

# **Infill Development Incentive Program**



**Community & Housing Support Division  
City of San Angelo, Texas**

**Updated**

**July 21, 2020**

## **GOAL.**

The primary goal of the Infill Development Incentive Program is to encourage infill development within the neighborhoods targeted for revitalization pursuant to the City's Neighborhood Revitalization Plan (NRP) to make a positive impact on those neighborhoods in terms of reducing the crime rate, increasing property values, encouraging new home starts, reducing code compliance issues, and the elimination of slum and blight. In addition to tangible benefits, there are intangible benefits that are just as important such as pride of homeownership and being part of a neighborhood. Moreover, neighborhood revitalization has proven to be successful in helping to spur economic development.

Although it takes years for a city's revitalization investments to bear fruit, San Angelo has already seen benefits with its clean up and redevelopment of aging and neglected neighborhoods. This Infill Development Incentive program will be an additional tool in the City's neighborhood revitalization toolbox and support the City's NRP goals.

## **PROGRAM DESIGN.**

The program is managed by the Community & Housing Support (CHS) staff and is open to any housing developer willing to build new home construction consisting of either single-family housing, duplexes, or a small apartment project with no more than 8 units, or relocate decent and structurally sound homes in one of the six neighborhoods targeted for revitalization (henceforth referred to as a project). For eligible projects, a \$5,000 per unit incentive will be paid at the completion of the project to be used at the discretion of the developer. The program will be first-come-first-served and continue until funding is exhausted. Attached is a map of the neighborhoods targeted for revitalization.

Developers will have up to eight (8) months from the permit date to complete the project or forfeit the incentive payment. Once completed, developers will present a Certificate of Occupancy (CO) to the CHS staff to receive payment.

## **APPLICATION AND ELIGIBILITY.**

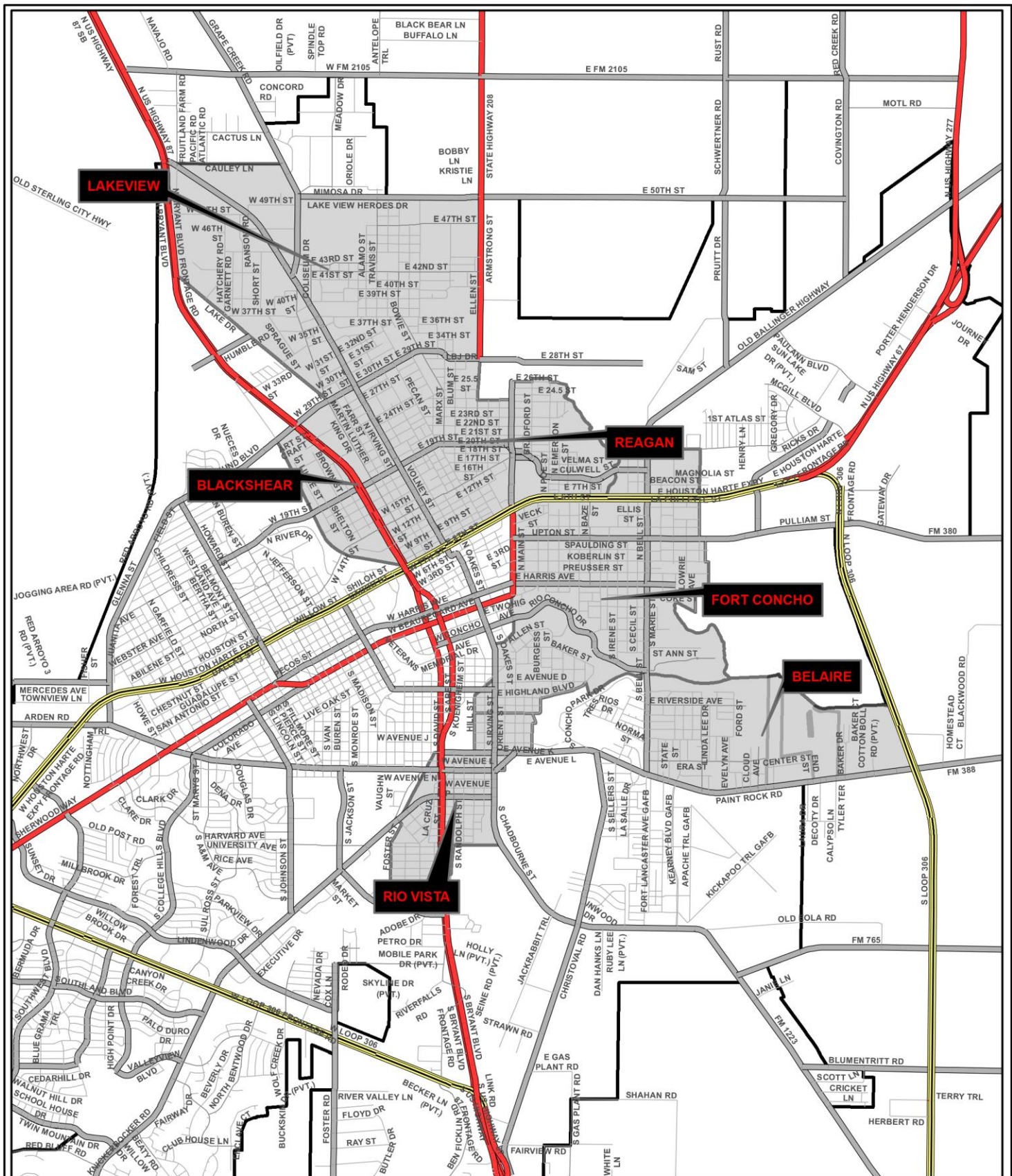
Developers must first contact the City's CHS staff at 52 W. College, 325-655-0824 when a permit is issued and before starting construction. Staff will verify that the property is in an eligible location and ensure funds are available. If eligible, staff will earmark funds for each approved project based on permit information. Applications, which consist of an active building permit, will be accepted until the funds available are exhausted CHS staff will inspect the home before approving and earmarking incentive funds for relocation projects.

CHS staff will determine if a project is eligible based on the boundaries established in the City's Neighborhood Revitalization Plan (NRP) as updated on February, 2018 which includes the Blackshear, Reagan, Ft Concho, Rio Vista, Lakeview, and Belaire neighborhoods.

- **Blackshear** is located in the northwest section of the city bounded by 29th St on the north, N. Chadbourne to the east, Houston Hart to the south, and the railroad tracks to the west.
- **Reagan** area is located on the northeast section of the city bounded by 29th St on the north, N. Chadbourne on the west, Houston Hart on the south, and Armstrong and N. Main St on the east.
- **Ft Concho** area is located in central San Angelo bounded by Houston Hart on the north, Bell St and Lowrie Ave on the east, Main St and Hill on the west, and Rio Concho River on the south.
- **Rio Vista** neighborhood is located in the south end of the city bounded by S. Chadbourne and Metcalf St on the east; Ave I and Ave L on the north; Hill St, the railroad tracks, and Foster on the east; and Arroyo Drive, W Ave X on the south.
- **Lakeview** is located in the north end of the city bounded by Armstrong to the east; E. 50th, Grape Creek Rd, and Cauley Lane to the north; Bryant and Lake Drive to the west; and 29th and 28th Streets to the south.
- **Belaire** is bounded by Paint Rock Road to the south; Loop 308 to the east; Concho River to the north; and Bell Street to the west.

## **PAYMENT**

Upon completion of the project, developers will present a Certificate of Occupancy (CO) to CHS staff who will then submit a payment request. Be aware that payment may take up to two weeks after submission of the payment request.



1 inch = 5,400 feet

Date: 10/18/2021  
 COSA GIS Division  
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# Community Development Target Areas

