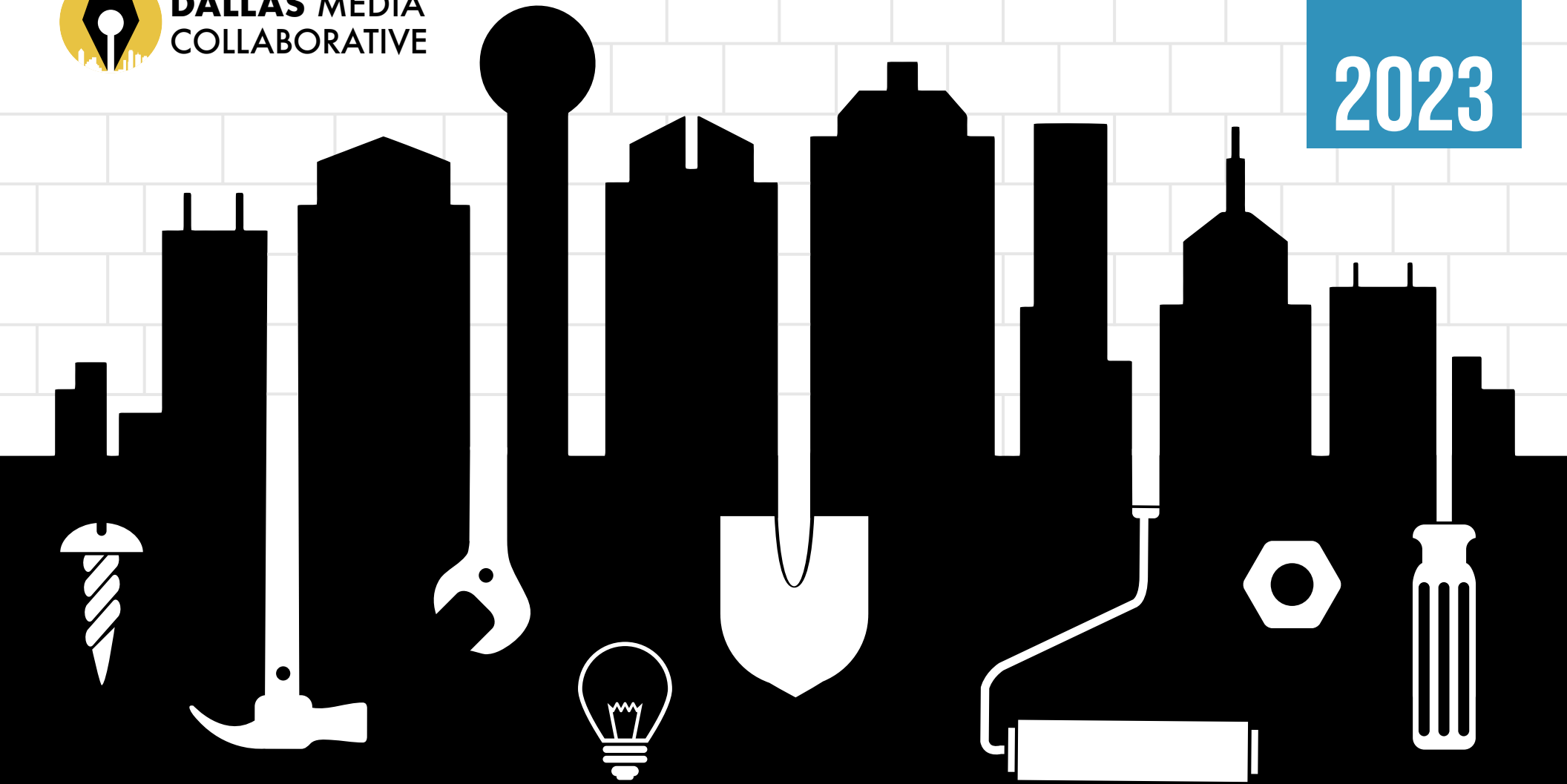




DALLAS MEDIA
COLLABORATIVE

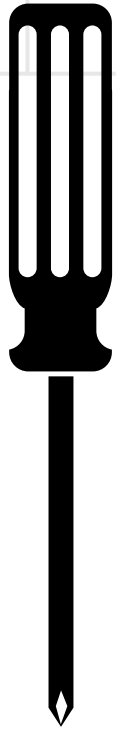
2023



HOME REPAIR RESOURCE GUIDE

LAST UPDATE / AUGUST 2023

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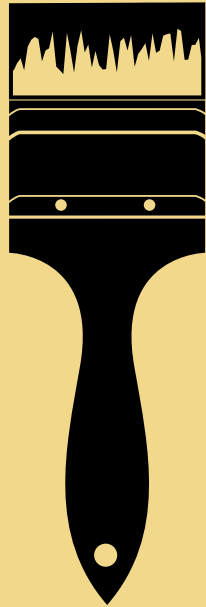
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Affordable Housing Term Glossary

RESOURCES

IT'S NICE TO MEET YOU

If your home in the Dallas-area needs a little fixing, there might be resources available to help you pay for needed home repairs.



This guide is designed to help you, our neighbors throughout the Dallas community, identify which home repair program is right for you or your loved ones. Determining which program meets your needs can be tricky, that's why the Dallas Media Collaborative worked together with the city, county, and nonprofit organizations to put all the programs in the same place. Each section in this guide includes the name of the program, eligibility requirements, income guidelines, area of availability, types of repairs, and how to apply.

Be sure to check directly with the program to find out if you're eligible, and how much funding is available. We included the most recent information available as of August 2023, but the programs themselves can give you the most accurate information. You'll find contact information on each program page.

HOW TO USE THIS GUIDE

Be sure to check directly with the program to find out if you're eligible and the availability of funds. The programs may have updated information. Each program page includes contact information.

We also suggest you check out the "What Paperwork Do I Need?" page before applying to any program in this guide. Not having the proper records and documentation is a common barrier to applying to home repair programs. This guide also serves as a resource for acquiring the necessary documentation that you will need for the majority of the programs. An index with contact information for each of the programs and a glossary of affordable housing terminology can also be found on the last few pages of this guide.

DALLAS MEDIA COLLABORATIVE

The Dallas Media Collaborative is an alliance of news outlets, nonprofits and universities that coordinates Dallas-wide and county-wide coverage of various aspects of affordable housing, including a lack of housing, with a commitment to using a solutions-focused approach. With guidance from the Solutions Journalism Network, the Collaborative equips professional media outlets and student journalists to do together what each can't do alone. We aim to fully inform citizens and encourage discourse that leads to civic engagement, ultimately holding the government accountable for its role in supporting solutions. Learn more at dallasmediacollab.com

MEDIA MEMBERS



The Dallas Morning News



UNIVERSITY MEMBERS



NONPROFIT MEMBERS



WHAT KIND OF HOME REPAIR DO YOU NEED?

START HERE

I'M NOT SURE
 If you don't know if your home has lead contamination, you can solicit an inspection to the Dallas Healthy Homes Lead Reduction Program (HHLR).

DOES YOUR HOME HAVE LEAD?

YES →

HUD HHLR
 SEE PAGE 8

NO ↓

DO YOU NEED MINOR HOME REPAIRS?*

YES →

WEATHERIZATION
 SEE PAGE 10

NO ↓

DO YOU NEED MAJOR HOME REPAIRS?***

YES ↓

WHERE DO YOU LIVE?

WEST DALLAS

YES →

NO ↓

10th ST., HISTORIC DISTRICT?

YES →

NO ↓

10th ST., JOPPA, OR FIVE MILE?

YES →

NO ↓

SOMEWHERE ELSE?

YES →

***Minor home repairs include** minimal landscaping, handicapped improvements & removal of barriers to the handicapped, insulation, windows, plaster, siding, and stucco.

****Major home repairs include** testing & treatment/removal of lead-based paint/asbestos hazards, replace/repair kitchen or bath cabinets and countertops, fences, and foundation repairs.



ELIGIBILITY INCOME GUIDELINES

WEST DALLAS TRP
SEE PAGE 6

10th STREET TRP &/OR ARPA
SEE PAGE 7

ARPA
SEE PAGE 9

HIPP
SEE PAGE 11

ELIGIBILITY STANDARD ²	NUMBER OF PERSONS IN HOUSEHOLD							
	1	2	3	4	5	6	7	8
140%	\$95,452	\$109,088	\$122,724	\$136,360	\$147,269	\$158,178	\$169,086	\$179,995
135%	\$92,043	\$105,192	\$118,341	\$131,490	\$142,009	\$152,528	\$163,048	\$173,567
130%	\$88,634	\$101,296	\$113,958	\$126,620	\$136,750	\$146,879	\$157,009	\$167,138
125%	\$85,225	\$97,400	\$109,575	\$121,750	\$131,490	\$141,230	\$150,970	\$160,710
120%	\$81,816	\$93,504	\$105,192	\$116,880	\$126,230	\$135,581	\$144,931	\$154,282
115%	\$78,407	\$89,608	\$100,809	\$112,010	\$120,971	\$129,932	\$138,892	\$147,853
110%	\$74,998	\$85,712	\$96,426	\$107,140	\$115,711	\$124,282	\$132,854	\$141,425
105%	\$71,589	\$81,816	\$92,043	\$102,270	\$110,452	\$118,633	\$126,815	\$134,996
100%	\$68,180	\$77,920	\$87,660	\$97,400	\$105,192	\$112,984	\$120,776	\$128,568
95%	\$64,771	\$74,024	\$83,277	\$92,530	\$99,932	\$107,335	\$114,737	\$122,140
90%	\$61,362	\$70,128	\$78,894	\$87,660	\$94,673	\$101,686	\$108,698	\$115,711
85%	\$57,953	\$66,232	\$74,511	\$82,790	\$89,413	\$96,036	\$102,660	\$109,283
80% ³	\$54,550	\$62,350	\$70,150	\$77,900	\$84,150	\$90,400	\$96,000	\$102,850
75%	\$51,135	\$58,440	\$65,745	\$73,050	\$78,894	\$84,738	\$90,582	\$96,426
70%	\$47,726	\$54,544	\$61,362	\$68,180	\$73,634	\$79,089	\$84,543	\$89,998
65%	\$44,317	\$50,648	\$56,979	\$63,310	\$68,375	\$73,440	\$78,504	\$83,569
60%	\$40,908	\$46,752	\$52,596	\$58,440	\$63,115	\$67,790	\$72,466	\$77,141
50% ³	\$34,100	\$39,000	\$43,850	\$48,700	\$52,600	\$56,500	\$60,400	\$64,300
30% ³	\$20,450	\$23,400	\$26,300	\$29,200	\$32,470	\$37,190	\$41,910	\$46,630
Size Adjustment:	70%	80%	90%	100%	108%	116%	124%	132%

**Dallas County Department of Health and Human Services
Weatherization Assistance Program 2022 Income Guidelines**

FAMILY SIZE	50%	75%	100%	125%	150%	200%
1	\$6,440	\$9,660	\$13,590	\$16,988	\$20,385	\$27,180
2	\$8,710	\$13,065	\$18,310	\$22,888	\$27,465	\$36,620
3	\$10,980	\$16,470	\$23,030	\$28,788	\$34,545	\$46,060
4	\$13,250	\$19,875	\$27,750	\$34,688	\$41,625	\$55,500
5	\$15,520	\$23,280	\$32,470	\$40,588	\$48,705	\$64,940
6	\$17,790	\$26,685	\$37,190	\$46,488	\$55,785	\$74,380
7	\$20,060	\$30,090	\$41,910	\$52,388	\$62,865	\$82,380
8	\$22,330	\$33,495	\$46,630	\$58,288	\$69,945	\$93,260
Add For Each Family Member	\$2,270	\$3,405	\$4,720	\$5,900	\$7,080	\$9,440

PROGRAMS

West Dallas Targeted Rehab Program

Does this program apply where I live?

West Dallas (see map on page 14)

How much money might I be eligible for?

Up to \$20,000

How do I know if I qualify?

- Eligibility depends on total household yearly income. See chart on page 5.
NOTE: These numbers are an estimate and are subject to change. Contact the program office to check if you qualify.
- Live in the home as your primary residence
- Have a clear title and be current on property taxes and mortgage payments
- Home must be single-family dwelling



What can I use the money for?

Priority Repairs:

- Roofing repair / replacement / soffit
- Exterior material repair / replacement (siding, repointing, painting)
- HVAC repair / replacement
- Plumbing (exterior gas, sewer, water lines)
- Foundation repair / leveling
- Accessibility repairs and installation such as ramps, handrails or repairing walkways

Secondary Repairs (addressed if extra funding is remaining):

- Entry doors
- Windows
- Gutters and Downspouts
- Garage doors
- Water heater
- Flooring repair
- Stairs
- Flatwork
- Electrical



(TOP) Patsy Ruth Jackson sits outside her home in West Dallas, which has benefited from the city's home improvement program.

(CENTER) A contracted worker paints the new siding panel installed on Boyd's home (pictured below) on Oct. 31, 2022.

(BOTTOM) Rayella Delley Boyd stands in front of her home on Oct. 31, 2022. She qualified for the West Dallas Targeted Rehab Program and received foundation repairs.



All Photos: Dallas Free Press



(TOP) An abandoned home and the Greater El Bethel Missionary Baptist Church in the Tenth Street Historic District of Dallas.

(CENTER) Marie Barree, 94, stands outside her home in the Tenth Street Historic District of Dallas. Barree has lived there since 1965.

(BOTTOM) Tenth Street resident Patricia Cox speaks at a March S-O-S, or Save Our Structures, press conference.



Tenth Street Historic District Targeted Rehab Program

Does this program apply where I live?

Tenth Street Historic District
(see map on page 14)

How much money might I be eligible for?

Up to \$50,000

How do I know if I qualify?

- Eligibility depends on total household yearly income. See chart on page 5.
- Live in the home as your primary residence
- Have a clear title and be current on property taxes and mortgage payments
- Home must be single-family dwelling

What can I use the money for?

Priority Repairs:

- Roofing repair / replacement / soffit
- Exterior material repair / replacement (siding, repointing, painting)
- Electrical
- Foundation repair / leveling
- Accessibility repairs and install of ramps, handrails, or repairing walkways
- Exterior material repair / replacement (siding, repointing, painting)
- HVAC repair / replacement
- Plumbing (exterior gas, sewer, water lines)
- Entry Doors
- Windows
- Gutters and downspouts
- Garage doors
- Water heater
- Flooring repair
- Stairs
- Flatwork

For more information on this program contact:
City of Dallas

What documents do I need, see page 14

PROGRAMS

HUD Healthy Homes Lead-Based Paint Hazard Reduction

For more information on this program contact: City of Dallas



Photo: Shutterstock

Does this program apply where I live?

City of Dallas only

How much money might I be eligible for?

Up to \$20,000

How do I know if I qualify?

- Eligibility depends on total household yearly income. See chart on page 5.
- Live in the home as your primary residence

- Have a clear title and be current on property taxes and mortgage payments
- Home must be single-family dwelling.
- Home must be built before 1978
- Child/children under the age of 6 resides in the home or stays for extend periods of time OR a pregnant woman resides in the home.
- Participation in the program will require a paint inspection/ risk assessment to determine the presence of lead-based paint hazards.

What can I use the money for?

- Identifying, removing, or stabilizing lead-based paint hazards
- Painting of interior and/or exterior surfaces
- Possible replacement of components such as doors, windows or siding
- Repairs of urgent health and safety conditions

HUD Healthy Homes Lead-Based Paint Hazard Reduction Supplemental Program

Does this program apply where I live?

City of Dallas

How much money might I be eligible for?

Up to \$5,000

How do I know if I qualify?

- Must ALREADY be a part of HUD Lead-Based Paint Hazard Reduction Grant

What can I use the money for?

- Identify and reduce additional health and safety hazards ONLY AFTER/IF lead hazards are found in the home.



(TOP) Joppa Freedman's Town Association founder Temeckia Derrough stands in front of her home. She said her goals are to increase awareness about environmental injustices that the neighborhood faces and to increase voting in local elections.

(CENTER) Gabriela Medina, who moved into her Habitat for Humanity home in 2016, said Joppa is a great place to raise children.

(BOTTOM) Although not even 10 miles south of downtown Dallas, Joppa has maintained a sense of rural ambience.



American Rescue Plan Neighborhood Revitalization Program

Where does this program apply?

Joppa, Tenth Street and Five Mile Neighborhood
(see map on page 14)

How much money might I be eligible for?

Up to \$100,000

How do I know if I qualify?

- Eligibility depends on total household yearly income. See chart on page 5.
- Live in the home as your primary residence
- Have a clear title and be current on property taxes and mortgage payments
- Home must be single-family dwelling.

- Home must be built in or before 1978
- Home must be owned for at least 6 months

What can I use the money for?

- Correcting any code violations
- Testing & treatment/removal of lead-based paint/asbestos hazards
- Handicapped improvements & removal of barriers to the handicapped
- Roofing
- Insulation
- Flooring and carpeting
- Water heaters
- Electrical, Plumbing, HVAC
- Windows
- Plaster, siding and stucco
- Painting (inside and outside)
- Kitchen or bath cabinets and countertops - Replace/repair
- Garage doors
- Structural repairs/modifications
- Stairs interior and exterior
- Foundation repairs
- Landscaping – modest improvements consistent with the neighborhood
- Hardscape / Softscape
- Fences

PROGRAMS

Weatherization Program

Does this program apply where I live?

Dallas County (see map on page 14)

How much money might I be eligible for?

Case by case

How do I know if I qualify?

- Household must have a total combined income 200% at or below the federal poverty line (see green and yellow chart below)
- Everyone in the household must be a U.S. Citizen, U.S. National, or Qualified Alien.

- Priority given to people over 60 years old, people with disabilities, families with children under 5, households with high energy burden, and high residential energy users

What can I use the money for?

- Minor home repairs
- Health and safety measures
- Infiltration measures
- Insulation
- Duct sealing
- Refrigeration - HVAC, AC window units, heating (space heaters), AC central units"

For more information on this program contact:
Dallas County Office



(TOP) Contractor Roberto Valerio works on repairing a broken pipe in the home of Nora Espinoza in Dallas. The pipe broke during freezing temperatures brought on by winter weather.

(CENTER) More than 400 volunteers helped renovate a Fair Park neighborhood on Sept. 11, 2018.

(BOTTOM) The exterior of the Dallas County Health & Human Services building.



Photos: (TOP) KERA (CENTER) Getty Images (BOTTOM) Dallas Morning News



(TOP) Lola Jean Gardner, 92, has lived in Joppa since 1955. Gardner raised her seven children and several grandchildren in this house, which has been repainted and repaired.

(CENTER) More than 400 volunteers helped renovate a Fair Park neighborhood on Sept. 11, 2018.

(BOTTOM) Contractor Giovanni 'Geo' Marino of Baker Brothers Plumbing repairs a broken water pipe under Joe Ellery's kitchen sink.



Home Improvement Preservation Major Rehabilitation Program

Does this program apply where I live?

City of Dallas
(see map on page 14)

How much money might I be eligible for?

\$73,170

How do I know if I qualify?

- Must have clear title; must have owned the home for at least 6 months; must be homeowner's primary residence; no liens (except first mortgage); no delinquent taxes (or have payment plan); must have homeowner's insurance or be able to get it; priority for homeowners that have not yet participated in a home repair program

What can I use the money for?

- Correcting any code violations
- Cost effective energy conservation measures (solar heating, cooling/water systems)
- Testing & treatment/removal of lead-based paint/ asbestos hazards
- Handicapped improvements & removal of barriers to the handicapped/accessibility repairs/installations
- Roofing
- Removal of termites, roaches, rodents
- Insulation
- Smoke alarms
- Deadbolt locks
- Flooring and carpeting
- Water heaters
- Electrical, Plumbing, HVAC
- Windows/door screens
- Plaster, siding and stucco
- Painting (inside and outside)
- Kitchen or bath cabinets and countertops - Replace/repair
- Garage doors
- Structural repairs/modifications
- Stairs interior and exterior
- Foundation repairs
- Landscaping – modest improvements consistent with the neighborhood
- Hardscape / Softscape
- Fences

NONPROFITS: NOT CURRENTLY ACCEPTING APPLICATIONS

Some nonprofits in Dallas County offer assistance with home repairs. As of July 2023, these programs were not accepting applications, but may again in the future. You can contact them or check their website for more information.



Builders of Hope

BOH has become one of Dallas' biggest developers of affordable housing, and works throughout West Dallas, Oak Cliff, Pleasant Grove and more. Note: due to overwhelming demand the application and waiting list are on paused until further notice.



Frazier Healthy Homes

Frazier Revitalization's mission is to be a catalyst for change and transformation in the Frazier neighborhood by coordinating, supporting and assisting economic and cultural development. The Frazier Healthy Homes project aims to preserve affordable housing and stabilize neighborhoods.



Hearts & Hammers

Hearts & Hammers is on a mission to keep people in the homes they love. This organization assists low-income homeowners struggling with deteriorating home exteriors. Assistance is provided for neighbors that are 60 years or older, a person with disabilities, or a US Armed Forces veteran.



Southern Dallas Progress CDC

Obtained a grant award to offer Minor Home Repair funding (up to \$5,000 per household) from the City of Dallas. The application can be found online. Please call 469-371-5487 for technical and management assistance in completing the documents.



Dallas Area Habitat For Humanity

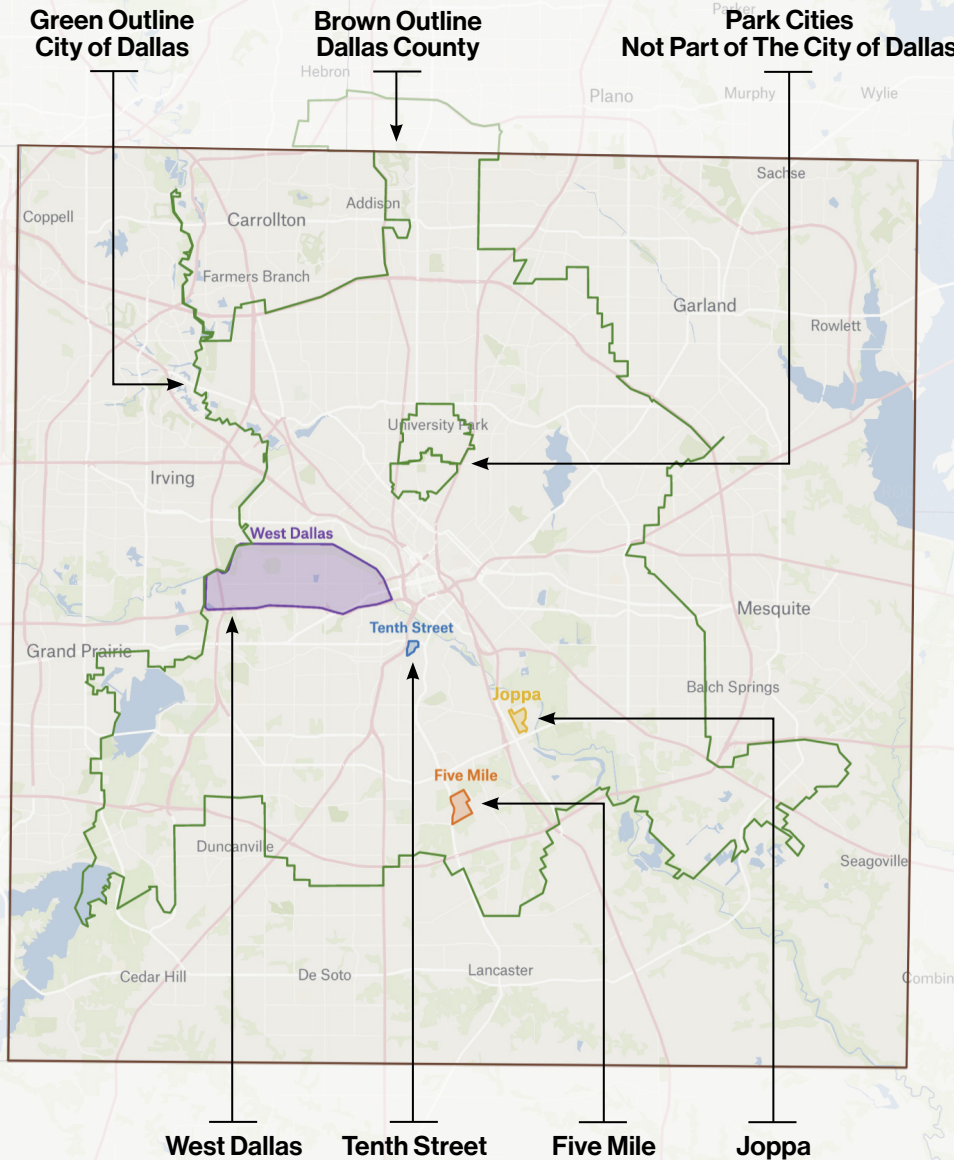
Dallas Area Habitat uses the international "A Brush with Kindness" model that has been adopted at a local level. It aims to repair exteriors, including roofs, siding and repainting. This organization is also in the process of piloting a new program that will repair homes in West Dallas.

HOW TO CONTACT PROVIDERS

PROGRAM	OWNER	WEBSITE	EMAIL	PHONE NUMBER
West Dallas TRP	City of Dallas	www.dallascityhall.com/TRP	HousingPolicy@dallascityhall.com	214-670-3644
Tenth Street TRP	City of Dallas	www.dallascityhall.com/TRP	HousingPolicy@dallascityhall.com	214-670-3644
HUD Lead-Based Paint Hazard Reduction Grant (LBPHRP) Healthy Homes Lead Reduction	City of Dallas	www.dallascityhall.com/LEAD	HHLR@dallascityhall.com	214-670-3644
HUD Healthy Homes Supplemental Program (HHSP) Healthy Homes Lead Reduction	City of Dallas	www.dallascityhall.com/LEAD	HHLR@dallascityhall.com	214-670-3644
American Rescue Plan Act Neighborhood Revitalization Program (ARPA)	City of Dallas	www.dallascityhall.com		214-670-3644
Home Improvement and Preservation Program Major Home Rehabilitation Program	City of Dallas	www.dallascityhall.com/HIPP	HIPP@dallascityhall.com	214-670-3644
Weatherization Program	Dallas County	www.dallascounty.org/departments/dchhs	WAPassistance@dallascounty.org	214-819-1909
Builders of Hope**	Nonprofit	www.bohcdc.com	schampion@bohcdc.com	214-920-9850
Frazier Healthy Homes**	Nonprofit	www.frazierdallas.org/impact/frazier-healthy-homes	info@frazierdallas.org	469-221-0704
Hearts and Hammers**	Nonprofit	www.heartsandhammers.org/homeowners	ashlyn@heartsandhammers.org	651-636-0797 ext. 2
Southern Dallas Progress CDC**	Nonprofit	www.southerndallasprogress.com	info@southerndallasprogress.com	469-371-5487
Habitat for Humanity**	Nonprofit	www.dallasareahabitat.org	info@dallas-habitat.org	214-678-2300

**Nonprofits are not currently accepting applications

PROGRAM MAP



WHAT DOCUMENTS DO YOU NEED?

- Completed Application Form
- Copy of property deed or affidavit of heirship if you inherited the home
- A copy of your current mortgage statement, if you have a mortgage
- Homeowners insurance
- Proof of income, could include most recent pay stub, social security or SSI statement, unemployment or pension income, if applicable

Need help acquiring your homes title or deed?
SAVE Your House can help!

ADDITIONAL INFORMATION

- Some programs prioritize families with children or other dependents. If this applies to you, you may be required to submit birth certificates
- Divorce decree or death certificates
- School registration for children attending college

AFFORDABLE HOUSING TERM GLOSSARY

Affordable Housing Housing where the occupant pays no more than 30% of their gross income for housing costs, including utilities.

Naturally Occurring Affordable Housing Housing that is available on the regular market, open to anyone and not subsidized by a government or nonprofit, and is within the budget of many families.

Subsidized Housing A generic term covering all federal, state or local government programs that reduce the cost of housing for low- and moderate-income residents. Subsidized simply means that rents are reduced because of a particular government program. It has nothing to do with the quality, location or type of housing.

Housing Authority Public corporations with boards appointed by the local government who aim to provide affordable housing to low- and moderate-income people. In addition to public housing, housing authorities also provide other types of subsidized housing.

Impact Fees The fees that owners of newly developed properties are charged to pay for such things as transportation improvements, new parks, and expansion of schools. Impact fees are not used to maintain existing facilities, but instead are used to create new facilities in proportion to the number of new developments in the area.

Inclusionary Zoning Usually practiced in urban areas, is planning communities and developments that will provide housing to all income brackets. Inclusionary zoning ordinances often require any new housing construction to include a set percentage of

affordable housing units. This can produce affordable housing at little cost to local government, create income-integrated communities, and lessen sprawl.

Land Trusts A trust created to effectuate a real estate ownership arrangement where the trustee holds legal and equitable title to the property subject to the provisions of a trust agreement setting out the rights of the beneficiaries whose interests in the trust are declared to be personal property.

Linkage Fees Fees that are assessed on new industrial, commercial, or office development to create affordable housing. (Alternatively, housing units may be provided as part of the development.)

Low Income Housing Tax Credit Many for-profit and nonprofit-developed rental properties use these federal income tax credits.

Market Rate Rent The prevailing monthly cost for rental housing. It is set by the landlord without restrictions.

Median Income This is a statistical number set at the level where half of all households have income above it and half below it.

Missing Middle Housing Housing that accommodates more people than a single family home but does not come in the form of a large apartment building. Typically it means anything from a duplex to a small apartment building but, significantly, it is housing that would blend in in a residential neighborhood dominated by single-family homes. It's called "missing" middle because many communities do not have very much of this sort of mid-range housing.

Nonprofit Housing Developer A nonprofit organization with a mission to create, preserve, renovate, operate, or maintain that involves the creation, preservation, renovation, operation, or maintenance of affordable housing.

Operating Subsidy A subsidy going to property owners to reduce the management, maintenance, and utility costs of housing. It is needed for projects housing extremely low-income residents who can't afford rents covering the actual costs of housing.

Rent Controls State and local government actions that restrict rent increases or service fee charges to tenants.

Redevelopment/ Infill The rules to redevelop abandoned or underused property. where abandoned or underused property is redeveloped. This topic includes inner city redevelopment, single lot infill, and brownfields redevelopment, as well as the process for obtaining the state and local government authorization to proceed with such work.

Section 8 Vouchers (Housing Choice Vouchers) These vouchers provide rental assistance payments on behalf of low-income individuals and families, including the elderly and persons with disabilities. Under this program, the housing authority pays a portion of the rent directly to the private landlord. This is administered by the local housing authority. Eligible tenants receive vouchers they can use to help them pay for apartments in the private market.



**DALLAS MEDIA
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For more information on our home
repair guide, visit our website today.
Have an update? Let us know.

Visit our website at:
dallasmediacollab.com/home-repair-guide

