

# Infill Development Grant (IDG) Program: *Guidelines*

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## **Purpose**

The purpose of this program is to encourage infill development within the City of Bessemer City corporate limits. Encouraging infill development strengthens Bessemer City's land use plan efforts which include mixed income neighborhoods, as well as provides a more sustainable, cost effective way to develop property with available resources, services, and utilities. Bessemer City hereby is authorized to use this grant program in accordance to N.C.G.S. (158-7.1). This program is meant to encourage development projects that strengthen Bessemer City's housing stock, community growth, and economic development initiatives.

## *NCGS 158-7.1 Local Development*

*Economic Development- Each county and city in this State is authorized to make appropriations for economic development purposes. These appropriations must be determined by the governing body of the city or county to increase the population, taxable property, agricultural industries, employment, industrial output, or business prospects of the city or county. These appropriations may be funded by the levy of property taxes pursuant to GS 153A-149 and 160A-209 and by the allocation of other revenues whose use is not otherwise restricted by law.*

## **Definition**

Infill development is defined as new development that is sited on vacant or undeveloped land within an existing community, and that is enclosed by other types of development. The term implies that existing land is mostly built-out and what is being built is in effect "filling in" the gaps. The term most commonly refers to building single-family homes in existing neighborhoods.

## **Goals**

Goals of the program are as follows:

- To promote capital investment
- To promote quality living dwellings
- To improve property values
- To improve neighborhood development efforts
- To increase the City's tax base
- To better the quality of life in Bessemer City
- To encourage mixed-income neighborhoods

## **Eligibility and Requirements**

The IDG Program may be applied to residential projects that meet the definition of an infill site. An infill site is defined as an area within Bessemer City's corporate limits with available resources for development.

Eligible projects are required to contain the following features per unit:

- Site is located within City Limits
- Two natural gas appliances must be installed for the property's use



Please direct all questions or concerns to the Department of Economic Development  
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- Property appraisal must exceed the Area Median Home Value (AMHV) by 60% according to the US Census Bureau's most up-to-date reporting:  
(08-29-2017) \$94,600  
 $\$94,600 * 1.60 (160\%) = \$151,360$
- Eligible for utility hookup
- Located directly next to established residential and/or commercial development areas

### **General Policies**

The City will offer a cash grant equivalent to development fees and tap fees per project unit. The City will develop an agreement detailing the cash amount to be given, performance standards, and other pertinent details that ensures that the purpose of this program is fulfilled successfully. The cash grant will come in as a reimbursement after all agreement requirements are found to be completed. Funds are dispersed after the project is completed.

### **Disclaimer**

The City of Bessemer City hereby reserves the right to disqualify or discontinue the agreement if all contractual provisions are not followed. This grant program does not automatically guarantee eligibility.



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