

Memorandum



CITY OF DALLAS

DATE August 13, 2010

TO Housing Committee Members: Steve Salazar, Chair, Carolyn R. Davis, Vice-Chair, Tennell Atkins, Dwaine Caraway, Angela Hunt, Ann Margolin, Pauline Medrano

SUBJECT Reconstruction and Home Repair Program Statement Amendments

On Monday, August 16, 2010, you will be briefed on Reconstruction and Home Repair Program Statement Amendments. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read 'A.C. Gonzalez', enclosed in a hand-drawn oval.

A.C. Gonzalez
Assistant City Manager

Attachment

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, Administrative Judge, Municipal Court
Ryan S. Evans, First Assistant City Manager
Forest Turner, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Jerry Killingsworth, Housing/Community Services Director
Helena Stevens-Thompson, Assistant to the City Manager

Reconstruction and Home Repair Program Statement Amendments

A Briefing To The
Housing Committee
August 16, 2010

Housing/Community Services
Department



Purpose

- Review the city's reconstruction and home repair programs and seek the committee's recommendations regarding proposed changes

Home Reconstruction Program

CURRENT PROGRAM:

- Provides up to \$93,400 zero-interest, deferred payment loan for demolition and on-site reconstruction of structures beyond economic feasibility for repair
- Expenditures
 - The annual budget for this program is \$5,137,000
- Production
 - 55 homes per year
- Challenges
 - Recycling program requirements every 2-3 years
 - Age and disability restrictions
 - Minimum age 62 or disabled
 - Lien terms
 - No expiration of lien with one assumption

Home Reconstruction Program (Cont'd)

PROPOSED CHANGES:

- Include reconstruction on homes with failure of 3 systems and foundation and/or life, safety and health concerns (imminent danger)
- Allow payoff of liens up to the amount of the amenities package
 - Amenities package is \$5,900
 - This reduces the amount available for construction to no less than \$87,500

Major Systems Repair Program (MSRP)

CURRENT PROGRAM

- Provides up to \$15,000 grant for replacement of up to two major systems from among: electrical, plumbing, HVAC and roof, performed by certified contractors
- Expenditures
 - The annual budget is \$1,501,500
- Production
 - The annual production rate is 145 repair projects
- Challenges
 - Not being able to offer assistance to homeowners who have received previous assistance
 - Numerous homeowners have 3 system failures

Major Systems Repair Program (MSRP) (cont'd)

PROPOSED CHANGES:

- Allow homeowners who received prior assistance to be eligible for assistance
 - provided it has been at least 10 years and
 - the new assistance being sought is not for the same repair type previously completed
- Change the limit from number of systems repaired to dollar amount
 - Increase amount of allowable assistance to \$17,500 from \$15,000

Next Steps

- Recommend approval of the proposed changes to the program statement scheduled for the September 22, 2010 Council agenda