LEGACY Duplex and Multi-Family New Construction Incentives Program

This program is designed to encourage investment in new residential construction within the Legacy boundaries of Hopkinsville. There are several incentives available for eligible developers to receive which include financial assistance, rebates and/or discounts on construction elements for duplex (2 units) and multi-family developments (3 or more units).

Basic Eligibility Requirements

- The project must be located within the four established neighborhood areas in the Legacy boundaries (see attached map)
- The owner must possess a current business license with the City of Hopkinsville
- The owner must be current on all tax payments with the City of Hopkinsville
- The owner or the developer must secure liability insurance for the project
- All development work and land uses shall be subject to compliance with all applicable city and state ordinances and regulations including, but not limited to, the Hopkinsville Zoning Ordinance, the Kentucky Building Code, the Kentucky Residential Code, Stormwater Management and Control Ordinance and all platting requirements.
- Participants must consent to the use of the project for advertising and marketing purposes.
- Incentives are contingent upon the availability of funds.
- After project completion, the property owner must maintain the structures to the Basic Property Maintenance Code Standard.

Available Incentives:	
Legacy Rebate	Up to $5,000 rebate per unit 1. $3,000 per unit built within the LEGACY Boundaries 2. Additional $2,000 per unit if the following conditions are met: - 2 bedrooms per unit - Vegetative buffering* - Parking in the rear

Water Line Engineering/Design Assistance **	Hopkinsville Water Environment Authority (HWEA) will procure an engineer to design any public water main extension needed for the development (3 or more units).
Sewer Installation Financing through the State Revolving Fund (SRF) **	SRF funding is available to developers through low interest loans for the installation of sanitary sewer lines. This funding is only available if state funds through KIA are available for multi-family developments (3 or more units).
Short-Term Working Capital	The owner can receive a 24-month Certificate of Deposit (CD), valued at 20% of the loan, not to exceed $35,000 to use as collateral towards the project. All loans are subject to the bank's underwriting and credit criteria.
Utility Incentives **	**HES:** $100 rebate per unit if the unit is all electric **ATMOS:** Provides gas yard lines at no cost (estimated savings of $400 per line) **HWEA:** 50% discount of water and sewer tap-on fees if utilizing individual unit water meters with the condition that the landlord is a joint water customer on the account with the tenant OR 100% tap-on fee waiver for any development that incorporates a master water meter to serve the development. Applicants are required to execute attached HWEA incentive clause.

**Vegetative buffering is defined as a land area used to visibly separate your property and adjoining properties. This includes but is not limited to bushes, trees, fencing, etc. This buffering does not have to surround the entire property but must comply with all applicable ordinances.*

***Note: Reflects current incentives provided by the utilities. HWEA and utility incentives are subject to the policies of the respective utilities.*

Project Approval/Reimbursement Process
Completed application along with required supporting documentation shall be submitted to the Program Coordinator:

1. Community and Development Services
   710 S Main Street (physical address)
   P.O. Box 1125 (mailing address)
   Hopkinsville, KY 42241-1125
2. Coordinator reviews application for eligibility. Eligible applications will then be submitted to the Christian County/Hopkinsville Development Corporation (LDC) for funding consideration.
3. If approved for funding, Coordinator will communicate to applicant so the project can begin. Pre-approval is required and if construction commences prior to approval the project will be deemed ineligible for all incentives. Applicant must secure a building permit within two (2) months of approval and must start construction within three (3) months of approval. The LDC may grant reasonable extensions for weather-related delays or other circumstances deemed beyond the control of the developer.
4. The applicant will be eligible to receive the rebates once the project has been completed and a Certificate of Occupancy (CO) has been issued. Any other incentives will be available at the appropriate time during the course of construction, i.e. tap fees or discounts.

Please attach the following to the application:

- ☐ Copy of proposed contractor's Hopkinsville Business License and Proof of Liability Insurance
- ☐ Copy of deed to the property indicating ownership
- ☐ Proposed time schedule to complete the work, including anticipated construction start and completion dates
- ☐ Copy of the Site Plan and/or Plat/Survey
- ☐ Copy of the floor plan showing number of units and number of bedrooms, drawn to scale

Legacy Duplex and Multi-Family New Construction Incentives Application

Applicant Name: _____

Applicant Email: _____

Applicant Address: _____

Phone: _____ Cell: _____ Office: _____

Contractor Name: _____

Company Name: _____

Contractor Email: _____

Contractor Mailing Address: _____

Phone: _____ Cell: _____ Office: _____

Project Property Address: _____

City Privilege/Business License Number: _____

Select Applicable Incentives:

- ☐ LEGACY Rebate
  - Number of units being proposed for construction: ____
- ☐ Water Line Engineering/Design Assistance
- ☐ Sewer Installation Financing through the State Revolving Fund (SRF)
- ☐ Short-Term Working Capital
- ☐ Atmos
- ☐ HWEA
- ☐ HES (all electric structure)

Statement of Disclosure and Hold Harmless

I, the owner of the lot as provided herein, certify that I understand and agree that the participation is voluntary and utilizing the incentives as outlined may be terminated upon my noncompliance with the terms of the program, falsification or incomplete information provided during any part of the program process, and/or owner/contractor's failure to perform work in compliance with all applicable city and state ordinances and regulations including, but not limited to, the Hopkinsville Zoning Ordinance, the Kentucky Building Code, the Kentucky Residential Code and Stormwater Management and Control Ordinance. Further, I, the owner of the lot as provided herein, will indemnify and hold harmless the Christian County/ Hopkinsville Development Corporation (LDC), the Community and Development Services Office, City of Hopkinsville, Legacy Hopkinsville Program authorities, all members of these agencies, and the officers, employees and agents thereof from any and all loss, costs, expense, claims, liability or actions arising from or in connection with this agreement or the administration of this program.

Effective Date Participation

The owner's participation in the Legacy Duplex and Multi-Family New Construction Incentives Program and eligibility for incentives will not commence until the LDC has approved the application.

I hereby certify that I have read, understand, and accept all of the above statements on this application:

_____	_____
Signature	**Date**
_____	_____
Witness	**Date**

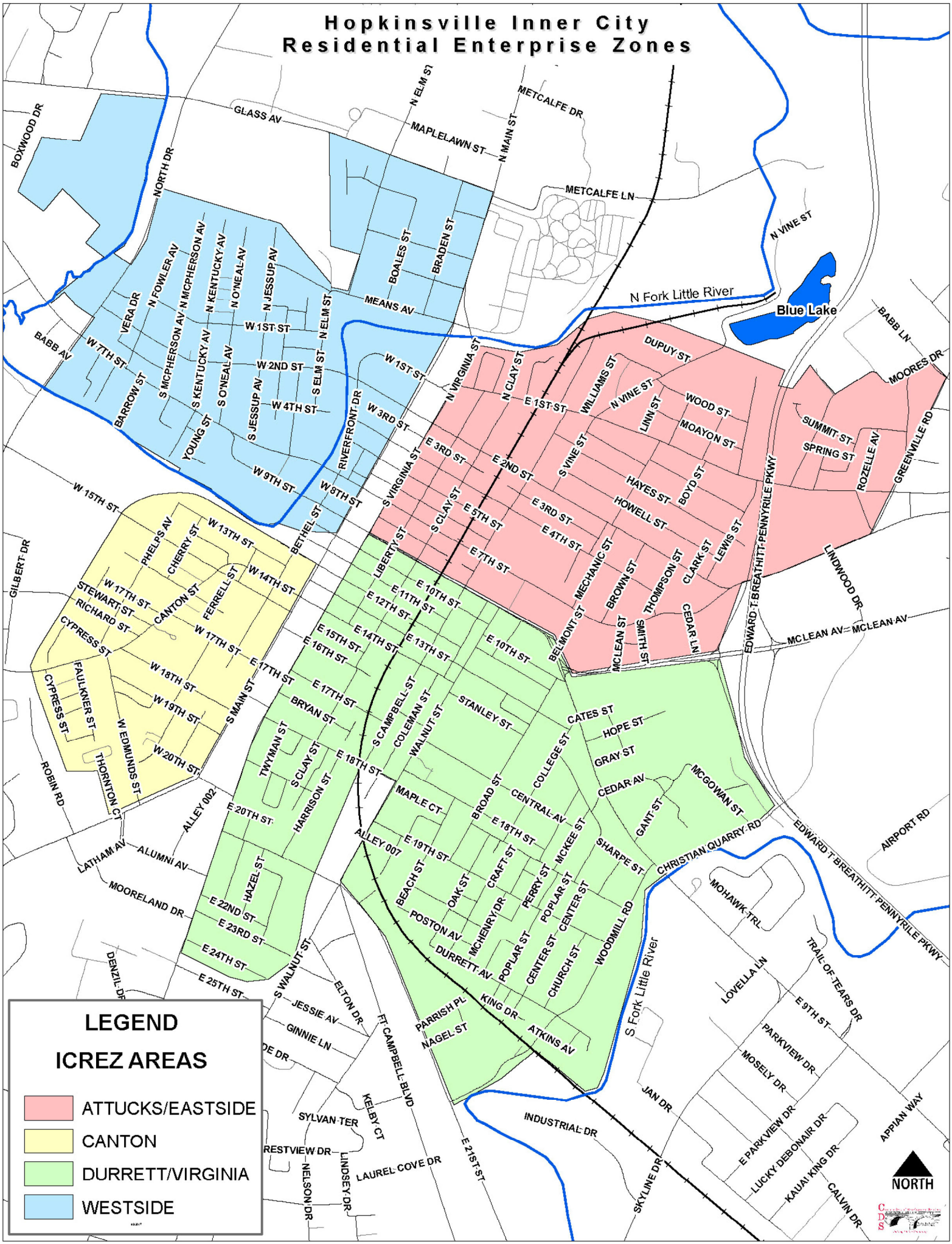
CITY OF HOPKINSVILLE
CHRISTIAN COUNTY/HOPKINSVILLE DEVELOPMENT CORPORATION
COMMUNITY AND DEVELOPMENT SERVICES

HWEA INCENTIVE CLAUSE

I, _____, do hereby understand that HWEA will be providing me a tap-on fee waiver for every unit in my duplexes and multi-family complex as long as I agree to the following terms: (1) Developer/landlord agrees to pay for any unpaid water and sewer bills that occur as a result of the tenant moving and not paying the bills; (2) HWEA has the right to disconnect any meter if an unpaid bill is not reimbursed by the developer/landlord.

_____ _____
Signature Date

_____ _____
HWEA, President/CEO Date


Hopkinsville Inner City
Residential Enterprise Zones
LEGEND
ICREZ AREAS
ATTUCKS/EASTSIDE
CANTON
DURRETT/VIRGINIA
WESTSIDE
NORTH
N Fork Little River
S Fork Little River
Blue Lake
GLASS AV
MAPLELAWN ST
METCALFE DR
METCALFE LN
N ELM ST
N MAIN ST
N VINE ST
BOXWOOD DR
NORTH DR
BOALES ST
BRADEN ST
MEANS AV
VERA DR
N FOWLER AV
N MCPHERSON AV
N KENTUCKY AV
N O'NEAL AV
N JESSUP AV
W 1ST ST
N ELM ST
BABB AV
W 7TH ST
BARROW ST
S MCPHERSON AV
S KENTUCKY AV
S O'NEAL AV
W 2ND ST
S ELM ST
S JESSUP AV
W 4TH ST
YOUNG ST
W 1ST ST
RIVERFRONT DR
W 3RD ST
W 9TH ST
W 8TH ST
BETHEL ST
N VIRGINIA ST
N CLAY ST
E 1ST ST
WILLIAMS ST
DUPUY ST
WOOD ST
MOAYON ST
LINN ST
S VINE ST
E 3RD ST
E 2ND ST
S VIRGINIA ST
S CLAY ST
E 5TH ST
E 4TH ST
E 3RD ST
HAYES ST
BOYD ST
HOWELL ST
E 7TH ST
LIBERTY ST
MECHANIC ST
BROWN ST
THOMPSON ST
CLARK ST
LEWIS ST
BELMONT ST
MCLEAN ST
SMITH ST
CEDAR LN
MOORES DR
SUMMIT ST
SPRING ST
ROZELLE AV
GREENVILLE RD
BABB LN
EDWARD T BREATHITT PENNYRILE PKWY
LINDWOOD DR
MCLEAN AV
W 15TH ST
GILBERT DR
PHELPS AV
CHERRY ST
W 13TH ST
W 14TH ST
W 17TH ST
STEWART ST
RICHARD ST
CANTON ST
FERRELL ST
CYPRESS ST
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FAULKNER ST
CYPRESS ST
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THORNTON CT
ROBIN RD
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E 11TH ST
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E 16TH ST
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BRYAN ST
S CAMPBELL ST
COLEMAN ST
WALNUT ST
STANLEY ST
TWYMAN ST
S CLAY ST
E 18TH ST
HARRISON ST
ALLEY 002
E 20TH ST
LATHAM AV
ALUMNI AV
MOORELAND DR
HAZEL ST
E 22ND ST
E 23RD ST
E 24TH ST
E 25TH ST
DENZIL DR
S WALNUT ST
ELTON DR
JESSIE AV
GINNIE LN
FT CAMPBELL BLVD
KELBY CT
SYLVAN TER
RESTVIEW DR
NELSON DR
LINDSEY DR
LAUREL COVE DR
E 21ST ST
CATES ST
HOPE ST
GRAY ST
CEDAR AV
MCGOWAN ST
COLLEGE ST
BROAD ST
CENTRAL AV
MAPLE CT
E 18TH ST
E 19TH ST
ALLEY 007
BEACH ST
OAK ST
CRAFT ST
PERRY ST
MCKEE ST
SHARPE ST
GANT ST
CHRISTIAN QUARRY RD
EDWARD T BREATHITT PENNYRILE PKWY
AIRPORT RD
POSTON AV
MCHENRY DR
POPLAR ST
CENTER ST
CHURCH ST
WOODMILL RD
DURRETT AV
PARRISH PL
NAGEL ST
KING DR
ATKINS AV
MOHAWK TRL
LOVELLA LN
TRAIL OF TEARS DR
E 9TH ST
PARKVIEW DR
MOSELY DR
JAN DR
INDUSTRIAL DR
E PARKVIEW DR
LUCKY DEBONAIR DR
KAUAI KING DR
APPIAN WAY
CALVIN DR
SKYLINE DR