

# Memorandum



CITY OF DALLAS

DATE May 29, 2009

TO Housing Committee Members: Steve Salazar, Chair, Carolyn R. Davis, Vice-Chair, Tennell Atkins, Dr. Elba Garcia, Vonciel Jones Hill, Angela Hunt, Linda Koop, Pauline Medrano

SUBJECT Residential Weatherization and Energy Efficiency Program in Target Neighborhoods

On Monday, June 1, 2009, you will be briefed on Residential Weatherization and Energy Efficiency Program in Target Neighborhoods. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to be 'A.C. Gonzalez'.

A.C. Gonzalez, Assistant City Manager

- c: The Honorable Mayor and Members of the City Council
- Mary K. Suhm, City Manager
- Deborah Watkins, City Secretary
- Tom P. Perkins, Jr., City Attorney
- Craig Kinton, City Auditor
- C. Victor Lander, Judiciary
- Ryan S. Evans, First Assistant City Manager
- Forest Turner, Interim Assistant City Manager
- Ramon Miguez, P.E., Assistant City Manager
- Jill A. Jordan, P.E., Assistant City Manager
- Dave Cook, Chief Financial Officer
- Jerry Killingsworth, Housing Director
- Jeanne Chipperfield, Director, Budget and Management Services
- Helena Stevens-Thompson, Assistant to the City Manager

# **Residential Weatherization and Energy Efficiency Program in Target Neighborhoods**

---

**A Briefing to the  
Housing Committee**

**Housing Department  
June 1, 2009**



# Purpose of Briefing

---

- To provide program details and update of the proposed City of Dallas Residential Weatherization and Efficiency Program to achieve energy efficiency improvements in Target Neighborhoods.
- Propose NIP target neighborhood selection for initial rollout of the program.

# Target Neighborhood Criteria

---

- In line with U.S Department of Energy Program principals as it relates to the Energy Efficiency and Conservation Block Grant Program, this weatherization program seeks to maximize benefits over the longest possible terms and links our energy efficiency efforts to long term priorities regarding community economic development and community stabilization.

# NIP Weatherization Strategy

---

## West Dallas NIP Target Area

- Phase I of the weatherization program will target the West Dallas NIP in census tracts 101.01 and 101.02.
- As the Calatrava Bridge, Trinity Park Initiatives and the widening of Singleton Blvd. have fueled re-investment in West Dallas, the City's redevelopment strategy has focused on the existing housing stock with emphasis on infill, rehabilitation and redevelopment. This weatherization effort directly supports the departments housing goals for this NIP Target neighborhood.

# NIP Weatherization Strategy

---

- Supports proposed “Green” initiatives and Dallas Tree Foundation Grant targeted for West Dallas
- Augments housing strategy for target area, supporting infill/land banking, housing rehabilitation and other efforts by Habitat for Humanity, Builders of Hope, Vecinos Unidos and Dallas Faith Community Coalition.

# NIP Weatherization Strategy

---

- Phase II will entail the Ideal and Rochester Park NIP target neighborhood in census tracts 39.02 and 115.00 (part).
- This selection will augment the current comprehensive redevelopment efforts underway and compliment the residential communities creating synergy and promoting community stabilization.

# NIP Weatherization Strategy

---

- The Ideal and Rochester Park NIP selection supports the neighborhood redevelopment efforts, infill housing initiatives, land banking and housing rehabilitation.
- Compliments the overall housing strategy for this target area.



# NIP Weatherization Expansion and Outreach

---

- Additional NIP neighborhoods will be included in the residential weatherization program as the program continues to roll out and as funding becomes available in the future
- People Helping People in conjunction with Office of Environmental Quality will conduct outreach presentations within the selected neighborhoods and partner with neighborhood associations and stakeholders to foster community involvement.

# Regimen of Services

---

- Primary services for residents shall include weather-stripping of exterior doors, window caulking, attic insulation, energy efficient compact florescent light bulbs (CFL's) and repaired or upgraded ductwork.
- Additional secondary services for low/moderate income households shall include energy star refrigerator, air conditioning unit, ceiling fans and solar screens.

# Contractor Services

---

- An energy efficiency/weatherization contractor(s) will be contracted to conduct the necessary energy assessments and retrofits so as to achieve reduction in energy usage.
- Contractor will conduct pre weatherization implementation audits, technical assessments and discuss potential upgrades with homeowner, collect energy consumption histories both past and future for program data analysis, conduct minor home repairs to ensure residence can sustain and benefit from weatherization efforts.

# Estimated Use of Funds

---

- Average cost of upgrades anticipated to be \$5000.00.
- 400 homes anticipated for weatherization improvements.
- One Inspector and one Coordinator staff position needed for program administration, monitoring and reporting.

# Next steps

Council Action Item on program details and neighborhood selection	June 24, 2009
Develop and issue RFP for weatherization contractor for each NIP selected	June '09
Receive EECBG funding (\$2.4M)	June '09 est.
Award contract for weatherization contractor	July '09
First NIP/DSCI home complete	August '09
First NIP/DSCI neighborhood complete	February '10