

NENA Announces Several New Housing Improvement Programs

NENA is pleased to announce its fourth round of housing programs aimed at improving the housing stock in Nokomis East. In our largest-ever group of programs, NENA has allocated over \$760,000 of Neighborhood Revitalization Program (NRP) funds to the program, which includes low interest loans, deferred loans, emergency grants and Part 150 sound insulation loans. In addition, we have set aside \$20,000 to buy down MHFA interest rates from 5 to 4 percent, which makes an additional \$500,000 available to NENA for home improvements in our community.

If you have been thinking of remodeling your kitchen, replacing your siding, upgrading your electrical, building a new deck, or just about any other home improvement project, you may borrow up to \$10,000 at great interest rates or up to \$8,000 in deferred loans through NENA.

Last year, we surveyed past housing program participants and have made changes to our program based on the survey results and comments. We have tripled the amount of funds available for deferred loans (over \$300,000 this year as compared to less than \$100,000 in previous programs). We increased the maximum loan and grant amounts (up to \$8,000 for deferred loans, \$10,000 for low interest loans, and \$4,000 for emergency grants), and adjusted interest rates for the loan programs to reflect lower market rates. We are also pleased to announce a new administrator for the program, the Center for Energy and Environment (CEE).

Loans are available for owner-occupied and rental housing with up to, and including, four dwelling units located within the boundaries of Nokomis East.

Low interest loans will be available on a first-come, first-served basis beginning September 4, 2003. As in the past, we expect that there will be considerable interest in these programs. If the demand for deferred loans exceeds the funds available, we will conduct a lottery to establish the order in which applications will be processed. The lottery will be for the deferred loan program only. To be considered, homeowners interested in the deferred program should submit the preliminary application, which will serve as a lottery entry should there be one.

Improvements continues on Page 2



Program Rundown

Low Interest Home Improvement Loans: Borrow up to \$10,000 at low interest rates. Interest rates are based on the household's gross annual income with no maximum income. See Page 2.

Deferred Housing Loans: Borrow up to \$8,000 interest free and with no payments. The loan is "forgiven" if the borrower retains ownership of the home for ten years. Maximum income \$27,000. Page 3.

MAC Part 150 Sound Insulation Augmentation: You may be able to receive a loan of up to \$2,000 that will be forgiven after three years. Page 4.

Emergency Grants: Grants of up to \$4,000 are available to residents who cannot afford to repair problems that are an immediate danger to themselves or the structure of the building. Page 4.

Rental Property: If you own rental property in the neighborhood, the Center for Energy and Environment (CEE) has programs available to you at 4% and 6% for rehabilitation of rental properties.

Remodeling Advice: CEE will provide a free *Comprehensive Building Analysis* for any Nokomis East residential property owner seeking assistance in evaluating and prioritizing improvements to their property.

Improvements from Page 1

A summary of the program guidelines is provided at right. (Complete guidelines are available at the NENA office).

Preliminary applications for the Deferred Loan program must be received at the NENA office by 5:00 p.m. on September 26, 2003.



If necessary, the lottery will be held at 7 p.m. September 30, 2003 at the NENA office, 3000 E. 50th Street, to determine the order in which deferred loan applicants will be processed. Program applicants do not need to be present at the drawing. Entrants whose lottery ranking qualifies them to apply for a loan will be asked to complete and return a loan application to the Center for Energy and Environment (CEE).

Recipients of previous NENA Loan Programs (low interest loans, deferred loans and deferred matching loans) are not eligible for additional low interest or deferred loans. However, CEE has several financing options available to you at attractive rates if you have home improvement needs you would like to address. These programs are independent of the NRP funded programs. Please contact CEE at (612) 335-5884 for additional information.

Low Interest Home Improvement Loans

Summary of Guidelines

0%, 2%, 4% and 5% — You can't beat these rates! Eligible homeowners may borrow up to \$10,000 this year at great interest rates through NENA.

Eligible Properties: Owner-occupied properties with one to four dwelling units located within the boundaries of Nokomis East.

Income Limit/Interest rates: There is no maximum income limit for NENA Low Interest loans. The interest rates charged on the loan will be based on the household's gross annual projected income. To determine the interest rate, the annual household income limit shown below will be increased by \$1,000 for each member of the household as listed on the applicant's most recent Federal Tax form.

| <u>Loan Interest Rate</u> | <u>Total Annual Projected Income</u> |
|---------------------------|--------------------------------------|
| 5% interest | \$87,000.01 and over |
| 4% interest | \$50,000.01 to \$87,000 |
| 3% interest | \$27,000.01 to \$50,000 |
| 0% interest | \$27,000 and below |

Loan Amount: Minimum \$2,000, maximum \$10,000.

Loan Term: Maximum term available is 7 years.

Eligible uses: Most home improvements are eligible. Sweat equity projects are eligible.

Ineligible uses: Luxury items such as pools and hot tubs, personal property items, including furniture and electronics, nonpermanent landscaping, repairs to property used for business purposes, and labor costs for borrowers.

Work by Owner: Work can be performed on a "sweat equity" basis. Loan funds cannot be used for the purchase or rental of tools or equipment, only for materials. CEE must determine that the owner has the ability to complete the work within the program time requirement.

Application Processing: *Funds are available on a first-come, first-served basis until all funds are committed.* Past NENA loan recipients are not eligible to apply. However, CEE has several programs available to assist you with your home improvement needs.

To request an application, please contact CEE at (612) 335-5884, or visit CEE's website at www.mncee.org for more information.

Deferred Home Improvement Loans

Summary of Guidelines

Eligible Properties: Owners of homesteaded or non-homesteaded properties with one to four dwelling units located within the boundaries of Nokomis East.

Maximum Loan: \$8,000

Interest Rate: Zero percent (0%)

Loan Term: 10 year term. The borrower must retain ownership of the property for 10 years in order for the loan to be 100% forgiven.

Eligibility: Annual household income must be less than \$27,000. The annual household income limit will be increased by \$1,000 for each member of the household as listed on the applicant's most recent Federal Tax form.

Eligible uses: Most home improvements are eligible. Sweat equity projects are eligible.

Ineligible uses: Luxury items such as pools and hot tubs, personal property items including furniture and electronics, nonpermanent landscaping, repairs to property used for business purposes, and labor costs for borrowers.

Work by Owner: Work can be performed on a "sweat equity" basis. Loan funds cannot be used for the purchase or rental of tools or equipment, only for materials. CEE must determine that the owner has the ability to complete the work within the program time requirement.

Application Processing: Interested applicants must complete and submit the preliminary application found on page 5 no later than 5:00 p.m. **September 26, 2003** to be considered for the program. If demand for funds exceeds supply, a drawing will be held **September 30, 2003** to determine the order in which the applications will be processed. Applications may be mailed or dropped off at: NENA, 3000 East 50th Street, Minneapolis, MN 55417.

How the Deferred Loan Program Works

Preliminary applications for the Deferred Loan program must be received at NENA by @ 5:00 p.m. **Sept. 26, 2003**.

NENA will verify that the property address on the preliminary application is in Nokomis East.

In the event there is more demand for funds than supply, a drawing will be held by NENA on **September 30, 2003** at the NENA office @ 7:00 p.m. to determine the order in which applications will be processed.



CEE will notify all applicants of their status in the program. Applicants eligible for immediate processing will receive an application to complete and return to CEE. Applicants must also include a copy of their 2002 Federal Tax return (or equivalent) with their applications. You will have 30 days to return your application and income information.

CEE will review your application and determine your eligibility. If you are eligible for a loan, you will be asked to get bids for your project and submit them to CEE. You will have 90 days to submit them to CEE.

Your projects and bids must be approved by CEE. Please do not enter into any agreements or begin any work until you have received notification from CEE. No work may begin until the loan has been fully executed.

You will have 120 days to complete your project(s).

Loan funds will be held in the custody of CEE until projects are completed and inspected by CEE and the appropriate building inspector (if required).

Funds will be disbursed directly to the contractor (or homeowner in the case of sweat equity projects). Funds will be released upon receipt of a signed completion certificate from the property owner, lien waiver from the contractor performing the work, and final inspection by CEE.

Emergency Repair Grants

Summary of Guidelines

Emergency grants are available to assist property owners who face emergency home repairs and cannot qualify for other housing related programs to remedy the situation.

Eligible Properties: Owners of homesteaded or non-homesteaded properties with one to four dwelling units.

Grant Amount: Minimum \$250, maximum \$4,000 within any 12 month time period. Multiple grant awards will be allowed.

Eligibility: Annual household income must be \$38,000 or less. The annual household income limit will be increased by \$1,000 for each member of the household as listed on the applicants most recent Federal tax form. Recipients of previously funded NENA revolving, deferred, and deferred matching loans and/or emergency grants are eligible.

Eligible Repairs: A condition that causes a house to be dangerous, uninhabitable, or causes health problems. Examples of eligible repairs include, but are not limited to, water lines, sewer service, fire hazards, repairs to exterior steps, railings, retaining walls, water seepage into a basement, structural problems, or replacement of a furnace or hot water heater. CEE will determine the eligibility of the proposed repair.

Work by Owner: Work can be performed on a “sweat equity” basis. Loan funds cannot be used for the purchase or rental of tools or equipment, only for materials. CEE must determine that the owner has the ability to complete the work within the program time requirement.

Application Processing: Contact CEE at 612-335-5884.

MAC 150 Sound Insulation

Summary of Guidelines

This part of the loan program is designed to enable more property owners to take advantage of the Metropolitan Airports Commission’s (MAC) Part 150 Program and to purchase upgrades offered by MAC.

Eligible Properties: Any Nokomis East property with Part 150 Sound Insulation work in progress where the MAC contractor has identified repairs that are necessary to protect or begin sound insulation. Previously sound insulated properties are not eligible.

Loan Amount: Minimum \$500, maximum \$2,000.

Interest Rate: Zero percent (0%). No monthly payments.

Loan Term: If you continue to own and live in the property for 3 years, you don’t have to repay the loan. If you move or sell before the end of 3 years, the loan must be repaid at 0% interest.

Eligibility: Annual household income must be \$50,000 or less. The annual household income limit will be increased by \$1,000 for each member of the household as listed on the

applicant’s most recent Federal tax form.

Eligible Improvements: Repairs identified by a MAC Part 150 Sound Insulation Program contractor as a necessary step to protect or begin sound insulation, or to rectify ventilation/carbon monoxide problems that must be corrected before sound insulation can begin. Repair of leaky roofs or other structural problems that reduce the effectiveness of sound insulation are also eligible. The fund must be used for repairs not covered by MAC. Upgrades offered by MAC as part of the Part 150 program are also eligible. The loan, however, will only reimburse a maximum of 50% of the cost of the upgrade.

Work by Owner: Work can be performed on a “sweat equity” basis. Loan funds cannot be used for the purchase or rental of tools or equipment, only for materials. CEE must determine that the owner has the ability to complete the work within the program time requirement.

Application Process: Funds are available on a first-come, first-served basis. Contact CEE at 612-335-5884 for information and an application.

Deferred Loan Eligibility Worksheet and Preliminary Application

Use this income worksheet to determine if you are eligible for a deferred loan.

| | | |
|------------------------------------|---|-------|
| A | 2002 Adjusted Gross Income* | _____ |
| Adjusted gross income is found on: | | |
| Line 35 of 2002 Form 1040 | | |
| Line 21 of 2002 Form 1040A | | |
| Line 4 of 2002 Form 1040EZ | | |
| B | Number of Household Members | _____ |
| C | Multiply line B by 1000 | _____ |
| D | Subtract line C from line A | _____ |

If the amount on line **D** is \$27,000 or less, you may complete and send in the Deferred Loan Preliminary Application (below). This application will serve as a Lottery entry if needed.

* Households with more than one owner (not filing jointly) must add their Adjusted Gross Incomes together. Rental property should reflect the owner's income.

Preliminary Application Instructions

- Please use the Deferred Loan Eligibility Worksheet above to determine if you meet income eligibility requirements before completing the application.
- Preliminary Applications must be received by NENA no later than **5:00 p.m. on Friday, September 26, 2003.**
- Please cut application from page and place in envelope with 37¢ postage.
- Mail to: NENA Housing Programs, 3000 E. 50th Street, Minneapolis MN 55417



NENA 2003 Deferred Loan - Preliminary Application

Please print carefully

Owner's Name _____

Property Address _____

Mailing Address (if different) _____

Phone (days) _____ (evenings) _____

I have not received a NENA low interest or deferred loan in the past.

Deferred Loan Preliminary Applications must be received by NENA no later than 5:00 p.m. on Friday, September 26, 2003.
 Mail to: NENA Housing Programs, 3000 E. 50th Street, Minneapolis MN 55417

Summer Snaps from Nokomis East



NENA's Environmental Task Force sponsored an "Adopt-A-Plant" event in June, raising over \$600 in donations for gardening expenses at the Lake Nokomis Naturescape.

NENA Chair George Jelatis spoke with Mayor R.T. Rybak after the June 17 Longfellow-Nokomis area meeting on the future of NRP. The well-attended meeting, held at Our Redeemer Lutheran Church, was the last in a series of five held citywide.



Council Member Sandy Colvin Roy talked with constituents about the Blue Water Association in front of the NENA booth at the Minneapolis Aquatennial's Festival of Neighborhoods held at Lake Nokomis on July 25. NENA was a co-sponsor of the event.

Rec Plus kids from Nokomis Community Center built an elaborate pirate ship for the Aquatennial's Milk Carton Boat Race held July 27. They dubbed their ship "NENA" as a way of saying thank you for a Children First grant from NENA that helped support the program.



Commercial Façade Improvement Grants

Applications are now available for NENA's much-anticipated Commercial Façade Improvement Program. This program provides matching grants to business and commercial property owners in the Nokomis East neighborhoods to improve and restore the visual appeal and condition of their exterior building façades. A total of \$159,000 is available for the program.

Matching grants of up to \$8,000, or \$20,000 for multi-tenant buildings, may be used for exterior, "curbside appeal" improvements that are consistent with NENA's *Commercial Façade Design Guide*. The program is being administered by the Housing Resource Center-Southside (HRC), a program of the Greater Metropolitan Housing Corporation.

Interested business and property owners should contact NENA at 612-724-5652 for an application packet or more information.

The NENA Review

Circulation 6,100

is produced and published by the

**Nokomis East
Neighborhood Association, Inc.**

3000 East 50th Street
Minneapolis, MN 55417

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Printed by Mooers Printing, Inc., Mpls.
612-724-2438

For the latest neighborhood & metro updates, issues, and NENA events & schedules, please visit:
www.nokomiseast.org

“City Inspections” Topic of September Town Meeting

On September 11, the City Inspections Department will be at our Town Meeting to give a presentation and answer questions. We’ve asked them to speak about how the department functions and how it relates to city ordinances, to give residents an opportunity to learn more about what the department does and why it does it.

We’ve also asked them to address how enforcement works, how site visits are determined, what Inspectors are looking for, common problems and how to avoid them, and what to do if you can’t make the required repairs in the time allowed.

Finally, the Mayor’s 2004 budget proposes to have the Fire Department handle some aspects of inspections. Learn more about what this might mean, and how it will work.

The meeting will be September 11, 7:00 p.m. at Minnehaha United Methodist Church, 3701 East 50th Street.

Free Workshop on Beating Energy Costs

The Center for Energy and Environment (CEE) is hosting a free workshop from 6:30 to 8:30 pm on September 25th on saving energy costs during the winter heating season. The workshop will be held at the Hiawatha School Park Center, East. 42nd Street and 44th Avenue South in Minneapolis.

A Department of Commerce representative will open the workshop with information about rising fuel prices. A housing specialist from CEE will discuss common energy problems in homes and offer practical solutions. Workshop attendees will receive a free weatherization kit and have an opportunity to meet individually with energy specialists, a financial representative from CEE, heating and window contractors, and weatherization professionals to learn more about specific products and materials they can use to prepare their homes for the winter.

For more information about the workshops or to learn about CEE homeowner programs and services, call 612-335-5884, or visit the CEE web site at www.mncee.org.

NRP Policy Board Elections Coming

The NRP Policy Board will have its annual elections for neighborhood representatives and alternates in November. The debate over the future of NRP has highlighted the importance of the Policy Board, and the central role of the neighborhood representatives. They have been key players in the debate, actively representing the neighborhood’s interests and proposing a funding compromise to the City Council for NRP Phase Two. Among the issues that the Policy Board will address in 2004 will be the level of funding and guidelines for affordable housing and commercial corridors.

Neighborhood representatives and alternates are elected for the three types of NRP neighborhoods—Redirection, Revitalization and Protection. There is also an at-large seat. The filing deadline for candidates is September 19. Candidates must be Minneapolis residents, and live in the type of neighborhood they represent. NENA’s neighborhoods are all Revitalization. Interested candidates should contact NENA at 612-724-5652 or the League of Women Voters at 612-333-6319 for filing materials.

NRP and the Neighborhoods Get Go-Ahead for Phase II

Just hours before going to press with this newsletter, the City Council voted to approve three ordinance amendments that will provide basic funding for NRP Phase II. The ordinance changes give NRP priority for Common Project (tax increment district) revenue after debt service and contractual obligations. The projected revenue for NRP in 2003-2009 is \$89 million. While this is less than half the \$200 million that was originally expected for NRP, it provides some stability for the program, ending the uncertainty over the program’s future. Without today’s vote, NRP and many of the 66 neighborhood organizations would not have enough operating capital to survive another year.

NENA staff and volunteers have closely followed the discussions over the last several months, working with other neighborhoods to stay informed and let residents know when to attend meetings or contact elected officials. In the process, NENA’s website became a resource on the latest NRP developments for neighborhoods across the city.

There will be a few more hurdles in the future, but at least for now, it lets us all get back to doing what NRP was created to do: improving our neighborhoods.

NENA would like to thank Council Members Sandy Colvin Roy and Scott Benson for their support of the ordinance amendment, Council Member Barret Lane for crafting the ordinance, the NRP Policy Board members who worked hard to keep the program alive, and most importantly, NENA residents for letting the City Council and Mayor know they support NRP.

Housing Programs At-a-Glance

| | |
|--------------------|--|
| Low Interest Loans | Interest rates of 0%, 2%, 4% and 5%, depending on income. No maximum income level. Maximum loan \$10,000. Available on a first-come, first-served basis. |
| Deferred Loans | Interest free and no payments. Maximum loan \$8,000. The loan is "forgiven" if the borrower retains ownership of the home for ten years. Maximum income \$27,000 (as adjusted; see worksheet on Page 5). |
| Emergency Grants | Grants of up to \$4,000 are available to residents who cannot afford to repair problems that are an immediate danger to themselves or the structure of the building. |

Important Dates:

| | |
|---------------------------------|--|
| September 4: | Applications available and accepted for low interest loans . Call NENA or CEE for an application. |
| September 26: | Deadline for Deferred Loan Preliminary Applications (for entry in the lottery, if held) |
| September 30: | Deferred loan lottery (if the number of applications exceeds funds available) 7 p.m. |
| See inside for program details. | |

Next Town Meeting: Thursday, September 11, 7:00-9:00 pm
Minnehaha United Methodist Church, 3701 East 50th Street, Minneapolis.

NENA Review

Nokomis East Neighborhood Association
 3000 E. 50th Street, Minneapolis, MN 55417

www.nokomiseast.org

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HOUSING *Programs*

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