

**FARIBAULT HOUSING & REDEVELOPMENT AUTHORITY
MANUFACTURED HOME HEAT TAPE PROGRAM
POLICY GUIDELINES**

The Faribault Housing and Redevelopment Authority (HRA) has established a locally funded program to provide heat tape installation assistance to owners of manufactured homes within four of the manufactured home parks in the City of Faribault. The goals for the program are to increase the safety and habitability of the units, decrease water consumption, prevent frozen water pipes and associated damage, and preserve affordable housing opportunities for residents.

ELIGIBLE PROPERTIES

1. The property must be located in one of the following manufactured home parks:
 - a. Evergreen Estates
 - b. Sunrise
 - c. Cannon River
 - d. Knollwood
2. Owner-occupied and rental properties are eligible. Renters must obtain permission from the mobile home owner to participate in the program.
3. Property cannot have delinquent property taxes.

PROGRAM DESCRIPTION

Due to Minnesota's harsh winters, it can sometimes be difficult to prevent manufacture home water pipes from freezing. Residents often run their water all year in order to keep the pipes open, which results in significant water consumption, high utility bills and excessive wear on pipes and infrastructure. If pipes freeze, residents sometimes use dangerous methods to thaw the pipes, which has resulted in injuries and fires.

To help combat this problem, the HRA will contract with one or more contractors to properly and safely install heat tape and insulation on the water pipe(s) between the mobile home and the hydrant. The HRA will fund the material and installation costs with no repayment requirements.

PROJECT FUNDING AND APPLICATION

1. The Faribault Housing and Redevelopment Authority will solicit and hire qualified contactors to do the work.
2. If other repairs to the mobile home are necessary in order to properly install the heat tape, these costs are the responsibility of the homeowner/applicant.
3. Applications will be processed in the order they are received until the budget maximum is reached.

PROPERTY INSPECTIONS AND MAINTENANCE

1. An inspection will be conducted by the City of Faribault Fire Department to ensure the heat tape is installed per the manufacturer's instructions.
2. The mobile home owner or his/her designee will be responsible for future maintenance of the heat tape, conducting periodic inspections of the heat tape, ensuring it is plugged in and maintaining electricity to the outlet

AMENDMENTS

Program amendments may be made periodically. In this event, the HRA will issue revised guidelines, which will become effective the date of the amendment's approval.