

SMALL CITIES DEVELOPMENT PROGRAM

Single Family Rental Rehabilitation

City of Granite Falls

The City of Granite Falls is preparing an application to Minnesota's **Small Cities Development Program (SCDP)**.

The Small Cities program could cover up to 70% of the eligible rehabilitation costs for Rental Housing. Maximum grant scenarios are outline below in the example financial structures. Property owners would be responsible for the remaining 30% project costs through savings, bank loans, or other programs.

Example Single Unit Rental Dwelling:

Total Project Costs \$20,000
 Property Owner Costs \$6,000 Savings or bank loan
 Small Cities Program Grant \$14,000 In the form of a forgivable loan, 1/5th forgiven each year

I may be interested in the following improvements to my rental unit(s) (check all that apply)::

- | | | | |
|----------------------------------|---|---|--|
| <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"/> Energy Efficiency Improvements | **Interior remodeling is not eligible. | |

This program helps rental property owners (with eligible renters) with funding to make improvements to their rental property. Eligibility for SCDP grants is based on a majority of renters/tenants meeting the household income guidelines listed below:

2017 HUD Income Guidelines	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

Please return this form to:
 UMRDC Re: Granite Falls SCDP
 UMRDC
 323 W. Schlieman Ave
 Appleton, MN 56208
 or email laura@umvrdc.org

DEADLINE IS OCTOBER 14, 2017

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Property Owner Name: _____

Property Owner's Phone: _____

Email: _____

Addresses of single rental units you may be interested in making improvements to:
(multi-rental units of 2 or more should fill out a different form)

Address 1: _____

Address 2: _____

Address 3: _____

Address 4: _____

I understand that:

- If the grant is awarded, funds are limited and in competition. Applicants will be prioritized on a first-come, first-serve basis and to be considered I must complete a full application packet that will be provided if the funds are awarded in the spring.
- ***At least 51% of unit(s) must be occupied by low/moderate income (LMI) households at affordable rents per HUD guidelines in the building being rehabilitated.***
- ***Rent can not increase for LMI tenants paying 30% or more of their income for rent and tenant-paid utilities for the term of the SCDP loan.***
- Funds can not be used for "remodeling".
- Rental units 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 my home for the SCDP funding for five 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.**
- ***Competitive bidding and Davis Bacon wage rates and terms will apply to projects with 8 or more units.***
- The building must be occupied. No vacant units will be rehabilitated with SCDP funds.
- 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

In completing this form your name will be placed on a waiting list showing a strong interest in the program but in no way commits you to the program or guarantees funds will be available. If funds are awarded to the City you will be contacted with information on how to apply to the program for assistance with your improvement projects.