

NORTON CITY/COUNTY ECONOMIC DEVELOPMENT

Norton County Housing Rehab Program

Application for Free Lot Program

PROGRAM DESCRIPTION: Free lots! Qualified developers can have specific lots cost-free within the Cities of Almena, Lenora or Norton for new residential units. Eligible projects include a minimum specified quantity/quality of new residential structures meeting design and timing specifications set out for that parcel of ground.

These lots are currently held within a local homeowner association, a community foundation and/or a community land bank. The developer will agree to build a minimum specified quantity/quality of new residential structures which meet the design, association and timing specifications set out for that particular parcel. Properties will be granted on a revocable deed whereby property ownership rights revert back to program if construction does not commence within 6 months. Construction must comply with design, association, timing and other specs outlined in contract. Design specs will vary from site-to-site and will be negotiated on a lot-by-lot basis for each residential structure with the Norton County Housing Rehab Committee. Norton City/County Economic Development (“NC/CED”) office will serve as primary contact regarding utilization of this incentive.

AVAILABLE SITES:

- A. Various land bank lots within City of Almena, City of Lenora and City of Norton, see table below:

Land Bank Lots Committed to Norton Housing Rehab Program					
Who:	Where:	Sq Ft Lot:	dimension	Acre:	Home Lots:
City of Norton	309 W Wilton	4500	60 x 75	0.103	1
City of Norton	406 S Second	5640	47 x 120	0.129	1
City of Almena	203 Main	7100	50 x 142	0.16	1
City of Almena	205 Main	7100	50 x 142	0.16	1
City of Lenora	305 S Main	13000	100 x 130	0.3	1

- B. 10 to 12 lots available within the Ryan Addition, approximately 5.9 acres near intersection of Reagan and Crane in Norton. Subdivision with 0.32 acre to 0.40 acre lot sizes. Minimum Build Specs: Single family home construction, min 1500 Sq Ft livable space, min of 3 bed, 2 bath, 2 car-garage, with sidewalks and off-street parking.
- C. 8 unit lots available in Timbercreek Homeowners Association (a 55+ age restricted association, with 11 existing owner occupied units, duplex construction, no rentals or tenant agreements.) Lot sizes sufficient for construction of 4 additional duplexes. Homes to be built in accordance with existing association protocol for size, design and finish specs, restricted to owner-occupied status, and abiding by existing association covenants and restrictions. Min Build Specs: Single family home construction, min 1311 Sq Ft livable space, built on slab, min of 2 bed, 2 bath, 2 car-garage, off-street parking.

APPLICATION for FREE LOT PROGRAM

ADDRESS OR LOCATION OF PROPERTY:

PROJECTED MARKET VALUE OF PROPERTY AS COMPLETED:

WILL CONSTRUCTION BE: Multiple residential units? Qty: or Single Unit?
Modular? Built-in-Place? Square Feet: # of Bedrooms: # of Garage Bays:

1. Applicant Name:

Mailing Address:

Phone:

E-Mail:

2. Applicant Background

Are you a Licensed Contractor?

If not, please submit a signed contract with the Licensed Contractor that you will work with on this project and provide the following information about the contractor:

Name:

Contact Person:

Mailing Address:

Phone:

E-Mail:

Have you, or do you plan to apply for and keep in force all permits required by any federal, state, county or local government agency or authority for the work to be performed at the Property?

Summarize the project, including, as applicable, construction budget, and completion timeline. The budget provided should include general line items for all expenses including permits, construction costs, landscaping, concrete work, electrical, plumbing and mechanical (HVAC), flooring, roof, painting, labor, etc. **All bids must be in writing.** A brief description of work performed under each line item of the budget should be included. If any special mitigation or teardown is anticipated, please identify the same and the area on the Property requiring mitigation. Please **include photographs of the of the Property**. Please also include drawings of home location on the lot, as well as home floor plan and elevation drawings and/or other graphical representations.

THIS IS AN APPLICATION FOR PARTICIPATION. THE INFORMATION PROVIDED WILL BE CONSIDERED FOR POSSIBLE INCLUSION OF YOUR PROJECT AS ONE THAT IS ELIGIBLE FOR THE HRP. ACCEPTANCE OF YOUR APPLICATION FOR CONSIDERATION IS NOT A PROMISE OF APPROVAL OR ELIGIBILITY.

If your application is selected for approval, you will be advised in writing. A contract for construction, including design specs, will be required prior to initiating construction.

OFFICE USE ONLY: Appr / Rej by: _____ Date _____

Page 3 of 4

CERTIFICATION

I/we hereby certify that all of the information that is submitted on this application and in conjunction with it is true and accurate to the best of my/our knowledge. I/we understand that failure to disclose all information or the submission of incorrect information may result in denial of assistance and participation in the Norton County Housing Rehab Program. I/we understand that whether or not the application is approved is a decision that is at the sole discretion of NC/CED its representatives, officers, agents, and assigns.

_____ Date: _____
Applicant's Signature

_____ Date: _____
Co-Applicant's Signature (if applicable)