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**BLIGHT ELIMINATION PROGRAM GUIDE
REVISION 4**

June 11, 2018

Remove and Discard:

Replace with Enclosed:

Page 9 (January 2017).....Page 9 (Revised 6/11/2018)

EFFECT OF CHANGE:

Effective June 11, 2018, the following changes were made to the Blight Elimination Program Guide:

Update to Property Eligibility Criteria (Page 9)



Andrew Jackson Building Third Floor - 502 Deaderick St. - Nashville, TN 37243

THDA.org - (615) 815-2200 - Toll Free: 800-228-THDA

THDA is an equal opportunity, equal access, affirmative action employer.



PROPERTY ELIGIBILITY CRITERIA

THDA will determine property eligibility based on documentation provided by the BEP Program Participant. For a property to be eligible for the BEP, it must meet the following criteria:

- Property must be located within 500 feet from a residential home.
- Be appropriate for demolition through the BEP Property Condition Checklist and the third party pre-demolition inspection report;
- Be an existing single-family (one to four unit) home.
- Be located in Shelby, Madison, Montgomery, Hamilton, Knox, or Anderson Counties.
- Be vacant for a minimum of 90 days at the time of application.
- Be condemned, or otherwise been determined by the relevant local government to be a nuisance, or meets the definition of “blight” based on the BEP Property Condition Checklist and the third party pre-demolition inspection report.
- Be available for acquisition (if necessary), demolition, “greening”, and maintaining the property for up to three years at a cost that does not exceed \$25,000.
- Have clear title to the property to be delivered to the BEP Program Participant at closing of the Stage 1 Loan.

All properties must be owned by the BEP Program Participant to qualify for BEP. The BEP Program Participant may acquire the properties through tax foreclosure, purchase of tax liens, forfeiture, donation, purchase, or other means. Properties already owned by a BEP Program Participant are eligible, but must be encumbered by a Stage 1 Loan prior to completion of the demolition.

PROPERTY EXCLUSIONS

The following types of properties will not be eligible for BEP:

- Occupied residential properties
- Commercial properties, multifamily properties.
- Properties listed on federal, state, or local historic register.
- Properties funded through New Start Loan Program.
- Properties not meeting THDA’s property eligibility criteria or otherwise not meeting the BEP Program requirements.