



## Residential Neighborhood Empowerment Zones

### Program Information

The Neighborhood Empowerment Zones (NEZ) program is intended to provide incentive for developers, homeowners, and landlords, through a 10 year tax abatement, to create high-quality housing for a variety of incomes. Eligible applicants must live within the boundaries of the neighborhood empowerment zones as defined by Section 312.202 of the Tax Code.

Eligible projects may include: Development of new affordable housing units on vacant land, repair of certain owner-occupied housing units, and/or repair and rehabilitation of a single family and duplex rental units.

The household annual gross income, for homeowners, must be at or below 120% AMFI at the time of purchase. The household annual gross income, for tenants, must be at or below 60% AMFI. Those in special occupations must have a gross annual income under 140% AMFI.

### What information must be submitted to apply for the program?

- Application form fully filled-out and submitted
- Property Deed or/and Affidavit of Heirship
- Copy of (1) month current checkings/savings bank statements ALL pages included
- All applicable income-paystubs or other:
  - One (1) month of most recent paycheck stubs (all wage earners)
  - Current Social Security and/or Supplemental Security Income
  - Annuity/Pension
  - Unemployment: Statement of Potential Benefit and Wages
  - Court-ordered child support statement (if applicable)
- **Additional information**
  - o Proof of repairs: before and after pictures, receipts, proof
  - o Birth Certificate or affidavit of birth of all minor children (and permanent resident card or Certificate of naturalization, if applicable)
  - o Divorce decree or death certificate (if applicable)
  - o School Registration (for children attending college)

## Application Process

You may download the application online at [www.dallashousingpolicy.com](http://www.dallashousingpolicy.com) or pick up an application from Dallas City Hall starting April 26, 2021. **Please note:** Before May 3, 2021 City Hall will be closed but applicants can schedule a time to pickup/drop-off an application by calling 214-670-3644. Please visit our website or pick up the required documentation checklist that must be submitted along with the application. The application drop off site is the same as the pickup location. You may drop off your application between 8:00am-5:00pm.

## Repairs

Applicants with repairs in the priority tier will be addressed first. Then, applicants in the secondary tier will be addressed if funding is remaining

<b>Priority Tier:</b> Correction of exterior code violations and Elimination of specific conditions detrimental to public Health & safety identified by the city	<b>Secondary Tier:</b> (all exterior)
<ul style="list-style-type: none"><li>• Roofing repair/replacement/soffit;</li><li>• Exterior material repair/replacement (siding, repointing, painting)</li><li>• HVAC repair/replacement</li><li>• Plumbing (exterior gas, sewer, water lines)</li><li>• Foundation repair/ leveling</li><li>• Accessibility repairs and installation such as ramps, handrails or repairing walkways</li><li>• Any item determined eligible by the Director, that aligns with the overall NEZ policy</li></ul>	<ul style="list-style-type: none"><li>• Entry doors</li><li>• Windows</li><li>• Gutters and Downspouts</li><li>• Garage doors</li><li>• Water heater</li><li>• Flooring repair</li><li>• Stairs</li><li>• Flatwork</li><li>• Electrical</li><li>• Any item determined eligible by the Director, that aligns with the overall NEZ policy</li></ul>

# Neighborhood Empowerment Zones

Department of Housing & Neighborhood Revitalization 1500 Marilla St., Room 6CN | Dallas, Texas 75201