

## **EXHIBIT A**

### **American Rescue Plan Act Home Repair and Infrastructure Program Amended November 9, 2022**

To address the negative impacts of COVID-19, to preserve affordable housing and to invest in sidewalk, water, and sewer infrastructure improvements in **(1)** Qualified Census Tracts (QCTs), including but not limited to Tenth Street Historic District, Five Mile Neighborhood, Freedman's towns, and Joppa/Joppee, and **(2)** households outside of QCTs whose household may have been disproportionately impacted by the COVID-19 pandemic and currently receives federal benefits through programs including: Temporary Assistance for Needy Families (TANF), Supplemental Nutrition Assistance Program (SNAP), Free and Reduced-Price Lunch (NSLP) and/or School Breakfast (SBP) programs, Medicare Part D Low-income Subsidies, Supplemental Security Income (SSI), Head Start and/or Early Head Start, Special Supplemental Nutrition Program for Women, Infants, and Children (WIC), Section 8 Vouchers, Low-Income Home Energy Assistance Program (LIHEAP) and/or Pell Grants (ARPA Eligible Households). This program will **(1)** provide for the cost of repairs to homes (home repair activities), 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 already in need of repairs, thus making the living situation more difficult; and **(2)** provide for maintenance of sidewalk, water, and sewer infrastructure improvements which support home repair activities (infrastructure projects).

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.

#### **Program Overview**

All portions of this program operate under the same program guidelines, including qualification, eligibility, grant terms and program review.

#### **Funding Source**

The initial allocation of American Rescue Plan Act (ARPA) Coronavirus State and Local Fiscal Recovery Funds (CSLFRF), in an amount not to exceed \$11,250,000.00, applies to home repair activities and infrastructure projects to be completed in three neighborhoods - Tenth Street Historic District, Five Mile, and Joppa/Joppee. Funding will be targeted to home repair and infrastructure activities in these communities; however, Housing staff may reevaluate unused portions of the initial \$11,250,000 in time to mobilize funding by the end of FY 2024 and redirect unused funding to other QCTs and ARPA Eligible Households. Existing boundaries for Five Mile and

Joppa/Joppee can be seen in maps 1 and 2. Original and Adjusted boundaries for Tenth Street Historic District can be seen in maps 3 and 4.

Up to an additional \$10,000,000 may be allocated to the American Rescue Plan Act (ARPA) Neighborhood Revitalization Program through approval by the City Manager and appropriations by the Chief Financial Officer, from two sources (1) Councilmember discretionary ARPA funding, to be used in QCTs throughout their district; and (2) other unused or underutilized ARPA allocations from various departments and various units, to be used in QCTs city-wide. Councilmembers may use ARPA discretionary funding within their districts to serve homeowners in QCTs. Discretionary ARPA funding from Councilmembers must be identified by December 2023. Additional funds from unused or underutilized ARPA may be used in all QCT's throughout the City of Dallas, or for ARPA Eligible Households. Additional ARPA funding from various departments and various units must be identified by December 2023. Map 5, attached, shows eligible QCTs throughout the City of Dallas. The City Manager may make modifications to funding applicability and timelines as funding becomes available.

### **Home Repair Activities in QCTs for Homeowners:**

Grants up to \$100,000 per property may be provided to eligible applicants. The City or subrecipient, City or subrecipient selected contractor, and property owner(s) will enter into a tri-party agreement and the City or subrecipient will pay the contractor directly for the work performed. No work shall begin prior to the full execution of the tri-party agreement and recording of the deed restrictions. The home must be a single-family dwelling and constructed in or before 1959. Homes must be located within a QCT, or must qualify by being an ARPA Eligible Household. 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, Sidewalks, Water, and Sewer Improvements made by the City within QCTs:**

The City may perform infrastructure projects in QCT's that can be completed by December 2025. Projects will be selected in coordination with the City of Dallas Public Works department. Projects funded must support home repair activities.

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 improve both the living condition as well as the neighborhood.
- Sidewalk, water and sewer improvements where additional funding will expedite completion of projects in QCTs.

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

Under the American Rescue Plan Act Section 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, supporting vital wastewater and stormwater infrastructure, and sidewalks. 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.

## **Eligible Repairs**

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 located in QCTs or ARPA Eligible Households, are eligible for the ARPA Home Repair Program.

Property owners who rent or sell 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 or sell 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 under the same income threshold, who must occupy the home as their primary residence.

## **Eligible Areas**

SEE ATTACHED MAPS

On [November 9, 2022] City Council authorized changes to the ARPA Home Repair and Infrastructure Program, to expand the program to serve more qualified households throughout the City of Dallas. The ARPA Home Repair and Infrastructure Program eligible areas include (1) Tenth Street Historic District, Five Mile Neighborhood, Freedman's towns, and Joppa/Joppee, (2) other households in all QCT's throughout the City of Dallas; or (3) households outside of QCTs whose household may have been disproportionately impacted by the COVID-19 pandemic and currently receives federal benefits.

The eligible area for Joppa/Joppee can be seen in map 1, attached.

The eligible area for Five Mile can be seen in map 2, attached.

The original and adjusted eligible area for Tenth Street Historic District can be seen in map 3 and 4, attached.

All eligible QCTs throughout Dallas can be seen in map 5, attached.

The City Manager may make modifications to funding applicability and timelines as funding becomes available.

## **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 or sold to an income qualifying household at or below 80% AMI, or vacant.
- The property must either be, (1) in a QCT, including but not limited to Tenth Street Historic District, Five Mile Neighborhood, Freedman's towns, and Joppa/Joppee; or (2) occupied by a household, located in the City of Dallas and outside of a QCT, that has been disproportionately impacted by the COVID-19 pandemic and currently receives federal benefits, described above.
- Home must have been constructed in or before 1959.
- Home must need eligible repairs.
- In the absence of a deed or other instrument proving property ownership, 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 to determine eligibility, which includes but is not limited to the following:

- Application
- Proof of identity
- Proof of primary homeowner occupancy or occupancy by a qualifying household at or below 80% AMI
- 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**

The program expanded to serve more households in QCTs throughout the City of Dallas on November 9, 2022. The Program will be reviewed as more funding becomes available through Councilmember allocation of discretionary funding or other resources, including additional ARPA CSLFRF funding, allocated to the ARPA Home Repair and Infrastructure Program through FY 2024. The City Manager may make modifications to funding applicability and timelines as funding becomes available.