

508 South State Street 
Waseca, Minnesota 56093-3033
507-835-9700 
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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 <u>ALL households</u>: 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). <u>Surveys are due by February 26<sup>th</sup></u>.
- For <u>homeowners INTERESTED in home repair funds</u>: 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, <u>so your privacy will be maintained</u>.

# SUBMITTING YOUR SURVEY IS EASY!

Fill in your information on the attached survey.

Then submit by:

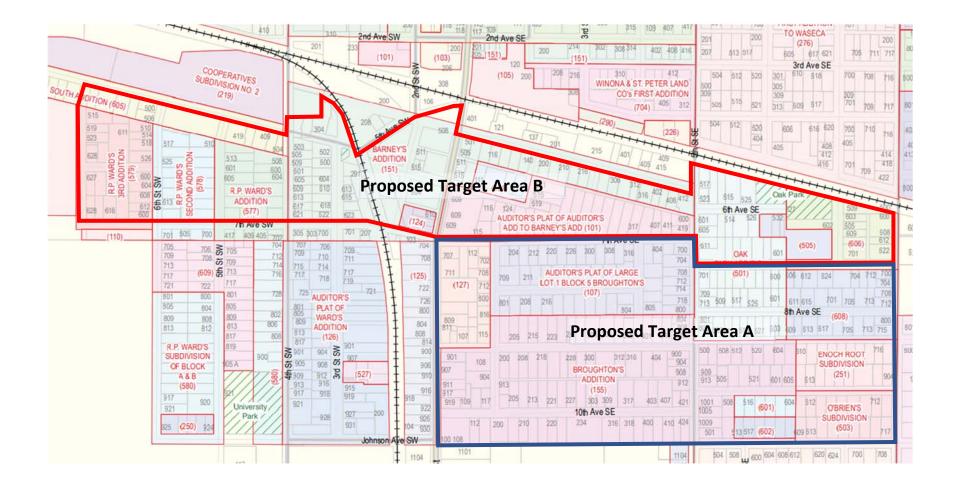
- Delivering your sealed survey to the City Hall at 508 South State Street in Waseca OR
- 2) Add postage and mail it to: SWMHP
  Attn: Janet
  2401 Broadway Ave
  Slayton, MN 56172

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

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!

### **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.

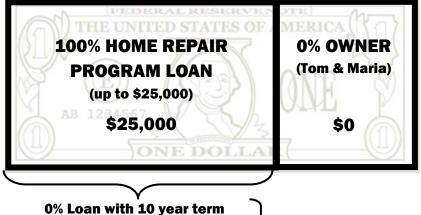
Tom & Maria's home needs repairs.



## **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.

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



INSPECTION REPORT						
Eligible Repairs at & Maria's House:	Tom					
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 \$2	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 Ioan is forgiven. 10% = \$2,500 After 10 years, the Ioan is 100% forgiven. If Tom & Maria move out after 5 years, 50% is forgiven and

### 2020 Income Limits, by Household Size:

50% is repaid.

**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)

# City of Waseca 2021 HOME REPAIR PROGRAM (SHORT) SURVEY

#### ADDRESS CERTIFICATION

I certify that I am a homeowner or renter at the following address in the home repair target area
My residency can be verified by mail response or in-person visit from a survey volunteer.
(please check the box)

### **Street Address:**

# SURVEY REQUIRED FOR ALL HOUSEHOLDS

### The answers you provide in this survey are <u>confidential</u> and will be used only by the survey consultant.

Your participation in this process is very important for the success of this project. Thank You!

1. Do you own or rent your home?	Own Rent				
2. How long have you lived in your home?	years months				
3. How many people live in your household full time?	Remember to include yourself in the total.				
4. What is the total annual income for all persons living with you?	□ \$0 - \$42,150 □ \$54,151	- \$60,150 🗌 \$69,801 - \$74,600			
Check one of the boxes to indicate your household's total gross income (before taxes):	☐ \$42,151 - \$48,150 ☐ \$60,151	- \$65,000 🗌 \$74,601 - \$79,400			
	☐ \$48,151 - \$54,150 ☐ \$65,001	- \$69,800 🗌 Over \$79,400			
5. Please describe your household characteristics. Check as many as apply. THIS QUESTION IS OPTIONAL.*	Racial Categories:	<ul> <li>Asian</li> <li>Asian &amp; White</li> </ul>			
*Information regarding race, ethnicity, disability, and other household characteristics is requested in order to ensure that your local government complies with Federal Laws prohibiting discrimination on the basis of those characteristics. You are NOT required to provide this information, but are encouraged to do so. This information will NOT be used in evaluating your request for funds through this program. If you choose not to provide this information, we are required to note your race, ethnicity, and/or disability status based on visual observation or surname.	<ul> <li>Native Hawaiian/Pacific Islander</li> <li>American Indian/ Alaska Native &amp; White</li> <li>American Indian/Alaska Native</li> <li>Ethnic Categories:</li> <li>Hispanic</li> <li>Non-Hispanic</li> </ul>	<ul> <li>Black/African American &amp; White</li> <li>American Indian/Alaska Native &amp; Black/African American</li> <li>Other Multi-Race</li> <li>Other:</li> <li>Single Female Head of Household</li> <li>Disabled</li> <li>Do not speak English at home</li> </ul>			

### THANK YOU FOR PARTICIPATING IN THIS IMPORTANT SURVEY.

### IF YOU ARE INTERESTED IN HOME REPAIR ASSISTANCE, PLEASE CONTINUE WITH THE SURVEY ON THE BACK SIDE OF THIS SHEET

You will then be put on a waiting list and contacted to apply when the grant is awarded

### **SURVEY** (continued) <u>REQUIRED</u> 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.

Name:										
Street Address:			City: Waseca, MN							
Phone:				Email:						
I have read and underst the program and unders rehabilitation by signing	stand this is not a			-	-					
(Sign	Here)									
What type of structure best describes your home?	<ul> <li>Single-Family Home</li> <li>Apartment Building</li> </ul>		Duplex Mobile Home			Apartment over Business     Other				
How many bedrooms are in your home?										
What year was your home	e built?		If u	insure, please	e provide	e your best estin	nate.			
How would you rate the condition of the following items in your home?										
Exterior	Roof		Good		Fair	□ F	Poor		Don't Know	
	Foundation		Good		Fair		Poor		Don't Know	
	Siding/Brickwork		Good		Fair		Poor		Don't Know	
Interior	Ceiling		Good		Fair		Poor		Don't Know	
	Walls		Good		Fair		Poor		Don't Know	
	Floors		Good	<u> </u>	Fair		Poor		Don't Know	
Systems	Electrical		Good	<u> </u>	Fair		Poor		Don't Know	
	Plumbing Insulation		Good		Fair		Poor		Don't Know Don't Know	
Energy Conservation	Windows		Good Good		Fair Fair		Poor Poor		Don't Know	
	Doors		Good		Fair		Poor		Don't Know	
	Furnace/Heating		Good		Fair		Poor		Don't Know	
	Water Heater		Good		Fair		Poor		Don't Know	
What are the three <u>most</u>	1.									
<u>needed</u> repairs in your home? (pick from the above)	2.									
	3.									
What housing payments do you make on your current home?	Mortgage or Rent Payment     Amount per month:									
	Homeowners/Renters Insurance Amount per year:					_				
	Real Estate Taxes     Amount per year:						_			
	Utilities Amount per month:									
Would you be willing to have an inspection of your home to help us estimate repair costs?	Yes       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.       Image: No Thank you for completing the survey.									

#### 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.