



City of Albemarle



NORTH CAROLINA

VISIONING INCENTIVES PROGRAM

PROGRAM STATEMENT

The City of Albemarle continues to implement strategies to achieve the following Strategic Assessment of Downtown goals:

- Create an Accessible Downtown.
- Create a Pedestrian Friendly Environment.
- Create a Symbolic Center.
- Create a Historic Center.
- Create a Strong Economic Center.
- Create a Green Center.

Many of the projects identified involve public infrastructure such as streets, sidewalks, street lighting, and parking. These public infrastructure improvements are an essential element to achieve success in overall Plan; however, it is a proven fact that public improvements alone do not engage the private sector to invest in their downtown. The Vision Incentive Program (VIP) is an approach to encourage private investment downtown.

The VIP program is intended to attract private investment dollars and promote new businesses downtown that meet overall downtown goals. The VIP approach reduces the up-front risk to private investors and encourages market driven revitalization. The VIP program consists of a series of financial programs designed to assist developers in achieving positive pro-forma on projects such as new housing, retail and office development. It also encourages local lending institutions to get involved in downtown revitalization.

DOWNTOWN HOUSING PROGRAM

This VIP program weaves together public-private interest found within the “A Healthy Place to Live” residential strategy section of the Strategic Assessment of Downtown. Its purpose is to attract residential living units to the downtown. Attracting living units downtown only became a goal only after a detailed market analysis indicated a demand for residential living units within the central business area. In order to encourage new residential living units in the downtown area, the City will make loan incentives available. In FY 07-08 up to \$60,000 will be made available as a 2% loan under a five-year term secured by a primary or secondary deed of trust.

The Strategic Assessment of Downtown has identified various sites and potential locations for new housing projects. These include numerous City owned properties, privately held second and third floor spaces, adaptive re-use structures, the Five Point Redevelopment Area properties, and other privately held vacant and non-vacant properties. Each of the sites offer varying degrees of impact on the overall Strategic Investment Plan; hence a justifying argument can be made to vary the amount of public funding made available for each project.

Applications shall be considered on a first come first serve basis within the current City fiscal year. The fiscal year for the City of Albemarle begins on July 1, and it is possible for the grant funds for the year to be exhausted before the end of the City’s fiscal year. Each housing unit created is eligible for up to \$10,000.00 in low interest financing from the program. Each project will be ranked based upon funding availability and the overall impact the project brings to the Downtown Strategic Investment Plan. The ADDC Board of Directors will review and grade the applications and return their recommendations to the City Council. Upon award, individual loan agreements will be arranged.

APPLICATION PROCESS

To be considered for a downtown housing loan, all applicants are asked to submit five (5) copies of their proposal to the City of Albemarle Department of Planning and Community Development. At minimum each proposal should include the following items:

- a. Name, mailing address and telephone # of person or persons making the proposal.
- b. Resumes of developer, builder, owner and/or retained project personnel.
- c. Description of similar projects in which person or company may have been involved. (Experience with at least one other similar project desired, but not required.)
- d. Detailed description of proposed project including projected residential use (rental or sale), other necessary public involvement (clearing, grading, utilities, façade funds, etc.) financing scheme, applicant’s financial statement, banking support, etc.

- e. An estimated time schedule for completing the project. (generally, projects should be completed within 1 year.) Exceptions can be made for extremely complex projects.)
- f. Project Pro Forma if project is for rent or is for sale.

HOUSING PROJECT REVIEW CRITERIA

The ADDC Board of Directors shall be assigned the responsibility of reviewing the applications for funding and making recommendations to the City Council approval. The group shall have the responsibility of obtaining and analyzing all project applications within the necessary time frame. The group may request additional information from the developer if deemed necessary to make appropriate recommendations.

City staff members will be provided to assist the review committee. The Staff will organize all applications into a comparable format and provide technical assistance to the developer as well as the review committee. A staff report will be prepared for each submitted project that provides easy comparison of competing projects. Recommendations for awards shall be made to the City Council in public session.

Each project shall be reviewed based upon the following criteria:

1. Compatibility with the Strategic Assessment of Downtown
2. Impact upon overall progress of Strategic Assessment of Downtown
3. Economic viability of project
4. Economic stability of applicant
5. Developer's ability to obtain balance financing for the project
6. Amount of Tax Based Added
7. Aesthetics of the project
8. Need for other governmental assistance (including RDC funds)
9. Developers/Owners background and success with similar projects
10. Location of the project within downtown area.