

## **Exhibit A**

### **Neighborhood Empowerment Zone 5-F**

**R2016-11-57  
Residential  
Stoneridge Addition  
City of Hillsboro, Texas**

#### **Section 1: Boundary**

The boundary of Neighborhood Empowerment Zone 5-F is the property also known as “NEZ-5-F Stoneridge Addition”.

#### **Section 2: Finding and Purposes**

It is the finding of the Hillsboro City Council that the Neighborhood Empowerment Zone program is beneficial to the health, safety, and welfare of the citizens of Hillsboro. Neighborhood Empowerment Zone 5-F is established for the following purposes in keeping with Chapter 378 of the Local Government Code:

1. Promote the creation and rehabilitation of affordable housing
2. Promote an increase in economic development and an increase in the quality of social services and public safety.
3. Increase the public health, safety, and welfare of the citizens of Hillsboro.

#### **Section 3: Incentives**

The following incentives are offered for qualifying properties in Neighborhood Empowerment Zone No. 5-F. To qualify for these incentives, a property must have a minimum of \$20,000 in improvements made to the structure and/or the premises. The value of the improvements must be documented on the building permit application.

1. For undeveloped property or for property that is partially developed, the City of Hillsboro will abate 100 percent of the City of Hillsboro taxes on the increase in value of the property due to the improvement to establish a fully developed subdivision that includes water, sewer, streets, drainage, electricity, and other necessary components of utility infrastructure in compliance with the City of Hillsboro’s Subdivision Regulations. The increase in value will be as determined by the Hill County Appraisal District. The abatement will expire on an individual lot in the subdivision when the lot is sold or changes ownership for any reason, or after a period of ten years, whichever occurs first. The abatement will not be transferable to a new owner.
2. On a property on which a spec home is built, the City of Hillsboro will abate 100 percent of the City of Hillsboro property taxes on the value of the improvement. The value of the improvement will be as determined by the Hill County Appraisal District. The abatement will expire when the property is sold, changes ownership for any reason, or is occupied, or after a period of ten years, whichever occurs first. The abatement will not be transferable to a new owner.

3. City of Hillsboro sales tax (1.00% of the 8.25% of sales tax rate) will be refunded on purchases of building materials from stores in the Hillsboro City Limits. Receipts showing sales tax paid on building materials, the address of the job, and the date on which the sale was made, which must be on or prior to the date the permit expired or the date the Certificate of Occupancy was issued, must be submitted. To be eligible for this incentive, the receipt must be submitted within six months of the date the permit expired, within six months of the date of the final inspection, or within six months of the date the Certificate of Occupancy was issued, whichever comes first. This incentive does not apply to State of Texas sales tax or Hill County sales tax.
4. All zoning fees, subdivision fees, and other fees related to property development will be waived.
5. All permit fees will be waived for any and all components of building construction including but not necessarily limited to foundations, plumbing, framing, electrical, roofing, HVAC, fire safety systems, signs, etc. for new construction and for remodeling or additions to existing buildings. This waiver covers permit fees only. Inspection fees and plan review fees are not waived.
6. Water meter fees, water tap fees, and sewer tap fees are waived.
7. The City of Hillsboro will release existing liens filed on real property by the City of Hillsboro.

#### **Section 4. Application**

A person who has a project that qualifies for these incentives must complete an application and submit the application to the City of Hillsboro. The project will not be eligible for the incentives if an application is not filed. The application must be filed prior to the time the final inspection is made, prior to the time the Certificate of Occupancy is issued, or prior to the time the permit expires, whichever comes first.

#### **Section 5. Permit Applications Still Necessary**

Applications must be filed for all permits, zoning requests, subdivisions, and other building construction or property development. Permit fees are waived, but the permit process is not waived.

#### **Section 6. Miscellaneous Provisions**

1. The value of improvements as determined by Hill County Appraisal District will depend on those improvements being rendered and in place January 1 of each year in order to receive the tax benefit in October of the same year.
2. Any applicant that becomes delinquent in taxes in any given year causes the agreement to be voided.