

Memorandum



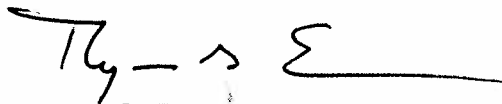
DATE September 16, 2011

TO Housing Committee Members: Carolyn R. Davis, Chair, Scott Griggs, Vice-Chair, Dwaine Caraway, Linda Koop, and Pauline Medrano

SUBJECT Home Repair & People Helping People Programs

On Tuesday September 20, 2011, you will be briefed on Home Repair & People Helping People Programs. A copy of the briefing is attached.

Please let me know if you have any questions.



Ryan S. Evans
Assistant City Manager

c: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Rosa A. Rios, Acting City Secretary
Tom P. Perkins, Jr., City Attorney
Craig Kinton, City Auditor
C. Victor Lander, Administrative Judge, Municipal Court
A.C. Gonzalez, First Assistant City Manager
Forest Turner, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Joey Zapata, Interim Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Jerry Killingsworth, Housing/Community Services Director
Helena Stevens-Thompson, Assistant to the City Manager

Home Repair & People Helping People Programs

A Briefing To The
Housing Committee
September 20, 2011

Housing/Community Services
Department



Purpose

- Provide an update of the Home Repair and People Helping People Programs

Preservation Projects

- Home Reconstruction Program
- Home Repair – South Dallas/Fair Park
- Major Systems Repair Program (MSRP)
- People Helping People

Home Repair/Reconstruction 2010-2011 Year to Date Accomplishments

	Goal	Actual
Reconstruction Program	22	30
Major Systems – South Dallas/Fair Park	6	4
Major Systems Repair Program (MSRP)	119	96

Reconstruction/SHARE Program

- Provides up to \$103,000 zero-interest, deferred payment loan for demolition costs and on-site reconstruction of structures beyond economic feasibility for repair
 - The increase of the funds from \$93,400 to \$103,000 was necessary to allow homeowners more choice in how their new homes will meet energy efficiency and current Energy Star, EPA, ACCA, and IECC energy codes and requirements
- Allows refinancing of mortgage liens up to \$5,900
- Funding Source: HUD HOME/CDBG Funds
- The annual budget for FY2011-2012 is \$1,660,006

Advantages of Energy Efficiency Upgrades

1. The Energy Star Revisions will further alleviate the financial burden of our low income elderly and disabled homeowners by providing them more energy efficient green homes thus lowering their utility bills.
2. As the City of Dallas remains at the forefront of environmental leadership, this program enhancement will continue to demonstrate our commitment to environmental stewardship and meet the requirements of the City of Dallas Green Building Ordinance, as well as Energy Star, EPA and IECC requirements through 2015.

Home Reconstruction Program Eligibility/Loan Criteria

When repairs are not feasible due to system failures, staff is able to offer Reconstruction/SHARE services. At least three (3) major systems out of four (electrical, plumbing, HVAC and roof) and foundation must fail and/or; the condition of the home creates an imminent danger to the life, health, and/or safety of the residents and/or the neighborhood.

- Property must be located in the Dallas City limits
- Applicants must be sixty-two (62) years of age or older or disabled
- Annually set-aside 10% of funds to be used to assist persons younger than sixty-two (62) or without a disability, yet meeting all other loan criteria
- Maximum Area Median Family Income (AMFI) at 80% for applicants based on the number of persons in the household

Home Repair – South Dallas/Fair Park

- Provides up to \$8000 in grants for major systems repairs/replacements for low income and elderly homeowners in the SDFP community.

Major system repairs may include: electrical, plumbing, roof and HVAC

- The annual budget is \$50,000
- The annual production rate is 6 homes repaired per year
- The additional \$9500 is funded through the CDBG MSRP Program

Home Repair – South Dallas/Fair Park Eligibility/Loan Criteria

- Property must be located in the South Dallas Fair Park area
- Proof of ownership and occupancy for a minimum of two (2) consecutive years unless in the NIP area where residency requirements is six (6) months
- Proof of citizenship
- Proof of household size
- Proof of income at or below 80% AMFI
- Proof of insurance
- No liens allowed other than current mortgage

Major Systems Repair Program (MSRP)

- Provides up to \$17,500 for repair or replacement of major systems from the following: electrical, plumbing, HVAC and roof, performed by certified contractors
 - The annual budget is \$2,104,484
 - The projected annual production rate is 120 repair projects

Major Systems Repair Program Eligibility/Loan Criteria

- Property must be located in the Dallas City limits
- Proof of ownership and occupancy for a minimum of two (2) consecutive years, unless in the NIP area where residency requirement is six (6) months
- Proof of citizenship
- Proof of household size
- Proof of income at or below 80% AMFI
- Proof of insurance
- No liens allowed other than current mortgage

People Helping People Program

- Provides up to a \$5,000 grant in materials and supplies for minor *exterior* repair assistance through caseworker interventions and volunteer service on a city wide basis. Caseworkers also provide home repair assessments, information on repair resources, and advocacy services

Services include:

- Repairing and painting the exterior of homes
- Pest extermination
- Window glass replacement
- Air conditioner installation and heater repair service
- Installing ramps and handrails
- Delivery of Thanksgiving and Christmas baskets to the elderly and disabled

People Helping People Program Eligibility

- Property must be located in the Dallas City limits
- Proof of ownership and occupancy for a minimum of two (2) consecutive years, unless in the NIP area where residency requirements is six (6) months
- Proof of identity
- Must be 62 years or older or disabled
- Proof of household size
- Proof of income at or below 50% AMFI (NIP area income up to 80%)
- Scope of work must be at par with volunteer skill level
- Current on all property taxes, however homeowners age 65 or older, disabled who have obtained a tax deferral for the DCAD or are current on payment plans for tax delinquencies are eligible to apply

People Helping People Program

- PHP is currently completely funded with Community Development Block Grants (CDBG) from HUD
 - Use of federal funds requires documentation of repair processes including removal of lead-based paint and safe work practices
 - The annual budget for FY2011-2012 program is \$1,242,127
- PHP will move from Lancaster across the street from the VA Hospital to Bexar Street early 2012
 - Move PHP closer to population that it serves
 - Help foster redevelopment activities on Bexar Street

PHP FY2010-2011 Year to Date Accomplishments

<input type="checkbox"/> Exterior Repair and Paint Projects Completed:	129
<input type="checkbox"/> Number of Contractor Projects Completed	34
<input type="checkbox"/> Volunteer Specialty Services Completed	<u>135</u>
	298
<input type="checkbox"/> Number of Volunteers:	2500
<input type="checkbox"/> Number of Volunteer Hours	62041
<input type="checkbox"/> Number of Volunteer Organizations	31