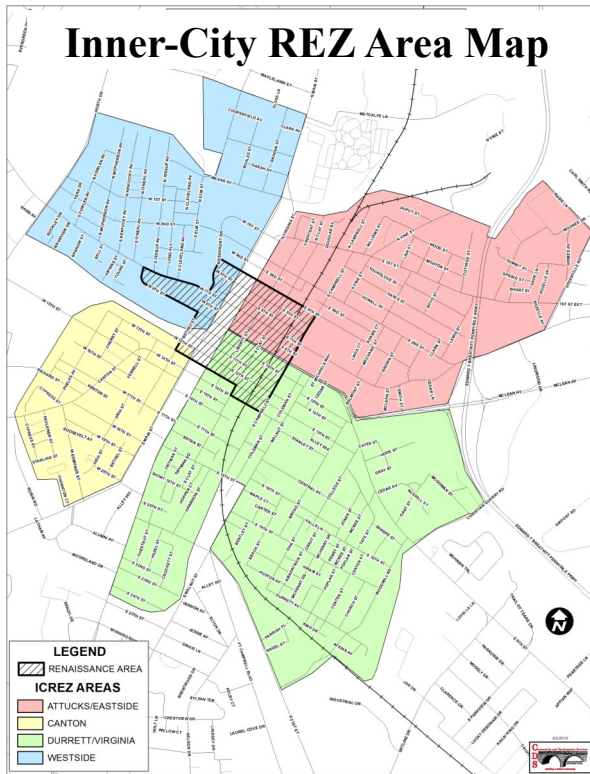


What is the goal of the Multi-Family New Construction Incentives Program?

This program is designed to assist with the efforts of the housing stock revitalization component of the Inner-City REZ. These incentives were created to encourage developers to invest in new construction multi-family inner-city residential housing developments.



For a more detailed map to locate properties within the ICREZ area, please contact the ICREZ Program Coordinator at 270-887-4285.



Questions?

Questions or inquiries relating to the Inner-City REZ Program can be directed to the Program Coordinator by calling (270) 887-4285 or fax at (270) 632-2054.

710 South Main Street
Post Office Box 1125
Hopkinsville, KY 42241-1125
Phone: 270-887-4285
Fax: 270-632-2054

ICREZ Duplex and Multi-Family New Construction Incentive Package was adopted on March 6, 2012 by Hopkinsville City Council. Should further amendments be necessary, those will become applicable at the date of adoption.



**INNER-CITY REZ
DUPLEX AND
MULTI-FAMILY
NEW CONSTRUCTION
INCENTIVES**

What are the eligibility requirements for Duplex and Multi-Family New Construction (MFNC) Incentives Program?

- New Construction
- At least a two or three unit development depending on the incentive
- Project must be located within the four (4) target neighborhood areas (Attucks/Eastside, Canton, Durrett/Virginia, Westside) or the Downtown Renaissance District
- Developments must abide by design and compatibility guidelines (deed restrictions) required by Landbank (LBA)
 - For properties not acquired through LBA, same deed restrictions are applicable

What duplex and multi-family new construction incentives are available?

Competitive Incentives

- Community Investment Program (CIP)
 - Fixed low interest loan through the Federal Home Loan Bank of Cincinnati (FHLB)
 - Must be through an authorized FHLB borrower – bank
 - Heritage Bank
 - Planters Bank
 - United Southern Bank
 - **CAVEAT:** 51% of units must be reserved for a family at or below 115% of the Area Median Income (AMI)
 - **CAVEAT:** Rent cannot exceed 30% of their annual gross income
- State Revolving Fund (SRF)/KIA (**3+ units**)
 - State funded, low interest loans for the installation of sanitary sewer lines
 - Work with Hopkinsville Water Environment Authority (HWEA)
- Low Income Housing Tax Credit (LIHTC)
 - Tax credit through Kentucky Housing Corporation (KHC)

Non-Competitive Incentives

- City Property Tax Rebate
 - Developer may receive annual rebates of a sum equal to the amount paid in City property tax for a period of five years

Fee Incentives and Rebates

- HES
 - \$100/unit if all electric
- ATMOS
 - Gas yard lines provided at no cost
- HWEA
 - 50% discount of water & sewer tap-on fees when individual water meters are used
 - **CAVEAT:** Landlord has to be joint customer with tenant (on account)
 - **CAVEAT:** Has to be **three (3) or more** units
 - 100% tap-on fee waiver (**3+ units**) with a master water meter
 - If public water main extension is required, design/engineering assistance will be provided at no cost to developer (**3+ units**)
 - 50% rebate from revenue received by HWEA in sewer/water charges when developer has public sewer system enhancements (**3+ units**)
- Hopkinsville Solid Waste Authority
 - Up to 25% reimbursement disposal service fees
- City of Hopkinsville
 - 100% payroll tax rebate for every job created & filled by ICREZ resident
 - Website advertising to document progress & availability; contact information for developer will be listed
- Landbank Authority
 - Land at reduced cost (determined on individual basis)
- Inner City REZ
 - \$1,000 rebate/unit once CO is issued
 - An additional \$2000 rebate/unit is available if the developer adheres to the following:
 - Minimum of 2 bedroom unit
 - Vegetative Buffering
 - Parking in the Rear
 - Technical assistance for LIHTC application
 - \$500 per application/project

- Short Term Working Capital Security
 - 24-month CD not to exceed \$35,000
 - **CAVEAT:** Applicant must contribute 10% personal equity
- Surface and Stormwater Utility (SSWU)
 - Free design of Storm Water Management Plan when required by development size
 - **CAVEAT:** An indemnification clause is required
 - **CAVEAT:** Plan must be implemented
 - **CAVEAT:** Surety is required for cost of installation

What is the application submission process?

- Meet with ICREZ Program Coordinator prior to commencement of project construction
- Submit a completed application with all required attachments to:
 - Community and Development Services
 - 710 South Main Street
 - P.O. Box 1125
 - Hopkinsville, KY 42241
- **PRE-APPROVAL** of the incentive application is required. Once the application is reviewed and receives approval, the contractor will be notified that construction may begin.
- The developer must submit documentation of their completed project. Once it is determined that the project meets all program requirements and a Certificate of Occupancy (CO) is issued, incentives will be awarded.

***Incentives are contingent upon the availability of Inner City REZ funding as well as availability of funds through appropriate entities.**