

Neighborhood Impact Program (NIP) Application

Thank you for your interest in applying for the Moorhead Neighborhood Impact Program. We look forward to collaborating with you on a project that will improve your home and help to enhance the neighborhood in which you live.

ELIGIBLE IMPROVEMENT COSTS

Funds may be used to address code and structural corrections, energy improvements, and general property improvements. Loans are available to finance new improvements not yet under construction, and if there are code corrections identified during the inspection, they must be addressed as part of the project.

APPLICANTS:

A loan applicant must be the owner-occupant of the home and meet Gate City Bank's credit standards for repayment of the improvement loan.

PROPERTY ELIGIBILITY REQUIREMENTS:

- Located within the City of Moorhead municipal boundaries.
- Owner-occupied 1–2-unit homes (rentals must be registered)
- Home built prior to 2005
- Zoned for residential use.
- Outside of 100-year floodplain
- Current on property taxes and special assessments
- Current assessed property value is less than \$275,000

INELIGIBLE PROPERTY TYPES:

- Condo
- Mobile Home
- 3-Plex
- Townhome
- Rental Property*

*Unless being converted from rental to single-family, owner-occupied housing

LOAN TERMS/PAYMENT:

- Repayment options of 10 or 15 years with an APR as low as 4.49%**
- Minimum loan \$10,000/Maximum loan \$100,000
- Maximum loan-to-value 90%
- Property owner responsible for closing costs & customary fees (including possible appraisal fees if required)

** A \$50,000 home equity loan at 4.48% interest rate for 120 monthly payments of \$517.83 will have a 4.49% annual percentage rate.

Project to be completed within 9 month of loan closing.
First payment due within 30 days from completion.

PROJECT MUST INCLUDE AT LEAST ONE:

- Foundation work (drain tile, bracing, drainage correction, etc.)
- Replacement or renovation of siding, exterior painting roofing, windows, or other major exterior upgrades
- Addition of bedroom or new living space
- Major interior remodeling (i.e., kitchen remodel, bathroom remodel)
- Replacement of major mechanical systems (furnace, electrical system, plumbing)
- Convert rental unit to owner-occupied residence.

QUESTIONS on Property, Contractor, or Renovation Items?

Call the City of Moorhead

Phone: 218.299.5397

Email: governmental.affairs@moorheadmn.gov

QUESTIONS on Loan Processing/Appraisals?

Call or E-mail Angie Fogel (NMLS #852581)

Phone: 701.293.2479

Email: angiefogel@gatecity.bank

PLEASE SUBMIT YOUR COMPLETED APPLICATION TO:

City of Moorhead – Governmental Affairs

Attn: Neighborhood Impact Program

403 Center Ave

Moorhead, MN 56561-0079

APPLICATION REQUIREMENTS:

At the time of application, applicants will be required to obtain any relevant building permits and pay any associated fees for the work through the applicable city department. Contact the Planning & Neighborhood Service Department for more information on permits, fees, and inspections process, 218.299.5434.

**REPAYMENT OPTION
(check one box below):**

- 10-Year 15-Year

APPLICATION DEADLINE
The deadline to apply for the 2025 NIP Program is **October 31, 2025.**

SECTION A: General Information

Name - Applicant 1		Daytime Phone with Area Code	
Name - Applicant 2		Daytime Phone with Area Code	
Address			
E-mail – Applicant 1			
E-mail – Applicant 2			
Estimated Amount Requested			

SECTION B: Property Information

What type of work are you interested in completing? Check (✓) and describe below.	
Types of Work	Describe Work
<input type="checkbox"/> Electrical	
<input type="checkbox"/> Plumbing	
<input type="checkbox"/> Heating/Cooling	
<input type="checkbox"/> Foundation/Basement	
<input type="checkbox"/> Roof	
<input type="checkbox"/> Windows/Doors	
<input type="checkbox"/> Siding	
<input type="checkbox"/> Garage	
<input type="checkbox"/> Addition	
<input type="checkbox"/> Kitchen Remodel	
<input type="checkbox"/> Bath Remodel	
<input type="checkbox"/> Interior Finishes	
<input type="checkbox"/> Accessibility	
<input type="checkbox"/> Landscaping/Deck	
<input type="checkbox"/> Convert from Rental	
<input type="checkbox"/> Other	



SECTION C: Additional Property Information

How many bedrooms, above grade, are in your house?	How many bedrooms, below grade with egress, are in your house?	
How many bathrooms: Full _____ 3/4 bath _____ 1/2 bath _____	Total square footage?	Estimated current market value: \$ _____
What type of heating system is in your home? (circle one) Gas _____ Electric _____ Other _____	Cooling system? (circle one) Central Air _____ Wall Air _____ Other _____	
Basement finished, partially finished, or not finished? (if partial, please note what percentage is finished)	Homeowner's Insurance Company: _____ Agent's Name: _____ Agent's Phone: _____	
Please describe any existing, notable interior features or upgrades to your home (e.g., fireplace, sauna, hot tub, sunroom, bar, patio, deck, fence, home theatre, full kitchen/bathroom remodels, stone c o u n t e r t o p s , finished basement):		

Amount Applicant would like to borrow: \$ _____

Completed applications will be forwarded to Gate City Bank for loan review and the loan decision will be provided by Gate City Bank. Credit Decision and Approval is completed by Gate City Bank, City of Moorhead is not involved in the final decision for the loan.

All information furnished is for confidential use of the City of Moorhead or Gate City Bank. Under Minnesota Law, it is a crime to use false or misleading information in this application in order to qualify for a loan.

Signatures: I certify that everything I have stated in this application and on any attachments is correct. You may keep this application whether or not it is approved. I authorize you to check my credit and employment history and to answer questions others may ask about my credit with you. I understand that I must update the credit information at your request if my financial situation changes.

Signature

Date

Signature

Date

