

# SMALL CITIES DEVELOPMENT PROGRAM

## Housing Rehabilitation for Homeowners

### City of Granite Falls

The City of Granite Falls is preparing an application to Minnesota's **Small Cities Development Program (SCDP)**. The program helps eligible homeowners make improvements to their home.

2017 HUD Income Guidelines	Eligibility is based on the following household income up to:							
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household	6 Person Household	7 Person Household	8 Person Household
Yellow Medicine County	\$36,600	\$41,800	\$47,050	\$52,725	\$56,450	\$60,650	\$64,800	\$69,000
Chippewa County	\$37,800	\$43,200	\$48,600	\$54,000	\$58,350	\$62,650	\$67,000	\$71,300

**If the City's grant application is approved and funds are awarded to the City in spring of 2018:**

- 75% of the project costs (maximum \$18,750) would be in the form of a 7-year deferred/forgivable loan with 1/7<sup>th</sup> forgiven each year and then become a grant after 7 years.
- 25% of the project costs would be the homeowner's responsibility. Additional grants and loans are available based on income; site administrators will assist homeowners identify owner match resources.
- Any costs above the maximum would be the homeowner's responsibility.

An example project based on the maximum allowable forgivable loan would look similar to the following financial package:

<b>If the total project costs were</b>	<b>\$25,000</b>
75% SCDP forgivable loan would be	\$18,750 (1/7 <sup>th</sup> forgiven each year for 7 years)
25% Owner responsibility would be	\$6,250 (owner cash or low interest loans)

**What improvements are you interested in making to your home? \*\*Interior remodeling is not eligible.**

- |                                  |                                      |                                      |  |
|----------------------------------|--------------------------------------|--------------------------------------|--|
| <input type="checkbox"/> Gutters | <input type="checkbox"/> Insulation  | <input type="checkbox"/> Plumbing    | <input type="checkbox"/> Safety/Accessibility Improvements |
| <input type="checkbox"/> Windows | <input type="checkbox"/> Electrical  | <input type="checkbox"/> Roofing     | <input type="checkbox"/> Lead Testing & Removal            |
| <input type="checkbox"/> Doors   | <input type="checkbox"/> Heating     | <input type="checkbox"/> Foundations | <input type="checkbox"/> Building Code Violations          |
| <input type="checkbox"/> Siding  | <input type="checkbox"/> Front Steps | <input type="checkbox"/> Railings    | <input type="checkbox"/> Energy Efficiency                 |

Other/Comments: \_\_\_\_\_

**How old are the following electric appliances in your home? Check the age of each of the following:**

Age of Appliance	Refrigerator	Stove	Washer	Dryer	Hot Water Heater
1 – 5 years					
6 – 9 years					
10+ years					
Do not have one.					

**Do you:** \_\_\_\_\_ Own Your Home \_\_\_\_\_ Rent Your Home      **Are you a veteran?** \_\_\_\_\_ Yes \_\_\_\_\_ No

**Is the home currently:** \_\_\_\_\_ In a Life Estate \_\_\_\_\_ Contract for Deed \_\_\_\_\_ Trust

**IMPORTANT:** If you have any interest in learning more about the program please sign the form and send it back to the UMRDC. *The signed form in no way commits you to the program;* it is simply an indication of interest that builds support for the application. *If you sign the form your name will be placed on a priority list to receive more information if funds are awarded next spring.*

**GRANITE FALLS SMALL CITIES DEVELOPMENT PROGRAM  
INTENT TO PARTICIPATE FORM**

Please return this form to:

UMVRDC

323 W. Schlieman Ave

Appleton, MN 56208

or email [laura@umvrdc.org](mailto:laura@umvrdc.org)

**RETURN BY: OCTOBER 14<sup>TH</sup>, 2017**

**Yes, I am interested in this program.**

**Name:** \_\_\_\_\_

**Home Address:** \_\_\_\_\_

**Mailing Address (if different than above):** \_\_\_\_\_

**Owner's Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**I understand that:**

- SCDP funds are limited and in competition and may not be awarded.
- If the grant is awarded, funds are limited and in competition.
- Participants in the program **must be** income-qualified. The field administrator will do the verification.
- Homes must have needs that go beyond basic maintenance and will be inspected as part of the program.
- There will be a deferred loan (lien) placed upon the home for the SCDP funding for seven (7) years. If the home is sold or changes owners in that time, the remaining un-forgiven loan must be paid back to the city.
- The rehabilitation must be coordinated through the field administrator for the project, and competitive bids must be received for the work. **Any improvements/work done before coordinating with the site administrator will NOT be eligible for SCDP funding.**
- The home must be occupied. No vacant households will be rehabilitated with SCDP funds.
- Being placed on a priority list does not guarantee funding.
- Information about additional programs that provide assistance for eligible homeowners will also be provided.

After reviewing the above information, including the financing package, I am interested in participating in this program.

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Date