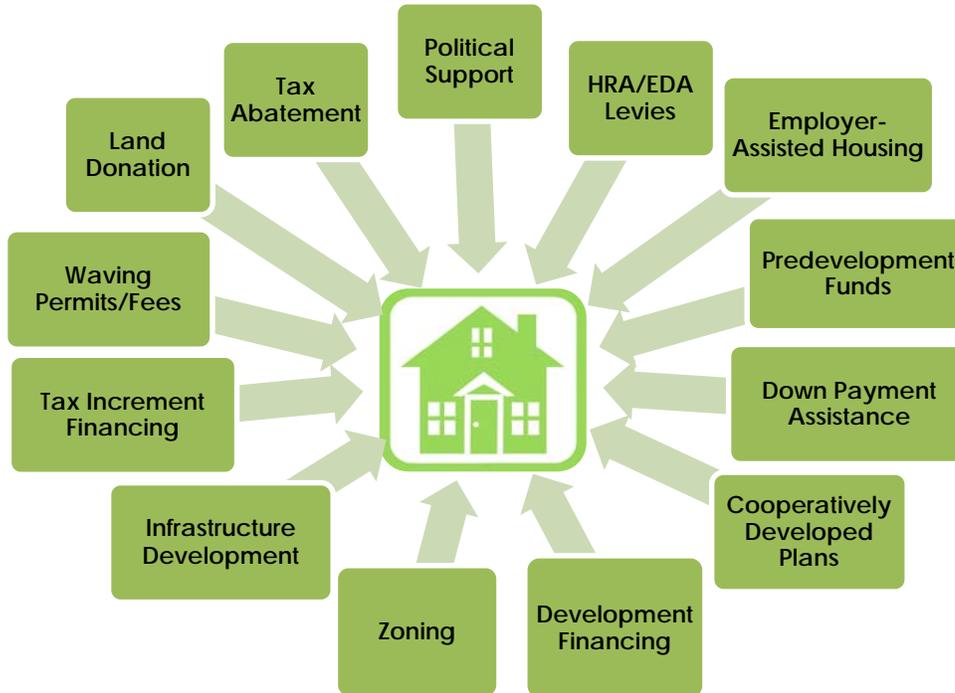


What's in Your Community Toolbox?

Communities have a plethora of tools and assets they can leverage to encourage local development. Packaging tools together can lower development costs and attract developers to the region.



As a team, determine if the tools/assets described are available in your community. Note if there are any limitations to the tool. If you are uncertain if this tool is available, determine who will research this topic.

Tools/Assets	Yes (✓)	No (✓)	Notes
Does the city/county have a cooperatively developed plan that supports housing development?			
Does the city/county own vacant or undeveloped property?			
Is the city/county able to donate land at low/no cost?			

Tools/Assets	Yes (✓)	No (✓)	Notes
Is the proper zoning in place?			
Is the infrastructure in place? (Roads, access to sewer/water, electricity, etc.)			
If needed, are infrastructure development funds available through the city/county?			
Does the city/county have Tax Increment Financing (TIF) districts?			
Is city/county willing to wave permits or fees to lower cost of development?			
Does the city/county offer tax abatements or exemptions to eliminate tax increases or otherwise reduce property taxes for specific properties?			
Are local elected officials supportive of the development project(s)?			
Are local residents supportive of the development project(s)?			
Is there an HRA/EDA Levy that could be used to support development costs?			
Can the city provide predevelopment or acquisition funds?			
Does your city/county issue General Obligation Bonds?			
Can local employers contribute to the development costs?			
If developing owner-occupied units, does the city/county offer down payment assistance?			
If developing rental units, does the city/county/other offer rental assistance?			

Sources: