



RENTAL REINVESTMENT PROGRAM

The City of Temple is committed to improving the quality of life in Temple's neighborhoods by increasing access to affordable housing. Through the implementation of this incentive grant program, property owners who meet certain eligibility criteria are given the opportunity to make significant improvements to their rental properties to pass a Department of Housing & Urban Development (HUD) inspection. Once repairs and inspection are completed, the property will then be added to the list of properties pre-qualified to accept Housing Choice Vouchers and lease to a voucher recipient. Grantee will agree to maintain the property to these standards and remain on the Housing Choice Voucher list and lease to a voucher recipient for a period of 5 years.

Incentive grants are available on property located within the City's Neighborhood Planning Districts that serve Low-to-Moderate Income (LMI) residents as defined by HUD. The grants are provided as reimbursements, as a match to the funds disbursed by the Applicant. Only the Applicant's cash disbursements may be used as a grant match, in-kind contributions may not be used as part of the Applicant's match.

The funding cycle shall be from October 1st to September 30th. For each funding cycle, the City shall designate specific amount of funding available for that cycle. Upon exhaustion of those funds, the City will be under no obligation to fund additional grants. Likewise, the City is under no obligation to establish future funding cycles. Applications are available at www.templetx.gov/RRP and should be submitted to:

PHYSICAL ADDRESS:

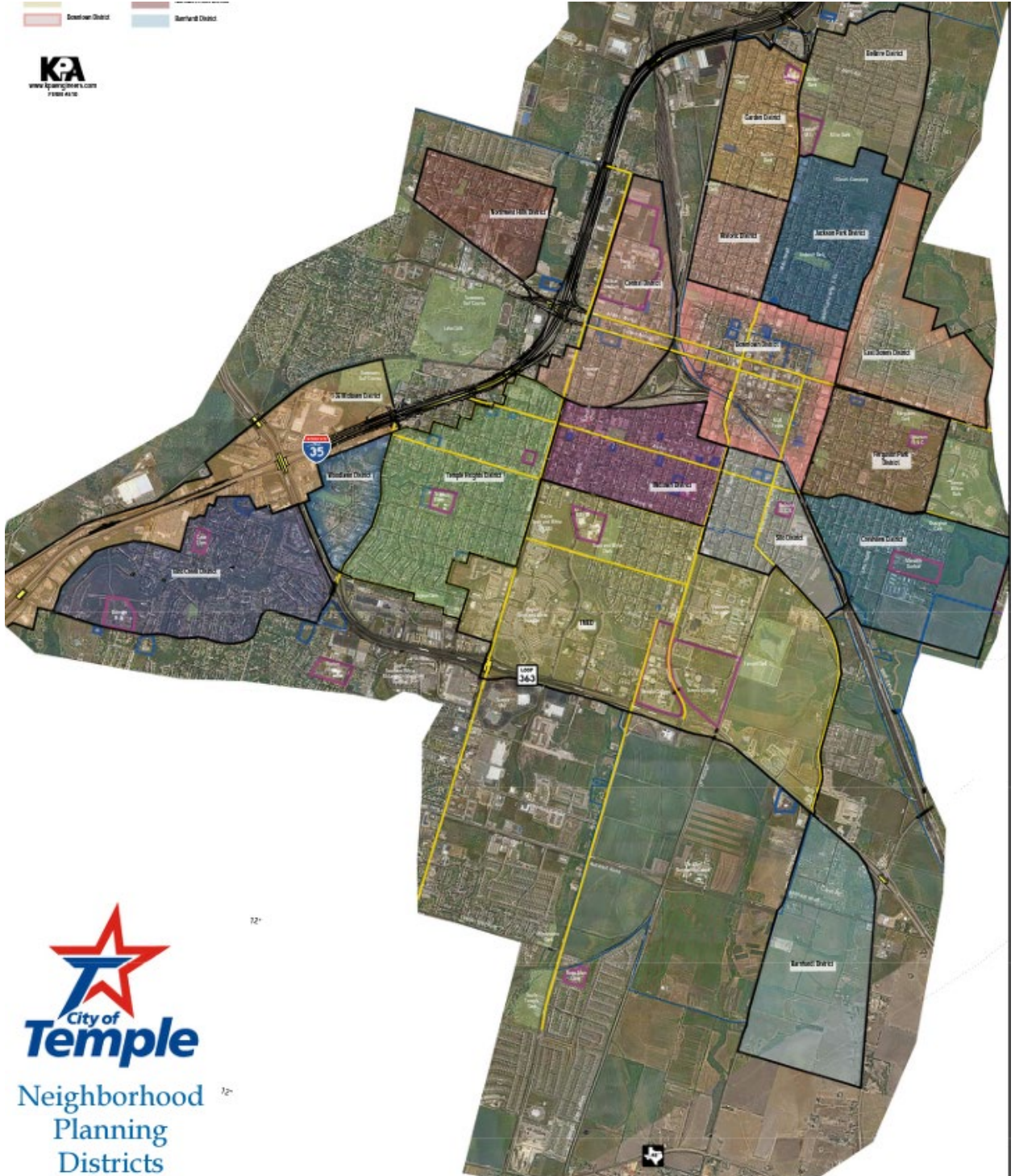
City of Temple Housing & Community Development Department
101 N. Main Street, Temple, TX 76501

Email Address: bchopane@templetx.gov (for questions, as well)

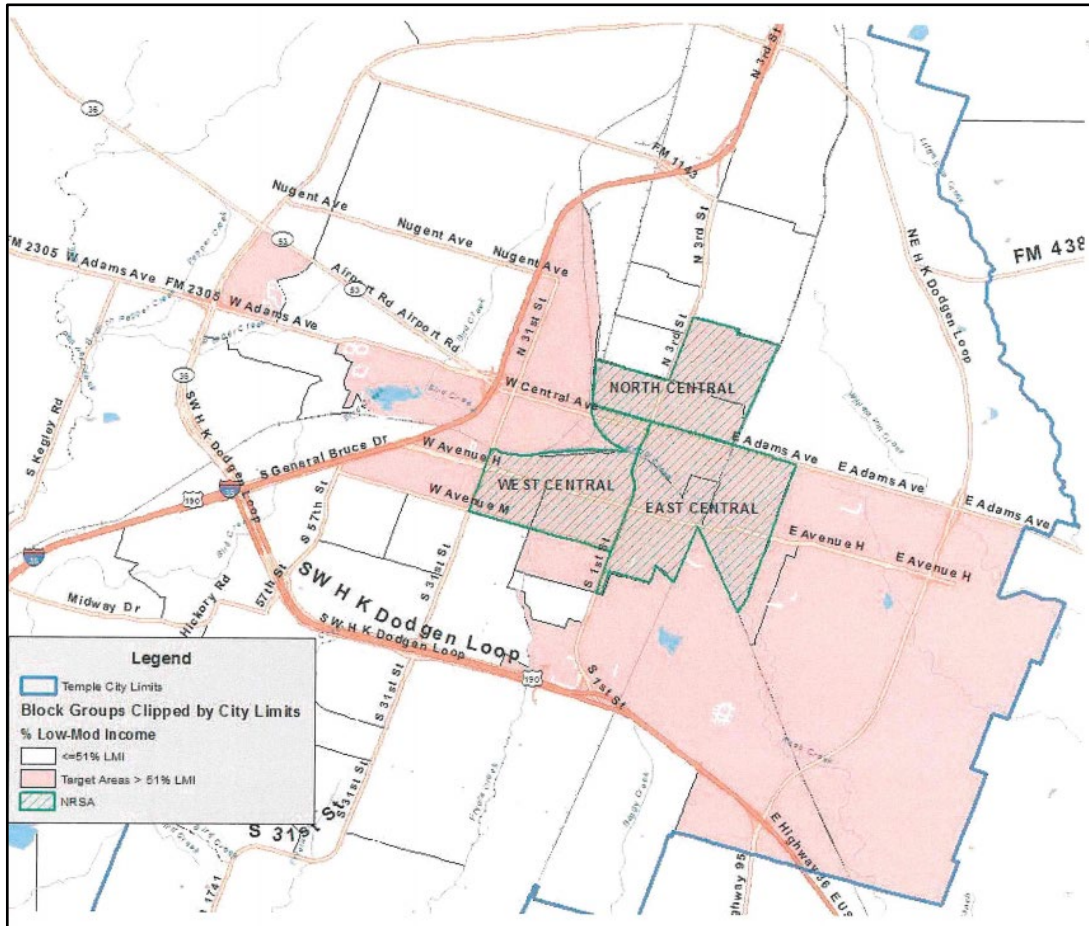
Direct questions to either the email address above or 254-298-5456

To be eligible for a grant, the applicant must be the owner of rental property located within the boundaries of a Neighborhood Planning District or LMI program area as defined by HUD and the **property must be vacant**. The current areas are delineated in the following maps:

City of Temple Neighborhood Planning Districts



Low-to-Moderate Income (LMI) Area Map



APPLICATION PROCESS:

- Applications must be submitted and approved prior to commencement of work. Reimbursements will not be made on work commenced prior to approval.
- Applications should be submitted to the Housing & Community Development Department.
- The Housing & Community Development Department is available to assist the applicant throughout the completion of the application, an initial meeting between the City and the Applicant will be set up upon application submission.
- The review committee may approve a request for a grant in whole or in part or deny the same.
- Applicants will be notified approval or disapproval in writing.
- Upon approval, an agreement will be executed between the applicant and the City.
- The applicant will not be reimbursed for work completed prior to execution of the agreement.

- Submit one (1) original application and all attachments to the Housing & Community Development Office.
- All parties having ownership in the property must be parties to this application.
- Failure to provide a complete or quality application may impact determination of application approval or disapproval.

AWARD CRITERIA:

- the extent to which the property for which a grant is sought is blighted or fails to meet City codes or regulations;
- whether the proposed Project is at a higher level than exists on other properties in the neighborhood in which the property is situated;
- whether the applicant has the financial resources to complete the improvements described in the application;
- whether the property is unlikely to redevelop without an incentive by the City;
- whether the proposed use of the property is in keeping with the future uses of property identified in the City's Consolidated Plan or a Neighborhood Plan adopted by the City Council.

The City will consider making grants on a 1:1 matching basis for Projects completed on property located within a delineated LMI Program Area. Ideal projects will focus on improvements under \$5,000. Activities eligible for reimbursement include, but are not limited to, items listed on the HUD Inspection Form (Addendum A).

ENVIRONMENTAL CONSIDERATIONS:

The Department of Housing and Urban Development (HUD) requires compliance with the National Environmental Policy Act (NEPA) and HUD-regulations that implement NEPA before funds can be committed or spent on any project. The purpose of the environmental review is to protect the natural environment as well as the environmental health and safety of those we assist. States shall devise, adopt and carry out procedures with respect to CDBG assistance that fulfill the objectives and requirements of the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846), the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851-4856), and implementing regulations at part 35, subparts A, B, J, K, and R of this title. Projects that disturb paint in housing and child-occupied facilities built before 1978 are subject to Asbestos Survey or Abatement and/or Lead-based Paint Survey or Abatement. An inspection of the property will be conducted to determine the level of environmental impact and subsequent treatment recommendations, if any.