



FARMERS  
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# Dallas County Housing Replacement Program

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Valwood Park and Adjacent Areas



# Dallas County Housing Replacement Program

What is it	The County demolishes substandard low/moderate income owner-occupied housing that is too dilapidated to be economically repaired and replaces it with a new home.
Who can Apply	The homeowner with a fully paid mortgage and no liens; Income 80% or below Area Median Income (AMI).
Where	Valwood Park and adjacent areas.
Funding Source	\$5 million Dallas County (ARPA funds) for 20 new homes; the grant can pay for administration costs.
Compliance	15-year lien on home – if the owner sells the property during the compliance period, the portion of the grant will be paid back to the county.

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Who will administer the program?	City staff with help from partner agencies to verify income, build homes.
Why are the homes under 1,600sf?	The Dallas County Appraisal District (DCAD) sets the property value based on square feet. Smaller homes keep the owner able to pay property tax.
Who will build the homes?	RFP can be sent for the homes. Builders of Hope is an example of a Community Housing Development Corporation with experience building these homes.
Why is the county giving us \$5 million for a housing program?	After discussions regarding TIF 4 participation and the target area renaissance program, the county reached out to Economic Development. They were aware of the current Builders of Hope program and wanted to provide additional assistance for the housing need.
Do we have to accept the funds?	No.
When will this program start?	As soon as the city and county execute an Interlocal Agreement stating the duties of the city.

# Quick Facts

The city can request \$5,000,000 from the county to provide 20 new \*free\* homes to qualifying individuals. If the city cannot find 20 qualifying individuals, a lower amount of the grant can be requested.

**The city can utilize up to 10% of the grant for administrative costs. City staff and partner agencies will be needed to help:**

Verify income sources for all people over 18 living in the home.

Verify home title information, county records, and possible liens.

Inspect the home for disrepair.

Create and manage RFP or builder selection.

Manage all aspects of the home-building process with the selected builder.

Assist homeowner with on-site storage POD and move out timeline.

**Grant funding stays with the county** and city verifies completed work and approves invoices for county to pay builder.