

City of Carroll Infill Housing Incentive Program

The Carroll Infill Housing Incentive Program (“Program”) provides incentives to home builders, real estate developers, property owners, and homebuyers to expand the quality and, perhaps more importantly, the quantity of our available housing inventory.

One goal of the program is to create momentum for infill housing development within the community; to develop and ensure a stable and growing population in the community by having safe, sanitary, affordable housing readily available at various income levels; and ensuring housing is available to attract and retain employees and employers in the community.

The City is also developing other programs and partnerships to encourage additional housing in the Northridge and Rolling Hills neighborhoods. Due to these other programs these neighborhoods are not eligible for the infill housing incentive.

The following incentive will be offered for new, single-family and duplex homes constructed on infill lots in the City of Carroll by September 1, 2024 (as long as funding is available):

- Subject to the rules of the Program, the owner of a newly constructed, qualifying single-family or duplex home, with each unit valued under \$325,000 will be eligible for a \$20,000 incentive per single-family or duplex structure from the City of Carroll. Please note: The home values that qualify for incentives DO NOT include land value. For purposes of this Program, a duplex “structure” means the single structure containing both housing units.

Program eligibility rules:

- The Program is limited to the first 10 applicants who fully complete and submit a Program application for a single-family or duplex structure and whose application is approved by the Carroll City Council under the terms of the Program. If an application is initially approved but the home subsequently does not qualify for the incentive, the City may consider a replacement application in the order the applications were received. Each application is limited to one single-family or duplex structure.
- The Program application must be submitted within thirty (30) days after receipt of a building permit for the home and the building permit must be issued after August 1, 2022.
- To be eligible, the home must be a new construction, single-family or duplex structures, owner occupied primary residence, with a value at completion under \$325,000 per housing unit.
- Qualifying homes must be constructed consistent with all City and State ordinances and requirements.
- Construction must start within 3 months after the application is approved and all construction needs to be completed within the earlier of: 18 months after the issuance of the building permit or September 1, 2024. Council will consider an extension to a deadline if satisfactory progress is being made on the home; provided, however, that no extension will be granted beyond September 1, 2024.
- The construction of the home must be fully completed, as evidenced by the issuance of a Certificate of Occupancy by the City of Carroll.
- The City is using Federal ARPA Funds for this program. Due to the rules surrounding this program, all work needs to be completed and a Certificate of Occupancy needs to be issued by

September 1, 2024 to receive the funds. NO EXTENSION TO THIS SEPTEMBER 1, 2024 DATE REQUIREMENT WILL BE MADE BY THE CITY OF CARROLL.

- Rental properties are not eligible for this Program.
- Homes constructed on lots in the Northridge and Rolling Hills neighborhoods are NOT eligible for this Program because the City is also developing other programs and partnerships to encourage additional housing in the Northridge and Rolling Hills neighborhoods.
- The value of the completed home (exclusive of land value) must be evidenced by an appraisal performed by a licensed, third-party appraiser or by County assessment.
- Subject to the terms of the Program, the incentive will be provided for a qualifying home within thirty (30) days after issuance of a final Certificate of Occupancy.
- Payment of any incentive is subject to the availability of ARPA funds for such purpose.
- Absent additional action by the Council, at no time will the City make any payments under this Program after \$200,000 in aggregate incentives have been paid.
- A home owner who qualifies for incentives under this Program is not precluded from applying for tax abatement on the new home under the terms of the City's Revitalization Plan/Program then in effect.
- The terms of this Program are subject to review and revision by the City Council at any time.
- Eligibility under the terms of the Program shall be at the discretion of the City Council, and all eligibility determinations are final.

APPLICATION FOR CITY OF CARROLL HOUSING INCENTIVE PROGRAM

Please type or print

Property address: _____

Legal Description or Parcel Number: _____

Applicant: _____

Address: _____

City: _____ State: _____

Phone: _____

Current Property Value (from assessor's records)

Land: \$ _____ Building(s): \$ _____

Brief Description of Project: _____

Estimated Cost of Actual Building Improvements: \$ _____

(Note: Building value only – exclude land value. Maximum building value of \$325,000 per unit)

Start Date: _____

Estimated or Actual Completion Date: _____

Note: No change may be made once an application is approved without approval of the Carroll City Council.

Acknowledgments:

A copy of the building permit is attached.

The property to which improvements are made conform to all applicable city codes.

The applicant certifies that all information in this application and all information provided in the support of this application is given for the purpose of obtaining a housing incentive from the City of Carroll and is true and complete to the best of the applicant's knowledge. The applicant acknowledges that no incentive will be received unless it is approved by the Carroll City Council. The applicant understands and acknowledges the rules of the Program and acknowledges that incentive eligibility is subject to the Program rules.

Applicant's Signature: _____ **Date Signed:** _____

City Council Action:

_____ Approved Date: _____

_____ Disapproved Date: _____

Reason for disapproval: _____