

Memorandum



CITY OF DALLAS

DATE April 16, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **The Department of Housing and Neighborhood Revitalization Launches
Neighborhood Empowerment Zones (NEZ) Program**

The Department of Housing and Neighborhood Revitalization is excited to announce the launch of the Residential Neighborhood Empowerment Zones (NEZ) program on Monday, April 26, 2021.

This launch will begin with residential owner-occupied homes and single-family/duplex rental units located in one of the residential NEZ districts. Approved applicants will be eligible for 10-year abatements of a portion of their property taxes and reimbursement of certain development-related city fees.

The Residential NEZ program was created to encourage rehabilitation and repair of residential properties in the City and to promote economic development and affordable housing. The program was approved January 22, 2020 by Resolution No 20-0188.

If an eligible applicant has completed eligible repairs between January 22, 2020 and today, they may apply to the program. If work has not yet been started, an applicant can apply for pre-approval and get full approval after completion of the work. Homeowners who have received assistance for home-repairs from the City of Dallas during this period, who live in eligible areas will be contacted after construction is complete to apply for the NEZ program.

Eligible Applicants:

- Homeowners: spend at least \$5,000.00 renovating their own home and have a household income at or under 120% AMI
- Landlords: spend at least \$10,000.00, bring their single family or duplex rental unit up to Chapter 27 habitability standards, and rent it to people whose household is at or under 60% AMI

Eligible repairs are weather and water proofing like roof repairs, doors and window replacement and Essential Systems Repairs like accessibility, and HVAC. A full list of repairs is available under the NEZ program at www.bit.ly/DALRESNEZ.

Homeowners will need to have the following:

- Proof of identification
- Proof of income
- Proof of work completed or to be completed

Landlords that apply will need their tenant to co-apply and be income verified. Landlords will need to complete the minimum eligible repair investment and bring their property into compliance with the City's Minimum Property Standards in Chapter 27 of the Dallas City Code.

Starting on April 26, 2021 applications can be downloaded from www.bit.ly/DALRESNEZ or can be picked-up at Dallas City Hall. Applications will be accepted anytime throughout the year.

DATE April 16, 2021
SUBJECT **The Department of Housing and Neighborhood Revitalization Launches
Neighborhood Empowerment Zones (NEZ) Program**

City Hall is tentatively scheduled to open on May 3, 2021. Before then, Applicants can call 214-670-3744 and ask staff to meet them outside of City Hall to pick up or drop-off an application.

Complete applications can be dropped off at the above-mentioned location between 8:00 am and 5:00 pm and will be processed as received.

Housing staff will hold an information session to learn more about the program and requirements of eligibility on Tuesday, April 20, 2021 from 6:00 pm to 7:00 pm to discuss in detail NEZ and the applications. A recorded copy of the presentation will be posted online at www.bit.ly/DALRESNEZ after the event. The following information is for property owners interested in joining the meeting:

Event Link: <https://bit.ly/3dv3hmP>
+1-469-210-7159 United States Toll (Dallas)
+1-408-418-9388 United States Toll
Meeting Number (access code): 187 409 9458
Meeting Password: NEZ1

Full details on the program, required documents, eligibility, and application requirements are available online at dallashousingpolicy.com. Residents can also call the Department of Housing & Neighborhood Revitalization at 214-670-3644 or email hipp@dallascityhall.com.

Should you have any questions or concerns, please contact me at 214-670-3619 or David.Noguera@dallascityhall.com



David Noguera, Director
Housing & Neighborhood Revitalization

cc: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors