



CITY OF SPRING VALLEY, MINNESOTA
ECONOMIC DEVELOPMENT AUTHORITY

“Jump-Start” Housing Incentive Program New Construction

PURPOSE:

The purpose of this program is to act as a catalyst for the purchase of new or spec homes within the corporate city limits of Spring Valley. Townhomes and homes moved onto vacant lots qualify for this incentive. The Economic Development Authority (SV-EDA) is committed to satisfying the housing needs of Spring Valley. The SV-EDA realizes that adequate housing is a necessary tool to help foster a successful and growing community.

PROGRAM INCENTIVE TOTALS \$5,000

1. Applicants shall receive **\$1,500.00 in Spring Valley Dollars, a \$500.00 certificate to the Spring Valley Green House and Floral for two trees and landscaping, \$3,000 of City and Utility permit fees waived.**
2. The \$1,500 is paid to the applicant in Spring Valley Dollars as an incentive for buying a spec home, or building a single- family home or townhome in the City of Spring Valley. Homes moved onto City of Spring Valley lots within city limits qualify for the \$1,500 in Spring Valley dollars.

ELIGIBLE APPLICANTS

1. Eligible applicants include any individual or a family who builds a “new” home within the corporate limits of Spring Valley for the purposes of making it their primary residence. For the purposes of this program, “*new home*” means any single-family dwelling, including townhomes, (not including “mobile” homes) built after the date of adoption of this program. “Spec” homes which have not yet been lived in or homesteaded may be included as an eligible site in this program. Homes moved onto City of Spring Valley lots qualify for the incentive. APPLICATIONS included in this information sheet.

PROGRAM DESCRIPTION

1. Interested parties shall obtain an application form from City Hall, 201 South Broadway, Spring Valley, MN 55975. Complete the application and return it to the same address.
2. ***All applicants shall have control of the subject property (i.e. a signed purchase agreement) prior to submitting an application, applicants must submit an application for the incentive prior to closing on their new construction home.***
3. **For New Construction:** All applicants shall submit detailed construction drawings of the proposed home with their building application. All construction shall require a building permit from the city and be completed in compliance with local zoning and the State Building Code.
4. New houses must be a minimum of 1,000 square feet of livable space in size. Garages are optional and may be attached or detached.
5. Applications for newly constructed homes must specify the estimated cost of construction.
6. Once the house is completed, the transaction has been closed, and homeownership has been verified (HUD Statement) that the applicant has indeed made the new home his or her primary residence, the Spring Valley Economic Development Authority shall issue the incentive to the homeowner. Applicants will be responsible to provide the SV-EDA with a copy of closing documents to show proof of ownership
7. The Spring Valley EDA reserves the right to reject any and all applications ***for any reason, specified or unspecified.***
8. The Spring Valley EDA will award up to a maximum of three (3) applications for housing incentives, and up to two (2), \$400 early bird Rochester Area Builder’s Spring Show case entries.



CITY OF SPRING VALLEY, MINNESOTA
ECONOMIC DEVELOPMENT AUTHORITY

DEFAULT

If an applicant should default on any of the following restrictions, all incentive money received shall immediately be returned to the Spring Valley EDA unless otherwise approved by the Spring Valley EDA.

1. Constructing a home that was not properly represented in the application package.
2. Using an unlicensed contractor for the construction of the new home.

APPEAL

If an applicant should default on any of the aforementioned restrictions, all incentive money shall immediately be paid back to the Spring Valley EDA. However, an applicant may appeal to the Spring Valley EDA

*Note: Program Sunset date: 12/31/2018 or the number of approved incentive awards has depleted.
Program may be extended by Board action.*

(Adopted 2/14/2007) (8)

(Revised 4/18/2007)

(Extended 7/11/2007) (10)

(Extended 10/10/2007) (6)

(Revised/Extended 2/13/2008) (8)

(Revised/7/1/09) (3 new constructions only), (Revised 4/7/10, 2011, 2012, 2013, 2014, and 7/2015, 2016, 2017, 2018)

Contact Local Banks to find out about their specific lender incentives.

- First National Bank, 208 N. Broadway, Spring Valley, MN
Phone #507-346-7378.
- First State Bank Minnesota, 1031 N. Broadway, Spring Valley, MN
Phone #507-346-9836.
- Home Federal Savings Bank, 715 N. Broadway, Spring Valley, MN
Phone #507-346-7345
- Security State Bank, 100 S. Broadway, Spring Valley, MN
Phone #507-346-9899.

Continue to page 3 for the application

CITY OF SPRING VALLEY ECONOMIC DEVELOPMENT AUTHORITY
“Jump-Start” NEW CONSTRUCTION HOUSING INCENTIVE PROGRAM APPLICATION

Applicant Name: _____

Current or Previous Address: _____

Current Phone #: _____

Address of New Home: _____

Tax Parcel ID #: _____

Short Legal Description: _____

Closing Date _____ Closing Company _____ Agent _____ (if applicable)

New Homes:

Name of Contractor: _____ License No.: _____

Address of Contractor: _____

Phone # of Contractor: _____ Estimated Construction Cost: _____

Type of Home (Check One):

- _____ Spec Home
- _____ Traditional “Stick-Built”
- _____ Single Family Home
- _____ Home moved to a vacant lot
- _____ Townhome
- _____ Manufactured/Permanent Foundation, w/full basement
- _____ Other (Specify) _____

_____ I am a new resident to the City of Spring Valley.

_____ I am moving up from rental housing to homeownership and this is my first home in SV.

_____ I am a builder, this is a Spec Home

_____ I plan to enter the home in the Spring Showcase of Homes, I would like to be considered for the reimbursement of my \$400.00 entry fee.

Property will be titled in the name(s) of: _____

I, _____, the undersigned, do hereby certify that I understand and agree to the all the terms and conditions of the above Housing Incentive Program set forth herein. I further certify that I understand that the Spring Valley Economic Development Authority has the right to reject any and all applications at their discretion and all such decisions are final.

Signature

Date

Application Check List for New Homes:

- _____ Proposed home is at least 1,000 livable square feet in size (“mobile” homes not allowed under this program)
- _____ Building Permit has been acquired or applied for (construction may not begin until building permit has been approved and paid for)
- _____ Application form has been filled out in its entirety

