

EXHIBIT A

Senior Home Rehabilitation Program Program Statement

Program Purpose

The Senior Home Rehabilitation Program provides home repair assistance to qualified low- to moderate-income senior citizens within the city limits of Dallas.

Eligible Repairs:

- Correction of code violations and elimination of specific conditions detrimental to public health and safety
- Correction of incipient violations of the City of Dallas Building Code
- Cost effective energy conservation measures, including solar heating, cooling, and water systems permanently affixed to the home
- Testing and treatment/ removal of lead-based paint/asbestos hazards
- Removal of termites; removal of rodents and roaches (may not be a stand-alone cost)
- Replace/ repair roofing
- Replace/ repair HVAC systems
- Replace/repair window and/or door screens
- Install new smoke, fire, and CO2 alarms
- Install new insulation
- Replace/ repair flooring and carpeting
- Replace/ repair water heaters
- Replace/ repair electrical system and installation of fault circuit interrupters
- Replace/ repair windows
- Replace/ repair plaster, siding, and stucco
- Painting (inside and outside)
- Install new deadbolt locks
- Replace/ repair kitchen or bath cabinets and countertops
- Replace/repair garage doors
- Structural repairs/ modifications (only to correct existing structural code deficiencies or to provide accessibility to disabled persons)
- Foundation repairs
- Replace/repair fences
- Landscaping- modest improvements consistent with the neighborhood (may not be a stand-alone cost)
- Any items related to home repair determined eligible by the Director

Eligible Participants

To be eligible, participants must be: 1) Homeowners with their primary residence within the City of Dallas, 2) with household income at or below 80% of the area median income (AMI), and 3) senior citizens (age 65 and older).

Eligible Property

To be eligible, a property must be the homeowner-applicant's primary residence and must be located within city of Dallas limits.

Ineligible Participants

- Those who do not own the home
- Landlords
- Applicants who have received home repair or reconstruction assistance through City of Dallas Housing programs within the last three years
- Homeowners who have or will receive funds for the same repairs/replacement, including but not limited to insurance proceeds
- City Council members, Department of Housing & Neighborhood Revitalization employees and any employee, official or agent of the City who exercises any policy or program decision-making function in connection with the program

Assistance

This program may **1)** utilize contractors to administer the program; **2)** utilize a rebate program to reimburse homeowners, pending available funds; and/or **3)** be directly administered by staff. Details on which method is available will be posted on the Department of Housing and Neighborhood Revitalization website.

- For City administration of the program, funding will be provided directly to the city-selected contractor on a reimbursement basis after all approved work has been completed as agreed upon by City staff, the homeowner, and the contractor.
- For administration agreement(s) for the program, funding will be reimbursed to the administrator after work has been completed, adequate documentation has been submitted, and the City has been invoiced.
- Funding through rebate will be made directly to the homeowner upon homeowner verifying that a licensed contractor conducted the repairs in accordance with this program statement and submission of adequate documentation, including but not limited to contractor invoices, proof of contractor payment, and both before and after photos of the work done. Work may not have been completed before program approval by City Council.

The amount of assistance provided for repair or replacement of recommended repairs under all three options of funding allocation will be provided as a grant on behalf of the homeowner in an amount not to exceed \$10,000.00 per home.

Department of Housing and Neighborhood Revitalization staff will determine the manner in which applications will be processed and selected. Details will be included with any program launch and will be posted on the Department of Housing and Neighborhood Revitalization website.

Applicants must provide documentation to show eligibility, including but not limited to the following:

- Application
- Proof of Household Income
- Proof of Identity
- Proof of age
- Proof of primary homeowner occupancy
- Proof of ownership
- In the absence of a deed, owners of property may self-certify that they own the home. The means by which an owner may self-certify include but are 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.

Grant Terms:

- Repairs shall not exceed \$10,000.00 per household.

Funding

Funded by the General Fund and various object codes may be used under this program and must follow the requirements of the funding type.

This program statement may be amended by the City Manager to include amendments as appropriate to meet funding requirements, as applicable.