



Neighborhood Renewal Program

Disqualifying Factors for the program

1. Individuals who own any real property within the City of Mobile, Mobile County or the State of Alabama that is tax delinquent.
2. Prior owners of any real property in the City of Mobile that was transferred to the State Land Commissioner as a result of tax delinquency.
3. Owners of real property within the City of Mobile that has any unresolved citation or violation of any local codes and/or ordinances.





Neighborhood Renewal Program

Property Interest Form

This Interest form is just a first step in the process to potentially purchase property. The City reserves full and complete discretion to make decisions about property disposition. If accepted and the City decides to dispose of the property, this form ONLY triggers the competitive process to dispose of the property, a full proposal during the competitive process will still likely be required.

APPLICATION INFORMATION

Applicant Name: <small>(List Names for All Potential Owners)</small>	
Business or Organization Name: <small>(N/A if Individual)</small>	
Mailing Address: <small>(Include Address, City, State & Zip Code)</small>	
Email Address:	
Telephone Number:	
Alternate Telephone Number:	

PROPERTY INFORMATION

Property Street Address:	
Parcel and Key Numbers:	
Other Parcel(s): <small>Please List Other Parcels that You Own or Intend to Acquire as Part of this Program.</small>	
Property's Current Zoning Restrictions	<input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Industrial Other: _____
PUBLIC PURPOSE SERVED – <small>(check as many as apply) Which public benefit will the future plans for the property provide. The development, redevelopment or rehabilitation of the property must achieve one or more of the public purposes.</small>	<input type="checkbox"/> Blight remediation; <input type="checkbox"/> Creation of affordable housing; <input type="checkbox"/> Creation of employment opportunities; <input type="checkbox"/> Neighborhood stabilization and revitalization; <input type="checkbox"/> Historic preservation; <input type="checkbox"/> Increase the tax rolls; <input type="checkbox"/> Community improvement or beautification

What is the intended end use for the property? *Note: the use must comply with the recommendations found in the **New Plan for Mobile**.*

- Owner Occupancy** You intend to renovate the property and then move-in and live in it yourself / with your family. You may be asked to submit additional information to ensure you have the ability to purchase, renovate, and sustain your housing costs long-term as the owner. The Land Bank may require proof of owner-occupancy after renovation before releasing its deed restrictions.
- Non-Profit Use** You represent a non-profit organization that will use the property to stabilize, support or revitalize the neighborhood. Such non-profit use must follow all local zoning codes. You must submit your organization’s Articles of Incorporation and determination letter from the IRS. You may be required to show evidence of your activities before the Land Bank releases its Mortgage.
- Resale to an Owner-Occupant** You intend to re-market the property, once renovated, for sale to an owner-occupant buyer that meets the Low to Moderate Income requirements. You agree to make a good faith effort to market the property and re-sell it to an LOW to MODERATE owner-occupant buyer before the Land Bank will release its deed restrictions.
- Move in a Family Member** You intend to allow a close family member to live in the home while you continue to own it.
- Keep for Rental Income** You intend to rent the property to a tenant or re-sell the property to an investor who, in turn, will rent to tenants. You must comply with all applicable federal, state, and local rental housing requirements.
- Side Lot** You intend to use the vacant lot to expand your existing property for a garden, side yard, garage, landscaped open space or off-street parking.
- Other:** (Please explain on a separate sheet of paper and be as specific as possible)

Additional Interest Form Attachments (Required)

Please submit the following as an attachment:

1. Resume or narrative of your experience
2. Evidence of financial capacity to undertake the project for example: proof of funds letter from a financial institution or the most recent bank statement

I certify that the information in this interest form and responses are correct. I agree to submit reports, financial records and/or any additional information that the City may need to adequately review my application. I understand that the interest form will be reviewed by City Staff to ensure compliance with all applicable ordinances, laws, neighborhood plans, and policies and procedures of NRP. Furthermore, I agree that if this application is approved, I will move forward with the bidding process.

Applicant Name

Applicant Signature

Date

Applicant Name

Applicant Signature

Date

If your interest form triggers a next step in the property disposition process, you will likely need to submit a formal request for proposal or more involved application. Many properties will require a City resolution declaring the property surplus depending on the source of funds the City used to acquire the property. This interest form in no way supplants that or other formal City policies regarding property disposition.

Just a reminder, that the City is NOT authorizing you to enter, access or walk around on the property you may be interested in.

Please Return Completed Forms To:

City of Mobile

Attn: Neighborhood Renewal Program

205 Government St., South Tower

5th Floor,

Mobile, AL 36602

Phone: (251) 208-6294

or fax to (251)208-6296

Internal Office Verification

PROPERTY INTEREST ELIGIBILITY

Interested parties must meet the following threshold requirements in order to be eligible to purchase property:

Eligibility Criteria	Yes	No
Applicant is able to transact with the City of Mobile;		
Applicant does not own any real property within the City of Mobile, Mobile County or the State of Alabama that is tax delinquent;		
Applicant is not the prior owner of any real property in the City of Mobile that was transferred to the State Land Commissioner as a result of tax delinquency;		
Applicant does not own any real property within the City of Mobile that has any unresolved citation or violation of any local codes and/or ordinances;		
Applicant has not used the subject property as my personal residence at any time during the twelve (12) months immediately preceding the submission of this application (except in rental cases) or be a family member of someone who has resided in the subject property in the last 12 months.		
The City will not evaluate or consider responses received from Applicants deemed ineligible according to the above criteria.		