

CITY OF WACO

Site Development Requests and Implementation Plan

WORK SESSION

APRIL 19, 2022 | 3:00 PM

COMMUNITY SERVICES DEPARTMENT



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AGENDA

Site Development Program Requests and Implementation Plan

- What Is Site Development?
- Program Goals
- Available Funding
- Implementation Plan & Process
- Next Steps
- Questions

WHAT IS SITE DEVELOPMENT?

Site Development Requests and Implementation Plan

- **Construction of public facilities and improvements**, such as water and sewer facilities and streets to support the construction of a new or existing development.
- **Examples of site development:**
 - Installation of water and sewer lines to prepare for the development of affordable housing.
 - Installation of street through a development to provide access to goods and services.



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Program Goals

Site Development Requests and Implementation Plan

2019-2023 Consolidated Plan was amended on September 1, 2020, to include the following goals:

- Development of contiguous undeveloped lots or parcels to assist with infrastructure, including streets and drainage for a new affordable housing development.
- New construction and, acquisition and rehab of modest and affordable dwellings for low/moderate income households.
- Collaborate with local developers to construct affordable housing.

FUNDING AVAILABLE

Site Development Requests and Implementation Plan

- Community Development Block Grant
 - Reallocation - 355,271.16
 - Site Development - \$389,983.00
- Home Investment Partnership
 - Housing Development and Acquisition/Rehab - \$579,821.00

Total Amount Available for Use - \$1,325,075.16

Application Process

Site Development Requests and Implementation Plan

- Developers are required to submit applications on an ongoing basis via Neighborly Software online application.
- Developers are required to include the following in their application:
 - Site plans
 - Renderings
 - Budget
 - Examples of previous work
 - Reference Letters
 - Documentation of discussion with surrounding community
- PowerPoint presentation required to Site Development Committee regarding project and benefits to the surrounding community.

DEVELOPER'S REQUEST & RECOMMENDATIONS

Implementation Plan & Process

To support affordable homeownership, improvement or expansion of community services, neighborhood revitalization, and redevelopment.

- Receives submissions throughout the year.
- Committee meets quarterly to review requests received.
- Reviews, scores and makes determination of applications.
- Reviews progress reports to ensure developer is meeting the original intent of the project. (Post-award)

Committee members will include:

- Three Chamber of Commerce Representatives
- Three City Departments Staff (Community Services, Planning and Finance)
- Resident

DEVELOPER'S REQUEST & RECOMMENDATIONS

Marketing Plan

The marketing plan includes but not limited to the following:



Advertising

- Local newspapers
- City's news channel, website, and social media outlets
- Create brochures detailing program and initiative.



Connections



- Connect with local chambers to target minority developers and to educate developer's regarding city bid processes by attending meetings.
- Connect with local Community Development Corporation and Builder Association.



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DEVELOPER'S REQUEST & RECOMMENDATIONS

Implementation Plan & Process

Tentative Draft of timeline for process:

- Application Period: Ongoing
- Staff Review Process – Up to 14 Days
- Committee Review – Up to 30 Days
- Committee Presentation and Interview with Developers – Up to 14 Days
- Committee Final Scoring and Recommendation – Up to 7 Days
- Recommendations Made to Council – TBD

DEVELOPER'S REQUEST & RECOMMENDATIONS

QUESTIONS



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