

Effective Date: _____
Approval: _____

**CITY OF
LEWISVILLE
POLICY
STATEMENTS**

TOPIC: 1.0 – ADMINISTRATION
REFERENCE: SECTION V.B – ECONOMIC INCENTIVE (NON-COMMERCIAL)

I. GENERAL PURPOSE AND OBJECTIVES

The City of Lewisville is committed to strengthening and enhancing our residential neighborhoods in all parts of the city and to an ongoing improvement in the quality of life for its residents. The City of Lewisville will, on a case-by-case basis, consider providing incentives as stimulation for neighborhood improvement in Lewisville via grants as permitted by Chapter 380 of the Texas Local Government Code. It is the intent of the City of Lewisville that said incentives will be provided in accordance with the procedures and criteria herein and all applicable local, state, and federal laws. Nothing herein shall imply or suggest that the City of Lewisville is under any obligation to provide incentives to any applicant. All applicants shall be considered on a case-by-case basis and must be approved prior to any work commencing.

II. PROPERTY ENHANCEMENT PROGRAM

The Property Enhancement Program (PEP) shall disburse City funds in the form of grants to qualifying City residents who are owner-occupants of certain detached single-family or detached two-family dwelling units (Residential Dwelling) for the purpose of making exterior repairs, renovations, or sustainable improvements to residents' homes, yards, and on-site improvements that revitalize and create sustainable Residential Dwellings.

1. The PEP, including the creation of specific guidelines, approval of applicants and projects, and disbursement of funds through grants, shall be administered by City staff.
2. The amount of funds available for PEP shall be determined by the City Council through the City's annual budget process.
3. Funds disbursed under PEP shall fulfill the following objectives:
 - a. Bring the Residential Dwelling, yard, or on-site improvements into compliance with the City's Code of Ordinances,
 - b. Protect the health and safety of the residents and/or the neighborhood, or
 - c. improve the aesthetics of the property and/or the neighborhood.
4. Unless stated otherwise herein, an applicant who is awarded a grant under PEP

shall not be eligible to be awarded another grant until a full fiscal year (October 1 – September 30) has passed.

5. The PEP shall consist of the following grants:
 - a. PROPERTY ENHANCEMENT PROGRAM GRANT (PEP Grant). Eligible projects may be approved for up to a fifty-percent (50%) matching grant, capped at the amounts listed below:
 - Low-to-Moderate Income – The City will match a homeowner’s investment up to \$5,000 if their household income is at or below the 80% Median Family Income (MFI) as provided in the current income limits established by the US Department of Housing and Urban Development (HUD) based on the Dallas, TX HUD Metro Fair Market Rent Area.
 - Above Low-to-Moderate Income – The City will match a homeowner’s investment up to \$1,000 if their household income is above the 80% MFI as provided in the current HUD Income Limits.
 - b. GRANT FOR THE REPAIR OR REPLACEMENT OF PRIVATE RETAINING WALLS. Eligible projects may be approved for up to a fifty-percent (50%) matching grant of a homeowner’s investment with a maximum grant of up to \$3,000 to repair or replace a private retaining wall, regardless of household income.
 - This grant may be awarded at the same time as any other grant under PEP.
 - c. PROPERTY ENHANCEMENT PROGRAM PLUS. The Property Enhancement Program Plus Grant (PEP Plus) shall provide a grant of up to twenty five percent (25%) of the cost of a project, for a total grant of between \$4,000 and \$20,000.
 - Unless stated otherwise, an applicant who is awarded a grant under this program is not eligible to be awarded another grant until a full fiscal year has passed.
 - Eligible Residential Dwellings must have been built in 1980 or earlier.
 - d. CODE ABATEMENT GRANT. The Code Abatement Grant shall disburse City funds in the form of a grant to qualifying City residents who are owner-occupants of Dwelling Units, in the City of Lewisville Neighborhood Empowerment Zone (NEZ) No. 2, for the purpose of bringing the Residential Dwellings, yard, and on-site improvements into compliance with the City of Lewisville Code of Ordinances.
 - The NEZ No. 2 is made a part of the City’s PEP guidelines. A NEZ is a designated area within a municipality that is created to promote one or more of the following:
 - the creation of affordable housing, including manufactured housing, in the NEZ;

- an increase in economic development in the NEZ,
 - an increase in the quality of social services, education or public safety provided to residents of the NEZ; or
 - the rehabilitation of affordable housing in the NEZ.
- An eligible applicant for a Code Abatement Grant is an applicant who meets all other PEP applicant eligibility requirements, as provided in the specific guidelines promulgated by City staff, and whose household gross income is at or below the 80% MFI as provided in the current HUD income limits.
 - An eligible project for a Code Abatement Grant is a project that:
 - has been referred to Neighborhood Services staff by a Lewisville Code Enforcement Officer;
 - is necessary to bring the property into compliance with the City of Lewisville Code of Ordinances; and
 - is otherwise a PEP-eligible project, except that City staff may determine that additional types of projects are eligible for the Code Abatement Grant which would not otherwise be PEP-eligible, so long as the projects meet the program objectives outlined herein.
 - An applicant may request that any Code Abatement Grant funds awarded to the applicant be disbursed directly to the applicant's contractor.
 - Eligible projects may be approved once every fiscal year. A Code Abatement Grant recipient may not receive another Property Enhancement Program grant during the same fiscal year. The recipient may apply for another Property Enhancement Program grant the following fiscal year.

III. NEIGHBORHOOD ENHANCEMENT PROGRAM

The Neighborhood Enhancement Program shall disburse City funds in the form of a matching reimbursable grant to qualifying City neighborhood groups, including homeowner's associations, neighborhood watch associations, and crime watch groups, for the purposes of improving neighborhood public spaces, beautifying the community and neighborhood, providing positive long-term impact in the community, nurturing a shared sense of neighborhood identity and community pride, and improving community resiliency.

1. The Neighborhood Enhancement Program, including the creation of specific guidelines, approval of applicants and projects, and disbursement of funds through grants, shall be administered by City staff.
2. The amount of funds available for the Neighborhood Enhancement Program shall be determined by the City Council through the City's annual budget process.
3. The Neighborhood Enhancement Program supports a partnership between the

City of Lewisville and neighborhoods by providing a reimbursable matching grant for qualifying projects. The City will match up to \$12,500 for a single qualified project. The financial assistance is in the form of a 1:1 match, with neighborhood groups providing at least 50% of the project budget in the form of cash, donated or discounted materials or professional services, and volunteer labor.

IV. LOVE YOUR BLOCK

The Love Your Block Program shall disburse City funds in the form of a reimbursable mini-grant for qualifying City residents for the purposes of nurturing or enhancing a shared sense of community within a neighborhood, improving neighborhood public spaces, and beautifying the community and neighborhoods.

1. The Love Your Block Program, including the creation of specific guidelines, approval of applicants and projects, and disbursement of funds through grants, shall be administered by City staff.
2. The amount of funds available for the Love Your Block Program shall be determined by the City Council through the City's annual budget process.
3. The Love Your Block Program supports a partnership between the City of Lewisville and neighborhoods by providing a reimbursable mini-grant of up to \$500 for qualifying projects.

V. GENERAL PROVISIONS

The City of Lewisville reserves the right to change, modify, amend, revoke or rescind all or part of this policy in the future.