

Residential Redevelopment

Residential Redevelopment grants assist communities in demolishing dilapidated residential structures including single-unit residential homes, residential duplex homes of no more than two units, garages, sheds and barns. **Homeowners interested in applying should contact their municipality.**

Contact: Danae Beaudette, 218-735-3022, Danae.Beaudette@state.mn.us

Eligible Applicants: Cities, townships, counties or tribal units of government within the agency's service area. For profit businesses are ineligible.

Eligible Structures: Single-unit residential homes, residential duplex homes, garages, sheds and barns. Dilapidated cabin removal may be eligible if redevelopment plan to build new is in place. Structures must be located within a residential zone.

Ineligible Structures: Examples include but are not limited to decks or roofless structures, commercial buildings or structures with insurance policy coverage.

Funding: Residential Redevelopment is funded at \$275,000 for FY2021. There is a maximum of \$3 per building square foot, or 75% of demolition costs including basements, whichever is less. For a 1 ½ story house, the second floor will be calculated at 80% of the first-floor square footage or actual size, whichever is less. Decks and levels above the second floor are not to be included in the square footage.

Evaluation Criteria (100 points) – *Must be addressed in project narrative.*

- 1. Job creation. (5 points)**
 - Describe job creation or retention, if any that will result from this project. (Minnesota Statute 298.22 subd. 13)
- 2. Redevelopment use. (25 points)**
- 3. Project readiness and timeliness. (20 points)**
- 4. Removes blight. (25 points)**
- 5. Program funding has not been awarded in the last 12 months. (10 points)**
- 6. Urgent public health and safety issues. (10 points)**
- 7. Project serves an underserved community/population. (5 points)**
 - Population experiencing inequities and/or disparities.
 - Diverse populations that include:
 - Racial and ethnic communities, including American Indians.
 - LGBTQI communities.
 - Disability status.
 - Veterans.
 - Geographic.

Application Process and Review

Pre-applications are accepted July 1 through July 31, 2020. Full applications are provided for eligible projects. All eligible applications received during this time period are reviewed and scored according to the evaluation criteria. Grants are awarded to the most competitive applications. Applications submitted after July 31, 2020 through the end of the agency's fiscal year (June 30, 2021) may be awarded on a rolling basis subject to meeting minimum scoring criteria and subject to the availability of remaining program funds.

Residential property owners must contact their local city or township residential redevelopment program coordinator to apply.

The Residential Redevelopment grant program coordinator for each city or township must provide a complete application and documentation.

Applications are reviewed by a team and evaluated and scored on an individual basis. Grant program administrators do not score applications for their respective programs.

Project funding is subject to the Commissioner's final approval. Project must meet objectives, priorities and policies established by the Commissioner.

Notify grant program administrator of any changes to application after final submittal.

Application Checklist

Project Narrative:

- Narrative must address evaluation criteria.

Two written quotes for demolition must be submitted for each structure to be demolished by a contractor. The contractor is required to be licensed and insured. If you are unable to get two quotes, please contact Danae at 218-735-3022. The community is responsible for compensating the contractor. A written estimate must be submitted for each structure to be demolished by a city or township performing the demolition in-house.

Resolution authorizing city, township, county or tribal unit of government to apply for and accept funds. List specific properties on resolution.

Historic Preservation Requirements:

If your project is listed in or located on:

- The National Register of Historic Places and/or the State Register of Historic Places.
Specific to public buildings and landmarks.

The project must be submitted to the State Historic Preservation Office (SHPO) for review and the response letter uploaded to your application. Contact the State Historic Preservation Office with questions at 651-201-3287.

Required Documentation:

- Property owner worksheet and sketch.
- Release of liability.
- Pre-demolition photographs.

Additional Information

- The agency reserves the right to require signage/logo acknowledging financial assistance from the Department of Iron Range Resources & Rehabilitation. Details are outlined in the grant agreement.
- Awarded projects must meet the Minnesota Prevailing Wage Statutes and the agency's board policy as stated in the grant agreement.
- Project information is subject to the Minnesota Data Practices Act, Minnesota Statute Chapter 13.
- A progress report is required if grant period exceeds 12 months.
- A final report is required before final payment including job creation and photographs of restored site.
- Demolition CANNOT begin prior to execution of a grant contract.

If the applicant is awarded a grant, the following items are required prior to reimbursement:

- Copy of MPCA 10-day Intent to Perform a Demolition form (from contractor).
- Asbestos inspection reports with invoices.
- Asbestos removal reports and invoices.
- Post-demolition photographs.
- Demolition invoices.