



Legislation Details (With Text)

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Title: Receive a report and discuss updates to the Minor Home Repair Program.

Sponsors:

Indexes:

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Attachments: 1. 2024 Minor Home Repair Program Updates, 2. Presentation

Date	Ver.	Action By	Action	Result
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Receive a report and discuss updates to the Minor Home Repair Program.

BACKGROUND:

During the FY 2022-23 budget year, the City Council approved and allocated \$75,000 from the General Fund for the Minor Home Repair Program (MHRP) one-year pilot program-the program aimed to support low-income homeowners of the City of Farmers Branch. The program was designed to improve sustainability and make the homes of those needing assistance safer and healthier. MHRP was to aid low-income homeowners in making essential exterior repairs when the owner-occupant needs more resources. The program was matched for qualified repairs, not to exceed \$7,500, with a \$1,000 minimum. The program lists the qualification criteria based on income parameters.

DISCUSSION:

At the request of Mayor Pro Tem Roman, staff is providing an update on the program and proposed revisions if it is to be continued. The following proposed revisions seek to increase the applicability and eligibility of residents seeking assistance during times of undue hardship and program efficiency.

Through revisions to this program, qualified homeowners may receive assistance via a grant from the City not to exceed \$5,000. Costs above \$5,000 will remain the sole responsibility of the homeowner. This revision removes the cost-matching requirement from the initial pilot program. Resident feedback in various discussions regarding the program advised of concerns about being able to come up with the cost-match portion and thus disqualified themselves from participation, and this revision would assist in this.

Revisions also shift the applicability requirement from income verification to market home value, as verified by data publicly available on Dallas Central Appraisal District (DCAD). As this program is meant to respond during a time of need, staff verification of home value is quick and timely, compared to the previous pilot program's income and bank documentation gathering by residents during a time of crisis. Resident feedback was also provided regarding owner-occupants who were income-limited based on their financial situations but were just above prior HUD income limits, and recommended revisions shift applicability to home value instead of home income.

Finally, revisions update the process quote and construction oversight. A City-selected review contractor will oversee the applicability of the work quoted to the damage/repair required, as well as project evaluation, regular updates, and initial and final inspections.

DISTRICT:

Citywide

FISCAL IMPACT:

1. \$75,000

ATTACHMENT(S):

1. 2024 Minor Home Repair Program Updates
2. Presentation