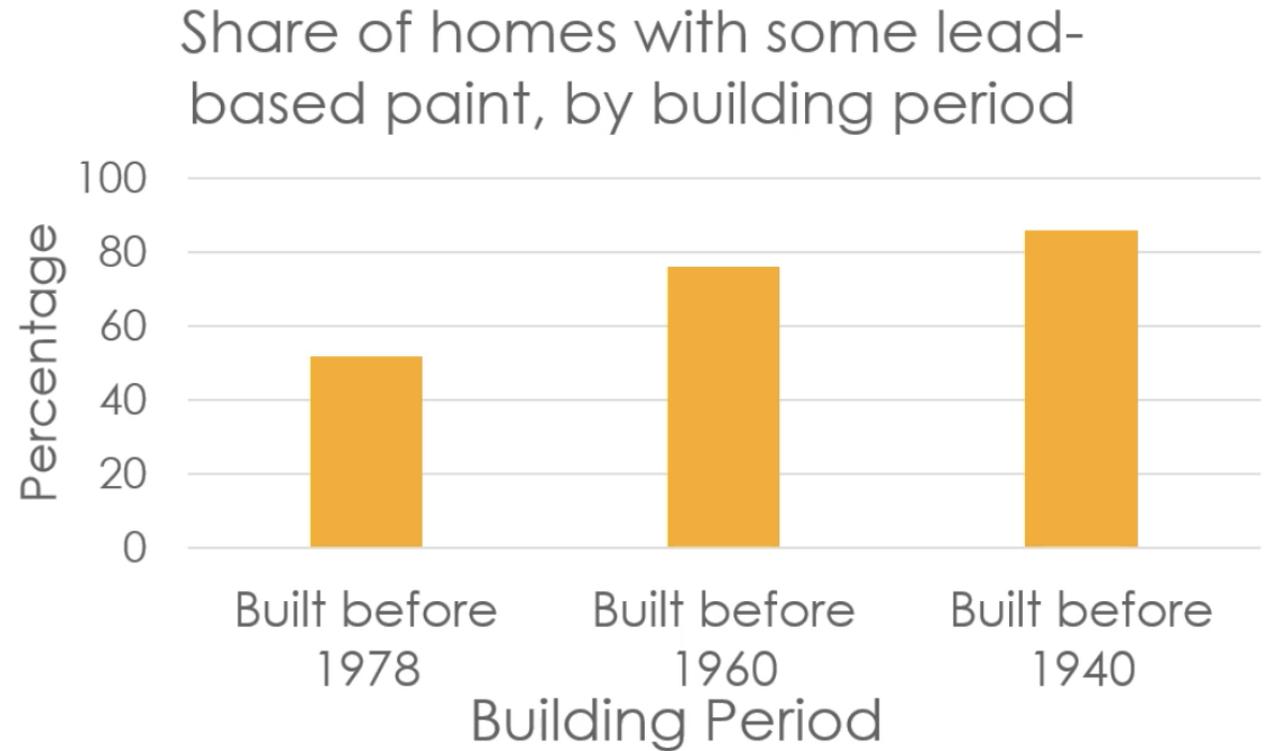
- For the 2020 Applications
 - All paper
 - In person collection
 - Staff entered into Neighborly
 - Processing complete applications
- Getting 2019 closed while approving 2020 batch and finishing construction on 2018 all at once
 - COVID 19
 - Amendment to CHP August 2020
- Common application
 - Used for TRP, EHRP and DTF
- Contractor capacity



Historical Trends - HHLR



- ▶ Reduce blood lead levels in children aged 1-5 years
 - ▶ Challenges
 - ▶ No dedicated source of revenue for primary prevention of lead poisoning
 - ▶ Testing rates remain low



CDC. Blood Lead Levels in Children aged 1-5 years -United States, 1999-2010. *Morbidity and Mortality Weekly Report* 2013; 62(13):4
U.S Dept of Housing and Urban Development. American Health y Homes Survey. Lead and Arsenic Findings. 2011

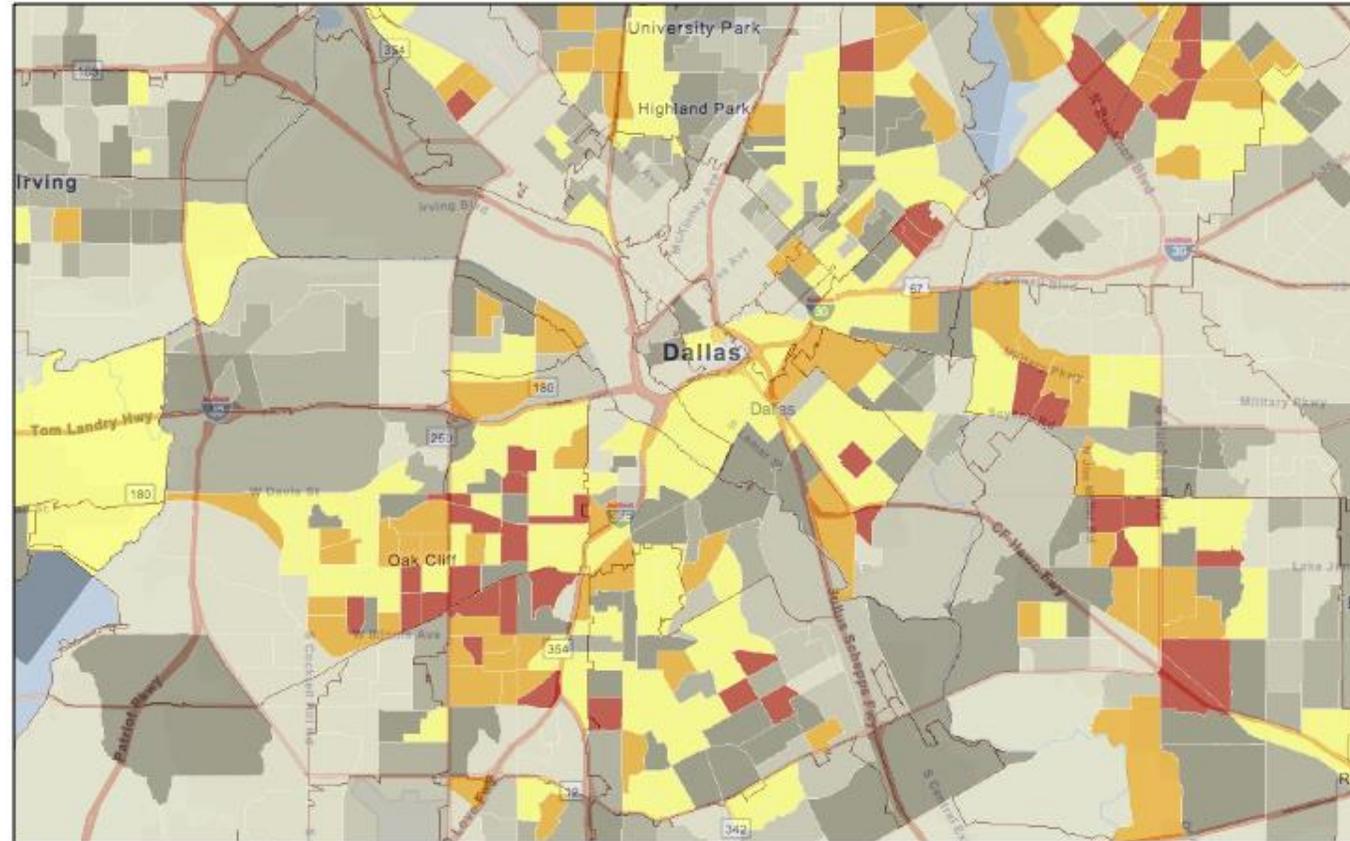


Historical Trends - HHLR

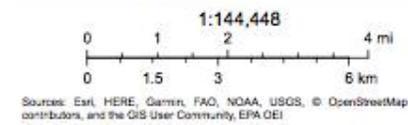
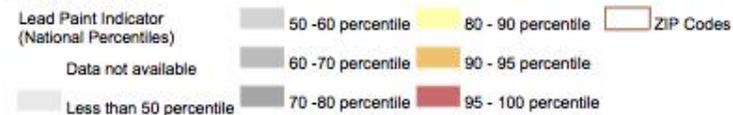


Dallas Homes

Lead-Based Paint Indicator



March 16, 2020



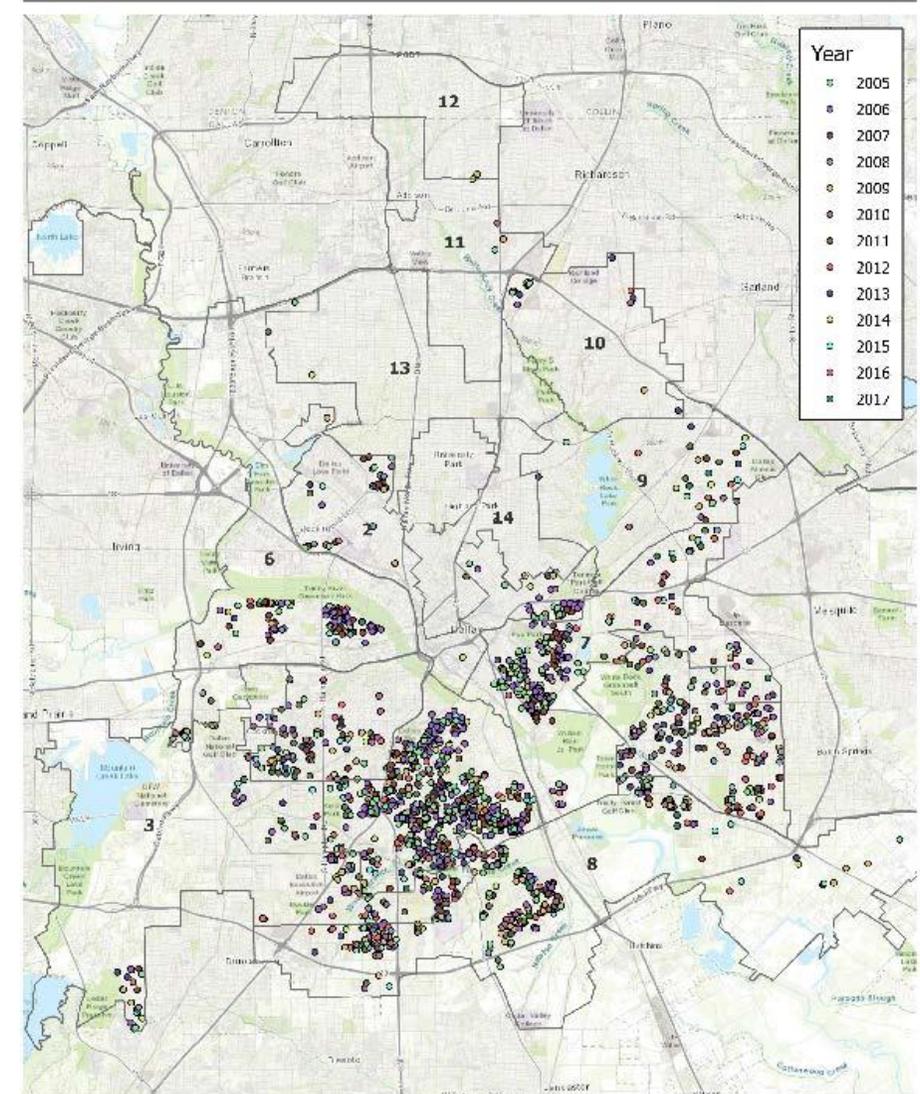
Map – Historic, Home Repairs



Year	Number
2005	266
2006	318
2007	194
2008	129
2009	327
2010	284
2011	335
2012	346
2013	458
2014	369
2015	295
2016	92
2017	65
2018	12
2019	0
2020	11
	3501

Council	Percentage
1	5.58%
2	3.95%
3	7.95%
4	31.80%
5	11.75%
6	5.82%
7	12.54%
8	17.39%
9	1.64%
10	0.99%
11	0.23%
12	0.06%
13	0.15%
14	0.15%

Historic Repair/Recon Projects

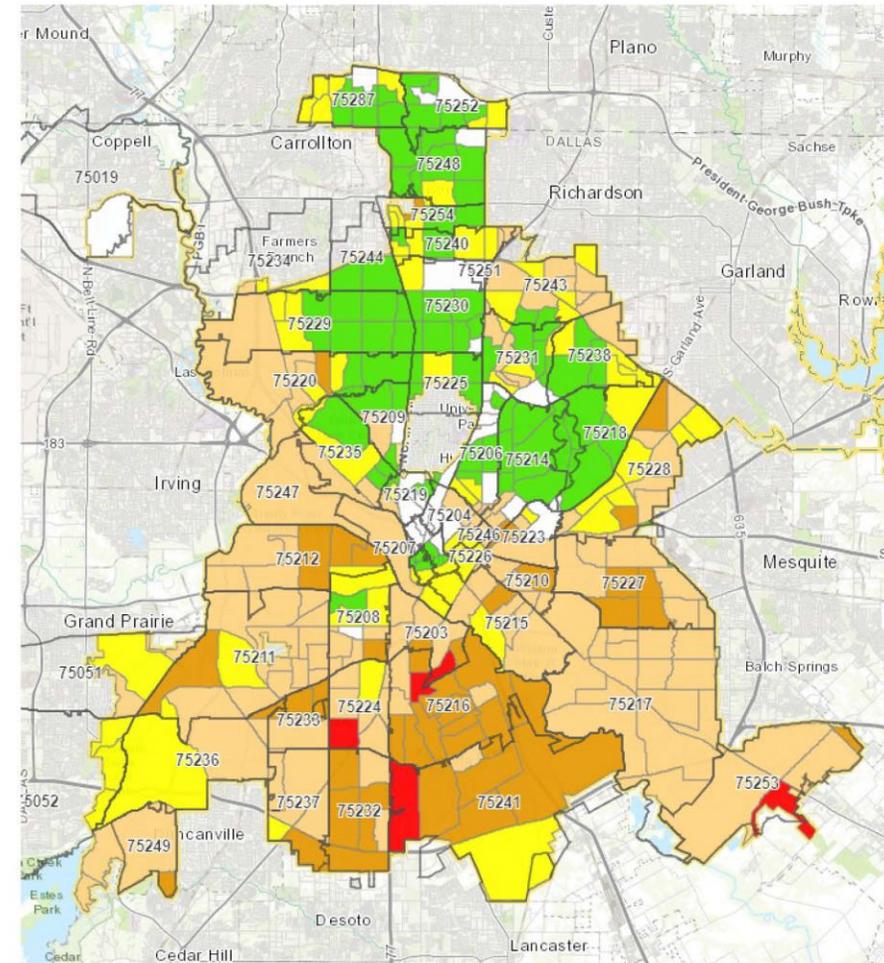


Map – EHRP - Equity Analysis



- The purpose of the data is to understand the areas of the city that have compounding vulnerabilities
 - Homeownership rate
 - Median family income
 - Household composition
 - Languages spoken
- Risk score - high to low
 - 5 red, 4 brown, 3 beige 2 green, 1 white

Winter Storm Equity Impact Assessment Tool
by Census Tract

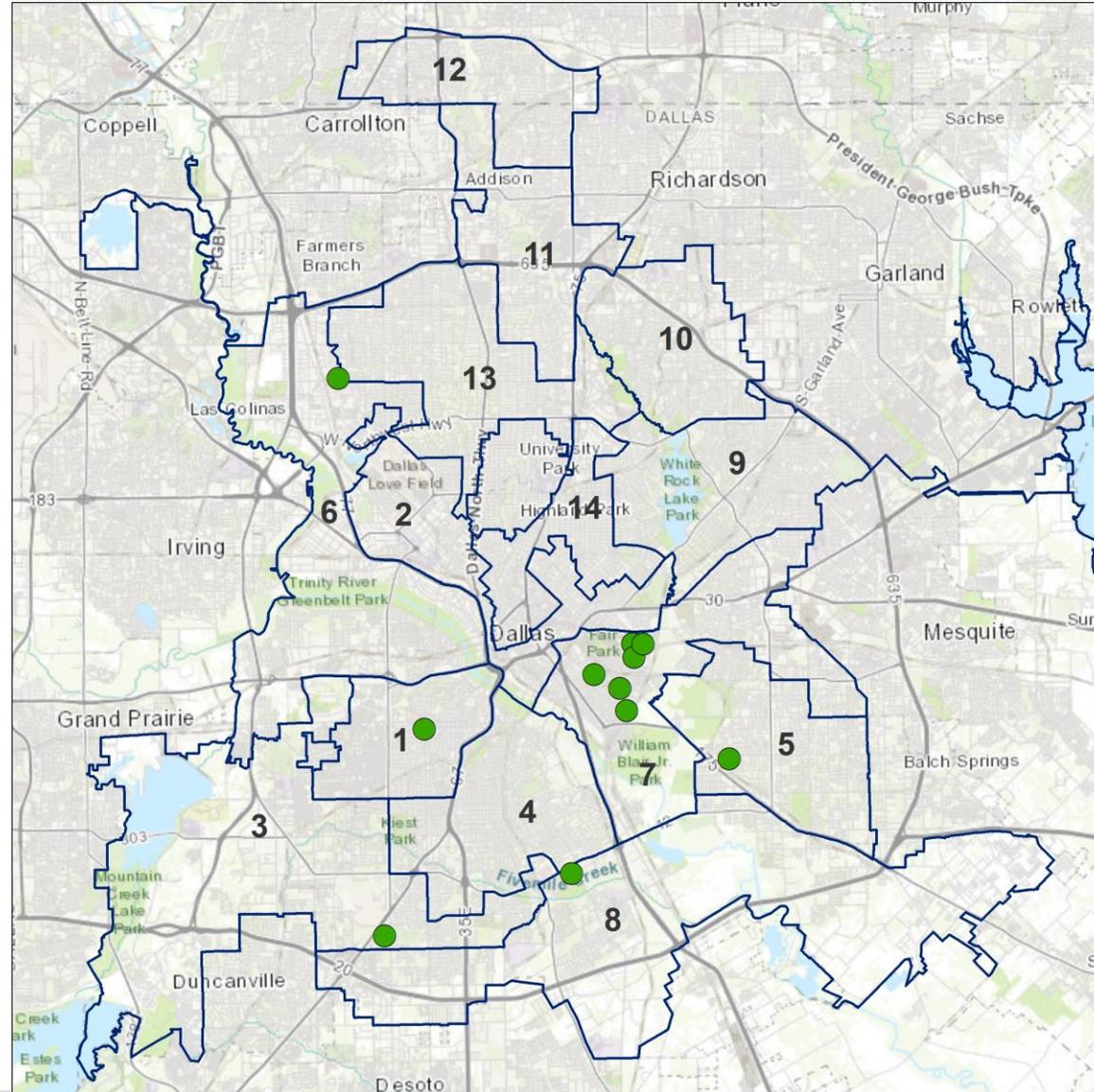


Map – HHLR Program Activity



Homes in Process

Council District	Number Served
1	1
2	0
3	1
4	0
5	1
6	1
7	6
8	1
9	0
10	0
11	0
12	0
13	0
14	0



Process Overview - HIPP



Applications 1-2 Month

Advertise Program
Release Application
Submit Applications



Application Review 2-3 hours a client

Income Eligibility
Program Eligibility
Title Search
Follow-up on items



Inspections 2-4 weeks

Initial Inspection (Recon)
Scope of Work Write-up
Bid Walks
Environmental review



Notices 1-2 hours a client

Notice to Close
If Recon - Notice of process - Underwriting for loan based on income
Cancellation Letters
Bid Award Letters



Pre-Construction 2-4 months

Closing Prep
•Insurance Review
•ER verification
•Lead Review
•AA drafted
•Title Company (reviewing and assembling contracts)
•Contract review and closing doc review
CAO contract review
Closing
Final Signatures
Notice to Proceed



Construction 2-6 months

Change Orders (Lead)
2 Months - Rehab
6 Months - Recon
Payment Processing



Process Overview - HHLR



Process: Current Statistics



as of 4/9/2021	HIPP 18/19		HIPP 19/20		HIPP 20/21		Tenth Street		West Dallas		EHRP NP		HHLR	
Status		total		total		total		total		total		total		total
Applications				577		453		8		98		135		22
Not Eligible				116		15		0		1				
No Funding / Over Funding				399		349		0		6				
Inspections/Lead Test				61		53		0		0				11
CAO review		0		0		3		0		0				
Loan Closed / Agreements		21		42		10		0		0				
Drop out/Cancel		3		3		0		0		0				
CAO Final Signature		0		2		7		0		0				
Under Construction		2		37		3		0		0				
Completed		16		0		0		0		0		43		0



Process: Current Statistics



Goal	HIPP 18/19		HIPP 19/20		HIPP 20/21		Tenth Street		West Dallas		EHRP NP		HHLR	
	20 <i>applied</i>	20 <i>served</i>	100 <i>applied</i>	0 <i>served</i>	50 <i>applied</i>	0 <i>served</i>	35 <i>applied</i>	0 <i>served</i>	200 <i>applied</i>	0 <i>served</i>	90 <i>applied</i>	43 <i>served</i>	90 <i>applied</i>	0 <i>served</i>
Demographics														
Asian	N/A	0%	0%	0%	0%	0%	0%	N/A	0%	N/A	N/A	N/A	N/A	N/A
Black or African American	N/A	90%	74%	86%	65%	86%	38%	N/A	42%	N/A	N/A	N/A	N/A	N/A
White or Caucasian	N/A	10%	16%	12%	29%	12%	63%	N/A	52%	N/A	N/A	N/A	N/A	N/A
Other Race/Two or More	N/A	0%	10%	2%	5%	2%	0%	N/A	6%	N/A	N/A	N/A	N/A	N/A
Hispanic	N/A	10%	21%	12%	24%	12%	38%	N/A	52%	N/A	N/A	N/A	N/A	N/A
Average Age of Applicant	N/A	N/A	65	68	63	67	70	N/A	61	N/A	N/A	N/A	N/A	N/A
Applicants over 65 %	N/A	N/A	58%	60%	55%	59%	63%	N/A	51%	N/A	N/A	N/A	N/A	N/A
0-30% AMI	N/A	90%	53%	50%	40%	45%	25%	N/A	47%	N/A	N/A	N/A	N/A	N/A
31-50% AMI	N/A	0%	25%	26%	31%	27%	38%	N/A	25%	N/A	N/A	N/A	N/A	N/A
51-80% AMI	N/A	10%	16%	24%	25%	27%	25%	N/A	20%	N/A	N/A	N/A	N/A	N/A
81%+ AMI	N/A	0%	6%	0%	5%	0%	13%	N/A	8%	N/A	N/A	N/A	N/A	N/A
Male	N/A	N/A	27%	32%	25%	30%	50%	N/A	30%	N/A	N/A	N/A	N/A	N/A
Female	N/A	N/A	73%	68%	75%	70%	50%	N/A	70%	N/A	N/A	N/A	N/A	N/A



Process: Current Statistics



Council District (Served)	HIPP 18/19		HIPP 19/20		HIPP 20/21		Tenth Street		West Dallas		EHRP NP		HHLR	
1	N/A	5%	3%	0%	8%	11%	0%	N/A	0%	N/A	N/A	N/A	N/A	N/A
2	N/A	5%	2%	0%	5%	0%	0%	N/A	0%	N/A	N/A	N/A	N/A	N/A
3	N/A	15%	7%	7%	6%	0%	0%	N/A	0%	N/A	N/A	N/A	N/A	N/A
4	N/A	10%	29%	31%	23%	33%	71%	N/A	1%	N/A	N/A	N/A	N/A	N/A
5	N/A	10%	12%	10%	14%	22%	0%	N/A	0%	N/A	N/A	N/A	N/A	N/A
6	N/A	20%	6%	12%	8%	11%	29%	N/A	99%	N/A	N/A	N/A	N/A	N/A
7	N/A	15%	22%	21%	29%	0%	0%	N/A	0%	N/A	N/A	N/A	N/A	N/A
8	N/A	20%	15%	17%	8%	22%	0%	N/A	0%	N/A	N/A	N/A	N/A	N/A
9	N/A	0%	2%	2%	2%	0%	0%	N/A	0%	N/A	N/A	N/A	N/A	N/A
10	N/A	0%	0%	0%	0%	0%	0%	N/A	0%	N/A	N/A	N/A	N/A	N/A
11	N/A	0%	0%	0%	0%	0%	0%	N/A	0%	N/A	N/A	N/A	N/A	N/A
12	N/A	0%	0%	0%	0%	0%	0%	N/A	0%	N/A	N/A	N/A	N/A	N/A
13	N/A	0%	0%	0%	0%	0%	0%	N/A	0%	N/A	N/A	N/A	N/A	N/A
14	N/A	0%	0%	0%	0%	0%	0%	N/A	0%	N/A	N/A	N/A	N/A	N/A



Process: Marketing and Outreach



- Each program has communication strategies
- Social Media
 - Twitter
 - Facebook
 - Nextdoor
- Council invite Q&A
- Partner with other departments for Q&A
- HHLR - Marketing the new program
 - 2000 flyers at Halloween
 - 10,000 door hangers
 - 237,000 water bill flyers
 - Presentation to attorneys, code inspectors, fire inspectors, and detectives.
 - Flyers sent to church leaders for their bulletin



Cost Analysis



- With \$3M a year for HIPP can serve ~40 homeowners
- Material cost going up
- 4.5 staff for Housing Preservation
- 2 staff for HHLR
- Administration is staff intensive based on the population served



Program Values



- Better living conditions
- Allows seniors to age in place
- Stabilization of homeowners
- Investment into neighborhoods
- Healthier impacts of indoor air quality



Evaluation



- We need to continue to identify delays in the process and work through them
- Process improvements would enable the program to grow.
- Celebrate staff for staying positive through the last year
- Recommendations
 - Equity Audit of CHP
 - Dedicated resources needed in CAO, Housing and Permitting, Risk Management, Budget (environmental review), finance
 - Efficiency in process continual cycle



Next Steps



- Equity Audit of CHP
- Contractor recruitment and capacity
- Look at Design and impact in neighborhoods
- Affordable Housing Preservation has other programs that will be briefed at a later date.
 - Neighborhood Empowerment Zones
 - Applications for Tax Abatements are now open for Homeowners and Landlords – www.dallashousingpolicy.com
 - Dallas Tomorrow Fund
 - Applications are processed once referred to Housing from a Dallas Code Compliance
 - Title and Property Assistance Program (TAPA)
 - For title issues please go to www.texastapa.com
- Minor home repair is being reviewed to present to HHS Summer 2021 for program improvement





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