

# Memorandum



CITY OF DALLAS

DATE November 4, 2021

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

SUBJECT **American Rescue Plan Act Home Repair Program Update**

On October 25, 2021 the Department of Housing & Neighborhood Revitalization (Housing) briefed the HHS Committee about the American Rescue Plan Act (ARPA) Home Repair and Infrastructure Program (Program). Following are the questions and corresponding responses.

Q. Why wasn't Elm Thicket included in the program?

A. Elm Thicket is not in a QCT and Housing staff worked on program design based on the adopted Fiscal Year 2021-2022 budget amendment as follows,

"Preservation of affordable housing and water/sewer infrastructure improvements in qualified census tracts including: Freedmen's towns, Tenth Street Historical District, 5 Mile neighborhood, and Joppa/Joppee (ARPA)"

Staff interpreted this amendment to mean funding was limited to the three neighborhoods explicitly identified. The rationale behind this interpretation is based on all three neighborhoods meeting the definition for qualified census tracts (census tracts with 50% of households earning less than 60% area median income). The term "Freedman's towns" refers to many areas in Dallas, but most do not meet the qualified census tract definition or cannot be mapped due to unknown specific boundaries or new development has replaced all housing that was once there.

Q. A comment was raised about program intent of funding only historical housing to supplement funding needed to repair homes in Historic Tenth Street and if there were historic homes in the other QCT's that they could be eligible.

A. There are older homes in each of the three QCT's but only houses in Historic Tenth Street are considered Historic. Houses built before 1990 were proposed as there is significant need of repair for homes older than this in QCT's and this creates an applicant pool of about 200 people in each QCT.

Q. A suggestion was raised to limit the program to repair homes built before 1920.

A. Staff added in homestead exemption as our closest data set to know if the property is owner-occupied. This was done as Council had suggested to remove rental housing from the Program and focus on homeowners.

No Homestead can mean rental or vacant. Housing does not have access to any vacant house data set or rental house data set to confirm the breakdown within this category. If we focus on properties older than 1920 who are owner-occupied, this limits the pool in Tenth Street to 27, Five-Mile to 7, and Joppa to 0.

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Historic Tenth Street

| Year Built         | Homestead Yes | Homestead No | Total      |
|--------------------|---------------|--------------|------------|
| 1910s              |               | 2            | 2          |
| 1920s              | 27            | 75           | 102        |
| 1930s              | 3             | 12           | 15         |
| 1940s              | 4             | 35           | 39         |
| 1950s              | 2             | 2            | 4          |
| 1990s              |               | 1            | 1          |
| 2000s              |               | 3            | 3          |
| 2010s              | 1             | 3            | 4          |
| <b>Grand Total</b> | <b>37</b>     | <b>133</b>   | <b>170</b> |

Five- Mile

| Year Built         | Homestead Yes | Homestead No | Total      |
|--------------------|---------------|--------------|------------|
| 1920s              | 7             | 10           | 17         |
| 1930s              | 14            | 17           | 31         |
| 1940s              | 19            | 29           | 48         |
| 1950s              | 19            | 34           | 53         |
| 1960s              | 6             | 7            | 13         |
| 1970s              | 5             | 9            | 14         |
| 1980s              | 13            | 13           | 26         |
| 1990s              | 13            | 15           | 28         |
| 2000s              | 60            | 151          | 211        |
| 2010s              | 35            | 32           | 67         |
| 2020s              | 5             | 17           | 22         |
| <b>Grand Total</b> | <b>196</b>    | <b>334</b>   | <b>530</b> |

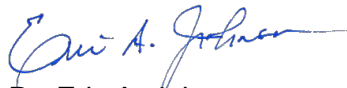
Joppa

| Year Built         | Homestead Yes | Homestead No | Total      |
|--------------------|---------------|--------------|------------|
| 1920s              |               | 1            | 1          |
| 1930s              |               | 2            | 2          |
| 1940s              | 41            | 69           | 110        |
| 1950s              | 15            | 32           | 47         |
| 1960s              | 4             | 3            | 7          |
| 1970s              | 2             | 2            | 4          |
| 1980s              | 6             | 5            | 11         |
| 1990s              | 2             | 3            | 5          |
| 2000s              | 46            | 13           | 59         |
| 2010s              | 73            | 28           | 101        |
| 2020s              | 1             | 9            | 10         |
| <b>Grand Total</b> | <b>190</b>    | <b>167</b>   | <b>357</b> |

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- Q. A question about what performance we will use to track performance and it was asked if we can add dollars spent.
- A. For all Housing Preservation programs we track, total program budget, total applied, total denied/cancelled, households qualified, and units repaired. Housing tracks dollars spent on all programs and will add this to the performance measure report.
- Q. A question was raised about the recent new construction in the three QCTs and if City funding was involved.
- A. Staff was able to pull permit data back to year 2000 and looked at who the owners of the properties were. Tenth Street has seen 8 permits for new construction with all of them being individual owners and 8 new homes built. Five-Mile has seen 358 permits pulled with 28 belonging to David Bryan, and the rest is shared between individual owners and home builders and 235 new homes built. Joppa has seen 199 permits pulled and 136 of them from Habitat for Humanity and the remainder coming from individuals and other home builders and 160 home built.
- Q. A comment was raised about removing rental housing from the program design.
- A. Housing can do this, although it is our recommendation that rental housing remain as an eligible property as rental properties well as vacant housing can be deteriorating and critical to neighborhood revitalization efforts. We cannot revitalize neighborhoods without addressing key properties that need rehabilitation.

Should you have any questions, please contact me at (214) 671-5257.



Dr. Eric A. Johnson,  
Chief of Economic Development and Neighborhood Services

cc: T.C. Broadnax, City Manager  
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Directors and Assistant Directors

# HUD Qualified Census Tracts (QCTs)

