



## Housing Development Grant

**Overview:** The Build it 2025 Housing Development Grant Program seeks to incentivize the development of new housing units or the redevelopment of existing non-livable structures into new housing units by the year 2025. The grant program is co-sponsored by the Town of Wytheville and the Town of Wytheville Industrial Development Authority.

**Goal:** Incentivize the creation of new housing units by the year 2025. Partner with our development community and landowners to bring new homes/housing units to the market.

**Eligible Entities and Projects:** Any person authorized to sign on behalf of a landowner for a permit is eligible to apply. This may include the landowner, contractor, developer, and/or other entity responsible for a development project. Project must be in the incorporated area of the Town of Wytheville. The site location must be zoned or have zoning approval for the type of housing unit proposed. Projects that have already received a building permit and/or under construction prior to the program start date of July 1, 2022, are not eligible.

**Background Information:** The Town Council developed this program to address the critical need for housing in the Town of Wytheville. By 2025, the need for new workforce housing relating to the Blue Star project (2500 employees) is expected to compound the local shortage of housing stock. The incentive program was designed to encourage a rapid deployment of new housing stock by 2025. The Town has partnered with the Town of Wytheville Industrial Development Authority to administer the program.

**Grant Program:** The grant is a reimbursement of the development fees and permits which are directly associated with the development of the new housing unit/home or for any redevelopment of an uninhabitable space into housing unit(s). Types of reimbursements include:

**1) Reimbursement of Utility Fees.** Town of Wytheville Utility Connection Fees associated with new water and/or new sewer service connection to the Town of Wytheville water and/or sewer service lines.

**2) Reimbursement of Permit/Development Fees.** Permit and/or development fees associated with the new housing unit will be reimbursed to the applicant. This may include building permit fees, zoning permit fees, local E&S permit fees, driveway entrance permit fees and any other type of development fee associated with local permits issued by the Town of Wytheville for the construction of the new housing unit.

The value of the reimbursement amount will reflect the amount paid by the grantee at the time of permit, minus the state levy, which is required by law to be submitted to the state. The entity who pays the fees will receive the reimbursement check when the project is complete.

**Program Dates:** The table below illustrates key dates and deadlines for the program.

July 1, 2022	Program Start Date Application Period Opens	Applications will be reviewed and approved by The Town starting on this date. Agreements will be executed between the Town and Applicants regarding program expectations.
June 15, 2023	Application Due Date Application Period Closes	New applications will no longer be accepted for the incentive program.
January 1, 2024	All housing units must be permitted and be under construction by this date.	Structure under construction means that the new unit construction or redevelopment is underway and regular inspections are occurring. The Building Official will validate and determine if project is under construction.
July 1, 2022  Until  May 15th, 2025	Construction is occurring and new housing units are complete by May 15, 2025.	All construction projects must be complete by May 15 <sup>th</sup> , 2025, to receive reimbursement payments. Complete means that the Building Official has issued a final inspection and a Certificate of Occupancy.
June 1, 2025	Final reimbursements are issued by this date. Program ends.	The program is complete.

**How to Apply and Special Instructions:** The Town of Wytheville Building Department will administer the program. Applications are available at <https://www.wytheville.org/permits-applications>. The application window is July 1, 2022- June 15, 2023. Once received, the application will be reviewed by Town Staff. If the application is approved for the program, town staff will arrange a meeting with the applicant to discuss the program and execute the agreement with the applicant. After the agreement is signed, the applicant may proceed with the permit process and begin construction. All projects must be under construction by January 1, 2024 and completed by May 15<sup>th</sup>, 2025. Reimbursement checks will be mailed to grantees when the housing unit(s) has received a Certificate of Occupancy by the Building Official.

**More Information:** More information, including the grant application, can be found at the Town of Wytheville, Building Department or by contacting Jason Hamm or Timothy Spraker, Building Department at 276-223-3354.