

## **Neighborhood Finance Corporation Offers Help To Flooded Residents In Birdland Area of Union Park Neighborhood**

**06/18/08**

### Loan Program

Neighborhood Finance Corporation (NFC) is a non-profit that has been operating in Des Moines and Union Park for a number of years. They offer financing and forgivable loans for home purchase and repair. They may be able to help out some of our affected neighbors after this flood. As of right now, they do not have any special funds for any programs different than our home improvement loan program but their standard program may be worth looking into, depending on your circumstance.

NFC encourages everyone to exhaust all opportunities for free money before they borrow, but if they have to borrow, NFC's forgivable loan reduces the amount they need to borrow by at least ¼ of the project cost. For example, if someone's home improvement project(s) will cost \$10,000, they would loan them \$7,500 and provide the forgivable loan for \$2,500. Thus, they only need to borrow \$7,500 to get \$10,000 of work done. Plus, if someone is below 50% area median income (below \$27,200 for a household of 2), their interest rate is lowered to 4% and their forgivable loan could be up to ½ of the project cost.

One key point: NFC does not make loans for costs incurred in the past. Thus, if someone thinks they might use the program, they need to wait to get the work done until after they close on their NFC loan.

### Tool Lending Library

NFC also operates a Tool Lending Library. Normally there is a \$25 charge for annual membership that allows persons to borrow any tool for free during the year. If anyone is already a member, they can come by and borrow whatever they need for the standard 3-day period.

To assist residents who are cleaning up after the flood waters recede in the Birdland and Union Park areas, NFC is offering a special deal. If someone is not already a member, they are willing to loan out, temporarily waiving the membership fee, the wet vacs and drying fans. This would be only for a 24 hour period, due to anticipated high demand, and only until June 30.

They have two wet vacs and three drying fans. If someone picks up either one, NFC would really like them to return it by the same time the next day, or as close to 4:30P (our opening time) as possible to give others the opportunity to use the equipment. They are trying to balance giving people enough time to get their projects done w/ allowing as many persons as possible to use the equipment for free. If people still need these items after June 30th the program may be reevaluated and extended.

A deposit is required, so people should bring a check. It won't be cashed; they will just clip it to a photocopy of their drivers license. People need to bring a valid ID w/ proof that they

live in Birdland or Union Park. If people want to use other items, such as a large ladder to clean out full gutters, lawn mowers, etc., then they will need to pay the \$25 annual fee. Due to the restrictions on the funding NFC receives for the Tool Lending Library, this program is only open to home owner occupants, i.e., not landlords or investors.

#### Contact Information

NFC is located at 1912 6th Ave, Just South of the river on the West side of the street.

The Tool Lending Library's hours are 4:30 p.m. to 7:00 p.m. Monday through Friday.

The number for the Tool Lending Library is 288-5626 x220

If persons are calling about a home improvement loan, they should call 288-5626 x209 for Joni or x211 for Karen R.