

Memorandum



CITY OF DALLAS

DATE May 15, 2015

TO Housing Committee Members: Carolyn R. Davis, Chair, Scott Griggs, Vice-Chair, Monica Alonzo, Rick Callahan, Dwaine Caraway, and Philip Kingston

SUBJECT Plano's Home Reinvestment Incentive Program

On Monday, May 18, 2015, you will be briefed on Plano's Home Reinvestment Incentive Program. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in black ink that reads "Theresa O'Donnell". The signature is fluid and cursive.

Theresa O'Donnell
Chief Planning Officer

c: The Honorable Mayor and Members of the City Council
A. C. Gonzalez, City Manager
Rosa A. Rios, City Secretary
Warren M.S. Ernst, City Attorney
Craig Kinton, City Auditor
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P. E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council



Plano's Home Reinvestment Incentive Program

Dallas City Council Housing Committee
May 18, 2015





Program Intent



- A City of Vibrant and Renewing Neighborhoods
- Intended to spur significant reinvestment in older, moderately-priced housing.
- \$617,000 in funding = more than 123 homes updated, likely substantially more.



Program Design

- Have as great an impact as possible with available funding and staffing
- Keep it simple
- Inhibit fraudulent claims
- Make it as fair as possible
- Encourage improvements quickly





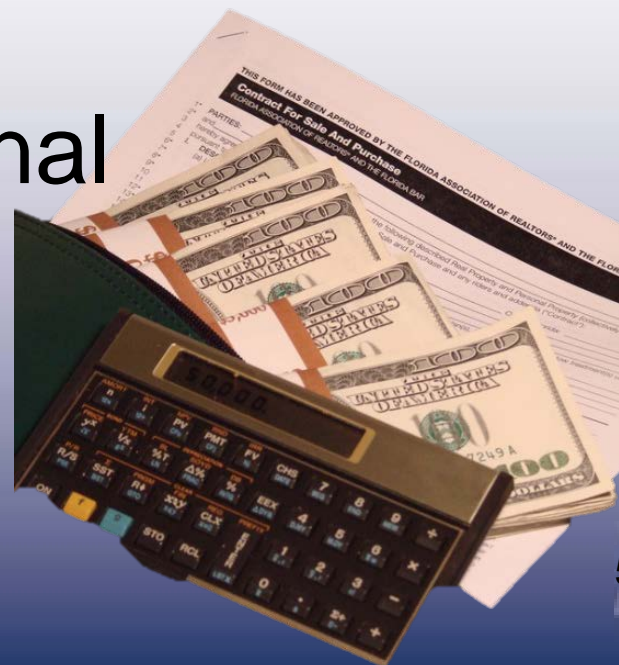
Program Rules: Property

- Single family houses, duplexes, townhouses and condominiums
- House 35 years or older (latest 1980)
- County Appraisal District value total \leq 70% FHA single family mortgage limit (\$217,350 for 2015)
- Current on taxes and homeowner's insurance



Program Rules: Rebate

- Rebate at 10% of project value for internal improvements; 25% for external improvements.
- Capped at \$5,000 per property per 12 months
- Paid within 30 days after final inspection passed and all paperwork complete
- All or nothing





Improvements

- Both interior and exterior improvements qualify, with exceptions noted.
- Construction project total valued $\geq 10\%$ of the property value (\$15,000 project minimum for a \$150,000 house) – based on CAD total certified valuation
- Qualified updates may start only after notice to proceed from City
- Complete within three months of start
- Result in livable unit



Exclusions

The following improvements are disallowed:

- Due to water conservation concerns:
 - New pools, hot tubs, spas and water features
 - Plants that are not native or naturalized (prefer Texas Smartscape). Landscape not meeting water restrictions.
 - Sprinkler systems lacking digital controllers with functional rain and temperature sensors.
- Due to property standards concerns:
 - Garage enclosures
 - Carports
 - Free standing accessory structures, not integrated into the building.

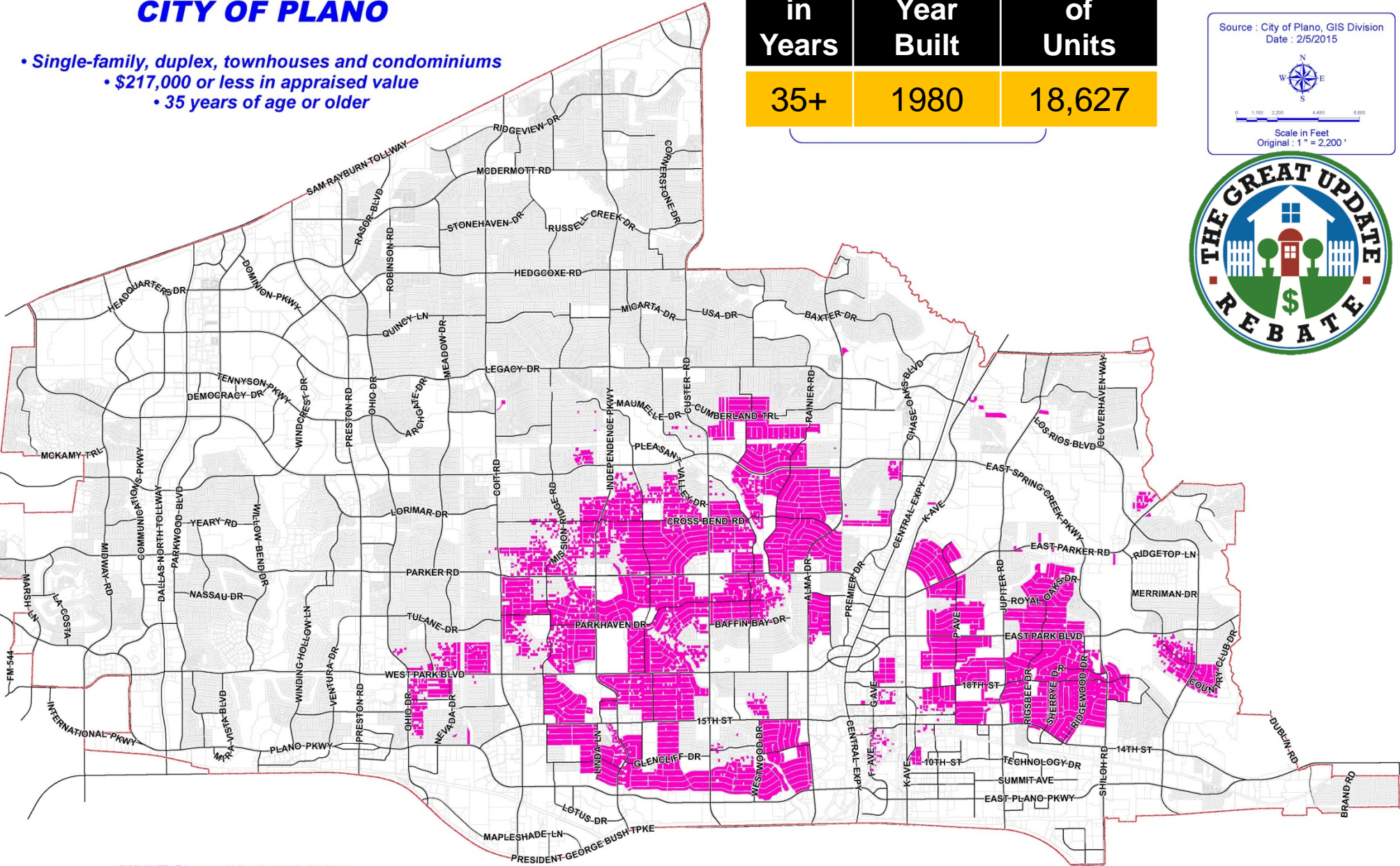
CITY OF PLANO

- Single-family, duplex, townhouses and condominiums
- \$217,000 or less in appraised value
- 35 years of age or older

Age in Years	Latest Year Built	Number of Units
35+	1980	18,627

Source : City of Plano, GIS Division
Date : 2/5/2015

Scale in Feet
Original : 1" = 2,200'



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of Plano. Any use or reliance on this map by anyone else is at that party's own risk and without liability to the City of Plano, its officials or employees for any discrepancies, errors, or variances which may exist.



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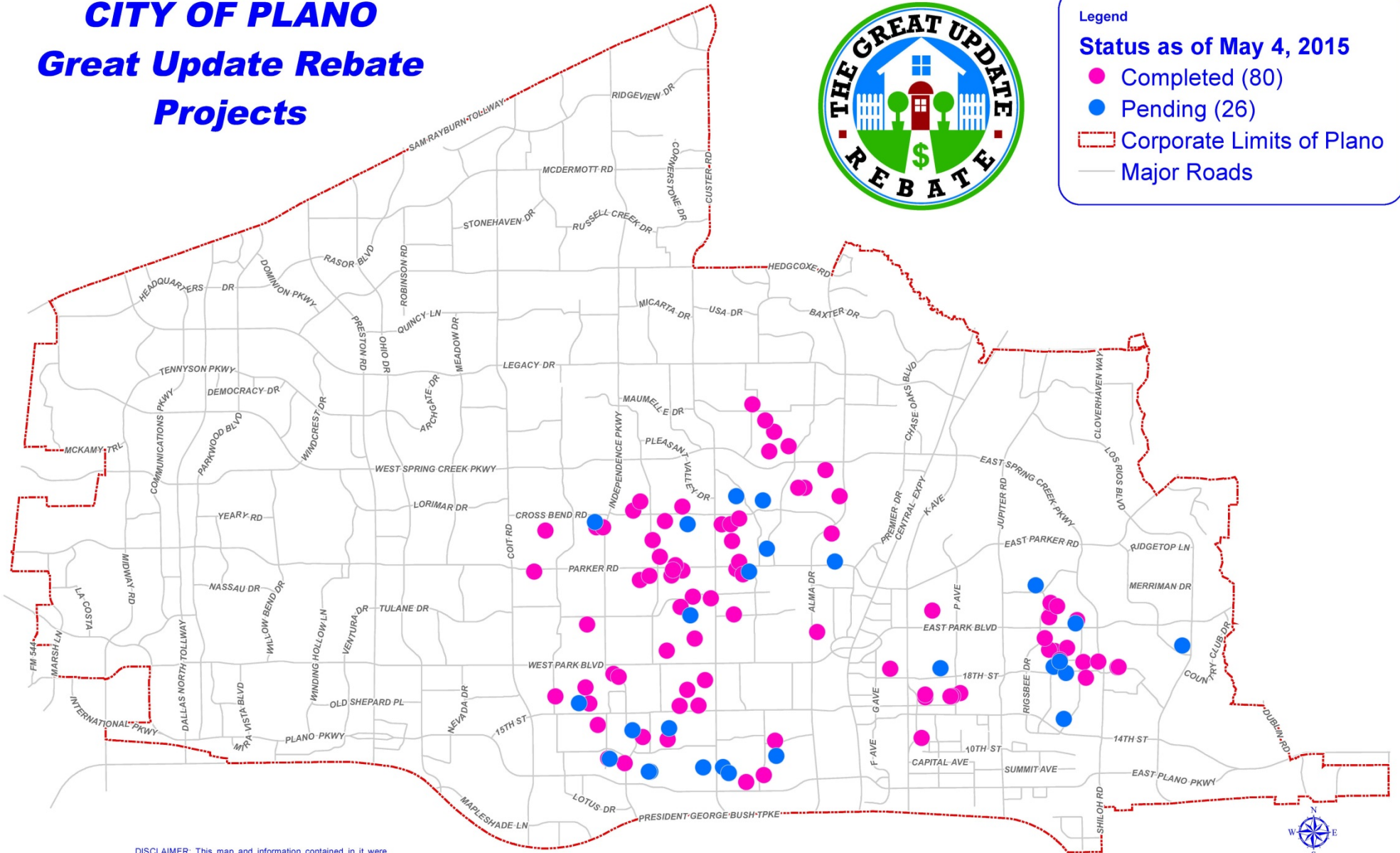
Great Update Rebate Projects



Legend

Status as of May 4, 2015

- Completed (80)
- Pending (26)
- Corporate Limits of Plano
- Major Roads



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Not to Scale
Source : City of Plano, GIS Division
Date : 5/4/2015



Program Update

- Operating for 12 months
- 106 approved projects
- Obligating more than \$465,115
- Investing more than \$2.7M to date
- Additional applications pending
- Takes less than one week from application to Notice to Proceed.





Improvement Types

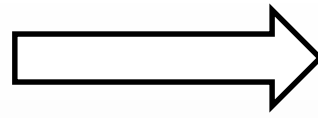
(To-Date)

- Bathroom remodels
- Kitchen remodels
- Foundation repairs
- Window replacements
- HVAC
- Landscaping
- Fence repairs

Interior Improvements



Before



After



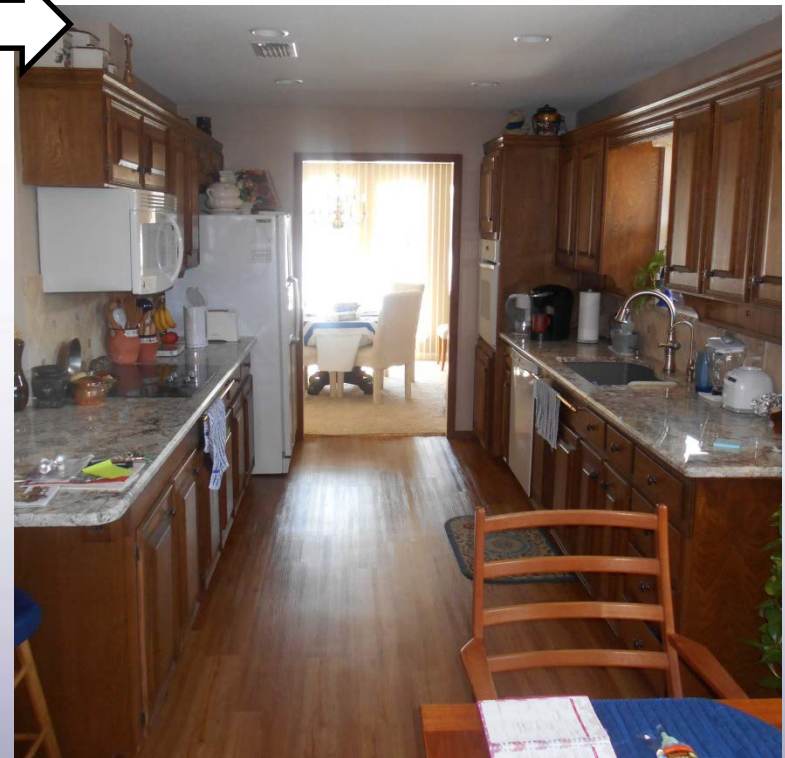
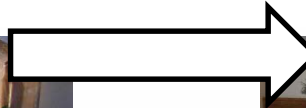
BATHROOM

Interior Improvements



Before

After



KITCHEN



Interior Improvements



Before

After



KITCHEN, FLOORING



Exterior Improvements



Before

After



LANDSCAPING



Exterior Improvements



Before

After



WINDOWS, DOOR & ROOF



Exterior Improvements



Before

After



WINDOWS, DOOR AND
SOLAR PANELS



Exterior Improvements



Before

After



FENCE

Exterior Improvements



Before

After



POOL PLASTER, TILE & DECK

Exterior Improvements



Before

After



FRONT PORCH





Program Update

Applications and information available at:

www.plano.gov/greatupdaterebate

For more information:

Email: greatupdaterebate@plano.gov

Or call

972-941-7151