

Priority Area:

Address Declining Neighborhoods

Goal/Objective:

Revitalize housing options

Strategy 1- Housing Revitalization Plan:

Action Steps:

- Using a portion of the general fund reserve balance, create a new revitalization fund with an initial funding of \$1.0m
- Incentivize the replacement of declining housing options at outlined by the following table:

MARKET VALUE		ASSESSED VALUE		AMOUNT OF INCENTIVE AVAILABLE
\$ 274,999	\$ 250,000	\$ 52,249	\$ 47,500	\$ 40,000
\$ 249,999	\$ 225,000	\$ 47,499	\$ 42,750	\$ 35,000
\$ 224,999	\$ 200,000	\$ 42,749	\$ 38,000	\$ 30,000
\$ 199,999	\$ 175,000	\$ 37,999	\$ 33,250	\$ 25,000
\$ 174,999	\$ 150,000	\$ 33,249	\$ 28,500	\$ 20,000

a. Key Program Details:

- Must replace an existing single-family home
- Home design must complement existing neighborhood aesthetics
- Incentive will be paid once the new home receives initial assessment by the County. The amount of incentive available will be determined by the assessed value. (Assessed Value is determined by the County Assessor)
- Homes utilizing this incentive will be prohibited from becoming rental property for a 10 year period.
- The program will end once initial funds have been depleted or, after 3 years, whichever occurs first.
- The City will start taking applications on April 1, 2022. First review will begin on June 1, 2022. Approval will be limited to 5 applications during the first round (April-June).
 - City staff will approve applications using the attached scoring calculation
 - Approval will be limited to 1 application per builder, per round unless the number of qualified applicants is not met.

Resources Required:

1. Program Manager: 0.5 FTE (To be combined with JHAP Manager)
2. Administrative Support: 0.5 FTE (\$25,000 to be combined with JHAP Manager)
3. Funding for one-time start-up costs (vehicles, office furniture, phones, etc.). (\$2,000)
4. Funding for the incentive: \$1.0m (general fund balance) TBD.

"The city could focus on infrastructure improvement, specifically empty houses and buildings. These degrade the whole quality of the community." – Listening Tour Respondent

Total Plan Cost:

Total Additional FTE: 1.0

One-Time Costs: \$2,000

Staffing Annual Costs: \$58,500

Program Annual Costs: \$5,000

Desired Benefit/Outcome:

- Minimizes the long-term negative impact of underperforming real estate.
- Strengthens tax base to benefit local taxing jurisdictions.
- Improves housing supply
- Limits the amount of homes that could be controlled by predatory landlords.

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Housing Revitalization Plan Application

Applicant Name: _____

Date of Application: _____

Applicant Address: _____

Applicant Email Address: _____

Amount of incentive requested: _____

Applicant Telephone: _____

Amount of Incentive:	Assessed Value:
\$40,000	\$52,249 - \$47,500
\$35,000	\$47,499 - \$42,750
\$30,000	\$42,749 - \$38,000
\$25,000	\$37,999 - \$33,250
\$20,000	\$33,249 - 28,500

House to be replaced:

Note: Following this application, please provide exterior and interior pictures of the house being replaced.

Does the Applicant currently own the house? Yes No

Year built: _____

Note: Please provide proof of contractual ownership or deed

Address of the house to be replaced: _____

Part of Home owners association? Yes No

Size of house to be replaced (sqft): _____

Is the house located in a historic or special district? Yes No

Lot size (sqft): _____

House to be built:

Note: Following this application, please provide floor plans, exterior renderings, and interior renderings.

Size of house to be built (sqft): _____

Anticipated completion date: _____

As part of the new construction, will the following be added/improved?

- Curb Yes No
- Storm drain Yes No
- Sidewalk Yes No
- Streetlight Yes No
- Driveway Yes No
- Fiber Optic Yes No
- Alley way Yes No
- Landscaping Yes No
- Other (please explain): _____

Staff Comments:

Housing Revitalization Scoring Evaluation

Applicant: _____

Date: _____

1. Evaluate the condition of the existing home. Homes more dilapidated will receive more points.

• Scoring Factors to consider:

- Would the existing home satisfy the “dangerous building definition”?
- Are there other homes within the surrounding neighborhood that are in disrepair?
- Does the surrounding area need reinvestment or is it within a neighborhood improvement zone?
- Is the home currently vacant? If so, for how long?
- Does the home have property maintenance code violations?
- Does the home meet current building code or require “grandfathering” of older codes?

(50 points possible) _____

2. Evaluate the quality of the new home. Homes with greater quality will receive more points.

• Scoring Factors to consider:

- Is the new home compatible within the surrounding neighborhood?
- Would the new home improve neighborhood aesthetics?
- Would the new home include improvements to curbs, storm drains, sidewalks, streetlights, driveways, fiber optic connectivity, alley way, or landscaping?
- Would the home be constructed with high quality materials and finishings?

(50 points possible) _____

Evaluator Initials: _____

Notes: _____

