



Neighborhood Revitalization Program (NRP)

I. Program Summary

The Neighborhood Revitalization Program (NRP) is designed to revitalize neighborhoods by renovating single-family owner-occupied homes in a target zone (detailed in the following section). By renovating homes, the program will not only boost property values in these neighborhoods, but also provide interested single-family home buyers the opportunity to purchase an updated and safe home that they can be proud to own at a reasonable price. This program aims to give such neighborhoods a “facelift” while continuing to attract responsible citizens.

This program will provide a twenty percent (20%) grant of up to \$10,000 for the completion of well-designed home renovations that make a home more aesthetically pleasing and inspire the continued community growth of the neighborhoods in the program’s initial target zone.

Contractors renovating homes, residents who currently own homes and those looking to purchase homes to live in themselves qualify for the incentive threshold within the program. Plans for a home’s renovation will be submitted to and approved by the City of North Richland Hills. A home’s renovation plan may not be altered without full and written consent from the City. Deviations from the approved renovation plan may result in a participant not receiving an incentive grant.

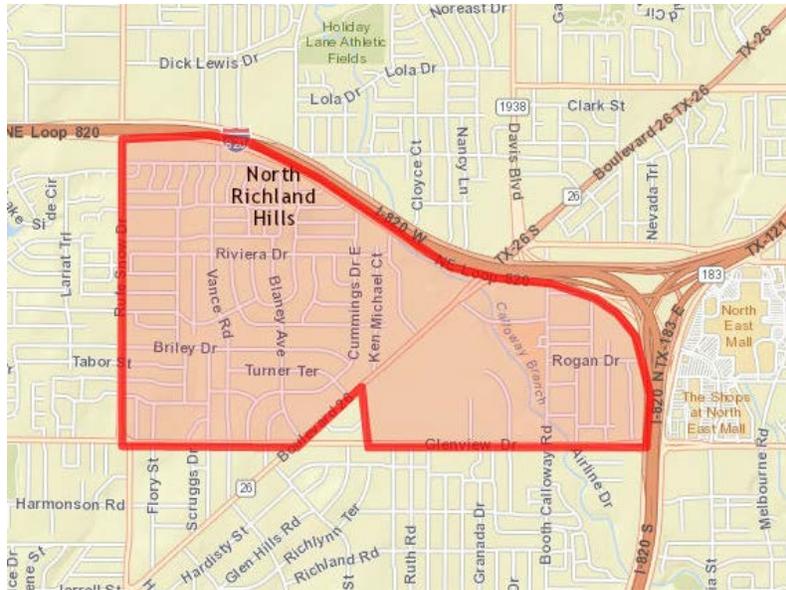
Participants should make a conscious effort to source materials and services from vendors and service providers within the City of North Richland Hills. If materials or services are available at a lower cost in another city, those vendors or service providers may be utilized in turn.

NRP is not designed to subsidize the correction of building code violations that prolong the life of a substandard home. All NRP renovation plans should strive toward the increase of a home’s market value with the guidance of a licensed residential real estate professional and licensed appraiser.

NRP has been funded by non-operational funds dedicated to economic and residential development by the North Richland Hills City Council beginning in the 2014-2015 fiscal year. This program is administered by personnel from the City Manager’s Office.

II. Target Zone

All participating homes in both the investor and homeowner models must lie within the North Richland Hills city limits and south and/or west of Loop 820, east of Rufe Snow Drive, and north of Glenview Drive. The map below can be used as a guide to the target zone.



III. Program Criteria

For All Participants:

1. Home to be renovated must lie in target zone
2. Renovations must increase the value of the home and may not be only cosmetic/décor related.
3. North Richland Hills Building permits must be obtained before work commences.
4. Completed home after proposed renovations must meet at City of North Richland Hills residential building codes.
5. Renovations must result in at least a 40% increase in value.
6. Final home values must exceed \$120,000.
7. Final home values must exceed the top 20% of the Tarrant Appraisal District's (TAD's) market value in the immediate area.
8. A home is only eligible for this program one time.

For applicants other than homeowner:

1. Must use contractors licensed to perform work in the state of Texas and the City of North Richland Hills.
2. Must agree to sell home to owner-occupant, not investor-owner, by an instrument restricting such ownership for a period of 5 years.
3. Must agree to not to rent home at any point before sale to owner-occupant.

For more information, contact Kristin James, Assistant to the City Manager, at 817-427-6015 or kjames@nrhtx.com.

4. Must agree that payment under this program will not be made until the property is sold and it meets the following requirements:
 - a. Renovations must result in at least a 40% increase in value.
 - b. Final home values must exceed \$120,000.
 - c. Final home values must exceed the top 20% of TAD's market value in the area.

Such purchase price shall be established by title company closing documents submitted with the application. Such sale price shall be documented by title company closing documents.

For current homeowners:

1. Homeowner occupant applicant must be current on all property taxes.
2. The initial home value according to most recent TAD appraisal may not exceed \$150,000.
3. Applicant must hire a licensed residential real estate appraiser to conduct an as if completed appraisal before the start of construction. The applicant is responsible for this cost.
4. Applicant shall agree to a recordable mechanic's lien instrument providing for repayment of the incentive payment plus 4% interest and attorney fees if the home is rented or sold to an investor for 5 years following receipt of incentive payment.

IV. Determining Home Valuations

For applicants other than homeowner:

- Beginning home value will be equal to the price for which the home was purchased by the contractor.
 - Contractor must submit closing documents as proof of initial purchase value.
- Final home value will be equal to the post-renovation sale price of the home to an owner-occupant.
 - Contractor must submit closing documents as proof of resale value.

For current homeowners:

- Beginning home value will be equal to the most recent appraised value from the Tarrant Appraisal District (TAD).
 - This value can be found on the "Property Search" function of www.TAD.org.
- Final home value will be determined by a licensed residential real estate appraiser following the completion of all renovations.
 - The homeowner is responsible for all fees related to the required professional appraisal.

V. Timeline

For applicants other than homeowner:

1. Contractor finds home to be renovated
2. Contractor submits application with plans for renovation
3. Application approved
4. Contractor purchases home

5. Contractor renovates home according to submitted plan
6. Contractor lists and sells home to owner-occupant
7. Contractor submits closing documents of resale as proof of final sale price
8. City pays incentive upon confirmation of final sale value

For current homeowners:

1. Homeowner determines what will be renovated
2. Homeowner submits application with plans for renovation
3. City approves application
4. Homeowner hires licensed residential real estate appraiser to conduct as if completed appraisal
5. Homeowner hires contractor to complete renovation
6. Renovations completed
7. Licensed real estate appraiser confirms completion of all required elements of as if completed appraisal, verifies final home appraisal value
8. City pays incentive upon confirmation of newly appraised value