

Memorandum



CITY OF DALLAS

DATE August 29, 2008

TO Housing Committee Members: Steve Salazar, Chair, Carolyn R. Davis, Vice-Chair, Tennell Atkins, Dr. Elba Garcia, Vonciel Jones Hill, Angela Hunt, Linda Koop, Pauline Medrano

SUBJECT People Helping People Program Revisions

On Tuesday, September 2, 2008, you will be briefed on People Helping People Program Revisions. 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'.

A.C. Gonzalez, Assistant City Manager

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
Judge C. Victor Lander, Judiciary
Ryan S. Evans, First Assistant City Manager
David O. Brown, Interim Assistant City Manager
Ramon Miguez, P.E., Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Dave Cook, Chief Financial Officer
Jerry Killingsworth, Housing Director
Jeanne Chipperfield, Budget Director, Office of Financial Services
Helena Stevens-Thompson, Assistant to the City Manager

People Helping People Program Revisions

Housing Committee
September 2, 2008



PURPOSE OF BRIEFING

- ❑ To provide an update of People Helping People program and to propose program modifications to allow
 - Low income elderly (65 years of age or older) and disabled homeowners who have obtained tax deferrals from the Central Appraisal District or are current on their payment plans for delinquent taxes, to be eligible to apply for PHP volunteers home repair assistance.
 - Change eligibility age from 60 yrs and older to 62 years and older to be consistent with federal housing definition for elderly.
 - Remove roofing projects from PHP regimen of volunteer services and
 - Institute lead hazard reduction measures by using safe work practices.

People Helping People Program Description

- ❑ Dating back 23 years to 1985, People Helping People has been assisting low-income, elderly and disabled citizens of Dallas obtain minor exterior home repairs and various specialty home services:
 - Pest extermination
 - Window glass replacement
 - Heater repair service
 - Air conditioner installation

- ❑ The People Helping Program provides minor home repair assistance through caseworker intervention and volunteer service on a city wide basis. Caseworkers also provide home repair assessments, information on repair sources, and advocacy services.

People Helping People Program Description (cont.)

- ❑ PHP volunteers provide home repair assistance by:
 - Repairing and painting the exterior of homes
 - Replacing broken window panes
 - Replacing of air conditioning units and servicing of heaters
 - Pest extermination services
 - Repairing porches and steps
 - Installing ramps and handrails
 - Bathroom modifications for handicap access
 - Demolishing dilapidated accessory structures
 - Removing trash and debris
 - Delivery of Thanksgiving and Christmas baskets to the elderly and disabled

People Helping People Program Description (cont.)

- ❑ PHP is the only Housing Program currently completely funded with General Funds. Effective FY 2008 – 2009 CDBG funding will supplement general fund dollars for PHP.
 - Federal home repair regulations define elderly and further mandate that safe work practices are used on home repair projects to mitigate lead exposure
 - Federal housing regulations define elderly as 62 years or older.
 - Use of federal funds requires documentation of repair processes including removal of lead-based paint and safe work practices.

Proposed Budget for FY 2008-09

General Fund	1,007,337
CDBG	518,880
Reimbursements	78,000
Total	1,604,217

People Helping People Program Description (cont.)

- PHP would move from Lancaster across the street from the VA Hospital to Bexar Street
 - Move PHP closer to population that it serves
 - Help foster redevelopment activities on Bexar Street

Current People Helping People Program Eligibility

- ❑ Household eligibility, requires applicants to provide necessary proof to document the following:
 - Identity
 - 60 years old or disabled as defined by Social Security or Veterans Administration
 - Current on all property taxes for the property
 - Ownership and occupancy of property for a minimum of two (2) consecutive years, unless in the NIP area where the residency requirement is 6 months.
 - Income 50% or less of median area family income for Dallas, based on number of persons in household, as defined by the Department of Housing and Urban Development annually (except in the NIP areas where income shall up to 80%)
 - Property insurance on home for roof repairs

Current People Helping People Program Eligibility

- ❑ Property eligibility, requires the following conditions to be met:
 - The scope of housing repair work needed on a property must be at par with volunteer skill level
 - The cost estimate of repair cannot exceed \$5,000

2006-2007 Accomplishments

- ❑ Exterior Repair and Paint Projects Completed: 186
- ❑ Volunteer Specialty Services Completed: 168
- ❑ Number of Volunteers: 3,754
- ❑ Number of Volunteer Hours: 66,000
- ❑ Number of Volunteer Organizations: 44

2007-2008 YEAR TO DATE ACCOMPLISHMENTS

- ❑ Exterior paint and repair projects completed: 156
- ❑ Volunteer Specialty Services completed: 199
- ❑ Handicap Bathroom Modifications: 3

Participating Volunteer Organizations

- Air Conditioning Contractors of America
- Hearts & Hammers
- Amigos-North Texas Conference UMC
- Adopt A Block
- Retired NFL Players Association
- Greater Dallas Pest Control Association
- Kiwanis Club of Richardson
- North Texas Glass Association
- World Changers
- White Rock UMC
- Frito Lay
- Shady Grove Baptist Church
- St Marks School
- The Hockaday School
- ROPP Incorporated
- Texas Standard Construction
- The Links-Dallas Chapter
- Old Oak Cliff Conservation League
- Concord Baptist Church
- Kappa Alpha Psi Fraternity Incorporated

Participating Volunteer Organizations

- Connect To The Kingdom
- Rebuilding Together Greater Dallas
- Federal Reserve Bank
- Archon Group Incorporated
- Cathedral of Hope
- EDS
- Fannie Mae
- Dallas Youth Build
- Allied Roofing Company
- Hatley Brothers Roofing Company
- Footprints Youth & Family Resource
- Tony Clark Roofing Services
- Christ in Youth Organization
- Boy Scout Troop #861
- Lonnie Painting Services
- Service of Hope Youth Organization
- Episcopal Church of Ascension
- DFW Purdue
- Hometeam Volunteer Organization
- Dallas Christian College
- Mothers & Fathers of Cicero

NFL House Project

Amanda Whitaker
68 years old
2425 Stephenson

NFL Players Association demolished unrepairable home and built new home for Ms. Whitaker



Fannie Mae Project

Verta Ross
91 years old
2649 Easter Avenue

Fannie Mae completed repairs and painted exterior of this home.



AMIGOS Project

Kenneth Moorefield
62 years old
722 Rayenell Avenue

This case was referred to PHP by Code Compliance Department. Amigos volunteers of the United Methodist Church completed repairs.



Mothers Day Roof Project

Mattie Ross
98 years old
4635 Garrison Avenue

Hatley Brothers Roofing Company selected Ms. Ross as this years recipient of Mothers Day Roof.



Code/PHP Program Partnership

- ❑ The People Helping People Program continues to partner with the Department of Code Compliance in abating housing code violations.
- ❑ Since 2005 Code Compliance has referred over 400 cases to PHP.
- ❑ Those referrals encompass yard clean ups, demolition of accessory structures, paint and repair of homes etc.

Recommended Revisions to People Helping People Program

- ❑ Permit elderly (65 years of age or older) or disabled homeowners who, under the Texas Property Tax Code, have obtained a deferral for payment of taxes from the Central Appraisal District or are current on a payment plan for payment on delinquent taxes, to qualify to apply for PHP assistance.
- This proposed exception to the PHP requirement of no delinquent taxes is limited solely to the PHP Program.
- ❑ Raise eligibility age for program from 60 years or older to 62 years or older.
- ❑ Remove roofing projects from PHP Volunteer Program.
- ❑ Institute lead hazard reduction measures using safe work practices.

How Does Proposed Program Statement Modification Impact the Program?

- ❑ PHP historical data from 2005 revealed that out of a grand total of 2752 cases created, approximately 182 clients were disqualified for delinquent taxes.
- ❑ The program modification will expand the pool of eligible households for housing resources in the City of Dallas.
- ❑ Allowing applicants who have obtained Over 65/Disabled Person Tax Deferrals and payment plans will be consistent with and not counter to the stated objectives of the PHP Program.
- ❑ It will maximize the quality of housing stock and resources for residents in the city.

Next Steps...

- ❑ October 8, 2008: City Council Resolution approving new Program Statements
- ❑ October 8, 2008: Amend program guidelines and criteria to begin new application and intake efforts