

EXHIBIT A

American Rescue Plan Act Home Repair and Infrastructure Program

To address the negative impacts of COVID-19, to preserve affordable housing and to improve water and sewer infrastructure improvements in Qualified Census Tracts (QCT), including Tenth Street Historic District, Five Mile Neighborhood, Freedman's towns, and Joppa/Joppee, this program will **(1)** provide for the cost of repairs to homes, as households have been confined to residences and have engaged in more activities not previously or traditionally conducted in the home due to COVID-19 such as schooling and work, which has caused greater wear and tear on aging housing stock that need repairs thus making the living situation more difficult; and **(2)** provide for maintenance of water and sewer infrastructure improvements within the QCTs.

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

Funding Source

On September 22, 2021, Council authorized the use of American Rescue Plan Act (ARPA) funds in an amount not to exceed \$11,250,000.00. Various funding types appropriated by City Council may be allocated in addition to ARPA as deemed needed under this program and must follow the requirements of the funding type.

Home Repair Activities in QCTs for Homeowners:

Grants up to \$100,000 per property may be provided to homeowners. The City, City selected contractor, and property owner(s) will enter into a tri-party agreement and the City will pay the contractor directly for the work performed. No work shall begin prior to the full execution of the tri-party agreement and the deed restrictions. The home must have been constructed in the 1950's or older and must be located in a QCT. 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.

Infrastructure, Water, and Sewer Improvements Made by the City within the QCT:

The City may perform infrastructure projects in QCT's that can be completed by October 2024.

In addition, program funds are anticipated to be used for program administration including staff positions, technology, and equipment.

Eligibility Requirements

Eligible home repair activities include repairs the City deems necessary:

- Repairs necessary to bring the structure and infrastructure into compliance with local, state, and/or federal law, including but not limited to the Dallas City Code.
- Repairs necessary to preserve the property's structural integrity.
- Repairs necessary to preserve the property's historic integrity as required by the City's Certificate of Appropriateness and Landmark Commission processes. The goal is to improve the property starting with the home and then the landscape to both improve the living condition as well as the neighborhood.
- Water and sewer improvements where additional funding will expedite completion of projects in QCTs.

Eligible infrastructure activities include, but are not limited to, the following:

Under 602(c)(1)(A) or 603(c)(1)(A), a general infrastructure project typically would not be considered a response to the public health emergency and its negative economic impacts unless the project responds to a specific pandemic-related public health need (e.g., investments in facilities for the delivery of vaccines) or a specific negative economic impact of the pandemic (e.g., affordable housing in a Qualified Census Tract).

Eligible infrastructure activity may include making necessary investments to improve access to clean drinking water and supporting vital wastewater and stormwater infrastructure. Necessary investments include projects that are required to maintain a level of service that, at least, meets applicable health-based standards, taking into account resilience to climate change to unserved or underserved populations to reach an adequate level to permit a household to work or attend school, and that are unlikely to be met with private sources of funds.

The City may use this funding to invest in an array of drinking water infrastructure projects, such as building or upgrading facilities and transmission, distribution, and storage systems, including the replacement of lead service lines. The City may also use this funding to invest in wastewater infrastructure projects, including constructing publicly-owned treatment infrastructure, managing and treating stormwater or subsurface drainage water, facilitating water reuse, and securing publicly-owned treatment works.

Property

Eligible home repair activities include, but are not limited to:

- Correcting any code violations
- Testing & treatment/removal of lead-based paint/asbestos hazards
- Handicapped improvements & removal of barriers to the handicapped
- Pest control; removal of termites; removal of rodents and insects, but not as a stand-alone cost
- Roofing
- HVAC
- Plumbing, water and sewer pipes, kitchen and bath fixtures
- Gas pipes/gas test

- Smoke, fire, and CO2 alarms
- Insulation
- Flooring and carpeting
- Water heaters
- Electrical
- Windows
- Window and/or door screens
- Plaster, siding and stucco
- Painting (inside and outside)
- Install new deadbolt locks
- Kitchen or bath cabinets and countertops - Replace/repair
- Garage doors
- Structural repairs/modifications
- Stairs interior and exterior
- Foundation repairs
- Landscaping – modest improvements consistent with the neighborhood
- Hardscape / Softscape
- Tree trimming and removal
- Fences
- Sidewalks
- Junk/Trash Removal
- Demolition of accessory structures
- 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
- Rehabilitation that makes the home inconsistent with the neighborhood character

Applicant Eligibility for Home Repair Activities

Property owners who reside in owner-occupied single-family houses constructed in the 1950's or older in QCTs.

If applicant is a recipient of funding from another home repair program with the City, the applicant may be eligible for additional repairs if needed to maximize total assistance available under this Program minus the amount they received under other programs within the last three (3) years. Some funding sources may prevent the investment of additional funding and will be reviewed for approval on a case-by-case basis pending full review of original funding source and its limitations.

Property owners who rent their property to families, under 80 percent of the area median income (AMI) established by the U.S. Department of Housing and Urban Development are eligible.

Property owners who own a non-occupied home that they wish to (1) rent to a low-to-moderate income family, under 80 percent AMI; or (2) occupy as their primary residence at completion of the repairs are eligible.

Entities who own unoccupied homes are eligible if, after the repairs are completed, the entity (1) rents to a low-to-moderate income family, under 80 percent AMI, who must occupy the home as their primary residence; or (2) sells the home to a buyer who must occupy the home as their primary residence.

Eligible Areas **INSERT MAPS**

Department of Housing & Neighborhood Revitalization (Housing) may open the program to QCT's other than Tenth Street Historic District, Five Mile Neighborhood, Freedman's towns, and Joppa/Joppee one year after Housing staff to carry out this Program are hired.

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.

Property Eligibility

- The property must be a detached single-family dwelling that is owner occupied, rented to a family member of the owner, or vacant.
- The property must be in a QCT, including Tenth Street Historic District, Five Mile Neighborhood, Freedman's towns, and Joppa/Joppee.
- Home must have been constructed in the 1950's or older.
- Home must need eligible repairs.
- In the absence of a deed, owners of property may self-certify that they own the home. The means in which an owner may self-certify include but is not limited to a printout from the Dallas Central Appraisal District website or the Dallas County website reflecting the applicant as the owner, an affidavit signed by the applicant attesting to home ownership, a tax receipt for the property that reflects the applicant as the owner, or proof of insurance on the property.

Assistance

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.

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

- Application
- Proof of identity
- Proof of primary homeowner occupancy or familial rental relationship
- Proof of income for tenants
- Proof of ownership (including self-certification, as detailed above)

Grant Terms

In addition to the triparty agreement, the owner of the property shall execute and record deed restrictions in the Real Property records of Dallas County, Texas (and other applicable counties) for a period of five-years.

This program statement may be amended by the City Manager to include amendments as appropriate to meet funding requirements and/or to comply with ARPA regulations/guidance, as applicable.

Program Review

Eligible QCTs will be reevaluated one year from the date Housing staff is hired to administer the program and begins implementation. Additional QCTs may be added if the program is not on course.