Plano City of Excellence | Memorandum

Date: January 4, 2017

To: Bruce D. Glasscock, City Manager

From: Lori Feild Schwarz, Director of Neighborhood Services

Subject: Pilot Multifamily Rehabilitation Rebate Program

Background

The 2014 Housing Value and Retention Analysis recommended that the City create incentive-based programs to enhance Plano neighborhoods that encouraged housing owners to complete improvements to their properties. The analysis suggested programs addressing both single family and multifamily housing enhancements be considered when trying to revitalize neighborhoods. In April 2014, the Great Update Rebate program was created to incentivize single family home improvements. To date, this award-winning program has received over 350 applications and includes homeowner investment in Plano properties in excess of $9.2 million.

The Multifamily Rehabilitation Rebate Program closes the gap to address all housing improvements by focusing on multifamily complexes. As discussed during the FY2016-17 budget process, the Neighborhood Services Staff has finalized the recommended program eligibility and requirements through meetings with other city departments and industry experts. These experts included multifamily property management representatives, attendees at the city's Builder's luncheon and the Director of Government Relations for the Greater Dallas Apartment Association. All feedback received was very positive and supportive of the development of the Multifamily Rehabilitation Rebate program.

The proposed program guidelines are as follows:

Program Eligibility and Requirements

Property Eligibility:

- Multifamily Complexes: Triplex and greater;
- 15 years of age or older: 2002 and later;
- Within ½ mile of Transform Centers, as designated in the City of Plano Growth and Change Map; and
- Current on taxes and insurance

Minimum Owner Investment:

- 20 units and under: $10,000
- 21 units and over: $25,000

Eligible Improvements:

- Exterior site improvements: Building facade, landscaping, and fences
    - Exceptions are as follows:
        - Parking lot improvements
        - Pools, hot tubs, spas and water features
        - Sewer lines
        - Plants that are not native or naturalized (prefer Texas Smartscape plants).

- Irrigation systems lacking digital controllers with functional rain and temperature sensors.
- Garage enclosures
- Carports

Additional Requirements:

- All required building permits be obtained and pass inspection(s) to receive rebate
- The City's Landscape Architect must approve all landscape improvements
- Projects should be completed within 180 days from receipt of Notice to Proceed letter

Rebate Maximum:

- Up to 25% rebate on improvement project value
- Maximum rebate is $20,000 plus all initial permitting fees
- One rebate per property every 12 months

Next Steps

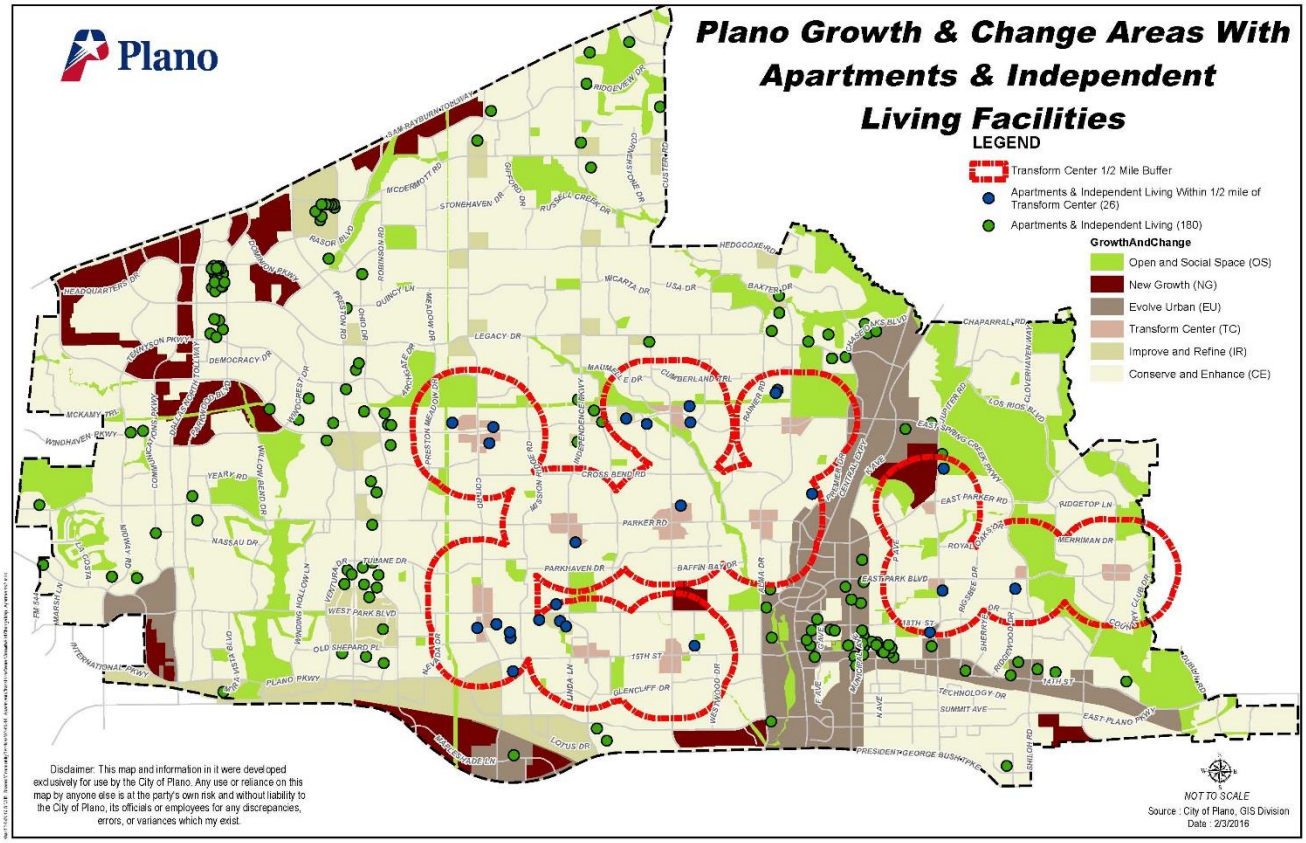
If the program eligibility and requirements are approved by City Council, the Neighborhood Services staff will meet with the eligible properties to explain the program in detail. A Chapter 380 resolution and authorization for the expenditure of Neighborhood Reinvestment funds on private property will be brought to City Council for approval. The program will start in April 2016.

Attachments: Eligible Property List
Map of Property Locations

xc: Jack Carr, Deputy City Manager
Shanette Brown, Housing and Community Services Manager
Scott Lussier, Property Standards Manager

Multifamily Incentive Program – Eligible Property List

Property Name	Address
Archstone Spring Creek	2401 Spring Creek Pkwy.
Aspen Court Apartments	1600 Amelia Ct.
Brentdale	1515 Rio Grande
Briardale Apartments	2821 Townbluff Dr.
Briarpark Village Condos	2400 Jupiter Rd.
Century Court Apartments (Collin College Campus Apartments)	4000 Jupiter Rd.
Cobblestone Condominiums	3130 Devonshire Dr.
Cottonwood Estates	1940 W. Spring Creek Pkwy.
Custer Park Apartments	3400 Custer Rd.
Fairway Apartments	1705 Coit Rd.
Fox Trails Apartment Homes	6300 Roundrock Trl.
Greenbriar Apartments	1901 W Spring Creek Pkwy.
Grove Park	1705 Jupiter Rd.
Highpoint Townhomes	6533 E Medalist Cir.
Mission Park Apartments	3400 W Park Blvd.
Park Springs Townhomes	900 S. Medalist Cir.
Parkbluff Condominiums	1700 Amelia Ct.
Plano Community Home	3905 American Dr.
Prairie Place Apartments	1717 Independence Pkwy.
Reserve At Pebble Creek	3800 Pebblecreek
Senior Residence At Plano	2129 Bayhill Dr.
Shiloh Park Townhomes	3500 E Park Blvd.
Silverwood Village Townhomes	1828 Silverwood Ln.
Somerset At Spring Creek	3801 W Spring Creek Pkwy.
Villas Of Mission Bend	1201 Medical Ave.
Waterford At Plano	3401 Premier Dr.


Plano
Plano Growth & Change Areas With Apartments & Independent Living Facilities
LEGEND
Transform Center 1/2 Mile Buffer
Apartments & Independent Living Within 1/2 mile of Transform Center (26)
Apartments & Independent Living (180)
GrowthAndChange
Open and Social Space (OS)
New Growth (NG)
Evolve Urban (EU)
Transform Center (TC)
Improve and Refine (IR)
Conserve and Enhance (CE)
Disclaimer: This map and information in it were developed exclusively for use by the City of Plano. Any use or reliance on this map by anyone else is at the 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.
NOT TO SCALE
Source : City of Plano, GIS Division
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