

Memorandum



DATE November 4, 2025

CITY OF DALLAS

TO Honorable Members of the Housing and Homelessness Solutions Committee: Cara Mendelsohn (Chair), Lorie Blair (Vice Chair), Adam Bazaldua, Zarin Gracey, Jesse Moreno, Jaime Resendez, Gay Willis

SUBJECT **November 12, 2025, City Council Agenda Item #25-2157A: Award Subrecipient agreement to Volunteers of America Texas, Inc. to administer Home Improvement & Preservation Program (HIPP)**

The purpose of this memorandum is to brief the Housing and Homelessness Solutions Committee (HHSC) of upcoming City Council agenda item for November 12, 2025, for the authorization of a two-year subrecipient agreement, with two two-year renewal options, with Volunteers of America Texas, Inc. The total contract amount is not to exceed \$13, 074, 846.95.

Background

This item authorizes a contract with Volunteers of America Texas, Inc. for \$13, 074, 846.95 to provide home repair services to residents through the Home Improvement & Preservation Program (HIPP). Volunteers of America Texas, Inc. is projected to serve up to 449 residents. Volunteers of America Texas, Inc. was selected as the most advantageous proposer among three respondents and will operate the HIPP, Major Systems Repair Program.

The timeline for the competitive process is as follows:

- April 4, 2025 – On April 4, 2025, Housing and Community Empowerment (formerly Housing & Community Development) posted a Notice of Funding Availability (NOFA)
- April 30, 2025 – the NOFA closed
- May 2025 – The applications were scored, and a five-member committee, comprising staff from Housing, the Office of Economic Development, and Dallas Code Compliance, reviewed and evaluated the qualifications of the proposals
- June 2025 – Interviews were conducted
- June 2025 – Selection of the vendor was recommended
- October 21, 2025 – Briefing to the Housing and Homelessness Committee
- November 12, 2025 – Anticipated date of adoption by the City Council
- November 2025 through November 2027 – Operation timeframe

A total of three submissions were received, and below is the scoring for each organization. The maximum score each submitter could receive was 400.

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Proposers	Score
Volunteers of America Texas	357
TDA Consultants	340
REKJ	307.5

Program History

HIPP is the home repair program offered by the Office of Housing and Community Empowerment (“Housing”). HIPP is funded through both non-federal and federal funding sources, including Community Development Block Grant Program (“CDBG”) funds, and adheres to all regulations of the U.S. Department of Housing and Urban Development (“HUD”), as well as state and City regulations. HUD allows the City to contract with a contractor or subrecipient to administer programs on its behalf.

On April 12, 2023, the City Council adopted the Dallas Housing Policy 2033 (DHP33) to replace the Comprehensive Housing Policy (CHP) by Resolution No. 23-0443 and the Dallas Housing Resource Catalog (DHRC) to include the approved programs from the CHP by Resolution No. 23-0444. HIPP is one of those programs and was last amended by Resolution 24-0762 on March 27, 2024, to consolidate home repair programs into a more efficient program. To improve further on program delivery then-Housing and Community Development staff informed the Dallas City Council on March 28, 2025, via City Manager Memorandum about outsourcing the Home Improvement and Preservation Program (HIPP).

The Department of Housing & Community Development (now Office of Housing and Community Empowerment) established the Home Improvement & Preservation Program (HIPP) in 2018. The HIPP Program has always been administered through partnership whether it be with contractors, vendors, or subrecipients. In recent years, the City has been able to serve up to 100 households annually. Presently, 23 homes are under construction, 16 homes are under contract and will be handed off to Volunteers of America Texas, Inc. upon approval of this item to begin work within 30 days of signing their subrecipient agreement.

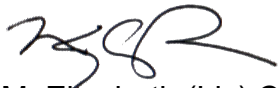
Approval of this subrecipient agreement will enable the Office of Housing and Community Empowerment to more efficiently serve residents in need of home repair services. Initially,

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the subrecipient will focus on completing the legacy home repair projects currently under contract. Then, OHCE staff will work with the subrecipient to build an efficient infrastructure that enables the City to serve more residents by focusing on smaller-scale Major Systems Repair projects.

Should you have any questions or need any additional information, please contact myself or Thor Erickson, Director, Office of Housing and Community Empowerment at 214-670-3632 or Thor.Erickson@dallas.gov.

Service First, Now!



M. Elizabeth (Liz) Cedillo-Pereira
Assistant City Manager

c: Kimberly Bizzor Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety
Dev Rastogi, Assistant City Manager

Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager
Robin Bentley, Assistant City Manager
Jack Ireland, Chief Financial Officer
Ahmad Goree, Chief of Staff to the City Manager
Directors and Assistant Directors