

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Chris McGinn, Director of Inspections and Neighborhood Services

DATE: December 4, 2023

SUBJECT: **Approval of a Resolution of the City Council of the City of Lewisville Amending the City's Economic Incentive (Non-Commercial) Policy to Expand the Property Enhancement Program (PEP) to Include Four Separate Grant Programs, PEP Grant, Retaining Wall Grant, Code Abatement Grant, and PEP Plus Grant; and Providing for Other Matters Relating Thereto.**

BACKGROUND

On March 21, 2016 City Council approved an economic incentive policy to create the Property Enhancement Program. In May of 2019, the policy was amended to include Love Your Block and Neighborhood Enhancement Program grants to become the Economic Incentive (Non-Commercial) Policy.

At the 2019 City Council Retreat, Council directed staff to expand PEP to include two new programs in a Neighborhood Empowerment Zone (NEZ) #2:

- PEP Plus - All homeowners in NEZ #2 eligible for 25% reimbursement grant up to \$20,000.
- Code Abatement - Low-to-moderate income homeowner in NEZ #2 referred by a Code Officer and has a code violation letter for 100% reimbursement grant up to \$7,500.

City Council approved the NEZ #2 and these two programs in March 2020. The programs were put on hold until 2021 due to the COVID-19 pandemic.

ANALYSIS

On May 1, 2023, Staff provided an update to Council on the current status of the property enhancement programs. The Code Abatement program had not completed any projects at that time. The Code Abatement program was a reimbursable grant for low-to-moderate income residents. Requiring low-to-moderate residents to pay upfront was identified as a barrier for those households. Staff received direction to amend this program to allow the City to pay the

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contractors directly allowing homeowners that may be unable to afford to fix a code violation an opportunity to come into compliance. The PEP Plus program had only completed two projects at that time. Staff received direction to amend this program to allow it to be expanded Citywide from homes that were built in 1980 or earlier. This would provide opportunities for more Lewisville residents to utilizing funding to revitalize their property. During the review of the PEP Guidelines, staff took the opportunity to clean up the retaining wall program requirements to expand beyond only approving retaining walls along rights-of-way. Staff also separated the program into four individual grants: PEP Grant, Retaining Wall Grant, Code Abatement Grant, and PEP Plus Grant. City staff updated the current guidelines as well as the Economic Incentive (Non-Commercial) Policy.

CITY STAFF'S RECOMMENDATION

That the City Council approve the resolution as set forth in the caption above.