## Memorandum



DATE November 4, 2025

CITY OF DALLAS

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

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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November 12, 2025, City Council Agenda Item #25-2157A; #25-2157A Award Subrecipient agreement to Volunteers of America Texas, Inc. to administer Home Improvement &

**Preservation Program (HIPP)** 

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SUBJECT

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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Office of Homeless Solutions – January 2025, Temporary Inclement Weather

**Activation Overview** 

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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 <a href="mailto:Thor.Erickson@dallas.gov">Thor.Erickson@dallas.gov</a>.

Service First, Now!

M. Elizabeth (Liz) Cedillo-Pereira

Assistant City Manager

c: Kimberly Bizor Tolbert, City Manager Tammy Palomino, City Attorney Mark Swann, City Auditor Bilierae 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