




# Neighborhood Bold Initiative



**City Council Workshop**  
**March 16, 2020**



# History

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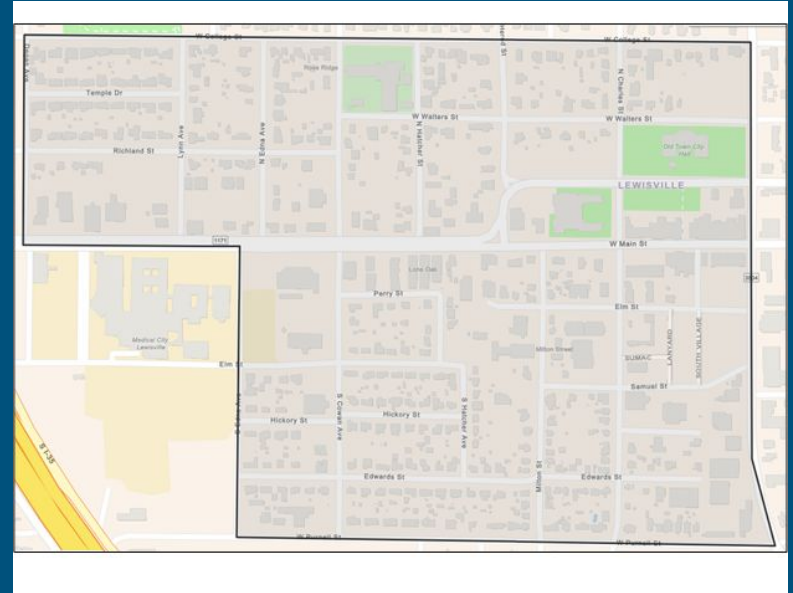
- 2019 Council Retreat - Councilman Jones pitched the creation of a residential program that incentivized redevelopment of aging and dilapidated housing using demolition and new construction grants
- This program would provide reimbursable grants for those property owners to demolish an existing property and rebuild a new single-family home on the same lot
- FY19-20 budget dedicated \$100,000

# History continued

The original pitch was for the neighborhoods adjacent to Lake Park:



But after further research and analysis, staff recommends Old Town:



# The program...

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The Neighborhood Bold Initiative Program supports a partnership between the City of Lewisville and residential homeowners by providing a grant of **up to a maximum \$30,000** that aims to redevelop residential parcels in Old Town Lewisville. This program supports the City's 2025 Vision by encouraging sustainable, high quality residential redevelopment within Lewisville's Old Town Design District. The following incentives may be applicable per each project on a case by case basis and reviewed and approved by city staff:

- A demolition incentive equal to 100% of the demolition costs, not to exceed **\$10,000**
- A sustainable design incentive, not to exceed **\$15,000**
- A new residential construction incentive, not to exceed **\$15,000**



# Neighborhood Empowerment Zone #2



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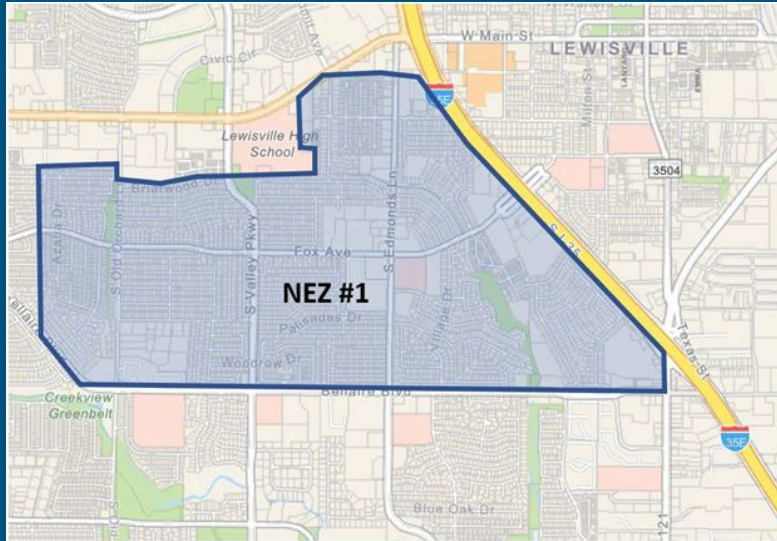
# History

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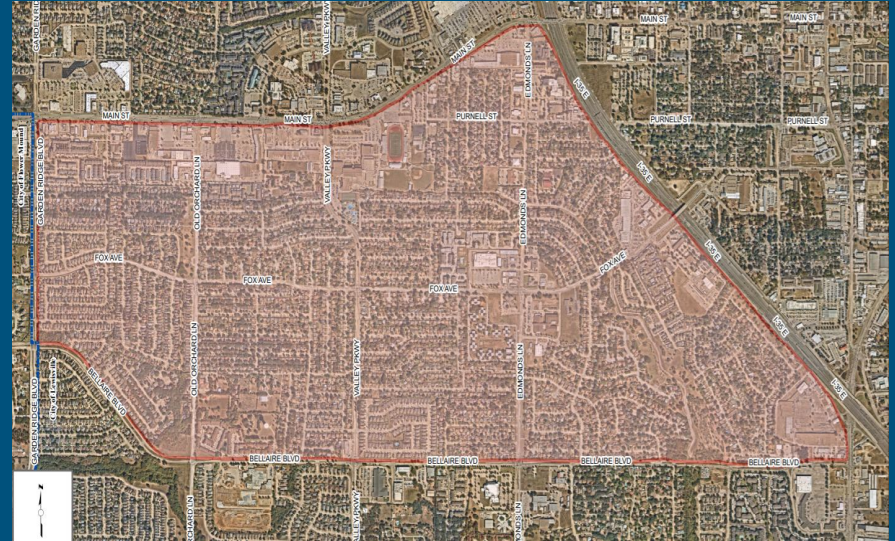
- 2019 Council Retreat - Councilman Ferguson pitched the creation of a residential Neighborhood Empowerment Zone (NEZ) for an area of town commonly referred to as the Wood Streets
- This NEZ would provide two types of reimbursable grants.
  - Code Abatement Grant: For lower income residents to abate code violations.
  - Home Rehabilitation: For any homeowner to make certain eligible exterior home improvements.
- FY19-20 budget dedicated \$100,000, which was placed in a CIP account. This allows any unused funds to carry over to future budget years.
  - Exterior Home Rehabilitation - \$60,000
  - Code Abatement - \$40,000

# History continued

The original pitch was for the area identified below



After further research and analysis, staff recommends the following boundary



# Program

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- Staff has worked to find the best way to implement this proposed program to streamline and leverage existing programs.
- Staff is proposing that the NEZ incentive programs be organized under Property Enhancement Program(PEP)
  - PEP Plus (Exterior Home Rehabilitation)
  - Minor Code Abatement



# PEP Plus

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- Eligible applicants (at any income level) with eligible projects may be approved for a 25% matching grant, capped at \$20,000.
- Once completed and payment is disbursed, no additional assistance may be requested for two fiscal years.
- A minimum grant amount greater than \$4,000.
- Applicants have to invest a minimum of \$16,000.

# Code Compliance PEP Grant

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- Eligible applicants may be approved for up to \$7,500 without a match requirement.
- An eligible applicant:
  - Property owner
  - Household gross income is at or below the 80% MFI (Median Family Income)
- Eligible project:
  - Referred by a Code Enforcement Officer
  - Is necessary to bring into compliance
- Eligible projects could also include the removal of graffiti, junk vehicles or unsightly material.
- Once completed and the payment is disbursed, no additional assistance may be requested for one fiscal year.

	<b>PEP</b>	<b>PEP Plus</b>	<b>Code Abatement</b>
Matching Requirement	50%	25%	100%
Minimum Grant	\$250	\$4,000	\$250
Maximum Grant	\$1,000/\$5,000	\$20,000	\$7,500
Minimum Project Cost	\$500	\$16,000	\$250
Location	Citywide	NEZ#2	NEZ#2 + Code Referral

Questions?