

# Woodbury Neighborhood Reinvestment Fund

*Focusing on redevelopment via reinvestments*

*July 2020*

## Does your home need repairs? Woodbury is here to help

Spring has changed to summer and homeowners may notice that their roof needs to be replaced, their siding is in need of repair, or their home requires updated windows. Home improvements can be costly and Woodbury wants to ensure that property owners have access to resources to keep their homes in good condition both now and in the future. An increased focus on neighborhood investment and reinvestment will ensure the city ages

gracefully and that the existing housing stock continues to meet the high standards the community is known for.

After reviewing community needs, city staff restructured a previous loan program offered through the Woodbury Housing and Redevelopment Authority (HRA) and gave it a new name: the Neighborhood Reinvestment Fund.



*Neighborhood investment and reinvestment are critical to ensuring the city ages gracefully and the existing housing stock continues to meet the community's standards. The loan program provides an opportunity for Woodbury households to have access to reinvestment dollars.*

## Woodbury Neighborhood Reinvestment Fund

- \$40,000 maximum loan amount
- 3 percent interest rate\*
- \$410,000 maximum property value
- \$129,000 maximum household income
- Eligible improvements focus on exterior repair, improving the value of the home and/or curing code deficiencies

With the arrival of the summer remodeling season, many homeowners may focus on the exterior of their home, but the Neighborhood Reinvestment Fund can also provide capital for energy-efficiency upgrades, interior remodeling and more.

All loan applications will continue to use the same quality control and underwriting processes that have resulted in a loan pool default rate of less than 1 percent.

For more information, please visit [woodburyloans.com](http://woodburyloans.com).

*\* additional senior and veteran discounts may apply*

## Property maintenance

Properties must be maintained to the standards adopted within city ordinance and the adopted International Property Maintenance Code. Common violations include, but are not limited, to:

- peeling/flaking paint,
- damaged roofing/siding,
- damaged decks,
- damaged fences and
- damaged windows.

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## Using the Neighborhood Reinvestment Fund to improve your community

One of Woodbury's property owners had fallen behind on their property maintenance and wasn't quite sure how to handle it. As the maintenance was deferred longer and longer, the situation became more serious. The lack of maintenance elevated from an aesthetic matter to a property damage and code compliance matter.

As you can see from the "before" pictures, this home was suffering from peeling paint, wood rot, loose siding, damaged windows and more. The property owner was not in a position to afford all of the repairs and wasn't sure how they would be able to complete such a project.

Because the property had fallen into disrepair, the home became the subject of a code enforcement case after the city received a complaint.

"Education is 90 percent of code enforcement," explained Matt Novak, Woodbury's senior code

enforcement officer. "And sometimes part of the education process is simply letting homeowners know what resources are available to help solve a problem."

In December 2018, Woodbury combined its Home Improvement Fund and Woodbury Goes Green programs into one consolidated program called the Neighborhood Reinvestment Fund. This program, which is offered through the Woodbury Housing and Redevelopment Authority (HRA), offers low-interest loans to households who earn less than 125 percent of the Woodbury median household income.

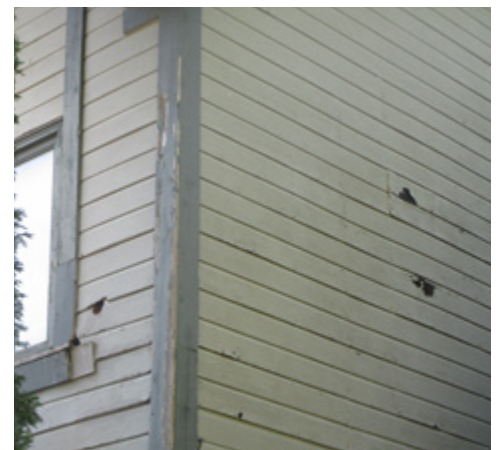
Woodbury's Community Development Coordinator Karl Batalden administers the HRA program.

"We had long offered a home improvement fund that wasn't broadly used," Batalden

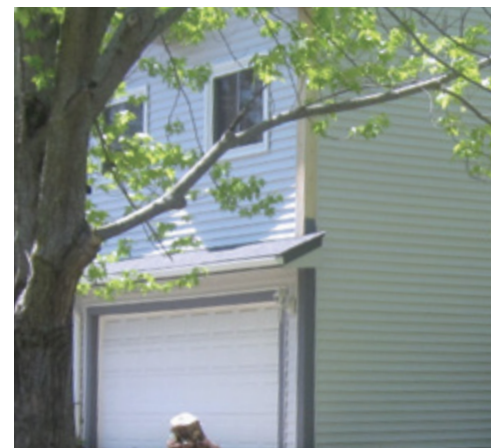
explained. "By taking the time to partner housing operations with code enforcement operations, we were able to create a new program that is more effective and helps our residents more efficiently."

As you can see from the "after" photos, about 95 percent of the work has been completed on this home, which not only brings the property back into code compliance, but also helps stabilize the entire neighborhood.

The particulars of this project included a \$26,166 loan with a 2.75 percent interest rate that will be paid back over 15 years in \$177.57 monthly installments. If you are interested in learning more about the Neighborhood Reinvestment Program, visit [woodburyloans.com](http://woodburyloans.com) or contact Batalden at [planning@woodburymn.gov](mailto:planning@woodburymn.gov) or 651-414-3438.



Before



After