



508 South State Street ■ Waseca, Minnesota 56093-3033  
507-835-9700 ■ FAX 507-835-8871 ■ [www.ci.waseca.mn.us](http://www.ci.waseca.mn.us)

February 2021

Dear Resident of Waseca:

The City of Waseca is applying for funds to help homeowners make improvements in your neighborhood, and we need your help! If we are able to demonstrate a lot of interest from the community, the program could be funded to provide a forgivable 0% interest loan for your home repairs.

To see how the program could work for you, read the attached "How the Home Repair Program Works," then follow the instructions below.

- **For ALL households:** As part of the application process, the City is required to collect short Surveys from as many households as possible. Even if you do not wish to borrow funds or feel you are not eligible, it is very important that we receive a short Survey from you. The survey is only five questions (see attached). Surveys are due by February 26<sup>th</sup>.
- **For homeowners INTERESTED in home repair funds:** After you complete the short survey on the front, continue on with the Survey on the backside if you are interested in home repair funds. **Your name, contact information, and income are required for us to use your survey.** This also places you on a waiting list, and you will be contacted to apply as soon as the funds are awarded, so please be as thorough as possible. Your response is due by February 26<sup>th</sup>.

If you have questions in completing your Survey, please call Joel at 507-836-1617. We've contracted with the Southwest Minnesota Housing Partnership to collect your surveys, so your privacy will be maintained.

City officials will never see your individual responses. We will only receive a summary of results after all personal information is removed.

***Thanks for your help in bringing home repair resources to Waseca!***

**SUBMITTING YOUR SURVEY IS EASY!**

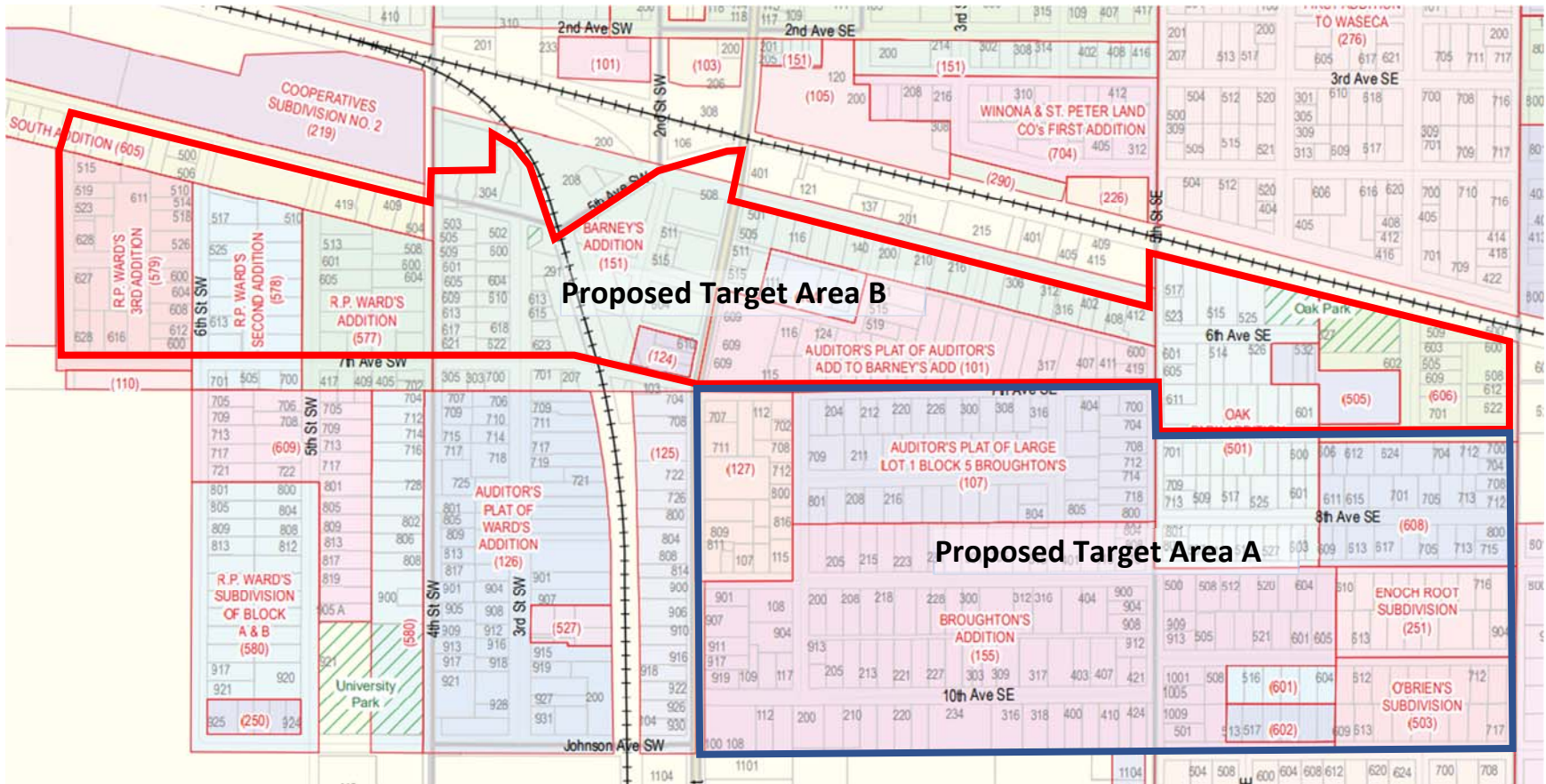
Fill in your information on the attached survey.

Then submit by:

- 1) Delivering your **sealed** survey to the City Hall at 508 South State Street in Waseca  
**OR**
- 2) Add postage and mail it to:  
SWMHP  
Attn: Janet  
2401 Broadway Ave  
Slayton, MN 56172

***Remember to submit by February 26<sup>th</sup>!***

# PROPOSED TARGET AREAS FOR HOUSING REHABILITATION



# How the Home Repair Program Works

## Finance Example for Homeowners

### Meet Tom & Maria.

Tom & Maria own a house in the target area. They live there with 2 kids; their household size is 4.

Their total income is \$49,000.

Tom & Maria's home needs repairs.



**Step 1. Tom & Maria apply for the Home Repair Program.**

**Step 2. An inspector looks at their house and makes a report.**

**Step 3. Repair Program staff calculates the loan amount.**

#### INSPECTION REPORT

Eligible Repairs at Tom & Maria's House:

Roof repair	\$ 8,500
Insulation	4,500
Smoke detectors	300
Gutters replaced	500
Electrical repair	3,200
Furnace replaced	3,000
Lead Mitigation	5,000

**Total \$25,000**

**TOTAL ELIGIBLE REPAIR COSTS = \$25,000**



**0% Loan with 10 year term**

**Forgiven 10% per year**

**Deferred (no payments unless you default before 10 years)**

If repairs are over \$25,000, the owner is responsible for the difference (using savings, loan, or match if available).

**Step 4. Contractor is selected and repairs the home. Work should be done within 90 days from the start of construction.**

**Step 5. Tom & Maria live in the home for the 10-year loan term.**



**At the end of each year, 10% of Tom & Maria's loan is forgiven. 10% = \$2,500**

After 10 years, the loan is 100% forgiven. If Tom & Maria move out after 5 years, 50% is forgiven and 50% is repaid.

#### **2020 Income Limits, by Household Size:**

**1 person \$42,150 / 2 people \$48,150 / 3 people \$54,150 / 4 people \$60,150 / 5 people \$65,000 / 6 people \$69,800**

(These amounts are adjusted each spring)



# SURVEY *(continued)*

## REQUIRED FOR HOMEOWNERS INTERESTED IN REPAIR FUNDS

By completing this portion of the survey, you are indicating your interest in participating in the home rehab program. **You MUST provide contact information to be placed on the waiting list for the home rehab program.** Persons on the waiting list will be contacted to fill out a full application for the project when funding is awarded.

<b>Name:</b> _____					
<b>Street Address:</b> _____				<b>City: Waseca, MN</b>	
<b>Phone:</b> _____			<b>Email:</b> _____		
<p><b>I have read and understand the rehabilitation financing summary sheet. I understand the terms of the program and understand this is not a remodeling program. I have indicated my interest in rehabilitation by signing this survey.</b></p> <p style="text-align: center;"><i>(Sign Here)</i> _____</p>					
<b>What type of structure best describes your home?</b>	<input type="checkbox"/> Single-Family Home		<input type="checkbox"/> Duplex		<input type="checkbox"/> Apartment over Business
	<input type="checkbox"/> Apartment Building		<input type="checkbox"/> Mobile Home		<input type="checkbox"/> Other _____
<b>How many bedrooms are in your home?</b> _____					
<b>What year was your home built?</b> _____ <i>If unsure, please provide your best estimate.</i>					
<b>How would you rate the condition of the following items in your home?</b>					
Exterior	Roof	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> Don't Know
	Foundation	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> Don't Know
	Siding/Brickwork	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> Don't Know
Interior	Ceiling	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> Don't Know
	Walls	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> Don't Know
	Floors	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> Don't Know
Systems	Electrical	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> Don't Know
	Plumbing	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> Don't Know
Energy Conservation	Insulation	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> Don't Know
	Windows	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> Don't Know
	Doors	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> Don't Know
	Furnace/Heating	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> Don't Know
	Water Heater	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> Don't Know
<b>What are the three <u>most needed</u> repairs in your home?</b> <i>(pick from the above)</i>	1. _____				
	2. _____				
	3. _____				
<b>What housing payments do you make on your current home?</b>	<input type="checkbox"/> Mortgage or Rent Payment		Amount per month: _____		
	<input type="checkbox"/> Homeowners/Renters Insurance		Amount per year: _____		
	<input type="checkbox"/> Real Estate Taxes		Amount per year: _____		
	<input type="checkbox"/> Utilities		Amount per month: _____		
<b>Would you be willing to have an inspection of your home to help us estimate repair costs?</b>	<input type="checkbox"/> Yes <i>Depending on the number who volunteer, we may be in contact between now and January. Since we need to inspect only a few homes, we may not contact you. Thank you in advance for your willingness.</i>			<input type="checkbox"/> No <i>Thank you for completing the survey.</i>	

**THANK YOU FOR COMPLETING THIS PORTION OF THE SURVEY.**

We will be in contact once funding decisions are made, likely in late Fall of 2021.