



## HELP RED FLAGGED SYSTEM APPLICATION

The *Housing and Environmental Loan Program (HELP)* is designed to help owner-occupied households across the City of Bloomington to access forgivable loan funds to be used for emergency repairs without completing a full-scale rehabilitation project and signing a long-term repayment agreement. HELP will provide access to needed funds to help property owners make repairs ordered by the City so they can live safely in place with economic stability.

### 1. Eligible Borrower:

- Bloomington owner-occupants of an eligible property that has a condition which threatens or imperils health and/or safety and requires immediate and urgent attention
- Referred by City of Bloomington Environmental Health, HRA, and/or Building and Inspections staff
- Documentation of red flagged plumbing, heating and/or electrical system dated within 30-days prior to application date

### 2. Eligible Property:

- Single-family (attached or detached), townhome or condominium within city limits of Bloomington that has either:
  - A “Red flagged” plumbing, heating and/or electrical system by a utility company.
  - Orders of violation and requirement for immediate repair of health and/or safety items by City of Bloomington.

### 3. Loan Amount:

- Loan amount is up to \$9,999.

### 4. Eligible Use of Loan Funds:

- A condition requiring immediate and urgent attention, which threatens or imperils the health and/or safety of the property and its occupants, such as:
  - Emergency health and safety.
  - Public sewer and water hook-up.
  - Major structural work, where the home’s structural integrity (i.e., foundation, beams, walls, and roof) is compromised and in need of prompt repair to prevent further damage or deterioration to the home.
  - Major internal systems (i.e., plumbing, heating, water, electrical) in need of repair, replacement or upgrading under current code requirements.
  - Other code violations as noted by City enforcement and/or inspectors.

### 5. Loan Terms:

- Zero percent interest.
- No monthly payment.
- Loan is forgiven at a rate of 1/36<sup>th</sup> over three (3) years of occupancy as primary residence by borrower.
- The mortgage may be subordinated as part of a refinance of the primary loan. These loans are considered a “Special Mortgage” under the terms of Minnesota Statutes Section 58.13.

### 6. Loan Security:

- This loan will be separately secured by a short-term Repayment Agreement.
- This loan may be secured in a subordinate lien position.
- No title insurance is required.
- No mortgagee clause is required in the owner’s hazard insurance policy.

Submit inquiry form to [hra@bloomingtonmn.gov](mailto:hra@bloomingtonmn.gov)



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Client Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

**Description of corrections needed:**

\_\_\_\_\_  
\_\_\_\_\_

**Contractor completing work:**

Company Name \_\_\_\_\_ Contact Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

I/we understand that I am being referred for assistance with resolving housing violations from the City of Bloomington.

I/we understand that a licensed contractor in the state of Minnesota must abide by MN Statutes 327A.02 Subd.3. Home improvement warranties.

Homeowner Name: \_\_\_\_\_

Homeowner Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Homeowner(s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*By signing this referral form staff confirms that homeowner verbally consented to work and Housing and Environmental Loan Program (HELP) assistance.*

**\*For office use only:**

Application #: \_\_\_\_\_

Date Received: \_\_\_\_\_