



**City of Dallas**

# **Overview of Upcoming Agenda Item**

## **ARPA Home Repair Program**

**Housing and Homelessness Solutions  
October 25, 2021**

Cynthia Rogers-Ellickson, Assistant Director  
Kyle, Hines, Assistant Director  
Thor Erickson, AICP, Area Redevelopment Manager  
Department of Housing & Neighborhood Revitalization  
City of Dallas

# Presentation Overview



- Background/History
- Purpose
- Program Design
- Operational Impact
- Proposed Action
- Next Steps



# Background/History



- September 22, 2021 – Annual budget was passed
- American Rescue Plan Act (ARPA) was part of it
- Council allocated \$11,250,000 to home repair and water and sewer infrastructure improvements in Qualified Census Tracts (QCT) located in Five Mile, Historic Tenth Street and Joppa neighborhoods.
- QCT means that 50% of households in the Census tract are below 60% Area Median Income (AMI) which for family of 4 is \$53,400



# Background/History



- Conduct home repairs, as households have been confined to residences for more activities due to COVID-19 not previously done such as schooling and work, this has put greater wear and tear on aging housing stock that needed repairs thus making the living situation more difficult,
- Conduct water and sewer infrastructure improvements, as the aging infrastructure has received more demand of use from more people staying at home longer due to COVID-19, more deterioration has taken place.



# Purpose

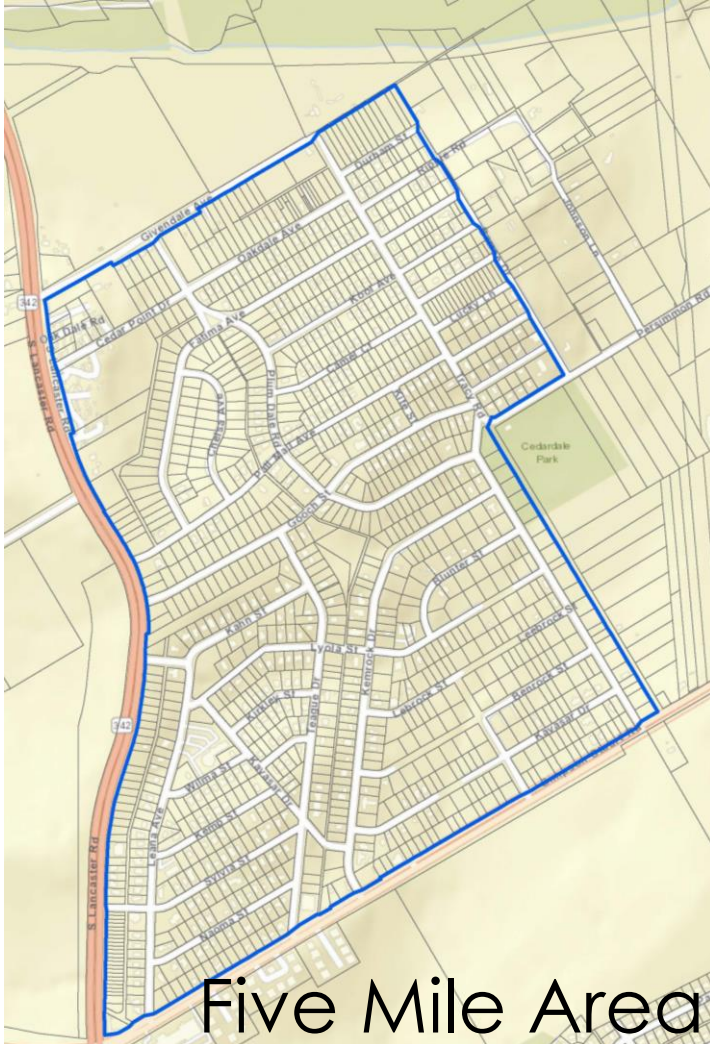


- Discuss:
  - Program design
  - Neighborhood data
  - Plan to launch the program

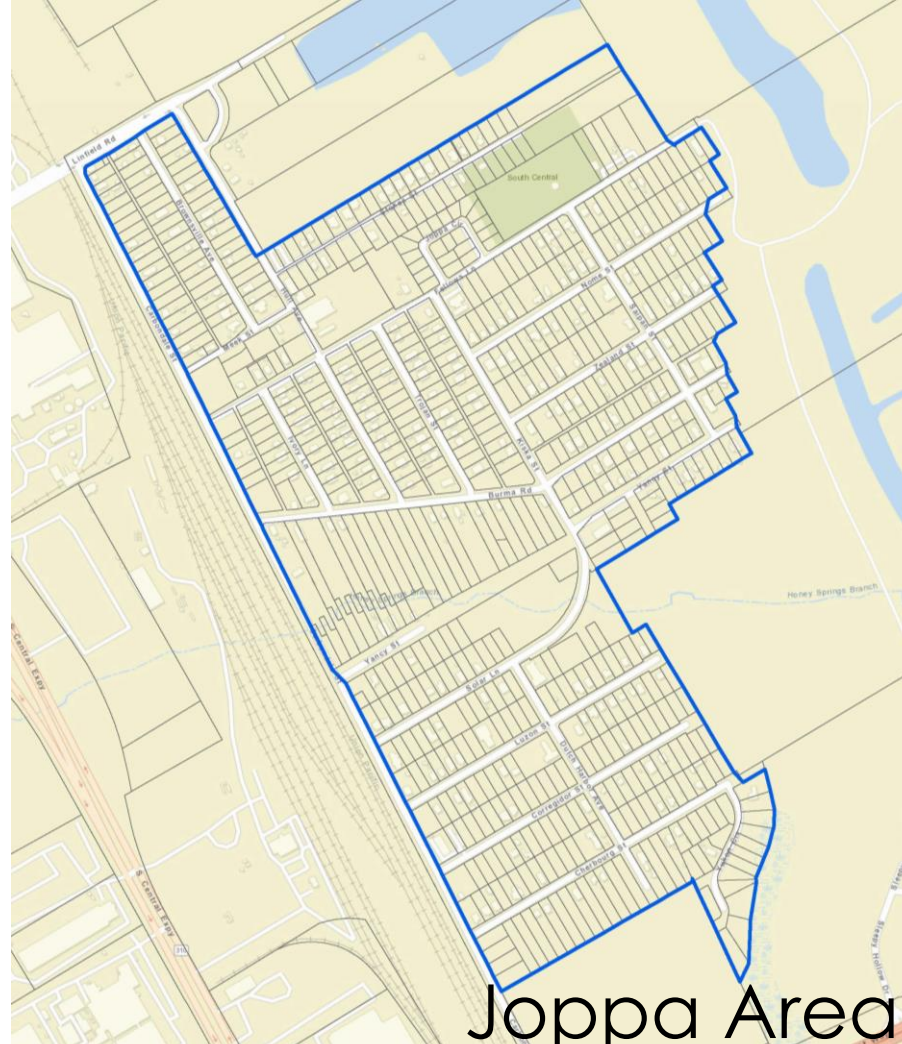




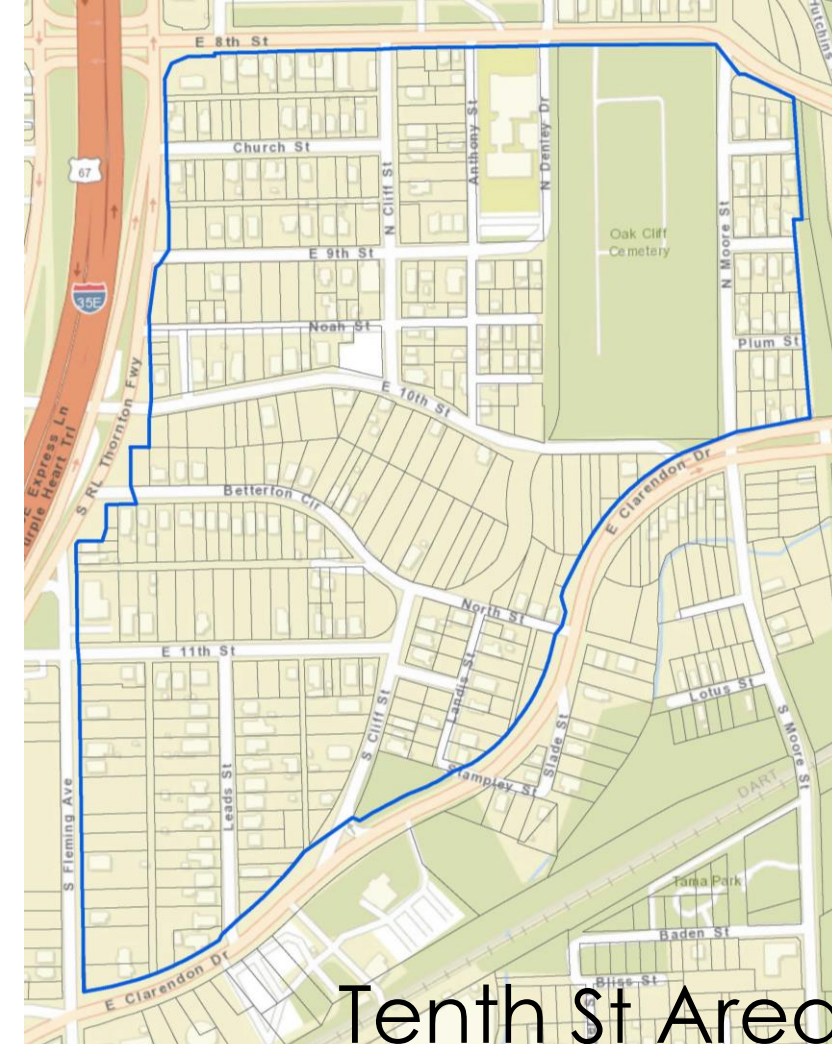
# Program Design



Five Mile Area



Joppa Area



Tenth St Area





# Program Design



	Home Repair	Infrastructure	Staffing and Materials	
Five Mile	\$2,000,000	*		
Joppa	\$2,000,000	*		
Tenth St	\$2,000,000	*		
Total	\$6,000,000	\$4,700,000	\$550,000	<b>\$11,250,000</b>
* projects to be determined on eligibility and completed in 2.5 years				

- **Total Budget - \$11,250,000**
  - Home Repair
    - Serving people in the QCT
    - Up to \$100,000 grant
    - Serving ~20 homes /neighborhood
    - Homes built before 1990
  - Infrastructure
    - Water and Sewer
    - Projects with design completed and can be implemented in 2.5 years
  - Staffing
    - Project Manager
    - Community Outreach Specialist
- All considerations are subject to eligibility of ARAP funds



# Program Design



- Home repairs along with public infrastructure focus on the neighborhood and the property owner. Home repair can include:
  - 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
  - Mechanical / Electrical / Plumbing
  - Smoke, fire, and CO2 alarms
  - Insulation
  - Flooring and carpeting
  - Water heaters
  - Windows
  - Painting (inside and outside)
  - Install new deadbolt locks
  - Kitchen or bath cabinets and countertops - Replace/repair
  - Garage doors
  - Structural repairs/modifications
  - Stair's - 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





# Neighborhood Data – Five Mile



- Population – 1,688
- African American – 54%
- White – 38%
- **Hispanic – 32%**
- **Homeowners - 70%**
- Renters - 30%
- Median income - \$47,431
- Median home value - \$116,287
- Single family homes – 90%
- Vacant homes – 18%
- **462 homes in area**
- **227 homes built 1920-1990**
  - 2 excellent – av value \$169k
  - 15 very good - av value \$136k
  - 32 good - av value \$124k
  - 58 average - av value \$110k
  - 120 fair - av value \$81k
- 101 were built 1940-1950s
- 235 built since 2000



# Neighborhood Data – Historic Tenth Street



- Population – 1,407
- African American – 44%
- White – 50%
- **Hispanic – 54%**
- **Homeowners - 30%**
- Renters - 70%
- Median income - \$27,227
- Median home value - \$84,468
- Single family homes – 70%
- Vacant homes – 18%
- **223 homes in area**
- **215 homes built 1920-1990**
  - 1 excellent – av value \$210k
  - 4 very good - av value \$155k
  - 4 good - av value \$118k
  - 19 average - av value \$101k
  - 167 fair - av value \$77k
  - 4 poor - av value \$54k
  - 2 very poor - av value \$65k
  - 6 undesirable - av value \$35k
- 206 were built 1920-1940s
- 8 built since 2000



# Neighborhood Data – Joppa



- Population – 839
- African American – 80%
- White – 20%
- **Hispanic – 20%**
- **Homeowners - 69%**
- Renters - 31%
- Median income - \$20,649
- Median home value - \$107,351
- Single family homes – 90%
- Vacant homes – 18%
- **348 homes in area**
- **188 homes built 1920-1990**
  - 10 very good - av value \$145k
  - 21 good - av value \$118k
  - 57 average - av value \$83k
  - 82 fair - av value \$65k
  - 12 poor - av value \$50k
  - 2 very poor - av value \$45k
  - 4 undesirable - av value \$33k
- 158 were built 1940-1950s
- 160 built since 2000





# Operational Impact



- Two new staff positions need to be created
  - Community Outreach Specialist
  - Project Manager
- Additional responsibilities will be shared by existing Housing Preservation staff
  - Coordinators
  - Inspectors
  - Area Redevelopment Manager



# Proposed Action



- Staff will launch program after approval from city council to:
  - Hire staff to operate program
  - Create marketing material and work in each neighborhood with residents in Spanish and English
  - Identify infrastructure improvements that have been designed and can be completed within the spending timeframe



# Staff Recommendation

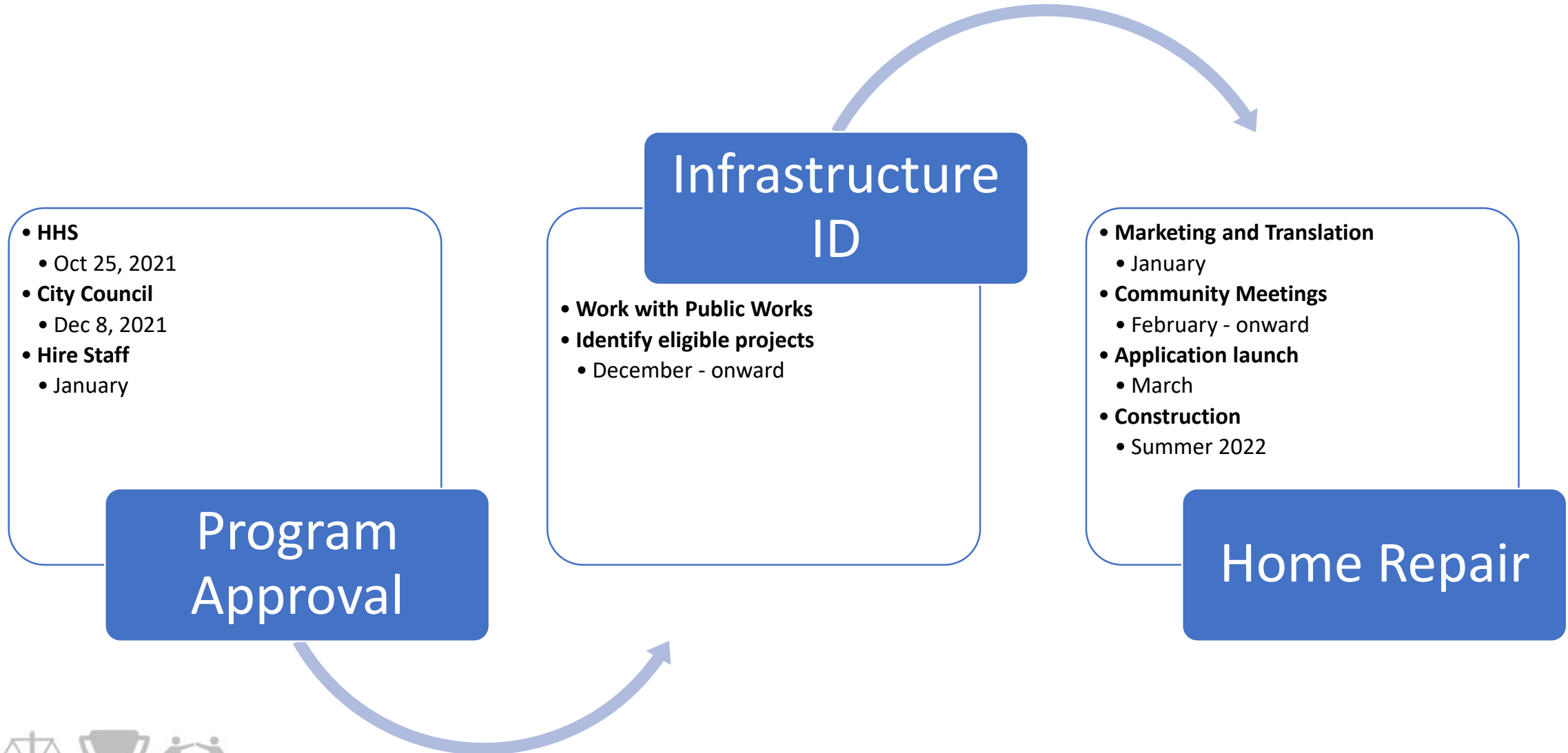


- Staff recommends the HHS Committee forward the following to City Council for consideration and approval:
  - Approval of ARPA Home Repair Program





# Next Steps





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