

To: **EDA President and Board**
Through: **Ryan Schroeder, City Manager**
From: **Jim Hartshorn, Community Development Director**
Date: **February 8, 2021**

Subject: NeighborWorks Housing Rehab Program

BACKGROUND INFORMATION:

On March 23, 2020, the EDA approved a new Home Improvement Loan Program. The program was designed to assist home owners maintaining and improving their properties by offering below-market rate financing. The program is administered by the NeighborWorks Home Partnership (NWHP). The minimum loan amount is \$5,000 and the max is \$15,000. The loans are below-market rate determined by NWHP. Only owner-occupied single-family detached homes are eligible. There were no loans processed in 2020. See attached Program Guidelines for more details.

Eligible properties include all properties located in WSP, specifically in the project area is south of Annapolis Street, north of Butler Avenue, east of Robert Street and West of Waterloo Avenue.

Other housing programs available to WSP include:

- CBDG – Federal Program that is administered through the Dakota County CDA
- Housing Replacement Program
- Dakota County Home Improvement Loans and Property Fix-Up Program
- Dakota County Tax Forfeiture Development Program (TFDP)
- Property Recognition Program
- Code Enforcement
- Rental Licensing Program
- DARTS – Outdoor Chore Service and Home Repairs
- Habitat for Humanity – A Brush with Kindness Program

The Board requested staff to bring the program back for review after one year to and review possible changes for the 2021.

Some possible changes could include:

1. Adding to the program boundaries, to include west of Robert Street, north of Butler Avenue to Annapolis and west to Delaware Avenue. Basically, any single family home north of Butler Avenue.
2. Changing the maximum loan amount from \$15,000 to \$25,000 (?)

FISCAL IMPACT:

		Amount
Fund:	EDA Fund	\$50,000 – earmarked for program.
Department:	EDA	
Account:	209-41121-40495	

STAFF RECOMMENDATION:

Review and discuss the NeighborWorks Housing Rehab Program and direct staff regarding which changes, if any, to the program you would like to see changed.

ATTACHMENT:

Program Guidelines