

2016 - 2018 Residential Construction Program

City Council approval on 07/07/15

----- GUIDELINES -----

- Partnering with **NeighborWorks Northeast Nebraska (NWNEN)**, LB 840 funding would be available for reimbursement for costs associated with, but not limited to, the purchase of lots, site preparation costs (e.g. earth movement, excavation, curb grind, tree removal, required public sidewalks, etc.) construction costs 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 or individuals.
- A signed **Memorandum Of Understanding (MOU)** shall be the document defining the relationship between the **City of Schuyler** and **NeighborWorks Northeast Nebraska** for each new construction site.
- Lots must be located out of flood plain and within Schuyler's corporate city limits.
- Residential lots must be serviced by existing municipal infrastructure (domestic sanitary sewer, water, electricity).
- \$48,000 Three-Year Budget: \$16,000 maximum per new construction / residential lot.
- **City Council** approves all reimbursement requests submitted by **NeighborWorks**.
- In the event purchased lots remain vacant / unimproved, ownership of vacant lots shall be transferred from NWNEN to the City of Schuyler upon request by the City Council.
- Priority consideration suggested for local labor, materials, suppliers, subcontractors.
- Connection fees and tapping fees may be waived by Department of Utilities.
- Program's community benefits:
 - adds to Schuyler's new housing stock
 - LB 840 investment recovered thru future property taxes
- Schuyler Housing Production Program aligned with **Recommendations** identified in the 2012 Schuyler Housing Assessment Plan (see Chapter 4).