

Neighborhood Empowerment Zones



2025: Big Move #4 – Thriving Neighborhoods

Goal: To encourage reinvestment and renovation of owner-occupied single-family homes

Action Step: Develop incentives that grant residents cash upon completion for significant renovations of existing single-family owner-occupied homes

Budget: \$100,000 annually

Neighborhood Empowerment Zones - Examples

- **Single-Family Rehabilitation** - Homeowner located in designated Lewisville Empowerment Zone
 - Invests \$10,000 in eligible renovations in their home
 - Upon completion, and assuming all program criteria are met, City would provide a grant in the amount of 25% of renovation investment to owner
 - This example would = \$2,500 (25% of \$10,000) plus fee waivers
- **Minor Home Repair Program** - Low-income homeowner has several city code violations on their property (i.e. dilapidated fencing and junk car in driveway).
 - City code officers notify homeowner they are in violation
 - Homeowner gets a quote to fix fencing and remove vehicle - costs \$5,500 for eligible repairs and removal
 - Since they are in empowerment zone area 1 and they meet requirements for eligibility, they apply for assistance
 - Upon approval by city staff, repairs and removal are ordered and City issues payment directly to homeowner
- **Commercial Renovation** - Having a neighborhood empowerment zone around an area like the mall may attract new investment and reinvestment because there are known potential incentives such as tax abatements, sales tax rebates, and fee waivers available
 - For larger vacant centers, a designated zone could prove valuable in attracting investment firms to these areas
 - Potential incentives could assist developers in sustainable building methods and construction rehabilitation

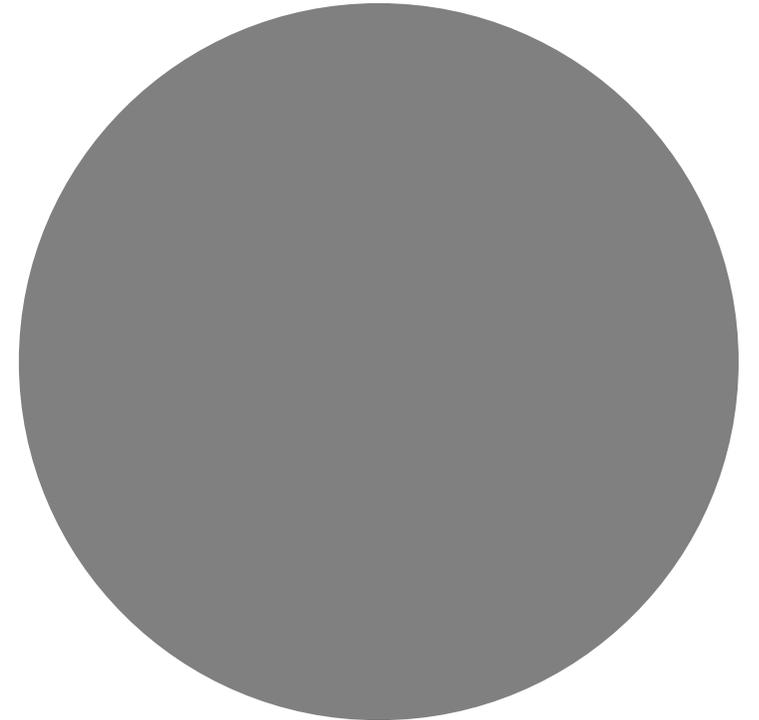


Single Family Rehabilitation

Qualified applicant will be eligible for the following incentives from the City of Lewisville:

- Single payment up to twenty-five percent (25%) of approved expenditures for rehabilitation of an existing single-family residence within a Neighborhood Empowerment Zone
 - All construction permit fees required by City directly related to eligible renovation or rehabilitation projects will be waived
- Maximum incentive available for any one property is \$20,000 per calendar year
- Incentive available to applicant based on private investment in eligible property
 - Payment will be made to applicant on an invoice-verified basis when project is complete. (subject to inspection and approval of the work by the City)

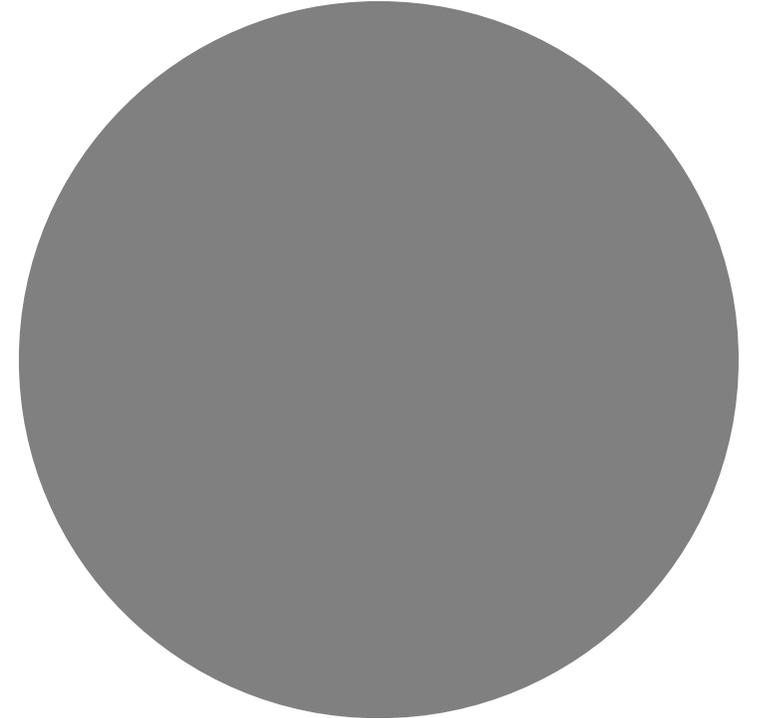
Single Family Rehabilitation



Program Criteria

- House must be at least five years old at time of approval of incentive agreement and owner-occupied
- Incentives are limited to exterior improvements, as follows:
 - Site Improvements (minimum \$1,000 of private investment)
 - Landscaping additions or improvements, including addition or replacement of trees in front yard areas; &
 - lead walk or driveway renovation or repair
 - Building Improvements (minimum of \$4,000 of private investment)
 - Façade improvements on house elevation facing a public street;
 - window and door replacements that result in improved energy efficiencies;
 - replacement or additions to front porches or patios;
 - repair or replacement of the roof; &
 - repair, replacement or repainting of eaves or trim

Single Family Rehabilitation



Program Criteria (continued)

- Screening Improvements (minimum of \$1,000 pf private investment)
 - Repair or replacement of fences
 - Repair or replacement of retaining walls on public street frontage
- Lewisville Building permits must be obtained before work commences.
- Incentive recipient must maintain ownership and reside in home for a period not less than 4 years, otherwise recapture provisions outlined in items 1 through 4 below will apply:
 - If they sell home before one year after the incentive payment is made, they must repay 100% of amount received plus any applicable fees.
 - If they sell home before two years after the incentive payment is made, they must repay 75% of amount received plus applicable fees.
 - If they sell home before three years after the incentive payment is made, they must repay 50% of amount received plus applicable fees.
 - If they sell home before four years after the incentive payment is made, they must repay 25% of amount received plus applicable fees.
 - EXCEPTION - In the event of an extraordinary circumstance, such as death of primary wage earner, recapture provisions above may be waived.

Single Family Rehabilitation

Minor Home Repair

Minor Home Repair Program

- Assistance to low and extremely low income homeowners living within the City of Lewisville designated Neighborhood Empowerment Zones
 - For essential repairs related to Lewisville Code Ordinance or Zoning Ordinance violations
 - Eligible repairs can be completed on the interior of the home, the exterior of the home, or on the property itself.
 - Applicants may receive up to \$7,500 in exterior repairs that would achieve compliance with City of Lewisville Code of Ordinances or Zoning Ordinances that can be completed within that same dollar amount.
 - Examples - fencing, retaining walls, windows, tree trimming, junk car removal, trash and debris removal, graffiti, etc.

Minor Home Repair Program

- Incentive recipient must maintain ownership and reside in the home for a period not less than 4 years, otherwise recapture provisions outlined in items 1 through 4 below will apply:
 - If they sell home before one year after incentive payment is made, they must repay 100% of amount received plus any applicable fees
 - If they sell home before two years after incentive payment is made, they must repay 75% of amount received plus applicable fees
 - If they sell home before three years after incentive payment is made, they must repay 50% of amount received plus applicable fees
 - If they sell home before four years after incentive payment is made, they must repay 25% of amount received plus applicable fees
 - EXCEPTION
 - In event of extraordinary circumstance, such as death of primary wage earner, recapture provisions above may be waived

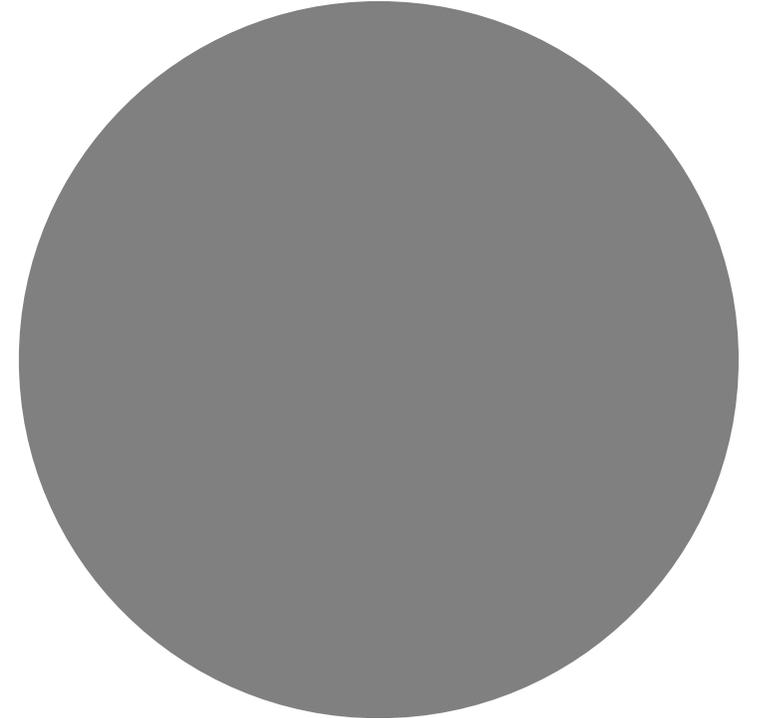
Minor Home Repair Program

Commercial Renovation

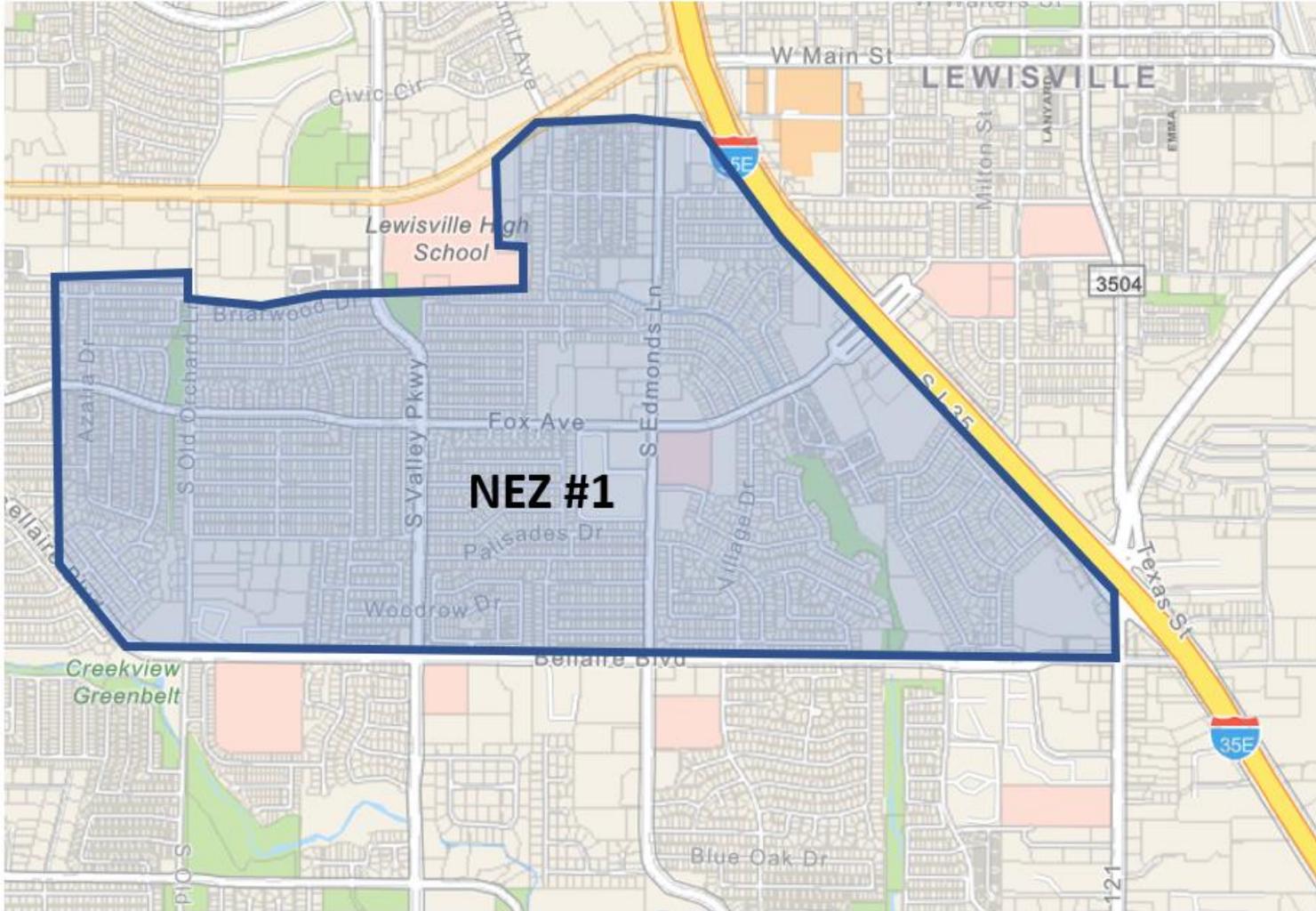
Commercial Renovation

- Provides incentives to developers for commercial projects such as:
 - Property Tax Abatements
 - Sales Tax Rebates
 - Permit Fee Waivers
 - Impact Fee Waivers
- Program Criteria
 - Projects shall be considered by City Council on a case by case basis
 - Projects shall have a positive return-on-investment for the City
 - Projects shall include sustainable building methods and/or construction rehabilitation

Commercial Renovation



Neighborhood
Empowerment
Zone Area 1



Neighborhood
Empowerment
Zone #2

