

Minimum Property Standards Assistance Program



What is the Purpose of the Program?



Assist Denison homeowners with required repairs to be in compliance with Minimum Property Standards as defined by Sec. 13-135 of the ordinance.



Eligibility Requirements

- Denison Resident
- Residence must be Owner-Occupied, Single-Family
- Applicant must show proof of income (last 3 paystubs for all working members of the residence or social security/disability award letters and last 3 months of bank statements)
- Taxes, Municipal utilities must be current. Applicant cannot have outstanding court fees
- Repairs must be for correction of violations of City Minimum Property Standards ordinance



Income Eligibility Requirements



Maximum Income Limits 2022 (HUD Metropolitan Statistical Area: Sherman-Denison, TX)								
Household Size	1	2	3	4	5	6	7	8
Maximum Household Income	\$43,800	\$50,050	\$56,300	\$62,550	\$67,600	\$72,600	\$77,600	\$82,600

HUD:CDBG Income Limits for Low-Mod Households in the Denison Area

Program Details



- The City will pay a maximum of \$7,500 toward repairs.
- Contractor may be paid directly for repairs. City may provide assistance in locating contractors if needed.
- Property owners may be reimbursed for all supplies and materials if work completed by owner. Estimate of costs must be turned in with application. All receipts must be returned to the City. (Labor costs prohibited)
- Homeowners must apply and be approved before repairs begin
- Projects will not be pre-funded
- Project must be completed within 60 days of approval
- Program is on a first come, first serve basis and is subject to available funding
- Applicant must reside in home for a minimum of two (2) years after project is completed.



Eligible Repairs



- Siding Repairs and Replacement
- Fascia, Soffit, Trim Repair
- Painting (Faded, Peeling) Paint color must be appropriate, consist with neighborhood
- Roofing
- Exterior Attachments (Stairs and Porches)
- Glazing
- Other repairs as approved

(All repairs must be pre-approved)

Ineligible Repairs: Accessory Buildings and Accessory Structures, Landscaping



What is the Process?

- Complete the application (Online or Paper Accepted)
 - Incomplete applications will not be considered for approval
- Wait for Pre-approval before beginning any repairs (City will make an inspection of needed repairs)
- If application is denied, applicant will receive notification detailing reason for rejection
- Repairs Completed
- City will complete an inspection for MPS compliance
- Turn in a copy of invoice and/or receipts for supplies for projects completed by the homeowner or contractor invoice paid.