

Housing Programs

INFILL DEVELOPMENT PROGRAM

PURPOSE

The Infill Development Program helps to promote the revitalization of Kewanee's older neighborhoods, stabilizes property tax rates, promotes the efficient use of existing infrastructure, encourages private investment in targeted neighborhoods, and provides for affordable housing options within the community.

AUTHORIZATION

The City of Kewanee is the administrator of this program. Budgetary approval for the program rests with the authority of the City Council, while authorization for program implementation is the responsibility of the City Manager and assigned staff.

ELIGIBLE AREAS

The program is targeted for neighborhoods identified in the Community Development/ Neighborhood Revitalization Plan as Primary, Secondary, Gateway, or Historic Homes areas. Properties outside of the districts that meet applicant eligibility requirements may be considered on a case by case basis as funding allows.

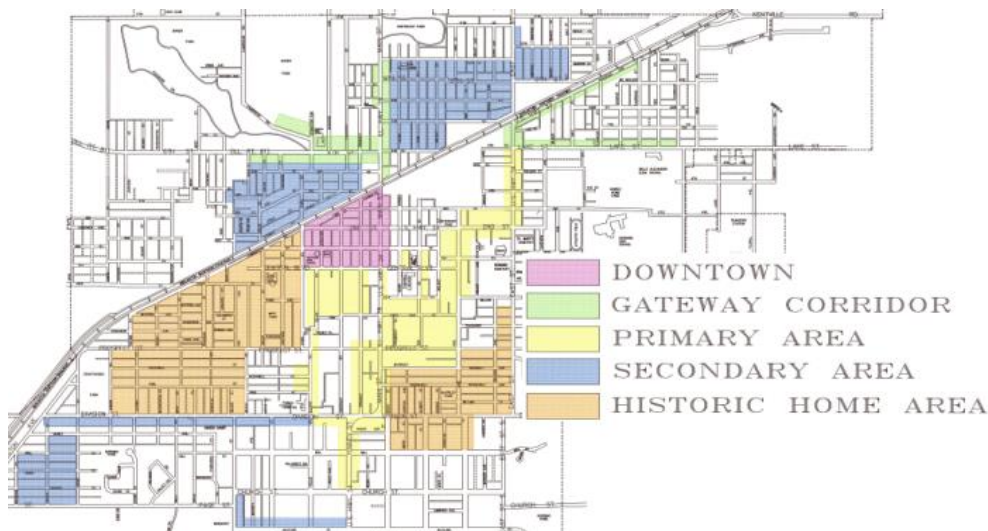
ELIGIBLE APPLICANTS

Applicants who own or have under contract and are able to develop property or properties within the targeted areas. The program is intended to provide owner occupied housing.

PROGRAM BENEFITS/ELIGIBLE USES

The program is established to help homeowners who desire a custom built house as well as builders seeking to build homes with the intent to sell them.

- Homes must be new construction
- Must be built in compliance with existing codes
- Should be in keeping with adjacent structures in terms of size, mass, materials, and appearance
- Properties remain eligible for use of other financing mechanism's including Tax Increment Financing and Enterprise Zone benefits, as applicable
- Increased flexibility regarding property setbacks, parking, and other elements consistent with traditional neighborhood design.



FUNDING INFORMATION

The program operates year round, with applications accepted on a continual basis and funded on a first come, first served basis until budgeted resources are exhausted. Maximum grant award is \$10,000 per newly constructed unit. When available, the City will augment such contributions with developable lots for infill development at no cost to the owner/builder.

APPLICATION/APPROVAL PROCEDURE

Developers/builders may contact the City Manager to discuss potential development plans and inquire as to the availability of vacant lots. Interested buyers must contact the builder/developer or realtor representing the builder directly.

CONTACT

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