



Northside Revivals—*Program Concept* **September 2018**

Goals of Program

- Encourage private major improvements to single-family homes to make them more functional for contemporary households.
- Promote reinvestment in other homes in the surrounding neighborhood and revitalize the city's existing, aging housing stock.
- Encourage high-quality, highly aesthetic construction that increases the value of homes and neighborhoods.
- Retain city residents and attract new residents.

Eligible Properties and Applicants

- Must be a current home owner in North Mankato.
- Must reside at the home to be remodeled or improved as your primary residence.
- Must be homesteaded and maintain homestead status.
- Home must be at least 50 years old.
- The property will no longer be enrolled in the program if the property is sold, non-homesteaded, or a rental permit is obtained.

Eligible Improvements

To qualify, total project cost must exceed \$25,000 and the scope must include at least one of the following project types:

- **Addition of Living Space**
 - Building an addition
 - Finishing previously unfinished space in the basement or attic
 - Building or restoring a covered front porch and/or enclosed entry (decks are not eligible)
- **Major Remodeling**
 - Major kitchen, bathroom or basement remodels, addition of a new bathroom or reconfiguration (moving walls) of existing rooms.

Other types of improvements such as but not limited to: siding, windows, mechanical updates, and roofs will qualify, but only in conjunction with one or more of the eligible improvements listed above.

Components of Program

1. *Contractor Visit*

- Northside Revivals participants are required to participate in a contractor visit to inspect existing conditions and discuss the scope of work planned for the remodel. The consultation will result in an inspection report produced by the contractor providing recommendations on the remodel project.
- The City of North Mankato will cover the majority of the cost of the contractor visit to homeowners for planning major improvements. It is anticipated that participants would contribute a \$100 copay.
- For participants including landscaping in their scope, the city will partially cover the cost of consultation with a landscape architect to provide front yard landscape design. It is anticipated a similar co-pay arrangement for this service as well to encourage good design and increased curb appeal.

2. *Building Permit Rebate*

- Minimum project value of \$25,000 must be verified by the building official.
- Streamlined plan review given to program applicants.
- A dedicated inspector will be assigned to each project—this building inspector will be the applicant's point of contact for any construction or building code related questions.
- 50% of building permit fees will be rebated at the completion of the project (excluding State surcharge & plan review fee). It is anticipated that program participants will in turn use this for additional project upgrades, appliances, or carpeting.

3. *Incentive Grant*

- Up to 10% of the project cost not to exceed \$3,000 if the project includes two or more eligible exterior upgrades, or 5% of the project cost not to exceed \$1,000 if the project does not include any eligible exterior upgrades.
- Eligible exterior upgrades include:
 - Altering the roofline on the front elevation
 - Building columns on the front of the home or making existing columns more substantial and architectural
 - Constructing a covered front porch
 - Adding shakes, brick or stone on the front of the house
 - Replacing and upgrading the front door and/or garage door (if it faces the street)
 - Other curb appeal elements as approved

4. *Financial Assistance*

- The City of North Mankato has established a loan program to provide homeowners a low-cost option for financing their *Northside Revivals* remodeling projects. Loans up to \$25,000 with terms up to 15 years are available to qualified borrowers at an interest rate of prime plus one percent. Homeowners may borrow up to \$25,000. Access to this loan program fund will be available only through participation in the *Northside Revivals* program.

5. *Other*

- Applications will be accepted on a first come, first served basis until funds are depleted.
- Organize a program kick-off event, inviting homeowners to come in and talk with architects, designers, building inspectors, other city staff, and contractors.
- Encourage that all participants either allow a video documentation of their completed project, or that they participate in a future North Mankato Home Remodeling Tour to showcase the improvements made and motivate other homeowners to make similar investments in their properties.
- The city will create an online photo book of other house remodels in North Mankato to further incentivize homeowners.
- Any available tax incentives or tax/utility rebates