



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: February 13, 2024

Reference: Work Session: Residential Rehabilitation Grants

2040: **Future Oriented Approach to Residential Development**

Introduction:

The City of Coppell is committed to protecting the integrity of Coppell neighborhoods. The City Council identified “Establish programs to protect the unique character of single-family home community oasis nodes” as a priority goal from the Vision 2040 Plan. Therefore, the Future Oriented Approach to Residential Development (FOARD) Task Force has created an incentive program to encourage reinvestment and rehabilitation of the older housing stock in Coppell.

Background:

The community identified a Pillar in the Vision 2040 Plan to address the future housing needs of the community. As a result, the FOARD Task Force was created to study four main goals, all of which are focused on the future needs of housing but also to protect the character of housing that exists in Coppell today. Goal #2 states:

“Some neighborhoods that were established early in Coppell’s shift to suburban development are now due for refurbishment. There is some desire to see the character of these neighborhoods retained. The City might consider providing incentives to encourage refurbishment and implementing some protection of important architectural examples.”

Program Goal:

To address this goal, the FOARD Task Force has created a grant program to incentivize residents to reinvest and rehabilitate the older homes in Coppell. The ultimate goal is to protect the integrity of Coppell neighborhoods to help Coppell remain a community of choice.

Program Eligibility:

- The program offers a reimbursement of up to 50% of actual costs of exterior home improvements that enhance the street appeal of the homes and properties.

- The maximum grant awarded to any property will be \$10,000.
- Total project costs must exceed \$1,000 to qualify for a grant.
- Homes must be 30 years or older to be eligible to apply.
- Property owners must apply for the grant.
- Both owner-occupied and rental properties are eligible for the grant.
- Properties can only qualify for one grant every 24-month period regardless of the amount granted each project.
- Improvements that require building permits must show proof of the building permit and passing inspections before receiving grant dollars.

Eligible Projects include:

- Fence repair/fence replacement
- Window Replacement
- Front door replacement
- Landscape cleanup and/or upgrade
- Tree trimming, planting, removal and backfill
- Irrigation repair/replacement
- Façade updates including
 - Siding
 - Fascia
 - Trim repair/replacement
 - Exterior painting
- Chimney repairs
- Concrete repair for walkways and driveways

Projects may include rehabilitation to the entire exterior façade and/or site, but to be considered for a grant, the exterior improvements must be visible from the public right-of-way and/or alleyway to enhance the appeal of the site from the street. The grant is for new improvements and cannot be applied to previous improvement projects. All proposed improvements must be reviewed and approved by the Community Development staff to ensure they meet the Zoning Ordinance and all other applicable codes. All approved projects must be completed within 12-months of grant approval.

City Council has authorized \$100,000 from the American Rescue Plan Act funds to test this program. If City Council desires to continue the program, funding has been requested in the Five-Year Forecast going forward. If approved, staff will begin marketing the program through all traditional communication channels in late March or early April. A direct mail flyer will also be created to mail to all homes that are 30 years or older.

Benefit to the Community:

This program will encourage homeowners to reinvest into their properties to protect the integrity of Coppell neighborhoods.

Legal Review:

The Policy outlining the program parameters above will be developed in consultation with the City Attorney and reviewed prior to advertising the program to the community.

Fiscal Impact:

\$100,000 from the American Rescue Plan Act funds

Recommendation:

Staff recommends approval.