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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, ADOPTING A NEIGHBORHOOD IMPROVEMENT GRANT PROGRAM POLICY AND PROVIDING A REPEALING CLAUSE, SEVERABILITY CLAUSE, SAVINGS CLAUSE, AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the City of Temple is committed to establishing long-term economic vitality, which is an essential key to the growth of any community, by responding and preparing for challenges and changes in an environment characterized by ongoing competition for sustained economic advantage and identity;

Whereas, Article III, Section 52-a of the Texas Constitution authorizes the State Legislature to provide for the creation of programs for the making of loans and grants of public money for the public purposes of development and diversification of the economy of the State;

Whereas, the State Legislature, in Chapter 380 of the Texas Local Government Code, has authorized home rule cities to establish programs for making loans and grants of public money to promote State and local economic development and stimulate business and commercial activity in the City;

Whereas, pursuant to Texas Local Government Code Chapter 373, the "Texas Community Development Act" allows Texas cities to adopt and implement Community Development Programs to provide decent housing and a suitable living environment and by expanding economic opportunities for persons of low and moderate-income and the City adopted its Community Development Program on _____, 2021;

Whereas, pursuant to Article III, Section 52-a of the Texas Constitution, Chapters 373 and 380 of the Texas Local Government Code, Section III.B of the City's adopted Economic Development Policy, and the City's Community Development Program, the City will consider making grants of public funds available to promote State or local economic development and to stimulate business and commercial activity within the City;

Whereas, The City is committed to encouraging economic investment in the Neighborhood Planning Districts and seeks to encourage new development, redevelopment, rehabilitation, adaptive reuse, and infill development within these districts.

Whereas, the City, in order to stimulate economic vitality and redevelopment, establishes the Neighborhood Improvement Grant Program ("Program"), which will provide grant funding for qualified residential reinvestment projects, encouraging revitalization and overall community development;

Whereas, the Program will encourage reinvestment and preservation of the City's existing housing stock, benefitting both homeowners and the broader Temple community, and will encourage participation and leverage additional investment in the City's Neighborhood Planning Districts;

Whereas, reinvestment in the City's residential neighborhoods will bolster the local economy, facilitate the revitalization of economically distressed areas, spur innovation and entrepreneurship for the creation and investment in community and neighborhood businesses, and encourage service-related business to locate within neighborhoods; and

Whereas, the City Council has considered the matter and deems it in the public interest to authorize this action.

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

Part 1: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Part 2: The City Council adopts the Neighborhood Improvement Grant Program Policy, as set forth in Exhibit A, attached to this Resolution and incorporated herein for all purposes.

Part 3: All ordinances or resolutions, or portions thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, hereby repealed;

Part 4: It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Resolution are severable and, if any phrase, clause, sentence, paragraph, or Section of this Resolution should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity will not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Resolution, since the same would have been enacted by the City Council without the incorporation in this Resolution of any such invalid phrase, clause, sentence, paragraph, or Section.

Part 5: Nothing in this Resolution may be construed to affect any suit or proceeding pending in any court, any rights acquired or liability incurred, or any cause or causes of action acquired or existing, under any act or prior Resolution or ordinance; nor may any legal right or remedy of any character be lost, impaired, or affected by this Resolution.

Part 6: This Resolution will take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Temple, Texas, and it is accordingly so ordained.

Part 7: It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public as required and that the public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the ____ day of ____, 2024.

NEIGHBORHOOD IMPROVEMENT GRANT PROGRAM POLICY

Section 1. Authority; establishment of Neighborhood Improvement Grant Program Policy.

- (a) Pursuant to Texas Local Government Code Chapter 373, the "Texas Community Development Act" ("the Act") allows Texas cities to adopt and implement Community Development Programs to provide decent housing and a suitable living environment and to expand economic opportunities for persons of low and moderate-income and the City adopted its Community Development Program on _____, 2021.
- (b) Pursuant to Article III, Section 52-a of the Texas Constitution, Chapters 373 and 380 of the Texas Local Government Code, Section III.B of the City's adopted Economic Development Policy, and the City's Community Development Program, the City will consider making loans or grants of public funds or property and/or selling or leasing City property at or below the fair market value of said property to promote State or local economic development and to stimulate business and commercial activity within the City.
- (c) The City is committed to encouraging economic investment in the Neighborhood Planning Districts and seeks to encourage new development, redevelopment, rehabilitation, adaptive reuse, and infill development within these districts. To promote residential investment and stimulate business and commercial activity, the City established a Neighborhood Improvement Grant Program ("Program").

Section 2. Definitions.

"Adaptive Reuse" means rehabilitating or reusing an existing building for a purpose other than what it was originally built or designed for.

"Eligible Costs" means a Neighborhood Improvement Grant applicant's actual cash investment in an Eligible Activity.

"Eligible Activity" means an Eligible Activity for Neighborhood Improvement Grant funding provided under Section 7 of this Program Policy.

"Infill/New Development" means the construction, erection, or placing of one or more buildings or structures on vacant land.

"Rehabilitation" means repairs, renovations, and other improvements of existing residential and commercial buildings or structures.

Section 3. No vested rights to receive a grant.

The existence of the Program does not create any vested rights to receive a grant or convey a property interest to any person to receive a grant. The approval or denial of a Neighborhood Improvement Grant application under this Policy is at the sole discretion of the City Manager.

Section 4. Neighborhood Improvement Grant funding cycle.

- (a) The City may (but is not obligated to) establish Neighborhood Improvement Grant funding cycles. If established, the funding cycle for Neighborhood Improvement Grants will be from October 1st to September 30th each year.
- (b) The City will designate a specific amount of funding for each Neighborhood Improvement Grant funding cycle. Upon exhaustion of those funds, the City has no obligation to fund additional grants.

Section 5. Residential and Non-Residential Grant Areas.

The City's Neighborhood Improvement Grant Areas will consist of any City Council adopted Neighborhood Planning Districts and Corridors.

The Neighborhood Planning District and Corridor boundaries are depicted in Exhibits A and B, attached, and incorporated into this Policy.

Section 6. Maximum amount of grants.

Table 6-a, below, provides the maximum City match and maximum dollar amounts of Neighborhood Improvement Grant funding for each category. Mixed-use projects, retail, and neighborhood services are eligible to apply under the non-residential category.

Residential		Non-Residential	
Infill/New Development	Rehabilitation	Infill/New Development	Rehabilitation & Adaptive Reuse
20% match from City \$10,000 maximum grant award from City	50% match from City \$10,000 maximum grant award from City	20% match from City \$10,000 maximum grant award from City	50% match from City \$10,000 maximum grant award from City

- (a) A Neighborhood Improvement Grant applicant may request the maximum amount of grant funding applicable to the applicant's real property location and proposed eligible activities, but the total amount of grant funding that the applicant may receive is limited by the amount of the applicant's eligible costs.
 - (1) Only a portion of the applicant's actual cash investments in an eligible activity may be reimbursed; an applicant's in-kind contribution may not be reimbursed under the Program.
 - (2) Final Neighborhood Improvement Grant reimbursement will be measured when the eligible activity is completed and is subject to the City's verification of the applicant's eligible costs.

- (b) If the City approves a Neighborhood Improvement Grant application, as part of the grant funding, the City will waive platting, zoning, and building permit fees for all eligible activities approved in the application; however, this grant does not waive water or wastewater tap fees.
- (c) The applicant is not eligible to receive a Neighborhood Improvement Grant and Strategic Investment Zone (SIZ) grant from the City for the same project. If an applicant is denied a SIZ grant for a project, that project is not eligible for a Neighborhood Improvement Grant.
- (d) The applicant is eligible to apply for the City's Infill Redevelopment Incentive Program in conjunction with the Neighborhood Improvement Grant.

Section 7. Eligible Activities.

The applicant's proposed activities must comply with the City of Temple's Unified Development Code, and comply with the recommendations outlined in the applicable Neighborhood Planning District. Where applicable, all proposed activities must comply with the Code of Ordinances, Chapter 17: Historic Preservation and the Secretary of the Interior's Standards for the Treatment of Historic Structures. Feasibility of the proposed activities will be determined by the City's Planning and Development Department. Generally, the following activities associated with new construction, rehabilitation, adaptive re-use, and accessory dwelling units are Eligible Activities:

- Building façade materials (masonry, hardie board, wood, stucco, board and batten, etc.)
- Roof materials
- Windows
- Chimneys
- Front porches
- Shutters
- Exterior stairs and railings
- Building façade paint
- Garages/Carports/Porte-cochères
- Parking areas and driveways
- Landscaping and tree preservation
- Irrigation
- Sidewalks
- Signage
- Pedestrian Lighting
- Trash receptacle screening
- Outdoor seating areas
- Design Services

The following are Eligible Activities and Eligible Costs for Neighborhood Improvement Grant funding:

Residential Development

(a) Infill/New Residential Development

- i. **Building Construction.** Construction of a single-family home or other residential structure is an eligible activity. Construction of garages, carports, and porte-cochères on residential lots are considered eligible activities. Building construction costs eligible for grant funding include labor, exterior materials, and design.
- ii. **Parking Improvements.** Renovation or reconstruction of a hard surface driveway, whether pervious or impervious, is an eligible activity. If an improved alley exists adjacent to the property, the existing driveway may be demolished, and a new hard surface driveway, whether pervious or impervious, may be constructed on the property and accessed from an alley. Parking improvement costs eligible for grant funding include labor, ground preparation, and materials.
- iii. **Landscaping Improvements/Tree Preservation.** Installation of new, additional, or replacement landscaping or the maintenance or replacement of existing street trees are eligible activities. Landscaping improvements/tree preservation costs eligible for grant funding include labor, ground preparation, materials, and plants (including softscapes such as trees, shrubs, ground coverings, soil, mulch, and the like and decorative hardscapes such as arbors, retaining walls, pavers, etc.), irrigation systems, curbed islands, and construction.
- iv. **Sidewalk Improvement/Installation.** Construction of new concrete sidewalks adjacent to the public rights-of-way, curb and guttering, and replacement of existing concrete sidewalks or curb and guttering, and sidewalks leading to the front of the home from the public right-of-way or the rear of the house from the driveway are eligible activities. Sidewalk improvement/installation costs eligible for grant funding include labor, materials, construction, and equipment.
- v. **Accessory Dwelling Units.** Construction, repair, replacement, or upgrade of existing accessory dwelling units or construction of new accessory dwelling units are eligible activities. Where applicable, accessory dwelling units must comply with Code of Ordinances Chapter 17: Historic Preservation and the Secretary of the Interior's Standards for the Treatment of Historic Structures. Accessory dwelling unit costs eligible for grant funding include labor, exterior materials, and design.

(b) Residential Rehabilitation

- i. **Building Façade Improvements/Architectural Enhancements.** Rehabilitation or replacement of existing building façade/architectural enhancements or removal of an existing facade to expose an original façade are eligible activities. Building façade improvement/architectural enhancements costs eligible for grant funding include labor, exterior demolition to remove

slipcovers, materials, and design.

- ii. **Front Porch Improvements/Additions and Railing Improvements.** Replacement, improvement, or expansion to an existing porch or the addition of a new porch and improvements to the railing along the stairs leading to the front of the building are eligible activities. Front porch improvements/additions and railing improvements costs eligible for grant funding include labor, materials, and design.
- iii. **Window Repair/Replacement.** Replacement or repair of existing windows on a residential structure is an eligible activity. Window repair/replacement costs eligible for grant funding include labor and materials.
- iv. **Roof Repair/Replacement.** Repair or replacement of an existing roof with asphalt shingles or other roofing materials is an eligible activity when combined with a larger rehabilitation project. Roof repair/replacement costs eligible for grant funding include labor and materials.
- v. **Parking Improvements.** Renovation or reconstruction of a hard surface driveway, whether pervious or impervious, is an eligible activity. If an improved alley exists adjacent to the property, the existing driveway may be demolished, and a new hard surface driveway, whether pervious or impervious, may be constructed on the property and accessed from an alley. Parking improvement costs eligible for grant funding include labor, ground preparation, and materials.
- vi. **Landscaping Improvements/Tree Preservation.** Installation of new, additional, or replacement landscaping or the maintenance or replacement of existing street trees are eligible activities. Landscaping improvements/tree preservation costs eligible for grant funding include labor, ground preparation, materials, and plants (including softscapes such as trees, shrubs, ground coverings, soil, mulch, and the like and decorative hardscapes such as arbors, retaining walls, pavers, etc.), irrigation systems, curbed islands, and construction.
- vii. **Sidewalk Improvements/Installation.** Construction of new concrete sidewalks adjacent to the public rights-of-way, curb and guttering, and replacement of existing concrete sidewalks or curb and guttering, and sidewalks leading to the front of the home from the public right-of-way or the rear of the house from the driveway are eligible activities. Sidewalk improvement/installation costs eligible for grant funding include labor, materials, construction, and equipment.
- viii. **Accessory Dwelling Units.** Construction, repair, replacement, or upgrade of existing accessory dwelling units or construction of new accessory dwelling units are eligible activities. Accessory dwelling unit costs eligible for grant funding include labor, exterior materials, and design.

Non-Residential Development

(a) Infill/New Neighborhood Development

- i. **Building Construction.** Construction of a new or infill structure on a property zoned Neighborhood Service, or Retail, is an eligible activity. Construction material costs eligible for grant funding include labor, exterior materials, and design.
- ii. **Parking Lot Installation/Rear Parking/Shared Parking Areas.** Construction of a hard surface parking lot, whether pervious or impervious, is an eligible activity. If a public right-of-way or shared driveway exists behind the property, the new concrete parking lot must be constructed in the rear of the property behind the building. Parking improvement costs eligible for grant funding include labor, ground preparation, and materials.
- iii. **Landscaping Improvements/Tree Preservation.** Installation of new or additional landscaping or the maintenance or replacement of existing street trees are eligible activities. Street trees between the sidewalk and parking lot adjacent to the public right-of-way are strongly encouraged. Landscaping improvement/tree preservation costs eligible for grant funding include labor, ground preparation, materials, and plants (including softscapes such as trees, shrubs, ground coverings, soil, mulch, and the like and decorative hardscapes such as arbors, retaining walls, pavers, etc.), irrigation systems, curbed islands, and construction.
- iv. **Sidewalk Installation.** Construction of new concrete sidewalks adjacent to the public rights-of-way, curb and guttering, and replacement of existing concrete sidewalks or curb and guttering is an eligible activity. Sidewalk installation costs eligible for grant funding include labor, materials, construction, and equipment.
- v. **Pedestrian-Scaled Signage/Pedestrian-Scaled Corridor Signage Installation/Improvements.** Installation of new signage or renovation/reconstruction of existing signage is an eligible activity. Sign installation/improvement costs eligible for grant funding include labor, construction, and materials. Pedestrian-scaled signage includes business identification, restroom locations, wayfinding, and parking identification (sign text 3-inch pedestrian scale and 4-inch pedestrian/vehicular traffic on 25 mph or less roadways).
- vi. **Pedestrian-Scaled Corridor Lighting.** Renovation or reconstruction of existing lighting infrastructure or installation of new lighting infrastructure is an eligible activity. Lighting costs eligible for grant funding include labor, installation, and materials.
- vii. **Trash Receptacle Screening.** Construction of opaque screening around trash bins and dumpsters is an eligible activity. Trash receptacle screening costs eligible for grant funding include labor, construction, and materials.

- viii. Outdoor Seating Area.** Construction of a covered outdoor seating area on a property zoned Neighborhood Service or Retail is an eligible activity. Outdoor seating area costs eligible for grant funding include labor, construction, and materials. Furniture and other non-permanent items are not eligible for grant funding.

(b) Rehabilitation/Adaptive Reuse

- i. Building Façade/Architectural Enhancements.** Rehabilitation or replacement of existing building façade/architectural enhancements or removal of an existing facade to expose an original facade is an eligible activity. Building façade improvement/architectural enhancements costs eligible for grant funding include labor, exterior demolition to remove slipcovers, materials, and design. Roof repair/replacement is an eligible activity when combined with a larger rehabilitation/adaptive reuse project.
- ii. Parking/ Driveway Improvements.** Renovation or reconstruction of a hard surface driveway, whether pervious or impervious. If an improved alley exists adjacent to the property, the existing driveway may be demolished, and a new hard surface driveway, whether pervious or impervious, may be constructed on the property and accessed from an alley. Parking improvement costs eligible for grant funding include labor, ground preparation, and materials.
- iii. Parking Lot Installation/Rear Parking/Shared Parking Areas.** Construction of a hard surface parking lot, whether pervious or impervious, is an eligible activity. If a public right-of-way or shared driveway exists behind the property, the new parking lot must be constructed in the rear of the property behind the building. Parking improvement costs eligible for grant funding include labor, ground preparation, and materials.
- iv. Parking Lot Screening.** Installation of landscaping adjacent to parking lots to provide buffering and screening from surrounding residential and public rights-of-way is an eligible activity. Parking lot screening costs eligible for grant funding include labor, materials, and installation.
- v. Elimination/Reduction of Driveways.** Demolition and reconstruction of driveways to reduce the number of driveways and/or create shared driveways is a grant-eligible activity. Costs eligible for grant funding include labor, ground preparation, and materials.
- vi. Sidewalk Improvements/Installation.** Construction of new concrete sidewalks adjacent to the public rights-of-way, curb and guttering, and replacement of existing concrete sidewalks or curb and guttering, and sidewalks leading to the front of the home/business from the public right-of-way or the rear of the house/business from the driveway are eligible activities. Sidewalk improvement/installation costs eligible for grant funding include labor, materials, construction, and equipment.

- vii. **Landscaping Improvements/Tree Preservation.** Installation of new, additional, or replacement landscaping or the maintenance or replacement of existing street trees are eligible activities. Landscaping improvements/tree preservation costs eligible for grant funding include costs of labor, ground preparation, materials, and plants (including softscapes such as trees, shrubs, ground coverings, soil, mulch, and the like and decorative hardscapes such as arbors, retaining walls, pavers, etc.), irrigation systems, curbed islands, and construction.
- viii. **Pedestrian-Scaled Signage/Pedestrian-Scaled Corridor Signage Installation/Improvements.** Installation of new signage or renovation/reconstruction of existing signage is an eligible activity. Signage installation/improvement costs eligible for grant funding include construction and materials. Pedestrian-scaled signage includes business identification, restroom locations, wayfinding, and parking identification (sign text 3-inch pedestrian scale and 4-inch pedestrian/vehicular traffic on 25 mph or less roadways).
- ix. **Pedestrian-Scaled Corridor Lighting.** Installation of new lighting infrastructure is an eligible activity. Lighting costs eligible for grant funding include labor, installation, and materials.
- x. **Trash Receptacle Screening.** Construction of opaque screening around trash bins and dumpsters is an eligible activity. Trash receptacle screening costs eligible for grant funding include labor, construction, and materials.
- xi. **Outdoor Seating Area.** Construction of a covered outdoor seating area on a property zoned Neighborhood Service or Retail is an eligible activity. Outdoor seating area costs eligible for grant funding include labor, construction, and materials. Furniture and other non-permanent items are not eligible for grant funding.

Section 8. Activity Guidelines

- (a) The Planning and Development Department may require the applicant to submit a scaled plan of the property identifying the land use and showing in detail property lines, curb lines or edges of adjacent streets, alleys, off-street parking, buildings, or structures and including vehicular access, doorways or docks on the lot, all existing and proposed curb cuts, method of construction, and contractor.
- (b) Construction of all drive approaches, sidewalks, curbs and gutters, and parking materials shall be in accordance with the City's specifications and typical construction details.
- (c) All non-residential surface parking lots must include screening from the public rights-of-way and adjacent residential. Landscaping must be capable of providing a solid, opaque 36-inch screen within two years and must be planted in a prepared bed that is at least three feet in width.

- (d) The width of new sidewalks must be the greater of:
 - i. The adjacent sidewalk width.
 - ii. If no sidewalks exist adjacent to the new sidewalk construction site, the predominate width of the sidewalks on the street block on the same side of the street as the site;
 - iii. the width of the existing ROW; or
 - iv. 6 feet.
- (e) The Director of Planning has the authority to approve a narrower sidewalk width where unique limitations or impediments are present.
- (f) If a sidewalk is repaired or replaced:
 - i. It must be repaired or replaced to its previous width;
 - ii. Any existing decorative pavers or stamped concrete patterns within the sidewalk must be repaired or replaced if damaged or removed; and
 - iii. Sidewalks should be set back from the curb to provide space for landscaping.

Section 9. Neighborhood Improvement Grant Application Process.

Application and approval prior to work.

To be eligible for the Program, an applicant must apply and receive approval from the City prior to commencing the work for which the Neighborhood Improvement Grant is sought.

Applicant requirements.

- (a) To be eligible for a Neighborhood Improvement Grant, the applicant must be the owner of real property located within a Neighborhood Planning District referenced in this Policy or a lessee of real property located within a Neighborhood Planning District referenced in this Policy with a valid lease to the property and the signed and notarized consent of the owner of the property to apply for the Neighborhood Improvement Grant and perform the application's proposed eligible activities.
- (b) Non-profits, Homeowner's Associations, Property Owner Associations, and Coalitions are eligible to apply for a Neighborhood Improvement Grant. If the project is located on property not owned or leased by the entity applying for the Grant, the owner or lessee will need to approve the grant request with the application.
- (c) To be eligible for a Neighborhood Improvement Grant, the applicant must not have any delinquent property taxes and not owe any City fees, fines, or liens.
- (d) An applicant may receive multiple Neighborhood Improvement Grants for a single piece of real property up to the maximum dollar amount of Neighborhood Improvement Grant funding allowed under Table 6-a. Upon reaching the maximum dollar amount of funding, a piece of real property is not eligible for additional Neighborhood Improvement Grant funding for five (5) years. After five (5) years, the City may grant additional Neighborhood Improvement Grant funding due to changes in use, property

ownership, undue hardship, other significant events or causes, or special circumstances.

- (e) An applicant may submit a grant application for multiple properties and is eligible to receive multiple grants per grant cycle (fiscal year) with a maximum combined award amount of \$10,000.
- (f) Repairs covered by insurance are not eligible for grant funding; however, the applicant may request a Neighborhood Improvement Grant to assist with the cost of the deductible.

Application submission.

Applicants must use the application provided by the City, fully and accurately completed and signed by the property owner or the property's lessee, as applicable. Forms are available in the **City's Planning and Development Department or on the City's website** and must be submitted per City staff instructions. A completed application must contain a rendering of all proposed improvements, including eligible activities, and a written description. When the proposed scope of work requires professional work by an engineer or architect, the plans must be sealed by an engineer or architect prior to the issuance of the applicant's building permits for the work. The applicant will provide proof of estimated project cost with the application. If an applicant submits an application within a fiscal year where funding is no longer available, the applicant will need to re-apply the next fiscal year for their application to be considered.

Evaluation of applications.

In evaluating whether to recommend granting a Neighborhood Improvement Grant to an applicant, the City Manager or City Manager's designee will consider the following criteria:

- (a) The extent to which the real property for which a grant is sought is blighted or fails to meet City codes or regulations;
- (b) The extent to which the proposed eligible activity complies with applicable Neighborhood Planning District recommendations;
- (c) Whether the applicant has the financial resources to complete the improvements described in the application;
- (d) Whether the applicant has ever violated the terms of a Chapter 380 development agreement or City building codes or permits in the past;
- (e) Whether the real property is unlikely to be redeveloped without an incentive by the City;
- (f) Whether the proposed use or eligible activity would implement elements of the City's Comprehensive Plan or a Master Plan adopted by City Council;

- (g) Whether the property is in an overlay that requires higher standards than other areas of the City;
- (h) Whether the improvements will remedy deteriorated City infrastructure;
- (i) Whether there is a lessee for the real property; and
- (j) Whether the proposed eligible activity is estimated to provide a good return on investment (ROI) to the City
 - 1. ROI will be determined using the Temple Economic Development Corporation's ROI model.
- (k) The amount of funding that would remain available for future Neighborhood Improvement Grant Program grants.

Forwarding of applications and recommendations.

City Staff will review Neighborhood Improvement Grant applications and provide a recommendation to the City Manager or the City Manager's designee.

Approval or denial of applications.

The City Manager or City Manager's designee will review applications recommended by City Staff. The City Manager or City Manager's designee will approve, in whole or part, or deny reviewed applications.

Section 10. Timeline of Work.

Table 10-a, below, provides the timeline in which work must begin and be completed for eligible activities awarded Program funding. Extensions to grant applicants to finish grant projects may be requested and approved by the Planning & Development Director. The Planning & Development Director may waive provisions found herein under special circumstances at their discretion.

Table 10-a		
Residential & Non-Residential Grant Award Amount	Time after Approval Date by which Eligible Activity Work Must Begin	Time after Approval Date by which Eligible Activity Work Must Complete
≤ \$10,000	9 months	1 year

Section 11. Neighborhood Improvement Grant Reimbursement.

- (a) Neighborhood Improvement Grant reimbursement will be made within thirty (30) days of the date the work described in the development agreement is completed, inspected, and accepted by the City.

- (b) Regardless of Subsection (a), the City requires applicants to submit proof of eligible costs, including providing to the City itemized invoices that differentiate eligible costs from other improvement costs and cleared checks or bank statements, prior to grant reimbursement and may deny or adjust grant reimbursement based on the applicant's actual cash investment in the completed eligible activity.

Section 12. Special Circumstances.

- (a) The City Manager or City Manager's designee, depending on the amount of Program funding, may waive any of the provisions of this Policy in cases of change in use of a property or property ownership, undue hardship, or other significant event or cause or special circumstance.
- (b) Any waiver is at the sole discretion of the City Manager or City Manager's designee.

Section 13. Disclosure

Businesses that receive more than \$600 in grant funding under this Policy will receive a 1099 from the City. Individuals that receive grant funding under this Policy will not receive a 1099 from the City.

Exhibit A – Neighborhood Planning District Boundaries



