

The City of Watkins is surveying to see if there is interest in a Small Cities Development Program grant. The purpose of the survey is to determine Watkins's eligibility for grant funds for this potential project. Survey returns are very important!

The housing rehabilitation program allows single family homeowners to seek financing for home repairs that address health and safety, energy efficiency, lead hazards and accessibility issues. Eligible repairs may include roofing, foundations, siding, windows, doors, heating, electrical, and plumbing. Mobile homes are not eligible.

If funding is received, 0% deferred loans for 80%-100% of the rehabilitation would be provided to qualified homeowners. The loan would carry no interest and would be forgiven 10% per year for 10 years if the property doesn't change ownership.

Homeowners who submit this survey will be placed on a waiting list for possible grant financing. If the City of Watkins is awarded funds, homeowners that fill out the survey and sign saying that they are interested will have the first chance to access these funds for a period of 60 days at grant start up. If the grant is received, an application will need to be filled out to apply for funding. Funds are available on a first-come, first-serve basis.

If funding is received, a two-tiered eligibility system would be used.

Tier One: If your Household income is at 50% Area Median Income or less:

Applicant would be eligible for a 0% deferred loan for 100% of the rehabilitation cost. The loan would carry no interest and would be forgiven 10% per year for 10 years if the property doesn't change ownership. The loan would be forgiven at a rate of 1/10th each year the owner is in compliance with the grant. Total forgiveness would be in 10 years. The average housing deferred loan would be approximately \$25,000.

Household Size	1	2	3	4	5	6	7	8
Gross Annual Income 50% AMI	\$30,500	\$34,850	\$39,200	\$43,550	\$47,050	\$50,550	\$54,050	\$57,500

Tier Two: If your Household income is in the range of 51%-80% Area Median Income:

The proposed grant being written for will be an 90%/10% split. 90% of the costs are a 0% deferred loan and will be forgiven 1/10th each year the owner is in compliance with the grant. Total forgiveness in 10 years. 10% of the costs will be the homeowner's match. The average housing deferred loan would be approximately \$25,000.

Example Scenario of households with income in the 51%-80% Tier Two: Total construction costs of \$27,778 (Roofing, Siding, Electrical, etc.)

90% of \$27,778 is \$25,000. \$25,000 would be forgiven over 10 years

10% of \$27,778 is \$2,778. \$2,778 would be the owner's match.

Household Size	1	2	3	4	5	6	7	8
Gross Annual Income 80% AMI	\$48,800	\$55,800	\$62,750	\$69,700	\$75,300	\$80,900	\$86,450	\$92,050