



## 2023 Preston Housing Incentive – Rehabilitation

Preston EDA [eda@prestonmn.org](mailto:eda@prestonmn.org) 507-765-2153

### 2023 Single Family Home Rehabilitation Incentives

---

Waive Zoning/Building Permit Fees	Value: \$70-\$200
Preston Public Utility Energy Audit Rebate	Value: \$75
Preston Public Utility Energy Rebates	Value: Up to \$500
Free Family Pool Pass (New Residents)	Value: \$95.00
\$500 Preston Bucks	Value: \$500
Family Golf Membership at Preston Golf Course (New Members)	Value: Up to \$600**

**Total Value: Up to \$1,970**

**Applications are limited based on EDA funding. Apply early!**

**\*Minimum Investment Eligibility determined by the proposed tax base increase of \$25,000.**

**\*\*Preston Golf Course Membership applies to those planning to live in the home.**

### **Housing Incentive Program Details**

#### **PURPOSE**

The purpose of this program is to provide an opportunity to improve the existing housing stock which helps preserve existing assets and infrastructure in the City of Preston. The Economic Development Authority is committed to satisfying the housing needs of Preston. The Preston EDA realizes that adequate housing is a necessary tool to help foster a successful and growing community.

#### **ELIGIBLE APPLICANTS**

All applicants shall have control of the subject property (i.e. a signed purchase agreement or deed) prior to submitting an application. All applicants and their project must meet local zoning and building codes. Applicants will not be accepted after the start of the rehabilitation. Applicants may be current residents or new residents. A limited number of applications will be available in 2023 and incentives generally expire one year after EDA approval.

#### **PROGRAM DESCRIPTION**

Interested parties shall obtain an application form from Preston City Hall, 210 Fillmore Street West, Preston, MN, 55965 or online at [www.prestonmn.org](http://www.prestonmn.org). Complete the application and return it to the same address, ATTN: Economic Development Authority. Applications are reviewed at monthly EDA meetings and then if approved they are recommended on to the Preston City Council.

## **PROGRAM GUIDELINES & REQUIREMENTS**

- Submit a pre-construction estimate for Board review with the application.
- 6 before and 6 after photos of project(s).
- The applicant must show that the minimum market value increase is \$25,000 or more.
- Submit paid bills from the contractor prior to incentives being awarded.
- If you complete the work yourself, labor hours only apply to those that are licensed contractors.
- Personal tangible property does not qualify in the \$25,000 minimum. However, remodeling can include one (1) energy saving appliance during the remodeling project.
- Generally, zoning permit fees when applicable, will be waived by the City, as opposed to a rebate.
- Qualifying investment is per property tax ID, if more than one property is owned.
- If an energy audit is part of your project, please check the box on the application. The audit is to be paid for by the Homeowner, Preston Public Utilities will rebate the licensed auditor in amount not to exceed \$75.00.
- To qualify for the energy efficiency rebate, it is recommended that you have an energy audit.
- Investment eligibility can include more than one improvement on a single property, if the improvements exceed beyond one calendar year the incentive application would qualify on the year of completion.
- Once an incentive is paid, those project costs cannot be added to future project costs for additional incentives.
- If you are utilizing the Small Cities Residential Rehab Program, you may not qualify for this incentive. Please send a detailed explanation of the project with your application.
- Multi-family dwelling incentives for rehabilitation projects are awarded per parcel units. No mobile homes will be considered for housing incentives.
- Incentives are provided after it has been determined that the project, as per the application, is completed.
- The Board will provide findings of fact for each application upon Board review.

## **PROGRAM BUDGET**

The Preston EDA will set aside funding towards the financial incentive package for the entire 2023 housing incentive project. There will be a maximum of two (2) rehabilitation housing incentives within the guidelines of its operating budget.

The application is found on the next page.

**PRESTON HOUSING INCENTIVE PROGRAM APPLICATION**  
2023 Rehabilitation Housing Incentive

Applicant Name: \_\_\_\_\_

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

Address: \_\_\_\_\_

Current Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Tax Parcel ID # (found on property tax statement): \_\_\_\_\_

Estimated Project Start Date: \_\_\_\_\_ Estimated Project End Date: \_\_\_\_\_

Type of Home (Check One):

- \_\_\_\_\_ Traditional "Stick-Built"
- \_\_\_\_\_ Modular/Permanent Foundation
- \_\_\_\_\_ Manufactured/Permanent Foundation
- \_\_\_\_\_ Other (Specify) \_\_\_\_\_

Residential Status:

- \_\_\_\_\_ I am a new resident to the City of Preston
- \_\_\_\_\_ I am moving from rental housing or an existing home
- \_\_\_\_\_ I am the builder, this is a spec home

I will be residing at this address: YES / NO

I am interested in applying for: (Check all that apply)

- Building Permit/Zoning Credit \_\_\_\_\_ Utility Energy Audit \_\_\_\_\_ Utility Energy Rebates \_\_\_\_\_
- Pool Pass \_\_\_\_\_ Preston Bucks \_\_\_\_\_ Golf Membership \_\_\_\_\_

Name of Contractor(s): \_\_\_\_\_ License No(s): \_\_\_\_\_

Address(s) of Contractor: \_\_\_\_\_ Phone #(s) of Contractor: \_\_\_\_\_

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 Preston 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:

\_\_\_\_\_ Application form has been filled out in its entirety

\_\_\_\_\_ Copy attached of rehab cost estimates

\_\_\_\_\_ Before Photos

\_\_\_\_\_ After Photos

\_\_\_\_\_ Preston Bucks Handed Out

\_\_\_\_\_ Zoning Permit issued/and paid for (if applicable)

Date of Approval \_\_\_\_\_

Project start date \_\_\_\_\_

\_\_\_\_\_ Application forwarded to Utilities, Date \_\_\_\_\_

Park Board Date \_\_\_\_\_ Golf Course Date \_\_\_\_\_

\_\_\_\_\_  
EDA approval

\_\_\_\_\_  
Date of CC approval

Form updated: 2-2-09, 4-12-10, 2-7-11, 3-2012, 3-14-2013, 2-3-2014, 12-15-2014, 02-2015, 01-2016, 2017, 2018, 2019, 2020, 2021,2022,2023