



July 20, 2022

Matthew Horner
517 West Heard Street
McKinney, Texas 75069

RE: 2022-0070HT Letter of Eligibility to Qualify the Residential Property Located at 517 West Heard Street for a Level 2 or Level 3 Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption.

Dear Mr. Horner:

This letter shall serve as your Letter of Eligibility for the Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption Program. Your application for 517 West Heard Street was received on July 5, 2022.

The following proposed improvement(s) are the only eligible items:

- Foundation improvements
 - Crawl space adjustment
 - Wood shims replaced with metal shims

Upon completion of the improvements, dated, paid, final receipts from the contractors, final inspection report, and permit green tag must be submitted to this office for verification. Once copies of receipts are verified and the project is inspected, a Staff Report will be forwarded to the next meeting of the Historic Preservation Advisory Board for approval or denial of the tax exemption.

Should the proposed scope of work change, a Certificate of Appropriateness may be required. Material changes of skirting and any other exterior changes would require a Certificate of Appropriateness. Please contact Staff immediately if the scope of work changes to begin the Certificate of Appropriateness process.

From the date of issuance of this Letter of Eligibility, you have 1 year to complete any or all the proposed improvements listed above. Depending on the combination of verifiable costs of these exterior and interior improvements, you may qualify for a Level 2 Rehabilitation Incentive (Level 2) or Preservation Incentive (Level 3) exemption. If the total costs of eligible *exterior* improvements are in excess of \$10,000, you may receive an exemption of 50% of the City's ad

valorem taxes for a period of 10 years (Rehabilitation Level). If the combined cost of eligible *interior or exterior* improvements is in excess of \$5,000, you may receive an exemption of 30% of the City's ad valorem taxes for a period of 10 years (Preservation Level).

If you have any questions about this Letter of Eligibility, please contact me at 972-547-7376 or cbumgarn@mckinneytexas.org.

Sincerely,

Cassandra Bumgarner

Cassandra Bumgarner
Planner, Historic Preservation