



Rebuilding Better Neighborhoods Program

Core Neighborhood Revitalization

(Targeted Housing Rehab, New Construction)

GOALS

- Encourage development of new and rehabilitated workforce housing in communities with identified housing needs.
- Facilitate targeted neighborhood & town center revitalization through development of multiple single- and multifamily homes and/or the development/redevelopment of sites.
- Promote homeownership and affordable rental opportunities for low- and moderate-income families, including new immigrants and HH of color.
- Encourage volunteerism, cooperation and the spirit of community service to mobilize local community residents and neighbors in efforts to improve the safety, appearance, energy-efficiency and habitability of homes in targeted neighborhoods.
- Priority is given to community-based projects that have a cooperatively developed plan to address housing needs within a defined geographic area.



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ELIGIBLE ACTIVITIES:

- 1.PROJECT PLANNING AND TECHNICAL ASSISTANCE SUPPORT**
- 2.OWNER OCCUPIED REHABILITATION OF SINGLE FAMILY HOMES**
- 3.ACQUISITION, REHAB & RESALE OF VACANT SINGLE FAMILY HOMES**
- 4.RENTAL REHABILITATION OF AGING RENTAL PROPERTIES**
- 5.NEW CONSTRUCTION OF RESIDENTIAL HOMES**
- 6.DOWN PAYMENT ASSISTANCE**
- 7.EMPLOYER ASSISTED HOUSING MATCH FUNDING PROGRAM**



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Projects May Include:

- **Community-based project planning, and rehabilitation needs analysis:** GMHF will work with local government, nonprofits, local and regional planning entities to assist local organizations and/or project coordinator(s) to plan projects, structure financing, analyze financial feasibility and engage community stakeholders as part of a coordinated and in
- **Owner-occupied Rehab:** GMHF will assist local organizations to help low-moderate income households make significant improvements in the habitability, safety and energy-efficiency of their current homes through fix-up funds, loans and deferred loans. Max loan is typically \$8,500, 0% interest due on sale or non-occupancy, layering of funds is encouraged (DEED, MN Housing, weatherization, utility co. programs)
- **Acquisition-rehab-resale of single-family housing:** Assist local organizations that make habitability, safety, and energy efficiency improvements to housing that will be purchased by low-moderate income households after rehab. GMHF can assist projects with low interest construction financing, homebuyer gap (\$8,500, 0%, due on sale or non-occupancy), and value gap if there is also a local leverage source.



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ELIGIBLE ACTIVITIES - CONTINUED:

- **Substantial rehab of aging rental properties:** Recognizing that rental rehab for smaller rental properties (1-8 units) is an issue for many smaller towns, GMHF will work with local stakeholders to identify resources that are available through MN Housing and other funding sources to assist owners of these properties make improvements. Emphasis will be on units serving low- moderate income renters (80% or less of statewide median income) households.
- **New residential development on infill sites:** Assist local organizations in efforts to construct new homes on infill sites in existing neighborhoods that meet or exceed Minnesota Green Communities Criteria. Ready-to-build affordable Building Better Neighborhoods Green home plans are available free of charge at www.gmhf.com/homeplans GMHF can assist projects with low interest construction financing, homebuyer gap (\$8,500, 0%, due on sale or non-occupancy).
- **Employer Assisted Housing:** GMHF can work with you and your local employers to design a program to assist in the creation of affordable workforce housing. GMHF will typically match 1:1 the employer's contribution.

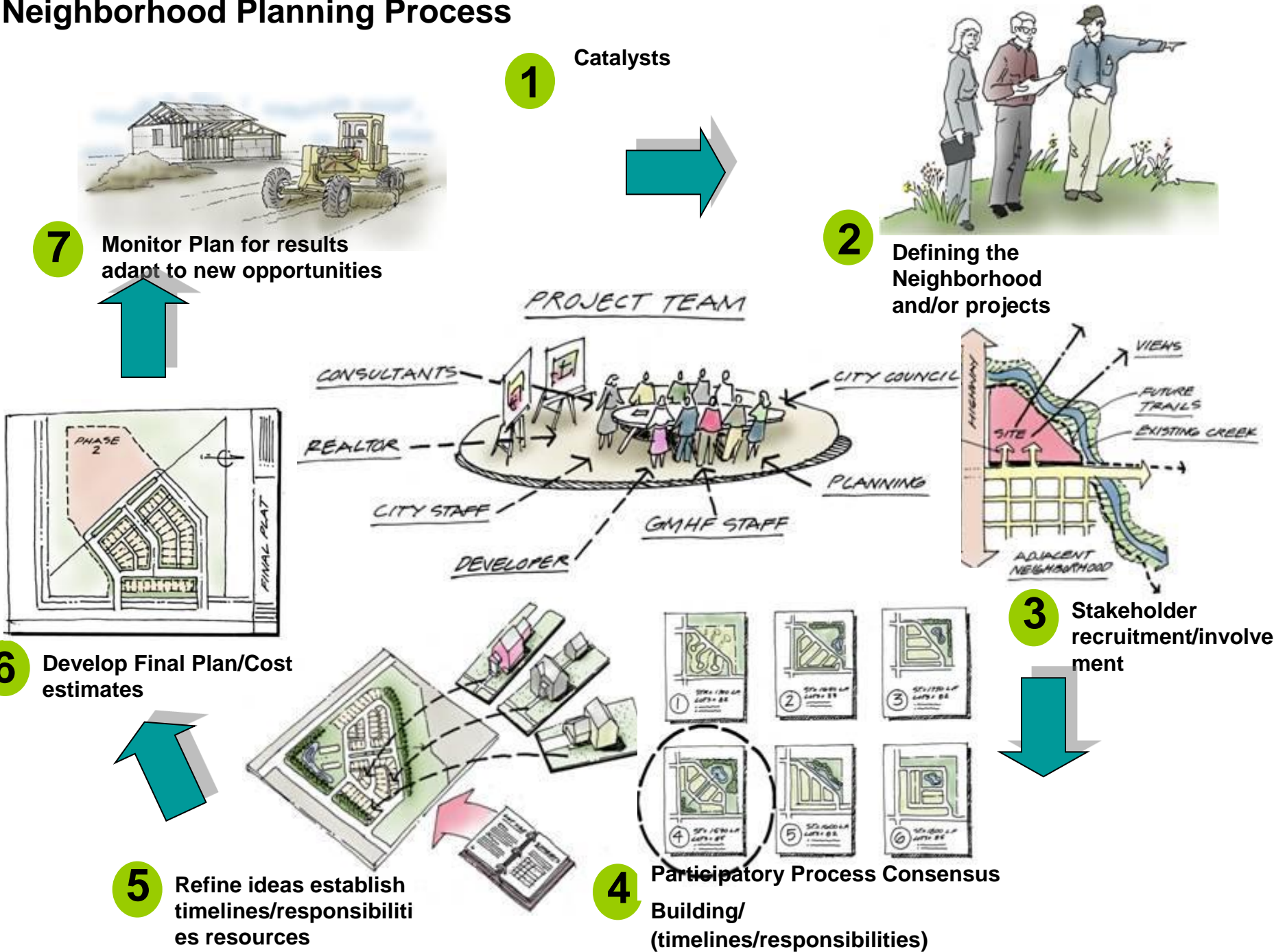


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ELIGIBLE ACTIVITIES - CONTINUED:

- **Downpayment Assistance:** GMHF will consider requests for down payment assistance provided they are for a unique project and do not replicate existing down payment programs offered through MN Housing or other community lenders.
- **Integrated development process:** A range of activities paint up fix up/mini grants, owner occupied rehab, acquisition rehab, infill etc.

Neighborhood Planning Process



OLDE TOWN EVELETH



Monroe d'Puc

OLDE TOWN EVELETH REVITALIZATION

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