



CITY OF DALLAS

**RESIDENTIAL NEIGHBORHOOD EMPOWERMENT ZONES
(NEZ)**

**FREQUENTLY
ASKED
QUESTIONS**

PROGRAM DESIGN

What is a Residential Neighborhood Empowerment Zone (NEZ)?

A Residential NEZ is a Council-approved boundary that allows homeowners and landlords to qualify for development fee reimbursements and City property tax abatements if they do one of the following:

- Are a homeowner, -in a residential NEZ, spend at least \$5,000 renovating their own home, and have a household income at or under 120% AMI
- Are a landlord- spend at least \$10,000-, to bring their single-family or duplex rental unit up to code, and rent it to people whose household income is under 60% AMI

Will the City need to approve the repairs?

Yes, Housing inspectors will conduct inspections to ensure the work listed in the application has been done.

Is the City paying for repairs?

No, in this program, the repairs will be paid for privately and the City will assist the homeowner in applying the tax abatement. For information on our other programs, please go to www.dallashousingpolicy.com

What if I already done repairs on my home?

If your repairs were done after January 22, 2020, you can apply for the program

Where are the NEZ districts?

Forest district, Red Bird, The Bottom/Tenth Street, West Dallas, Casa View, Vickery Midtown, and LBJ Skillman.

You can search to see if your home is located inside a NEZ district using the map here: using the map here: bit.ly/homerepairmap

ELIGIBILITY

What are the income limits for the NEZ?

- **Homeowners:** Homeowners repairing their own home will be eligible with a gross annual income at or below 120% AMFI at the time of application. See chart below:
- Homeowners in education, library occupations, healthcare occupations, and protective service occupations, such as fire fighters and police officers will be eligible with a gross annual income under 140% AMFI at the time of application.
- **Landlords who repair their rental unit and rent to a tenant** with a gross annual income at or below 60%. See chart below: (landlords do not need to income qualify)

What documents will be required for proof of repairs?

Before and after pictures, proof of work completion, and proof of payment for program-eligible expenses.

Is there a time limit on repairs not yet done?

For work completed after January 22, 2020 and for those that have not yet started they will have 6 months from time of re-certification

What is a tax abatement?

After all the repairs are complete and all documents submitted, approved, and signed, the property will be eligible for a municipal tax abatement on the increase in value for the next ten years. This is essentially a tax freeze on the City portion of the property taxes

APPLICATION PROCESS

How do I apply?

Applications will be available online at www.dallashousingpolicy.com, After May 3, 2021, paper copies may be picked up at City Hall, 1500 Marilla St., Room 6CN, Dallas, TX 75201

Completed applications can be emailed to HIPP@dallascityhall.com along with all required supporting information. If you would like to submit your application in person at City Hall, please call 214-670-3744 ahead of time.

What happens after I submit my completed application?

Your application will be reviewed by the Housing staff to ensure eligibility. Staff will then contact you if you are approved for the program.