



Legislation Details (With Text)

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On agenda: 9/20/2016 **Final action:**

Title: Consider adoption of an ordinance of the City Council of the City of Denton, Texas, approving guidelines for operation of the City of Denton Home Improvement Program and eligibility criteria; authorizing expenditures in excess of \$100,000 for projects meeting program guidelines and criteria; and providing for an effective date.

Sponsors:

Indexes:

Code sections:

Attachments: 1. HIP Ordinance Final

Date	Ver.	Action By	Action	Result
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Agenda Information Sheet

DEPARTMENT: Community Improvement

CM/ ACM: John Cabrales, Jr.

Date: September 20, 2016

SUBJECT

Consider adoption of an ordinance of the City Council of the City of Denton, Texas, approving guidelines for operation of the City of Denton Home Improvement Program and eligibility criteria; authorizing expenditures in excess of \$100,000 for projects meeting program guidelines and criteria; and providing for an effective date.

BACKGROUND

This ordinance approves guidelines and eligibility criteria for the 2016-17 Home Improvement Program (HIP). Passage of this ordinance authorizes project payments that exceed \$100,000 when the project meets program eligibility criteria and guidelines. Eligibility Income Limits have been updated to comply with Department of Housing and Urban Development (HUD) adjusted limits that became effective March 28, 2016.

The City Council awarded Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) grant funds to HIP for the 2016-17 program year as part of the *City of Denton 2016 Action Plan for Housing and Community Development* submitted to HUD on June 7, 2016. Additional funding sources may include program income, and owner-provided personal funds. Bids are requested for all rehabilitation and reconstruction projects. Homeowners select their contractor from the bids that meet HIP guidelines.

The following revisions are being proposed to the 2016 HIP guidelines:

1. Revision to the percentage of funds provided as a loan and/or a deferred loan;
2. “Eligibility Income Limits” are updated at the time HUD publishes revised limits to comply with the HUD’s adjusted limits. Current limits were effective March 28, 2016;
3. Increase in project cost limits due to increase in construction costs.

OPTIONS

- The City Council may approve the ordinance accepting the 2016-17 HIP guidelines with recommended revisions.
- The City Council may request that staff make additional revisions to the HIP guidelines.

RECOMMENDATION

Staff recommends approval of the 2016-17 Home Improvement Program Guidelines.

ESTIMATED SCHEDULE OF PROJECT

The 2016-17 Home Improvement Program Guidelines will be in effect for owner-occupied rehabilitation and reconstruction projects completed from October 1, 2016, through September 30, 2017.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

The Community Development Advisory Committee recommended funding for the HIP and City Council approved the recommendation on June 7, 2016, as part of the 2016-17 Action Plan for Housing and Community Development.

FISCAL INFORMATION

Housing staff salaries related to program delivery will be paid with CDBG and HOME funds. No general fund dollars are included for project costs or to manage this program.

BID INFORMATION

N/A

STRATEGIC PLAN RELATIONSHIP

The City of Denton’s Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

Related Key Focus Area: Safe, Liveable & Family-Friendly Community
Related Goal: 4.2 Seek clean and healthy neighborhoods in Denton

EXHIBITS

- 1.) Ordinance
- 2.) 2016-17 Home Improvement Program Guidelines

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