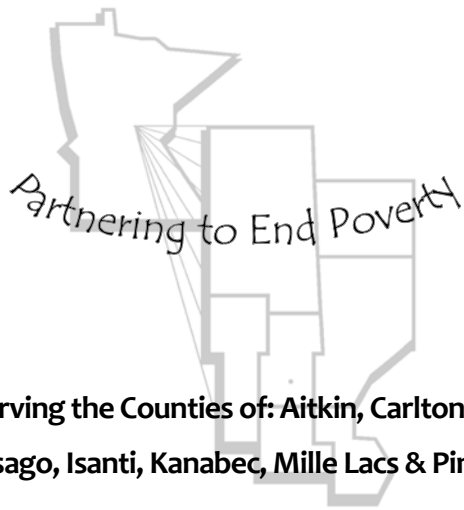
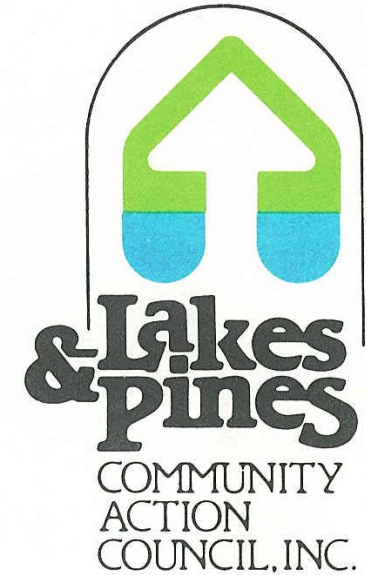


SANDSTONE
2023 Housing Rehabilitation



Serving the Counties of: Aitkin, Carlton,
Chisago, Isanti, Kanabec, Mille Lacs & Pine

**Mission: To build prosperous
communities by serving local
families and individuals in their
pursuit of self-reliance.**



1700 Maple Avenue East
Mora, MN 55051
320.679.1800 or 800.832.6082
Fax: 320.679.4139
www.lakesandpines.org

**Sandstone
Small Cities
Development
Program**

Housing Rehabilitation

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Mora, MN 55051
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The City of Sandstone received grant funds for homeowners interested in improving their homes from the Minnesota Department of Employment & Economic Development's (DEED's) Small Cities Development Program (SCDP) which is funded by the United States Department of Housing & Urban Development (HUD).

- Assistance to homeowners is in the form of a 0% interest, 10-year loan.

Homeowners will be asked to match 10% of the total cost of improvements, but this is dependent on income level.

Homeowners unable to match the grant funds will not be turned away.

- The maximum SCDP loan available for owner occupied housing rehabilitation is **\$25,000** per property. If the project is more than \$25,000; funding will have to be secured from another source (savings, bank loan, other grant program, etc.).
- The SCDP loan is only repaid if the property is sold; title is transferred, or conveyed within the 10 years of the term of the loan.

The obligation to repay the loan is reduced by one-tenth of the original loan amount after each year.

After 10 years, if the property is still owned & occupied by the borrower, the loan is forgiven and considered a grant.

To qualify:

The home must be in the City of Sandstone . The home must be homesteaded (the applicant's primary residence), and need repairs.

The applicant must own & be current on payments of the house; either free of debt, through a mortgage or recorded Contract for Deed.

Taxes must be current and proof of homeowner's insurance is required. **If you are buying the property on a Contract for Deed, the holder of the contract must sign off on the loan, as well as the principal borrower/applicant.**

The applicant's household gross (before taxes) annual income (including Social Security, wages and all regular sources) must be within the limits listed below:

	Income
Family Size	Sandstone
1 person	\$49,400
2 persons	\$56,450
3 persons	\$63,500
4 persons	\$70,550
5 persons	\$76,200
6 persons	\$81,850
7 persons	\$87,500
8 persons	\$93,150

Remodeling is not allowed.

Licensed, insured contractors will be required to perform the rehabilitation work. Work completed prior to approval of an applicant or property will not be reimbursed. If the program is funded, approved applicants will have an inspection conducted of their property to determine what repairs are needed and qualify under this program.

Some of the qualifying improvements under the SCDP and are prioritized in this order:

- Repairs to address health & safety issues (smoke/CO detectors; plumbing, heating, electrical & lead hazard repairs)
- Ramps, doors & bathroom accessibility conversions (grab rails, wider doors & entrance ramps)
- Repairs to the structure & exterior envelope (foundation repairs, windows, doors, siding, roofing)

What are the next steps?

Submit an application to Lakes & Pines. After an application has been submitted by the property owner and is approved by Lakes & Pines, the home will have an inspection conducted to determine needed repairs that qualify for the program. If the home was built prior to 1978, a lead risk assessment will be conducted and any lead-based paint hazards will be addressed through this program. Once the scope of work is determined, the owner will seek bids from contractors of their choice. Work that is started or completed without approval from Lakes & Pines will not be paid for with program funds.