

Memorandum



DATE November 10, 2022

CITY OF DALLAS

Honorable Members of the City Council Housing and Homelessness Solutions
TO Committee: Casey Thomas II (Chair), Jesse Moreno (Vice Chair), Carolyn King Arnold,
Paula Blackmon, Cara Mendelsohn, Paul Ridley, Jaynie Schultz

SUBJECT **Upcoming Agenda Item: Amendment to Targeted Rehabilitation Program**

SUMMARY

An agenda item for the Department of Housing and Neighborhood Revitalization (Housing) will be considered by the City Council on December 14, 2022. This item will authorize an amendment to the City of Dallas Comprehensive Housing Policy (CHP) to amend the Targeted Rehabilitation Program to remove property insurance from property eligibility requirements, allow applicants to reapply to receive additional assistance for property previously assisted with funds through the Targeted Rehabilitation Program, and revise the funding cap amount from \$10,000 to \$20,000 for the Targeted Rehabilitation Program - West Dallas Sub-Program Module.

BACKGROUND

On August 26, 2020, City Council authorized an amendment to the CHP to create the Program by Resolution No. 20-1220. The Program is intended to preserve affordable housing, address issues of housing insecurity and improve the quality of the housing stock in the city. In fiscal year 2019, the City Manager identified use of the Equity Revitalization Capital Fund for this purpose. On September 9, 2021, the Program was amended by Resolution 21-1450 to also use bond funds. The Program provides grants to eligible residents for housing rehabilitation.

ISSUE

Current funding limits and eligibility requirements have caused staff to turn away many residents in need. The CHP currently requires a homeowner to maintain standard property insurance on the property to meet property eligibility requirements for the Targeted Rehabilitation Program. The West Dallas Sub-Program Module alone has received ~170 applications, with ~50 of them being denied for not having homeowners' insurance. The West Dallas Sub-Program Module currently sets the maximum assistance amount at \$10,000 per home for exterior improvements to owner-occupied homes which is often not enough to cover the repairs needed. Households earning at or below 80% AMI are eligible.

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STAFF RECOMMENDATION

Housing has the following amendments for Targeted Rehabilitation Program:

1. Remove the property insurance requirement,
2. Allow applicants to reapply if funds remain when the amount of a program is increased.
3. Increase the maximum assistance amount from \$10,000 to \$20,000 for the West Dallas Sub-Program Module.

Although the proposed amendments will decrease the number of households to be served in the West Dallas Sub-Program Module, they will allow for the program to address needed repairs on each property to a greater extent and reduce barriers to program eligibility. To date, the West Dallas Sub-Program Module has served 87 residents, and if adopted the changes will allow the city to serve 55 more residents.

Should you have any questions please contact David Noguera, Director of Housing & Neighborhood Revitalization at david.noguera@dallas.gov or (214) 670-3619.



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Assistant City Manager

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Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager

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