



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		April 28, 2014		
Department:		Planning		
Department Head		Christina Day		
Agenda Coordinator (include phone #): D. Carter, ext. 7151				
CAPTION				
A Resolution of the City Council of the City of Plano, Texas, authorizing The Great Update Rebate program related to housing improvement financial incentives; and providing an effective date.				
FINANCIAL SUMMARY				
<input type="checkbox"/> NOT APPLICABLE <input checked="" type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR: FY 2013-14	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	750,000	0	750,000
Encumbered/Expended Amount	0	-134,488	-0	-134,488
This Item	0	-615,512	0	-615,512
BALANCE	0	0	0	0
FUND(S): GENERAL FUND				
<p>COMMENTS: Revisions to the City of Plano's Chapter 380 Policy for Economic Development Incentives will enable the beginning of The Great Update Rebate program which will partially reimburse participating residential property owners for qualified improvements made to their property.</p> <p>STRATEGIC PLAN GOAL: Providing financial incentives to encourage residential property owners to improve their properties relates to the City's Goals of Great Neighborhoods - 1st Choice to Live and Financially Strong City with Service Excellence.</p>				
SUMMARY OF ITEM				
Approval of the resolution will authorize the expenditure of Neighborhood Reinvestment funds for The Great Update Rebate as part of the City's economic development strategy .				
List of Supporting Documents:		Other Departments, Boards, Commissions or Agencies		
Memo				
Resolution				

Date: April 2, 2014

To: Bruce D. Glasscock, City Manager
Frank Turner, Deputy City Manager

From: Christina Day, Director of Planning

Subject: The Great Update Rebate: Chapter 380 Authorization

In order to authorize the expenditure of public Neighborhood Reinvestment funds on private property, the City Council must find a public purpose. The associated resolution demonstrates the connection between the investment and purpose by finding that:

- The promotion of the redevelopment of existing housing stock in the City promotes economic development within the City and is essential for the continued economic growth of the City; and
- It is well established that the availability of quality housing stock encourages the relocation of businesses and attracts new business enterprises, as well as the expansion of existing business enterprises within the City, which in turn stimulates growth, creates jobs and increases property and sales tax revenues; and
- The promotion of the housing stock is a major contributing factor to the growth of the City, which in turn stimulates trade and commerce and reduces unemployment; and
- The well-being and economic growth of the Plano community benefits all its citizens; and
- Residential development and redevelopment will attract and encourage business relocation and expansion since businesses will look to the available housing stock to meet the needs of management and the work force.

Approval of this resolution will authorize the expenditure of Neighborhood Reinvestment funds for The Great Update Rebate as part of the City's economic development strategy.

Please let us know if you have questions or need additional information.

XC: Shanette Brown, Community Services Manager
Lori Schwarz, Comprehensive Planning Manager



A Resolution of the City Council of the City of Plano, Texas, authorizing The Great Update Rebate program related to housing improvement financial incentives; and providing an effective date.

WHEREAS, the City of Plano considers providing incentives in the form of grants, loans of monies and lending of personnel and services to stimulate economic development in Plano; and

WHEREAS, the Chapter 380 Policy for Economic Development Incentives is intended to develop and expand the local economy by promoting and encouraging the development and redevelopment of projects that enhance the City's economic base and that may also diversify and expand job opportunities; and

WHEREAS, the City of Plano may, pursuant to Texas Local Government Code Chapter 380, provide incentives, including grants related to the appearance, stability, upkeep, and maintenance of the City's more affordable housing stock to stimulate business and commercial activity in the City; and

WHEREAS, neither the Texas Local Government Code, Chapter 380, nor the Texas Constitution, Article III, Section 52-a, limit the type, kind or extent of incentives that may be provided by a city for the promotion of economic development; and

WHEREAS, the promotion of the redevelopment of existing housing stock in the City promotes economic development within the City and is essential for the continued economic growth of the City; and

WHEREAS, it is well established that the availability of quality housing stock encourages the relocation of businesses and attracts new business enterprises, as well as the expansion of existing business enterprises within the City, which in turn stimulates growth, creates jobs and increases property and sales tax revenues; and

WHEREAS, the promotion of the housing stock is a major contributing factor to the growth of the City, which in turn stimulates trade and commerce and reduces unemployment; and

WHEREAS, the well-being and economic growth of the Plano community benefits all its citizens; and

WHEREAS, residential development and redevelopment will attract and encourage business relocation and expansion since businesses will look to the available housing stock to meet the needs of management and the work force; and

WHEREAS, these housing incentives will be administered as The Great Update Rebate program by City of Plano staff as authorized by the City Manager and funded through the City of Plano budget process.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The City Council hereby authorizes The Great Update Rebate program related to housing improvement financial incentives funded through Chapter 380 of the Texas Local Government Code, as outlined in Exhibit A attached hereto and incorporated herein for reference.

Section II. This Resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED THIS THE 28TH DAY OF APRIL, 2014.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

DATE: April 15, 2014

TO: Shanette Brown, Community Services Manager

FROM: Christina Day, Director of Planning

RE: **The Great Update Rebate Implementation**

On April 14, 2014, the City Council acknowledged acceptance of program standards for The Great Update Rebate. The program should be implemented consistent with the following standards:

Eligible Properties –

- Single family houses, duplexes, townhouses and condominiums qualify
- House 35 years or older (latest build date 1979)
- Any occupancy and ownership qualifies (Owner-occupied, tenant-occupied, or vacant)
- Current taxes and insurance
- The County Appraisal District (CAD) appraised total value of the property must be less than or equal to 70% of the FHA single-family mortgage limit for Collin County for the current year. 2014 FHA limit of \$287,000 * 70% = \$200,900 maximum property value for 2014.



Eligible Improvements –

- Both interior and exterior improvements qualify, with exceptions noted below under "INELIGIBLE".
- Expenditures on the property update must total 10% or more of the CAD total value of the property. For example, a \$150,000 property must put \$15,000 into the property to qualify.
- Qualified updates may start only after notice to proceed from City.
- Complete within three months of start, although extensions are allowed with demonstrated need.
- Must result in a livable unit.
- Repairs to individual condominium units not covered by the property owner association.
- Landscaping is eligible only per plan approved by the City's Landscape Architect.

INELIGIBLE Improvements –

- New pools, hot tubs, spas and water features
- Any landscaping plan that includes the following:
 - Plants that are not native or naturalized (prefer [Texas Smartscape](#) plants).
 - Irrigation system that does not allow plants to become established under current water restrictions at the time of plan approval (may require drip irrigation or soaker hoses).
- Repair or replacement of sprinkler systems lacking digital controllers with functional rain and temperature sensors.
- Detached accessory structures
- Garage enclosures
- Carports
- Exterior improvements or other items covered by the HOA for condominium units

Rebate –

- \$5,000 limit per property per year
- 25% rebate on exterior improvements
- 10% rebate on interior improvements
- All improvements must be completed once agreement is signed, or the project is wholly disqualified. (No partial rebates.)