

SHORT FORM

URBAN RENEWAL PLAN REQUIRED FOR VOLUNTARY REHABILITATION/RECONSTRUCTION AS REQUIRED BY THE KENTUCKY REVISED STATUTE 99.530-99.590

I. BOUNDARY OF PROJECT AREA(S)

The Boundary of a proposed Project Area(s) for this Voluntary Rehabilitation/Reconstruction Urban Renewal Plan shall be the corporation boundaries of the _____ City/County. All proposed Community Development Block Grant and other rehabilitation/reconstruction activities will be carried out within this designated boundary.

II. PUBLIC PURPOSE AND STATEMENT OF DEVELOPMENT OBJECTIVES

1. Introduction

Recognizing the dangers of blight, deterioration and obsolescence to the continued stability and vitality of the _____ City/County, the _____ City/County has developed a revitalization program for upgrading and stabilizing property located within the designated area(s).

The purpose of the program is to assist in removal of blighted conditions in the area(s), assist in rehabilitation of dwellings capable of being upgraded to Kentucky Residential Building Code and to promote new development in area(s) which are presently identified as blighted through reconstruction on existing property.

2. To protect the health, safety, and public welfare of residents, visitors and workers in the designated area(s) by elimination of the hazardous or unsafe condition of structures in the redevelopment area(s).
3. The rehabilitate/reconstruction of residential structures on a voluntary basis utilizing the Kentucky Residential Housing Code.
4. To enhance affordability of homeownership for low- and moderate-income households through the use of public loans, grants or a combination thereof to reduce the cost of rehabilitation/reconstruction.
5. To preserve and create an environment within the project area(s) which will protect the health, safety and general welfare of the project area(s). To preserve existing values of properties remaining within the area(s) as well as adjacent properties.

III. GENERALIZED LAND USE PLAN

The Generalized Land Use Plan shall be the same as the existing zoning districts of the _____ City/County as approved by the local Planning and Zoning Commission.

IV. URBAN RENEWAL TECHNIQUES TO BE UTILIZED TO ACHIEVE PLAN OBJECTIVES

Section 1. Rehabilitation

The goal of property rehabilitation in the designated area(s) is to provide a decent, safe and sanitary environment for the residential reuse of households currently utilizing these structures. Fundamental to this goal is the restoration of all existing structures feasible of rehabilitation to a condition meeting Kentucky Residential Building Code or, where the structure cannot be rehabilitated, the reconstruction of this structure on the same property, and of a similar residential structure, that meets the Kentucky Residential Building Code. The procedures to be utilized for the purpose of rehabilitating property will be those attached to this Short Form Urban Renewal Plan identified as Exhibit 1.

Section 2. Temporary Relocation, if applicable

Only temporary relocation will be utilized as part of this voluntary rehabilitation/reconstruction program. A feasible, temporary relocation policy has been identified and meets the requirements of the Rehabilitation Guidelines.

V. PROVISIONS NECESSARY TO MEET REQUIREMENTS OF APPLICABLE STATE OR LOCAL LAW

1. A determination that the Development Plan is not in conflict with the City/County's Comprehensive Plan.
2. A Public Hearing on the Urban Renewal Plan has been held by the City/County prior to adoption of the Plan to solicit to citizen input.
3. The City/County has approved the Development Plan, and procedures for implementing the Voluntary Rehabilitation/Reconstruction Community Development Block Grant Program.

VI. PROCEDURES FOR CHANGES TO THE APPROVED URBAN RENEWAL PLAN

If the City/County desires to modify this plan, they may do so after the necessary public hearings on the proposed changes in accordance with applicable State and Local Law. Any changes affecting any property or contractual rights can be effectuated only in accordance with applicable State and Local law and provided that, if modified after sale or lease of land in the area(s), such modifications is consented to in writing by the owner and the lessees of the properties directly affected by this modification.

VII. DURATION OF COMMUNITY DEVELOPMENT PLAN OBJECTIVES

All land-use provisions and building requirements specified in this plan shall be applicable upon the date of approval of this plan and shall remain in affect for a minimum of five (5) years. Modification of the land-use plan and the various building codes and development regulations shall only be undertaken after appropriate public hearings and proper notification of all affected property owners.