

WHEREAS, City of Dallas seeks to preserve and enhance the quality of single family and duplex housing for residents in the city of Dallas; and

WHEREAS, the City of Dallas seeks to provide incentives for owners to invest in home improvements; and

WHEREAS, the City now desires to set policies and procedures to implement the Home Improvement Rebate Program.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager, or his designee, is authorized to use the Home Improvement Rebate Program Statement to implement the program.

SECTION 2. That following approval as to form by the City Attorney, the City Manager is hereby authorized to execute the necessary supplemental agreements and such other instruments as may be necessary to carry out the program in accordance with the attached Home Improvement Rebate Program Statement (Exhibit A).

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED BY
CITY COUNCIL

OCT 11 2016

Eric S. Davis
City Secretary

EXHIBIT A
HOME IMPROVEMENT REBATE PROGRAM STATEMENT

Purpose

The Home Improvement Rebate Program is designed to provide incentives for owners to invest in home improvements:

- Positively effect values in neighborhoods
- Promote neighborhood assets
- Encourage revitalization in Dallas neighborhoods
- Maintain and stabilize existing housing
- Improvement of conditions of housing in neighborhoods

Description

The program will provide financial assistance for the following residential and ownership types:

- Single family homes
- Duplexes

The program will provide rebates to property owners for eligible repairs. The rebate program will reimburse homeowners 25% of the improvement costs up to \$5,000.

Criteria for Applications:

- Homes within Dallas city limits with preference to Neighborhood Plus and Neighbor Up areas
- Homes built in 1985 or earlier that are appraised at \$200,000 or less are eligible.
- Repairs requested are eligible for rebate after completion of work.
- Property owner must be current on taxes and insurance.
- Improvements must total 10% or more of the DCAD value of the property.
- 25% rebate on total repair costs, up to \$5,000 limit per property.
- Start within 6 months of application and completion of project must be within six months after start.
- Applicant is limited to one rebate per five year period.
- No partial rebates
- Property owner agrees to periodic inspections of the repair work.
- Eligible expenses include both interior and exterior repairs and upgrades

EXHIBIT A

HOME IMPROVEMENT REBATE PROGRAM STATEMENT

- Repairs excluded include the following: new pools, hot tubs, spas and water features. Repair or replacement of sprinkler systems lacking digital controllers with functional rain and temperature sensors. Detached accessory structures, garage enclosures, carports, and condominiums.

Compliance

Staff will ensure that approved projects foster areas of opportunity and otherwise comply with federal fair housing obligations. Staff will also check for proper completion of repair work.