# Our Goal

These programs are designed to encourage investment in housing within our LEGACY neighborhoods through providing incentives for both new and existing housing or building new housing units.

# Project Approval/ Reimbursement Process (All Programs)

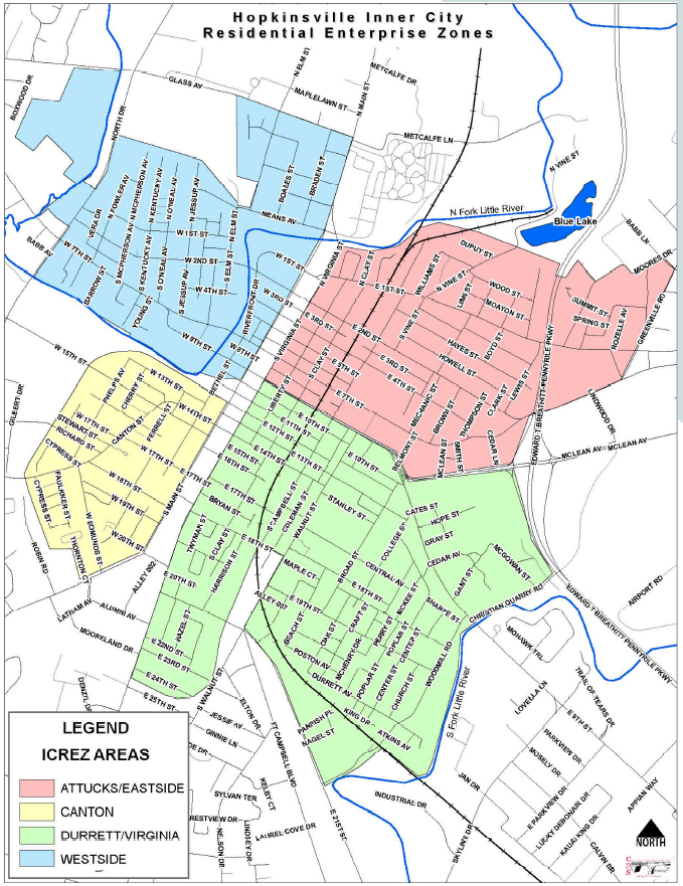
1. Obtain an application from Community and Development Services.
2. Submit the completed application with all required attachments.
3. Eligible applications will be submitted to the Christian County / Hopkinsville Development Corporation (LDC) for funding consideration.
4. If approved, the coordinator will communicate to the applicant that the project can begin.
5. Disbursement of incentives, rebates and/or reimbursements are as follows:
   a. New Construction: Rebates are received once the project is completed and a Certificate of Occupancy is issued. Other incentives will be dispersed at the appropriate time during construction.
   b. Rental Rehabilitation: Applicant is eligible to receive reimbursements once a final inspection has been completed.

# Visit Us

710 South Main Street
Hopkinsville, KY 42240

# Contact Us

(270) 887-4285
ehudson@comdev-services.com




For more information or an application for the listed programs, please contact Community and Development Services.

A LEGACY OF AUTHENTICITY
LEGACY
HOPKINSVILLE
HERITAGE · COMMUNITY · CULTURE

# LEGACY Housing Incentive Programs For Developers

Administered by:
Community and Development Services

Community and Development Services
CDS
Serving Hopkinsville and Christian County
*Building A Better Community*

# Basic Eligibility
(All Programs)

- Project must be located within the LEGACY boundaries (see map)
- Owner/Developer must:
  - possess a current business license
  - be current on all tax payments
  - secure insurance on the property
  - consent to use of the project for marketing and advertising
- Project requires pre-approval
- All development shall be in compliance with all applicable city and state ordinances and regulations
- Incentives are contingent on availability of funds
- Basic Property Maintenance Code compliance is required after project completion

This pamphlet provides an overview of information concerning these programs. There are additional stipulations which are explained further in the applications. Please visit www.comdev-services.com for more information.

# Rental Rehabilitation

Additional Eligibility Requirements:

- Property cannot have been in possession for more than 120 days at time of application
- No more than 2 applications per 6-month period

Applicants can receive up to $10,000.00 of the following incentives:

| Improvement/System | Eligible Amount |
|---|---|
| Upgrades to Plumbing | **$2,000.00** |
| Upgrades to Electrical | **$2,000.00** |
| Upgrades to Heat Source | **$2,000.00** |
| Replace Tight & Sound Roof | **$2,000.00** |
| Installation of Siding | **$1,000.00** |
| Installation of Insulation | **$1,000.00** |
| Installation of Doors & Windows ($100 per door/window) | **$1,000.00** |
| Demolition of the Structure (with plans to build a new structure) | **up to $8,000.00** |

Applicants can also apply for the new construction incentives if demolishing a structure.

After the Rental Rehabilitation Project is complete, a forgivable mortgage is placed on the property for 5 years. If the property is sold, the participant is required to pay back the prorated portion.

# New Construction

## Single Family:

| Available Incentives |
|---|
| Legacy Rebate of $7,500 rebate per unit |
| Building/Zoning Permit Costs Reduced |
| Plat Fees Reduced |
| Water Line Engineering/Design Assistance |
| Utility Incentives:<br>• HES: $400 rebate per unit if the unit is all electric<br>• ATMOS: Provides gas yard lines at no cost (estimated savings of $400 per line)<br>• HWEA: One (1) tap on fee rebate per development |

## Duplex and Multi-Family:

| Available Incentives |
|---|
| Legacy Rebate up to $5,000 per unit<br>• $3,000 per unit built within the LEGACY boundaries<br>• Additional $2,000 per unit if the following conditions are met:<br>  ◦ 2 bedrooms per unit<br>  ◦ Vegetative buffering<br>  ◦ Parking in the rear |
| Water Line Engineering/Design Assistance (3+ units) |
| Sewer Installation Financing Through the State Revolving Fund (SRF) (3+ units) |
| Short-Term Working Capital |
| Utility Incentives:<br>• HES: $100 rebate per unit if all electric<br>• ATMOS: Provides gas yard lines at no cost (estimated savings of $400 per line)<br>• HWEA: 50% discount of water and sewer tap-on fees OR 100% tap-on fee waiver if incorporating a master water meter (3+ units) |