

CITY OF TEMPLE

INFILL REDEVELOPMENT

Incentive Program Overview

PURPOSE

The City of Temple is committed to establishing long-term economic vitality in designated *Empowerment Zones*, encouraging redevelopment, diversification and improved housing stock. Through the implementation of this incentive program, developers who meet certain eligibility criteria may facilitate new housing construction for single family structures and/or rental investments in order to meet the following goals:

- Enhance the neighborhood and improve the quality of life through community partnerships;
- Empower neighborhoods by engaging citizens in the neighborhood improvement process;
- Encourage enhancements that support long-term viability and prevent/address deferred maintenance and property deterioration;
- While preserving the character of the neighborhood.

INCENTIVES

For eligible projects involving investment in real property, incentives are available on property located within the delineated *Empowerment Zone*. The incentives are provided as fee reductions for eligible and approved activities to be completed by the Applicant, within twelve (12) months. Fee reductions may be applied in-lieu of payment for eligible and approved activities, up to the approved amount.

The City may consider offering similar economic incentives for development within certain areas of the City, when deemed appropriate.

INCENTIVE OVERVIEW

Incentive Type	Eligible Amount
Waiver of Platting, Zoning and Permit Fees	100% of associated costs waived (up to \$2,000)
Waiver of Water and Wastewater Tap Fees	If eligible, 100% of associated costs waived
Roll-off Container Rental and Service Fees	If eligible, 100% of associated costs waived
Release of Mowing (100%) and Demolition (50%) Liens	If eligible, associated costs waived
Demolition Assistance	If available, 100% of costs waived
Lot Clearing	If available, 100% of costs waived

TYPES OF INCENTIVES

In its sole discretion the City will consider offering the following incentives on eligible properties within the Empowerment Zone:

Waiver of Fees

The following fees for services performed by the City of Temple may be waived:

- All building permit related fees (up to \$2,000)
- Water and wastewater tap fees
- Roll-off container rental and service fees

If a permit is expired, the fee to reactivate, renew, or reapply shall not be waived. In addition, penalties and extension fees or re-permitting fees will not be waived.

Hazardous materials will not be collected.

Release of Liens

The following liens shall be released in conjunction with an eligible new construction or rehabilitation project:

- 100% of mowing liens
- 50% of demolition liens

All fees must be paid up front, and one-half of the demolition liens and all the mowing liens will be refunded at the time the Certificate of Occupancy is issued.

The City shall not release or satisfy any lien on a property owned by the person whose actions resulted in the lien being placed on the property. The City shall not release or forgive any lien on a property owned by an immediate family member or a firm, corporation, partnership, or business entity of a person whose actions resulted in the lien being placed on the property. For purposes of this section, the term "immediate family member" shall mean spouse, child, parent, niece, nephew, aunt, uncle, grandparent, grandchild or anyone having one of these relationships by law.

On a case-by-case basis, the City will consider release of liens on property when not in conjunction with an eligible new construction or rehabilitation project if the City Manager deems the release of liens will advance the City's revitalization efforts.

Demolition and Lot Clearing by City Crews

On a case-by-case basis, the City will perform demolition and/or lot clearing on lots proposed for new construction when the City has the capacity and equipment to do so.

The City will not demolish buildings where the City determined that there is a reasonable probability that the building contains asbestos, unless the applicant agrees to obtain an asbestos survey and abated asbestos, where necessary, prior to demolition of the structure.

ELIGIBILITY

Eligible rehabilitation includes physical improvements to real property to include structural, roof, foundation rehabilitation, exterior and interior improvements to bring up to code or exceed minimum requirements such as electrical, plumbing and HVAC improvements. Eligible rehabilitation does NOT include personal property (such as furniture, appliances, equipment, and/or supplies).

New construction is a newly constructed structure for residence or conduct of business requiring a permanent foundation. This excludes accessory structures such as sheds and incidental out buildings.

- The property is located within the properties of the delineated infill redevelopment incentive zone;
- The structure is located on a legally platted lot of record that is zoned to allow the proposed construction;
- All payments for City-provided utilities and all property taxes are current for the property;
- The proposed investment for rehabilitation must total a minimum of \$10,000 or the proposed investment for new construction must total a minimum of \$60,000;
- The applicant must complete an application and follow the application process.

Applications must be submitted and approved prior to commencement of work. Fee reductions will not be offered on activities commenced prior to contract execution.

APPROVAL AND IMPLEMENTATION PROCESS

A developer wishing to have a project considered for Empowerment Zone fee reductions should complete the application form and submit them to the Transform Temple division **PRIOR TO REQUESTING A BUILDING PERMIT**. The Transform Temple division will review the project against the applicable criteria below and determine the level of fee reduction. Upon satisfaction of these requirements and approval by the City Manager, the fee reduction will be granted and processed with the building permit application. All appeals of the amount of the fee reduction approved may be made to the City Manager in writing within 10 days of the fee reduction approval.

STEP 1: Identify the project and prepare an application

STEP 2: Submit the application

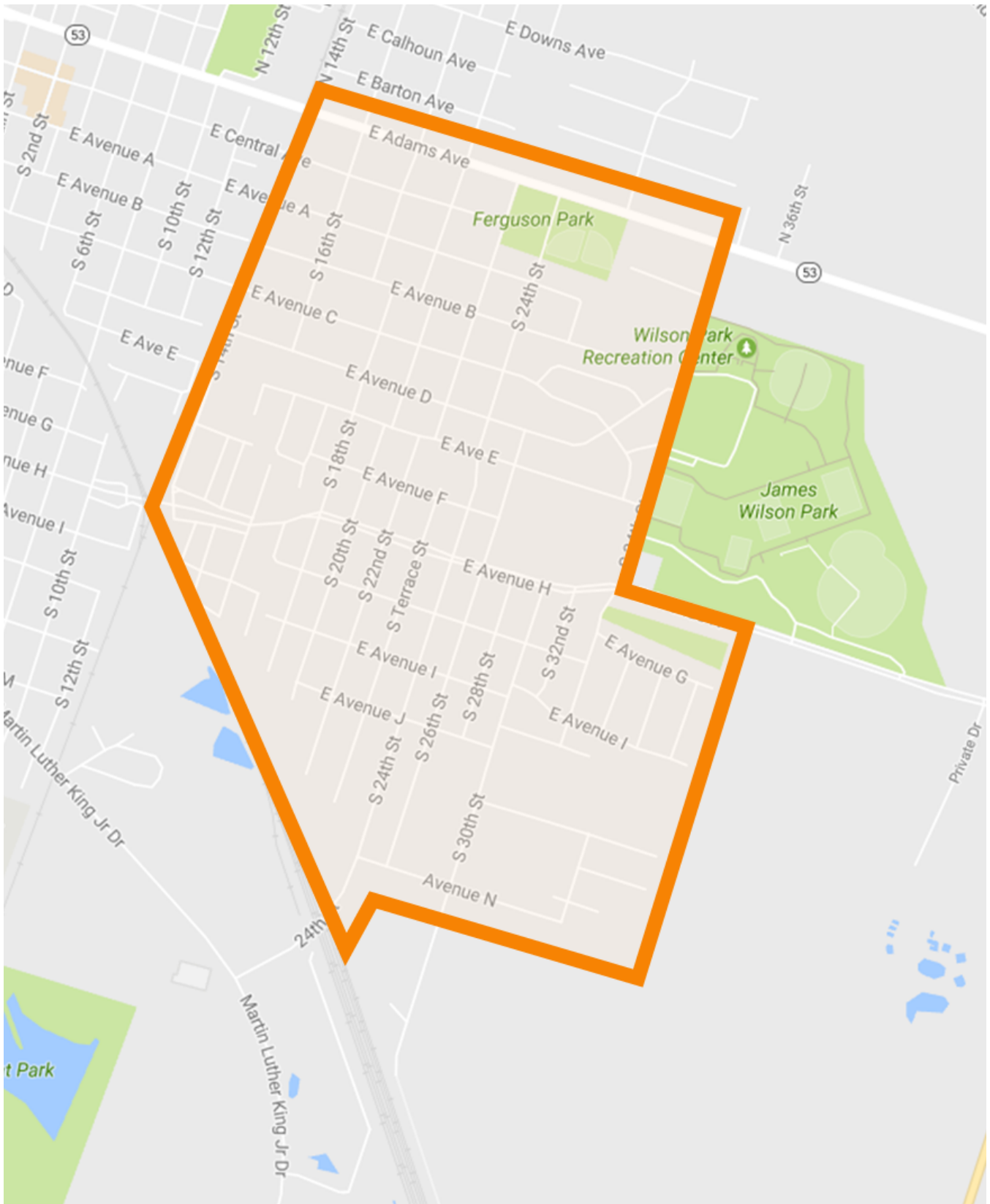
Attachments

Plans and graphical renderings

STEP 3: Staff review period

STEP 4: Seek City Manager approval

STEP 5: Agreement review and execution, if application approved



Empowerment Zone - Infill Redevelopment Incentive Program Area