



HOME IMPROVEMENT PROGRAM (LOW INTEREST AND EMERGENCY LOANS)

Program Overview

The Corcoran Neighborhood Organization (CNO) is making NRP funds available for home improvements. All residential properties are eligible to apply.

Neighborhood Boundaries

All properties to be improved must be in the area bounded by Lake Street, (on the North), 36th Street (on the south), Cedar Avenue (on the West), and Hiawatha Avenue (on the East).

Available Funding

Low-interest Loans:

- **Loan Amount:** Minimum: \$1,500. Maximum: \$10,000.
- **Interest Rate(s):** 2% if your income is \$35,000 or less and 3% if your income is between \$35,000 and \$50,000, and 4% if your income is over \$50,000. Income is based upon your gross income for the current year.
- **Loan Term:** The repayment term, not to exceed 7 years, will be based on loan amount, household income, and amount of current debt. The loan may be prepaid at any time without penalty.
- **Eligible Properties Include:** Absentee and owner-occupied properties.
- **Income Limit:** There are no upper income limits applicable to the revolving loan program. However, borrower must prove the ability to repay the loan.
- **Eligible Projects Include:** interior or exterior, rehab or maintenance.

Emergency Deferred Loan:

- **Loan amount:** Minimum: \$500. Maximum \$3,000.
- **Interest Rate:** 0%
- **Income Limit:** None
- **Loan Term:** 10 years. If the borrower sells the home within 10 years of the date of loan closing, the loan is due in full at the time of transfer of title. Otherwise, the loan is 100% forgiven at the end of 10 years.
- **Eligibility:** Applicant must have an emergency situation with their property and must not be able to qualify for funding from another of CEE's housing programs. Eligible improvements are determined through a visit to the property by CEE's construction manager.

Housing Program Guidelines

Eligibility

The applicant must own residential property in the Corcoran neighborhood. Eligibility will be determined by criteria established in the Program Guidelines and the program administrator, CEE Financial Resources, a division of the Center for Energy and Environment. All information will be confidential and available only to CEE.

Sweat Equity

Sweat Equity projects are permitted under the Corcoran Neighborhood Program Guidelines. Sweat Equity projects refer to an arrangement where the property owner (not a contractor) performs the home improvement. Improvements are to be completed by contractors properly licensed to do work in the City of Minneapolis.

COMPLETION OF WORK / DISBURSEMENT OF FUNDS

Loan disbursements will be made after the work is completed. In addition, the following must be provided:

1. The property owner will be required to sign a certificate of completion indicating satisfaction with the work and authorizing payment to the contractor.
2. The contractor will be required to sign a certificate of completion.
3. An invoice from the contractor.
4. Lien waiver from contractor for the total project cost.

REHABILITATION COUNSELING AVAILABLE AT NO COST

If you live in the Corcoran Neighborhood, a Remodeling Advisor (an expert well versed in all aspects of construction) is available to visit your home and assess its needs, discuss proposed projects, assist in gathering and reviewing bids from contractors, and advising the homeowner on sweat equity projects. Contact Center for Energy and Environment to arrange a visit.

FOR MORE INFORMATION CONTACT:

CEE Financial Resources

A division of the Center for Energy and Environment

212 3rd Avenue North, Suite 560

Minneapolis, MN 55401

Phone Number: (612) 335-5885

Fax Number: (612) 335-2650