



CITY OF KNOXVILLE

COMMUNITY DEVELOPMENT DEPARTMENT

Application for Blighted Properties Redevelopment Program

Part II

Name of Applicant: _____ Date: _____

Name of Co-applicant: _____

Instructions: Please complete all questions. Do not leave any questions blank; mark all non-applicable questions "N/A". Add additional sheets as needed. Staple all attachments to the back of the application. You may request technical assistance from Community Development staff in completing this section.

Address of property to be developed: _____
(Street Address) (Zip)

CLT #: _____ Census Tract: _____

Property must be located in the City of Knoxville, **unoccupied**, and identified in at least one of the following (check all that apply):

- _____ Determined or certified blighted or condemned by Better Building Board
- _____ Posted "Unfit for Human Habitation" _____ Chronic Problem Property List
- _____ Fragile Fifteen or Knox Heritage determined eligible _____ Homemakers List

Property is: _____ Vacant lot for new construction _____ Vacant house for rehabilitation

Number of units to be rehabilitated/constructed? _____

At completion, property will be: _____ Sold _____ Rented _____ Owner Occupied

Project Description: Briefly describe proposed development. Include whether new construction or rehabilitation, use upon completion, target market and proposed sales prices/rents. Attach additional sheet if needed.

PROPERTY INFORMATION

◆ **Attach a copy of site plan, floor plan, and scope of work of proposed construction.**

1. Site Control Status: () Own () Have Sales Contract () Option to Purchase
() Have Homemakers Agreement () Approved by Homemakers Committee

2. If you do not currently have title, who is current owner: _____

◆ **Attach a copy of your Warranty Deed, Sales Contract, Etc.**

3. Current Zoning: _____

4. Value of property (current condition): \$ _____

5. Estimate value of property following redevelopment (if known): \$ _____

6. Do you have an appraisal or other documentation to substantiate these values?
() Yes () No Date of appraisal _____

7. If applicable, when was house/building built? _____

8. Do you have any existing information on lead-based paint in the structure? _____

PROPERTY INSURANCE DATA

Note: Prior to construction, you must provide proof of insurance

Insurance Company: _____ Agent: _____

Address: _____ / _____ / _____ / _____
(Street) (City) (State) (Zip)

Present Coverage: \$ _____ Premium: \$ _____

PURCHASE (or PROJECTED PURCHASE) INFORMATION

- 1. Purchase Price or Contract Sales Price _____
- 2. Purchase Date or Closing Date _____
- 3. Down Payment _____
- 4. First Mortgage Amount _____
- 5. Second Mortgage Amount _____

IMPORTANT NOTICE: No property may be rehabilitated/developed through the Blighted Property Redevelopment Program until all delinquent city or county Property Taxes and city or county liens have been paid, and code violations have been cleared on all properties owned by applicant(s).

MORTGAGE DATA

1. Lender _____ 2. Address _____
3. Principal Balance \$ _____ 4. Monthly Principal/Interest Pymt \$ _____
4. Interest Rate _____% Fixed __ Variable____

➤ **Attach copies of the Promissory Note and Deed of Trust for mortgage indicated above.**

➤ **Also attach additional documentation as necessary for all other liens or encumbrances against the property.**

1. Project Budget:

	<u>BPRP Funds</u>	<u>Other Funds*</u>	<u>Total</u>
Property Acquisition			
Site Development			
Pre-Construction		**	
Construction			
Marketing			
Developer's Fee			
Lead Paint Abatement			
Loan Closing:			
Appraisal	350.00		
Title Search	175.00		
Credit Report	11.00		
Lead-Based Paint Test	600.00		
Historic Determination			
Other Costs:			

Total			

* Identify all sources and amounts below. For projects with tax credits to be sold, the proceeds of these credits should be identified as a source of funding.

** The applicant must contribute 5% in cash toward the construction costs.

2. If this is a rental development, attach a completed pro forma (Project Income and Expense Statement) showing the feasibility of your project. The pro forma should include achievable rent levels, market vacancies and operating expenses and also specify the consequences of tax benefits (if any), and any other assumptions used in calculating the project cash flow.
3. If this is a for-sale development, what is your proposed sale price?
4. Provide copies of completed project plans, specifications and cost estimates or bids.
5. Attach documentation if credit is claimed for low-income or public housing resident contractors or employees or DBE contractor.
6. Permanent Financing Plans: What are your arrangements for permanent financing? Attach letters of commitment with all terms and conditions for all approved financing.
7. Please describe your plans, if any, to certify the home under a third-party green building rating system. Include any consultants/raters that you have identified to assist in this process.
8. Is the property in a redevelopment area, and if so, how does your project complement the redevelopment plan?
9. Do your plans incorporate visitability features? Please describe:

10. Please discuss your project's ability to meet any required historic and neighborhood design guidelines. Any projects not covered under an existing historic or other design standard must be consistent with the "Heart of Knoxville Infill Housing Guidelines."

11. How do you plan to market the unit after development?

12. Please review Part I of your Application. Please list any changes here from what was submitted in Part I.

APPLICANT CERTIFICATION

I (we) certify that all information provided in this application, and all information furnished in support of this application, is true and complete to the best of my (our) knowledge and belief. I (we) authorize verification of any information provided herein.

Applicant

Co-Applicant

Date

Date

RETURN TO:

Blighted Property Program
City of Knoxville
Community Development Department
P.O. Box 1631
Knoxville, TN 37901
Phone: (865) 215-2120