



Legislation Text

File #: 23-1594, Version: 1

STRATEGIC PRIORITY: Housing & Homelessness Solutions
AGENDA DATE: June 28, 2023
COUNCIL DISTRICT(S): All
DEPARTMENT: Department of Housing & Neighborhood Revitalization
EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize the City Manager to **(1)** implement the American Rescue Plan Act Residential Septic Tank Program (Program), as described in **Exhibit A**, to utilize Coronavirus State and Local Fiscal Recovery Funding to connect eligible properties to city water/wastewater/sewer infrastructure currently being developed through Dallas Water Utilities Unserved Areas Program by providing grants of up to \$100,000.00 per qualified property for eligible home repairs to connect homes to city water/wastewater/sewer infrastructure; and **(2)** execute all documents and agreements necessary to implement the Program, including but not limited to agreements with homeowners, subrecipients, contractors, and administration agreements, approved as to form by the City Attorney - Not to exceed \$2,200,000.00 - Financing: Coronavirus State and Local Fiscal Recovery Funds

BACKGROUND

Coronavirus State and Local Fiscal Recovery Funds (SLFRF) will be used through the American Rescue Plan Act Residential Septic Tank Program to connect owner-occupied households in Dallas Water Utilities (DWU) Unserved Areas Program target geographies to city managed water/wastewater/sewer services installed by DWU through the Unserved Areas Program. Water/wastewater/sewer services are necessary and essential to protecting the health of communities, the environment, and the residents of Dallas. In partnership, Department of Housing & Neighborhood Revitalization (Housing) and DWU will extend infrastructure access, and necessary services, to individual households disproportionately impacted by the COVID-19 pandemic. The COVID-19 pandemic underscored the need for more equitable investments in infrastructure, by revealing the disparities in health outcomes of populations living in typically marginalized communities.

The demand for affordable home preservation and infrastructure investment extends to communities throughout Dallas. DWU had previously identified 61 geographic areas throughout the city still needing water, wastewater, and sewer services or infrastructure upgrades. In 2020, DWU's updated analysis identified 47 of these geographies as occupied areas. DWU further identified 446 addresses with assumed On-Site Sewer Facilities (OSSF) (septic systems) throughout these 47 areas, which

have never had access to city utilities. The need for basic yet essential and necessary infrastructure services, such as water, wastewater, and sewer, is visibly concentrated in unserved communities on the fringe of the city, mostly in Southern Dallas, which have been served by wells and septic tanks to date as can be seen in Map 1. The full DWU Unserved Areas Program information is available [here <https://dallascityhall.com/departments/waterutilities/DCH%20Documents/pdf/2020%20Unserved%20Areas%20Program.pdf>](https://dallascityhall.com/departments/waterutilities/DCH%20Documents/pdf/2020%20Unserved%20Areas%20Program.pdf).

DWU Unserved Areas Program outlines a plan to build out water/wastewater/sewer infrastructure in all identified areas of the city. The availability of SLFRF funding allows DWU to complete the program more quickly and increases the ability of the city to address longstanding inequities as identified in the City Racial Equity Plan. DWU has partnered with Housing to discuss a methodology to connect individual households to the water and wastewater infrastructure being developed, by converting individual homes from OSSF to being served by the city water/wastewater system. In partnership, Housing has decided on a plan to target households that DWU identified. By moving in tandem with DWU, Housing can work with residents applying for the American Rescue Plan Act Residential Septic Tank Program, identify a master plumber or qualified contractor, and set up a tri-party contract, so that individual households are ready to connect to city utilities in real time as infrastructure work is completed and connections are in place.

The pandemic is forcing families to make difficult choices as they respond to COVID-19. In addition to funding direct response to the COVID-19 pandemic, SLFRF allows governments to make necessary investments in infrastructure for essential services such as water/wastewater and sewer. Investments in water/wastewater/sewer infrastructure equate to investing in the health and vitality of residents and communities throughout the City of Dallas. The pandemic has revealed the disproportionate impact deferred maintenance, and lack of infrastructure, can have on health outcomes. By allowing more homes to connect to city utilities, the Program is providing a direct increase in the quality of life of Dallas residents that have been without such services.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 23, 2021, the City Council authorized the acceptance of grant funds from the U.S. Department of Treasury for the Coronavirus Local Fiscal Recovery Fund to provide relief during the ongoing COVID-19 pandemic by Resolution No. 21-1149.

On September 22, 2021, the City Council authorized the final reading and adoption of the appropriation ordinance for the FY 2021-22 City of Dallas Operating, Capital, and Grant & Trust Budgets, which included the ARPA funds from the U.S. Department of Treasury for the Coronavirus Local Fiscal Recovery Funds by Resolution No. 21-1590.

On May 10, 2023, the City Council authorized the transfer of \$2,200,000.00 in Coronavirus State and Local Fiscal Recovery Funds (SLFRF) to the Department of Housing and Neighborhood Revitalization by Resolution No. 23-0639.

The Housing and Homelessness Solutions Committee was briefed regarding this matter on June 13, 2023.

FISCAL INFORMATION

Fund	FY 2022-2023	FY 2023-2024	Future Years
Coronavirus State and Local Fiscal Recovery Funds	\$2,200,000.00	\$0.00	\$0.00

MAP

Attached