

2012 - 2013 Schuyler Housing Production Program

----- GUIDELINES -----

Part I **Acquisition - Demolition – Rebuild**

- owner gifts property / house and accepted by **NeighborWorks Northeast NE**
 - title is clean / free / clear (no liens / no assessments)
 - house is vacant
 - title transfer costs paid by property owner
 - value of the lot forfeited by the property owner
- gifted property must be located out of flood plain, within the corporate city limits and serviced by existing municipal infrastructure (domestic sanitary sewer, water, electricity)
- priority consideration given to nuisance properties
- a signed **Memorandum Of Understanding (MOU)** shall be the document defining the relationship between the **City of Schuyler** and **NeighborWorks Northeast Nebraska** for each gifted property
- LB 840 (**SEDPlan**) economic development investment funding available to reimburse **NeighborWorks** for costs incurred in the demolition of house, site preparation costs (e.g. earth movement, excavation, curb grind, tree removal, required public sidewalks, etc.) and non-waived municipal fees / permits in conjunction with the new construction of single family housing for eligible low-to-moderate income (LMI) qualified families
- \$16,000 maximum LB 840 funding per gifted property / site
- **City Council** approves all reimbursement requests by **NeighborWorks**
- upon completing site preparation, **NeighborWorks** builds a new house on the prepared site within 18 - 24 months
- priority consideration for local labor, materials, suppliers and sub contractors
- connection fees and tapping fees may be waived by Department of Utilities
- community benefits:
 - adds to Schuyler's new housing stock
 - helps to revitalize neighborhood
 - creates local employment opportunities
 - Housing Program strengthens partnership with **NeighborWorks**
 - LB 840 investment recovered thru future property taxes
- \$60,000 Budget for Fiscal Years 2010 - 2015 (**Part I & II**)
- **Part I** aligned with the **Recommendations** prioritized at the **Schuyler Community Housing Conference** (2006 – 2007)
- **Schuyler Housing Production Program** reviewed annually.

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Part II ***Infill Site Acquisition & New Construction***

- LB 840 (***SEDPlan***) economic development investment funding available for reimbursement to ***NeighborWorks Northeast Nebraska*** for costs incurred in purchasing an infill site (vacant residential lot), site preparation costs (e.g. earth movement, excavation, curb grind, tree removal, required public sidewalks, etc.) and non-waived municipal fees / permits in conjunction with the new construction of single family housing for eligible low-to-moderate income (LMI) qualified families
- a signed **Memorandum Of Understanding (MOU)** shall be the document defining the relationship between the **City of Schuyler** and ***NeighborWorks Northeast Nebraska*** for each infill site
- infill site (vacant residential lot) must be located out of flood plain and within the Schuyler's corporate city limits
- vacant lot serviced by existing municipal infrastructure (domestic sanitary sewer, water, electricity)
- when financially practical, priority consideration to older / established neighborhoods for new construction of single family housing
- \$16,000 maximum LB 840 funding per infill site
- **City Council** approves all reimbursement requests by ***NeighborWorks***
- ***NeighborWorks*** shall begin construction of a new house on the infill site (vacant residential lot) within 18 - 24 months of the lots' acquisition
- residential lots purchased by ***NeighborWorks***, reimbursed with LB 840 funds and new housing is not constructed, shall be transferred to the City of Schuyler's ownership upon request by the Schuyler City Council
- priority consideration for local labor, materials, suppliers and sub contractors
- connection fees and tapping fees may be waived by Department of Utilities
- community benefits:
 - adds to Schuyler's new housing stock
 - helps grow neighborhood
 - creates local employment opportunities
 - Housing Program strengthens partnership with ***NeighborWorks***
 - LB 840 investment recovered thru future property taxes
- \$60,000 Budget for Fiscal Years 2010 - 2015 (**Part I & II**)
- **Part II** aligned with the ***Recommendations*** prioritized at the ***Schuyler Community Housing Conference*** (2006 – 2007)
- **Schuyler Housing Production Program** reviewed annually.