



# MINNESOTA HOME OWNERSHIP CENTER

## ENTRY COST MATRIX – *Down Payment & Closing Costs*

### FEBRUARY 2010

**PURPOSE:** Produced by the Minnesota Home Ownership Center, this tool is designed to inform housing counselors and industry professionals of entry cost programs available to their clients. Programs include down payment, closing cost assistance and funds to reduce the principal loan. This tool includes programs available Statewide, countywide and for the cities of Minneapolis and St. Paul. An electronic copy of this Matrix can be found at [www.hocmn.org](http://www.hocmn.org)

This Matrix is updated by the Center on a quarterly basis. Please note programs may change or funds may run out prior to the next scheduled update. Questions regarding programs should be directed to the contact listed for the program. If you have specific questions about the Matrix or would like to include your entry cost program, please contact Brooke Walker at 651-659-9336 x 106 or by email at [brooke@hocmn.org](mailto:brooke@hocmn.org)

#### TABLE OF CONTENTS

##### Statewide

Homeownership Assistance Fund (HAF).....	1
Home Homeowner Entry Loan Program (HOME HELP).....	2
Greater Minnesota Housing Fund/Federal Home Loan Bank Downpayment Assistance Program .....	3

##### City of Minneapolis

Harrison Entry Cost Assistance Deferred Loan .....	4
Homebuyer Assistance Program –Lyndale .....	5
Homebuyer Assistance Program – McKinley .....	6
Homebuyer Assistance Program – Sheridan .....	7
Minneapolis Advantage ( FHLB) .....	8
Phillips Partnership Down Payment Assistance Loan .....	9
Pohlad Foundation Homebuyer Assistance Program.....	10
University District Alliance .....	11
Ventura Village Program.....	12

##### City of St. Paul

CityLiving Special Assistance Funds .....	13
Pohlad Foundation Homebuyer Assistance Program .....	14
Make it Possible .....	15

##### Anoka County

NSP Incentive Fund Program.....	16
Anoka Home Down Payment Assistance Program.....	17

<b>Dakota County</b>	
2010 First Time Homebuyer Program and Down Payment Assistance .....	18
<b>Hennepin County</b>	
Brooklyn Center Renew Buyer Incentive Program .....	19
Crystal Downpayment Assistance Program .....	20
Come Home 2 Edina.....	21
Hennepin County NSP Homebuyer Assistance Program.....	22
Plymouth First Time Homebuyer Program .....	23
Richfield Foreclosure Purchase Incentive Program.....	24
St Louis Park Program.....	25
<b>Ramsey County</b>	
FirstHome .....	26
Opening Doors (NSP) .....	27
<b>Scott County</b>	
Scott County CDA Homebuyer Club.....	28
<b>Washington County</b>	
Woodbury First-Time Homeownership Program.....	29
Woodbury Foreclosure Purchase Program .....	30
<b>Central/West Central Minnesota</b>	
Buffalo (NSP) - Central MN Housing Partnership .....	31
Cambridge – Heritage Greens .....	32
Cold Springs – Granite Ledge .....	33
City of Elk River (NSP).....	34
Isanti (NSP) - Central MN Housing Partnership .....	35
Monticello & Otsego - Central MN Housing Partnership – .....	36
Hutchinson HRA Entry Cost Assistance Program.....	37
Hutchinson City Revolving Gap Loan Program.....	38
Princeton Neighborhood Stabilization Program (NSP) .....	39
St Cloud HRA (NSP) - Benton, Sherburne & Stearns County.....	40
Zimmerman (NSP) - Central MN Housing Partnership .....	41
<b>Northwest Minnesota</b>	
Economic Development Housing Authority Downpayment Assistance Program (East Grand Forks) .....	42
Northwest Minnesota Multi-County HRA Mentor Housing.....	43
<b>Northeast Minnesota</b>	
AEOA Homeownership Program .....	44
Duluth Hillside Homeownership Initiative Program .....	45
Duluth Homeownership Incentive Program .....	46
Kootasca Community Action First Time Homebuyer Assistance Program (Itasca and Koochiching) .....	47

**Southeast Minnesota**

Emerging Markets Gap Program ..... 48  
First Homes ..... 49  
  
Northfield Housing Assistance Program ..... 50

**Southwest Minnesota**

Austin/Mower County Homeownership Fund ..... 51  
Community Purchase Partnership Program ..... 52  
Emerging Markets Down Payment Assistance Program ..... 53  
Foreclosure Mitigation Program ..... 54

HOMEOWNERSHIP ASSISTANCE FUND (HAF)	
ADMINISTRATOR	Minnesota Housing
CONTACT INFORMATION	Consumer Information Line at 651-296-8215
WEBSITE	<a href="http://www.mnhousing.gov">www.mnhousing.gov</a>
APPLICATION PROCESS	Buyer contacts a participating lender prior to signing a purchase agreement. To find a participating lender go to: <a href="http://www.mnhousing.gov/consumers/lender/index.aspx">http://www.mnhousing.gov/consumers/lender/index.aspx</a> Buyer must qualify for a Minnesota Housing first mortgage loan.
GEOGRAPHIC AREA	Available Statewide
ELIGIBLE PROPERTIES	Single family and duplex
MAXIMUM FUNDS/ TERMS	\$3,000 - 0% interest 30 year deferred loan for buyer approved for the Minnesota Housing Minnesota Mortgage Program; \$5,000 - 0% interest 30 year deferred loan for buyer approved for the Minnesota Housing CASA loan.
ELIGIBLE USE OF FUNDS	Down payment or closing cost
AVAILABILITY OF FUNDS	Funds are available on a first come, first served basis
REPAYMENT REQUIREMENTS	Deferred for 30 years or until the home is sold
FIRST MORTGAGE FINANCING	Buyer must be approved for a Minnesota Housing first mortgage loan. Requires buyers to have a minimum 620 credit score
MAXIMUM HOUSEHOLD INCOME	At or below 60% Area Median Income (AMI). Estimated income for a household of four is \$50,400. Or qualify for Minnesota Housing CASA Mortgage Program which targets at or below 80% AMI. Estimated income for a household of four is \$67, 200
INCOME NOT CONSIDERED	All income considered.
MINIMUM BUYER INVESTMENT	\$1,000
FIRST TIME BUYER ONLY	Yes
HOMEBUYER EDUCATION	Buyer must complete Home Stretch Workshop
ADDITIONAL INFORMATION	To qualify buyers must meet one of the following criteria: eligible for CASA program, qualify as an eligible target market or earn at or below 60% of the Area Median Income. For more information go to: <a href="http://www.mnhousing.gov/consumers/home-buyers/loans/MHFA_003407.aspx">http://www.mnhousing.gov/consumers/home-buyers/loans/MHFA_003407.aspx</a>
LAST UPDATED	November 2009





HARRISON ENTRY COST ASSISTANCE DEFERRED LOAN	
ADMINISTRATOR	Center for Energy and Environment
CONTACT INFORMATION	Brenda Yaritz                      612-335-5891                      byaritz@mncee.org
WEBSITE	<a href="http://www.mncee.org/programs_residential/nrp/index.php">http://www.mncee.org/programs_residential/nrp/index.php</a>
APPLICATION PROCESS	Prior to application buyer must have purchase agreement and loan commitment. For application visit <a href="http://www.mncee.org/programs_residential/nrp/neighborhood_pages/index.php?page=010">http://www.mncee.org/programs_residential/nrp/neighborhood_pages/index.php?page=010</a>
GEOGRAPHIC AREA	Minneapolis properties located in the Harrison neighborhood
ELIGIBLE PROPERTIES	Owner occupied 1-4 unit dwellings, condominiums, townhomes and co-op units
MAXIMUM FUNDS/ TERMS	\$4,000, 3% interest deferred forgivable loan
ELIGIBLE USE OF FUNDS	Down payment and closing cost
AVAILABILITY OF FUNDS	Funds are available on a first come, first served basis
REPAYMENT REQUIREMENTS	5 year forgivable loan; 20% is forgiven annually
FIRST MORTGAGE FINANCING	Fair market fixed rate loan
MAXIMUM HOUSEHOLD INCOME	At or below 75% of the Area Median Income. Estimated income for a household of four is \$58,248.
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	Not required
FIRST TIME BUYER ONLY	Yes
HOMEBUYER EDUCATION	Buyer must complete Home Stretch Workshop
LAST UPDATED	November 2009

HOMEBUYER ASSISTANCE PROGRAM – LYNDALE	
ADMINISTRATOR	Lyndale Neighborhood Association
CONTACT INFORMATION	Norma Pietz          612-824-9402 x 15 <a href="mailto:norma@lyndale.org">norma@lyndale.org</a>
WEBSITE	<a href="http://www.lyndale.org">www.lyndale.org</a>
APPLICATION PROCESS	Contact administrator
GEOGRAPHIC AREA	Properties located in the Lyndale neighborhood of Minneapolis
ELIGIBLE PROPERTIES	Single family dwellings, condominiums, townhomes and owner occupied duplexes and Land Trust properties
MAXIMUM FUNDS/ TERMS	\$2,500, 0% interest deferred forgivable loan
ELIGIBLE USE OF FUNDS	Down payment, closing cost and rehab
AVAILABILITY OF FUNDS	Funds are available on a first come, first served basis
REPAYMENT REQUIREMENTS	5 year forgivable loan. Buyer must participate in post purchase counseling within 1 year from closing
FIRST MORTGAGE FINANCING	No requirements
MAXIMUM HOUSEHOLD INCOME	None
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	Not required
FIRST TIME BUYER ONLY	Yes
HOMEBUYER EDUCATION	Post purchase counseling provided by Neighborhood Housing Services or other local provider
ADDITIONAL INFORMATION	Buyer must have rented in the Lyndale neighborhood for the year prior to applying for funds. Loans secured by the property must not exceed 100% of the property value
LAST UPDATED	January 2010

HOMEBUYER ASSISTANCE PROGRAM – MCKINLEY	
ADMINISTRATOR	Greater Metropolitan Housing Corporation
CONTACT INFORMATION	Northwest Housing Resource Center 612-588-3033
WEBSITE	<a href="http://www.housingresourcecenter.org">www.housingresourcecenter.org</a>
APPLICATION PROCESS	Contact administrator
GEOGRAPHIC AREA	Properties located in the McKinley neighborhood in Minneapolis
ELIGIBLE PROPERTIES	Owner occupied single family detached dwellings, duplexes, condominiums and townhomes
MAXIMUM FUNDS/ TERMS	\$4,000, 0% interest deferred forgivable loan
ELIGIBLE USE OF FUNDS	Down payment and closing cost
AVAILABILITY OF FUNDS	Funds are available on a first come, first served basis
REPAYMENT REQUIREMENTS	5 year forgivable loan
FIRST MORTGAGE FINANCING	Fixed rate financing. Contract for deed is allowed if financed and held by a nonprofit that has developed or renovated the property.
MAXIMUM HOUSEHOLD INCOME	None
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	Not required
FIRST TIME BUYER ONLY	No
HOMEBUYER EDUCATION	Not required
LAST UPDATED	January 2010

HOMEBUYER ASSISTANCE PROGRAM - SHERIDAN	
ADMINISTRATOR	Greater Metropolitan Housing Corporation
CONTACT INFORMATION	Northeast Housing Resource Center      612-378-7985      slarson@gmhchousing.org
WEBSITE	<a href="http://www.housingresourcecenter.org">www.housingresourcecenter.org</a>
APPLICATION PROCESS	Contact administrator
GEOGRAPHIC AREA	Minneapolis properties located in the Sheridan neighborhood
ELIGIBLE PROPERTIES	1-4 unit dwellings
MAXIMUM FUNDS/ TERMS	\$5,000, 0% interest deferred forgivable loan
ELIGIBLE USE OF FUNDS	Down payment and closing cost
AVAILABILITY OF FUNDS	Funds are available on a first come, first served basis
REPAYMENT REQUIREMENTS	6 year forgivable loan
FIRST MORTGAGE FINANCING	Prime mortgage
MAXIMUM HOUSEHOLD INCOME	At or below 80% of the Area Median Income. Estimated income for a household of four is \$62,131
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	Not required
FIRST TIME BUYER ONLY	No
HOMEBUYER EDUCATION	Not required
LAST UPDATED	January 2010

MINNEAPOLIS ADVANTAGE PROGRAM (FHLB)	
ADMINISTRATOR	Greater Metropolitan Housing Corporation
CONTACT INFORMATION	Suzanne Snyder 612-339-0601 x 23 <a href="mailto:ssnyder@gmhchousing.org">ssnyder@gmhchousing.org</a>
WEBSITE	<a href="http://www.ci.minneapolis.mn.us/cped/minneapolisadvantage_home.asp">www.ci.minneapolis.mn.us/cped/minneapolisadvantage_home.asp</a>
APPLICATION PROCESS	Buyers submit completed Advantage Program application. Applications available at <a href="http://www.gmhchousing.org/loan_apps.htm">http://www.gmhchousing.org/loan_apps.htm</a>
GEOGRAPHIC AREA	Hawthorne, Near North, Willard-Hay and Harrison neighborhoods.
ELIGIBLE PROPERTIES	Single family detached or duplex home in foreclosure, foreclosed properties purchased by non profit or Minneapolis properties listed on the vacant and boarded building list for more than 30 days
MAXIMUM FUNDS/ TERMS	\$10,000, 0% interest deferred forgivable loan
ELIGIBLE USE OF FUNDS	Down payment and closing cost
AVAILABILITY OF FUNDS	Funds are available on a first come, first served basis. Once application is approved, funds are reserved
REPAYMENT REQUIREMENTS	5 year forgivable loan, with 1/60 <sup>th</sup> of the loan forgiven each month
FIRST MORTGAGE FINANCING	Fixed rate FHA, VA, Fannie Mae or Freddie Mac prime lending product
MAXIMUM HOUSEHOLD INCOME	Local program: at or below 120% of the Minneapolis/St Paul Area Median Income (AMI). Estimated income for a household of four is \$97,080. FHLB program: at or below 80% of the Minneapolis/St Paul AMI. Estimated income for a household of four is \$64,720
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	None
FIRST TIME BUYER ONLY	No
HOMEBUYER EDUCATION	Buyer must complete Home Stretch Workshop
LAST UPDATED	January 2010

PHILLIPS PARTNERSHIP DOWN PAYMENT ASSISTANCE LOAN	
ADMINISTRATOR	Project for Pride in Living
CONTACT INFORMATION	Josh Tolkan                      612-455-5221                      josh.tolkan@ppl-inc.org
WEBSITE	<a href="http://www.ppl-inc.org/phillips-partnership-assistance">http://www.ppl-inc.org/phillips-partnership-assistance</a>
APPLICATION PROCESS	Prior to application buyers must complete Home Stretch and have a purchase agreement. For application visit <a href="http://www.ppl-inc.org/phillips-partnership-assistance">http://www.ppl-inc.org/phillips-partnership-assistance</a>
GEOGRAPHIC AREA	Minneapolis properties located within specific boundaries in the Phillips neighborhood. The boundaries for this program are between 24 <sup>th</sup> St. and Lake St. and Elliot Ave. and 12 <sup>th</sup> Ave S.
ELIGIBLE PROPERTIES	Single family, duplex, tri-plex or four-plex
MAXIMUM FUNDS/ TERMS	\$10,000, deferred forgivable loan
ELIGIBLE USE OF FUNDS	Down payment and closing cost
AVAILABILITY OF FUNDS	Funding is very limited. Currently out of funds, but new funding is expected in 2010.
REPAYMENT REQUIREMENTS	5 year forgivable loan
FIRST MORTGAGE FINANCING	No requirements
MAXIMUM HOUSEHOLD INCOME	None
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	Not required
FIRST TIME BUYER ONLY	No
HOMEBUYER EDUCATION	Buyer must complete Home Stretch Workshop
LAST UPDATED	January, 2010

POHLAD FOUNDATION HOMEBUYERS ASSISTANCE PROGRAM - MINNEAPOLIS	
ADMINISTRATOR	Neighborhood Housing Services of Minneapolis, Inc. & Dayton's Bluff Neighborhood Housing Services (St. Paul)
CONTACT INFORMATION	Administrative Office Mpls: 612-521-3581 St. Paul: 651-774-6995
WEBSITE	<a href="http://nnhousingnp.qwestoffice.net/">http://nnhousingnp.qwestoffice.net/</a>
APPLICATION PROCESS	Contact Administrative Office
GEOGRAPHIC AREA	Properties located in the 55411 and 55412 zip codes (North Minneapolis) and in 55106 zip code (East Side of St. Paul).
ELIGIBLE PROPERTIES	Owner occupied 1 and 2 unit dwellings, townhomes, condos
MAXIMUM FUNDS/ TERMS	\$8,000, 0% interest deferred forgivable loan
ELIGIBLE USE OF FUNDS	Down payment, closing cost and reduce principal
AVAILABILITY OF FUNDS	Funds are available until 03/31/2010
REPAYMENT REQUIREMENTS	7 year forgivable loan
FIRST MORTGAGE FINANCING	Fair market fixed rate loan. Sustainable as determined by administrator
MAXIMUM HOUSEHOLD INCOME	None
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	Not required
FIRST TIME BUYER ONLY	No
HOMEBUYER EDUCATION	First time home buyers must complete Home Stretch Workshop and Post Purchase Workshop provided by administrator
LAST UPDATED	January, 2010

UNIVERSITY DISTRICT ALLIANCE	
ADMINISTRATOR	Greater Metropolitan Housing Corporation
CONTACT INFORMATION	Northeast Housing Resource Center      612-378-7985      slarson@gmhchousing.org
WEBSITE	<a href="http://www.housingresourcecenter.org">www.housingresourcecenter.org</a>
APPLICATION PROCESS	Contact administrator
GEOGRAPHIC AREA	Properties located in the University District, Cedar Riverside, West Bank, Prospect Park, East River Road, Southeast Como and Marcy-Holmes neighborhoods in Minneapolis
ELIGIBLE PROPERTIES	Single family, and if one unit is owner occupied duplex and tri-plex
MAXIMUM FUNDS/ TERMS	\$10,000, 2% interest deferred forgivable loan
ELIGIBLE USE OF FUNDS	Down payment and closing cost
AVAILABILITY OF FUNDS	Funds are available on a first come, first served basis
REPAYMENT REQUIREMENTS	5 year forgivable loan; 20% forgiven annually
FIRST MORTGAGE FINANCING	Fixed rate FHA, VA, Fannie Mae or Freddie Mac prime lending products
MAXIMUM HOUSEHOLD INCOME	None
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	Not required
FIRST TIME BUYER ONLY	No
HOMEBUYER EDUCATION	Not required
LAST UPDATED	January 2010

VENTURA VILLAGE PROGRAM	
ADMINISTRATOR	Greater Metropolitan Housing Corporation
CONTACT INFORMATION	South Housing Resource Center      612-722-7141 <a href="mailto:rturch@gmhchousing.org">rturch@gmhchousing.org</a>
WEBSITE	<a href="http://www.housingresourcecenter.org">www.housingresourcecenter.org</a>
APPLICATION PROCESS	Contact administrator
GEOGRAPHIC AREA	Properties located in the Ventura Village neighborhood in Minneapolis
ELIGIBLE PROPERTIES	Single family, condos, townhomes, duplexes and land trust
MAXIMUM FUNDS/ TERMS	\$5,000, 0% interest deferred forgivable loan
ELIGIBLE USE OF FUNDS	Down payment and closing cost
AVAILABILITY OF FUNDS	Funds are available on a first come, first served basis
REPAYMENT REQUIREMENTS	5 year forgivable loan
FIRST MORTGAGE FINANCING	Prime Loan
MAXIMUM HOUSEHOLD INCOME	None
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	Not required
FIRST TIME BUYER ONLY	No
HOME BUYER EDUCATION	Not required
LAST UPDATED	January 2010

CITYLIVING SPECIAL ASSISTANCE FUNDS	
ADMINISTRATOR	City of St. Paul
CONTACT INFORMATION	Saint Paul Home Loan Fund 651-266-6712
WEBSITE	<a href="http://mn-stpaul.civicplus.com/index.aspx?NID=2540">http://mn-stpaul.civicplus.com/index.aspx?NID=2540</a>
APPLICATION PROCESS	Buyer complete and submit application. For application materials go to <a href="http://mn-stpaul.civicplus.com/DocumentView.aspx?DID=9054">http://mn-stpaul.civicplus.com/DocumentView.aspx?DID=9054</a>
GEOGRAPHIC AREA	City of St. Paul
ELIGIBLE PROPERTIES	Any property in the City of St Paul
MAXIMUM FUNDS/ TERMS	\$10,000 or 10% of purchase price, whichever is less – 3% interest
ELIGIBLE USE OF FUNDS	Down payment and closing costs. Additional rehab dollars available for the cost of repairing and replacing lead-based paint
AVAILABILITY OF FUNDS	Funds are available on a first come, first served basis
REPAYMENT REQUIREMENTS	Deferred for 30 years or until the home is sold
FIRST MORTGAGE FINANCING	Not applicable
MAXIMUM HOUSEHOLD INCOME	\$64,702 maximum for 1 person; \$65,800 maximum for 2 person; \$66,800 maximum for 3 person; \$67,800 for 4 person; not to exceed \$93,100
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	Not required
FIRST TIME BUYER ONLY	Yes, unless purchasing in target census tract. For target census tract go to <a href="http://mn-stpaul.civicplus.com/DocumentView.aspx?DID=4792">http://mn-stpaul.civicplus.com/DocumentView.aspx?DID=4792</a>
HOME BUYER EDUCATION	Buyer must complete Home Stretch Workshop
LAST UPDATED	January 2010



## MAKE IT POSSIBLE

ADMINISTRATOR	Dayton's Bluff Neighborhood Housing Services
CONTACT INFORMATION	Zong Vang                      651-774-6995                      zvang@dbnhs.org
WEBSITE	www.dbnhs.org
APPLICATION PROCESS	Must be pre-approved with a lender and have purchase agreement prior to applying for funds.
GEOGRAPHIC AREA	St. Paul
ELIGIBLE PROPERTIES	1-4 unit dwellings, townhomes and condos are eligible.
MAXIMUM FUNDS/ TERMS	\$45,000 maximum/ and \$3,000 minimum. Loan with a 3.5% interest and is amortized through 12/1/2022.
ELIGIBLE USE OF FUNDS	Down payment, closing cost, principal reduction and rehab
AVAILABILITY OF FUNDS	First come, first serve. Funds are available until November 1, 2012
REPAYMENT REQUIREMENTS	Monthly payments required
FIRST MORTGAGE FINANCING	Fair market fixed rate loan.
MAXIMUM HOUSEHOLD INCOME	115% of Area Median Income
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	Determined by first mortgage lender.
FIRST TIME BUYER ONLY	No
HOMEBUYER EDUCATION	First time homebuyers and previous homeowners who have not owned a home in past three years are required to take Home Stretch.
LAST UPDATED	January, 2010

NSP INCENTIVE FUND PROGRAM (NSP)	
ADMINISTRATOR	Anoka County
CONTACT INFORMATION	Kate Thunstrom 763-323-5714 <a href="mailto:kate.thunstrom@co.anoka.mn.us">kate.thunstrom@co.anoka.mn.us</a>
WEBSITE	<a href="http://www.co.anoka.mn.us">www.co.anoka.mn.us</a>
APPLICATION PROCESS	Buyers are pre-approved for first mortgage with local lender and then submit Incentive Fund application prior to entering purchase agreement. Contact administrator for application
GEOGRAPHIC AREA	Properties must be purchased in targeted areas of Anoka County. For targeted areas visit <a href="http://www.co.anoka.mn.us/v1_departments/div-governmental-services/dept-community-dev/nsp/incentive-fund.asp">http://www.co.anoka.mn.us/v1_departments/div-governmental-services/dept-community-dev/nsp/incentive-fund.asp</a>
ELIGIBLE PROPERTIES	Bank-owned, foreclosed single family dwelling, no associations. Must be primary residence
MAXIMUM FUNDS/TERMS	\$10,000, 0% interest deferred forgivable loan
ELIGIBLE USE OF FUNDS	To reduce the principal
AVAILABILITY OF FUNDS	Funds are available on a first come, first served basis
REPAYMENT REQUIREMENTS	Forgivable loan. Structure based on the amount of assistance provided to the household
FIRST MORTGAGE FINANCING	Fully amortized, fixed rate loan with interest rate at or below market
MAXIMUM HOUSEHOLD INCOME	At or below 120% of the Area Median Income (AMI) as established by HUD. Estimated income for a household of four is \$97,080. Assets may not exceed \$25,000
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	The buyer must invest at least \$1,000 in earnest money at time of purchase agreement
FIRST TIME BUYER ONLY	No
HOMEBUYER EDUCATION	Required for everyone listed on the mortgage. Education must be HUD Certified Home Stretch Workshop
LAST UPDATED	January 2010

ANOKA HOME DOWN PAYMENT ASSISTANCE PROGRAM	
ADMINISTRATOR	Anoka County Community Action Program Inc.
CONTACT INFORMATION	Teresa McCauley 763-717-7845 <a href="mailto:Teresa.Mccauley@accap.org">Teresa.Mccauley@accap.org</a>
WEBSITE	<a href="http://www.accap.org/home_ownership.asp">www.accap.org/home_ownership.asp</a>
APPLICATION PROCESS	Buyer submits a completed application and required documentation at least three weeks prior to closing. Application available at <a href="http://www.accap.org/file/Down%20Payment%20Assistance%20Application.pdf">http://www.accap.org/file/Down%20Payment%20Assistance%20Application.pdf</a>
GEOGRAPHIC AREA	Anoka County
ELIGIBLE PROPERTIES	Single family dwellings, condominiums, cooperatives, and townhome units that meet program criteria. Maximum purchase price at or below \$276,683. The home must be the recipient's primary residence for five years
MAXIMUM FUNDS/TERMS	\$10,000 issued as a zero percent (0%) interest deferred loan for five years and is forgiven in the sixth year
ELIGIBLE USE OF FUNDS	Down payment Assistance to qualified first time home-buyer
AVAILABILITY OF FUNDS	Funds are available on a first come, first served basis
REPAYMENT REQUIREMENTS	Borrowers are required to pay back 100% of the deferred loan if they sell, transfer title, refinance or no longer occupy the property for 5 years
FIRST MORTGAGE FINANCING	Fixed rate, fully amortized mortgage over a minimum of 20 years. VA, FHA, Fannie Mae, Freddie Mac approved conventional loan
MAXIMUM HOUSEHOLD INCOME	At or below 80% of the Area Median Income (AMI)
INCOME NOT CONSIDERED	Annual Income Exclusions listed in 24 CFR Part 5
MINIMUM BUYER INVESTMENT	\$2,000
FIRST TIME BUYER ONLY	Yes
HOMEBUYER EDUCATION	Buyer must complete a HUD Certified Homebuyer Education Course
ADDITIONAL INFORMATION	All units must meet applicable health and safety codes. Borrowers may NOT receive any cash back at closing. The homebuyer is expected to pay at least 26% of their income for principal, interest, taxes and insurance (PITI) and/or ground lease payments and owner association fees.
LAST UPDATED	January 2010

2010 FIRST TIME HOMEBUYER PROGRAM AND DOWN PAYMENT ASSISTANCE (MORTGAGE REVENUE BOND PROGRAM)	
ADMINISTRATOR	Dakota County CDA
CONTACT INFORMATION	Karly Shoeman      651-675-4488 <a href="mailto:kschoeman@dakotacda.state.mn.us">kschoeman@dakotacda.state.mn.us</a>
WEBSITE	<a href="http://www.dakotacda.org/homebuyers.htm">www.dakotacda.org/homebuyers.htm</a>
APPLICATION PROCESS	Buyers apply through participating loan officer. List of participating loan officers can be found on the Dakota County CDA website.
GEOGRAPHIC AREA	Dakota County
ELIGIBLE PROPERTIES	Single family, townhouse, condominium, duplex (for first mortgage only, duplexes not eligible for down payment assistance)
MAXIMUM FUNDS/TERMS	Down payment assistance – 2.5% - 10% of first mortgage amount up to \$10,000, based on household income. Down payment assistance is a 0%, deferred loan
ELIGIBLE USE OF FUNDS	Down payment and closing costs
AVAILABILITY OF FUNDS	First come, first served
REPAYMENT REQUIREMENTS	Down payment assistance loan is payable when property is sold, refinanced, first mortgage is paid in full or property is no longer primary residence
FIRST MORTGAGE FINANCING	FHA or VA only, 30-year, fixed, fully amortized. Buyers must use First Time Homebuyer Program first mortgage to receive the down payment assistance
MAXIMUM HOUSEHOLD INCOME	1-2 person households = \$83,900; 3 or more = \$92,290
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	\$750
FIRST TIME BUYER ONLY	Yes
HOMEBUYER EDUCATION	Yes, Home Stretch workshop from any provider
LAST UPDATED	January 2010

BROOKLYN CENTER RENEW BUYER INCENTIVE PROGRAM	
ADMINISTRATOR	Brooklyn Center Economic Development Authority & Greater Metropolitan Housing Corporation
CONTACT INFORMATION	Housing Resource Center 612-588-3033
WEBSITE	<a href="http://www.housingresourcecenter.org">www.housingresourcecenter.org</a>
APPLICATION PROCESS	Contact administrator
GEOGRAPHIC AREA	City of Brooklyn Park
ELIGIBLE PROPERTIES	Single family detached dwelling or townhome that is in foreclosed status and is registered as a vacant property with the City of Brooklyn Center
MAXIMUM FUNDS/ TERMS	Grant is \$7,000 or 3.5% of purchase price, whichever is less. Loan is \$10,000, 0% interest deferred forgivable after 5 years
ELIGIBLE USE OF FUNDS	Down payment, closing cost or rehab
AVAILABILITY OF FUNDS	Funds are reserved if the buyer meets program criteria
REPAYMENT REQUIREMENTS	Renew loan is forgivable after five years of continuous ownership
FIRST MORTGAGE FINANCING	Grant requires FHA 203k loan or other approved prime loan; Loan requires prime, A-rated, fixed-rate first mortgage, without a cosigner.
MAXIMUM HOUSEHOLD INCOME	\$83,900 maximum for household of 1-2; \$96,485 maximum for household of 3 or more
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	Not required
FIRST TIME BUYER ONLY	No
HOME BUYER EDUCATION	Buyer must complete Home Stretch Workshop
ADDITIONAL INFORMATION	Combined mortgage debt cannot exceed 100% of appraised value. Maximum debt to income ratio is 43%
LAST UPDATED	January 2010

CRYSTAL DOWNPAYMENT ASSISTANCE PROGRAM	
ADMINISTRATOR	Greater Minnesota Housing Corporation
CONTACT INFORMATION	Northwest Housing Resource Center 612-588-3033
WEBSITE	<a href="http://www.housingresourcecenter.org">www.housingresourcecenter.org</a>
APPLICATION PROCESS	Contact administrator
GEOGRAPHIC AREA	City of Crystal
ELIGIBLE PROPERTIES	Vacant single family detached dwellings. Purchase price must be at or below \$256,000
MAXIMUM FUNDS/ TERMS	3% of acquisition cost up to \$5,000, 0% interest forgivable loan
ELIGIBLE USE OF FUNDS	Down payment and closing cost
AVAILABILITY OF FUNDS	Funds are available on a first come, first served basis
REPAYMENT REQUIREMENTS	Full amount of the loan is forgiven after 5 years if the buyer continues to own and occupy the home.
FIRST MORTGAGE FINANCING	Requires FHA 203k loan or other approved prime lending product
MAXIMUM HOUSEHOLD INCOME	Households of 1 or 2 at or below \$83,900; Households of 3 or more at or below \$96,485
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	None
FIRST TIME BUYER ONLY	No
HOMEBUYER EDUCATION	Yes, must complete homeownership training program approved by the Housing Resource Center
ADDITIONAL INFORMATION	Can be used with FHA 203k purchase rehab loan
LAST UPDATED	January 2010

COME HOME 2 EDINA	
ADMINISTRATOR	Edina Housing Foundation
CONTACT INFORMATION	Joyce Repya                      952-826-0462                      jrepya@ci.edina.mn.us
WEBSITE	<a href="http://www.comehome2edina.org">www.comehome2edina.org</a>
APPLICATION PROCESS	Contact administrator
GEOGRAPHIC AREA	City of Edina, except the SW quadrant
ELIGIBLE PROPERTIES	Owner-occupied. Single family, townhouses and condos are eligible. Purchase price must be at or below \$325,000
MAXIMUM FUNDS/ TERMS	Up to \$60,000, 5% simple interest or 1 <sup>st</sup> mortgage rate minus 1% or share in percentage of appreciation
ELIGIBLE USE OF FUNDS	Down payment, closing costs, prepaid loan expenses, points and/or buy-down costs.
AVAILABILITY OF FUNDS	Funds are available on a first come, first served basis
REPAYMENT REQUIREMENTS	Loan due upon sale, refinance or maturity of first mortgage. Buyer pays monthly interest or defers interest and pays principal plus 5% per year simple interest when the loan is due
FIRST MORTGAGE FINANCING	3% down. No FHA. Contact program administrator for more information.
MAXIMUM HOUSEHOLD INCOME	Depends on household size. At or below \$67,200 for a household of four. Household assets after closing may not be more than \$50,000, excluding retirement. For additional information visit <a href="http://www.comehome2edina.org/view_properties.html">http://www.comehome2edina.org/view_properties.html</a>
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	\$1,000
FIRST TIME BUYER ONLY	No
HOME BUYER EDUCATION	Not required
LAST UPDATED	November 2009

HENNEPIN COUNTY NSP HOMEBUYER ASSISTANCE PROGRAM (NSP)	
ADMINISTRATOR	Hennepin County Housing, Community Works and Transit Department
CONTACT INFORMATION	Tonja West-Hafner      612-348-2599 <a href="mailto:tonja.west-hafner@co.hennepin.mn.us">tonja.west-hafner@co.hennepin.mn.us</a>
WEBSITE	<a href="http://www.hennepin.us/neighborhoodstabilizationprogram">www.hennepin.us/neighborhoodstabilizationprogram</a>
APPLICATION PROCESS	Contact Alyce Osborn at 612-348-2205 or by e-mail at <a href="mailto:alyce.osborn@co.hennepin.mn.us">alyce.osborn@co.hennepin.mn.us</a> to request eligibility application packet
GEOGRAPHIC AREA	Properties must be purchased in targeted areas of Hennepin County; Brooklyn Park, Brooklyn Center, Champlin, Crystal, New Hope
ELIGIBLE PROPERTIES	Vacant foreclosed (bank-owned) single family dwelling. Purchase price must be at or below \$276,683 and purchased at no more than 99% of appraised value. Buyer must use the property as their primary residence
MAXIMUM FUNDS	Households below 120% AMI are eligible for up to \$10,000 in incentive funds. Households below 80% AMI MAY BE eligible for up to \$20,000 in additional "affordability" assistance
ELIGIBLE USE OF FUNDS	To reduce the principal, one-half of the "required" down payment, closing and other approved settlement costs
AVAILABILITY OF FUNDS	Funds are available on a first come, first served basis
REPAYMENT REQUIREMENTS/TERMS	Forgivable loan. Structure based on the amount of assistance provided to the household. \$1,000- \$14,999 - 0% interest deferred loan forgivable after 5 years. \$15,000-\$30,000 - 0% interest deferred loan forgivable after 10 years
FIRST MORTGAGE FINANCING	Prime, fixed rate FHA, VA or Conventional originated by a Participating Loan Officer
MAXIMUM HOUSEHOLD INCOME	At or below 120% of the Area Median Income (AMI) as established by HUD. Income limit for a household of four is \$100,700
INCOME NOT CONSIDERED	All household income considered, unless specifically exempted in the regulations
MINIMUM BUYER INVESTMENT	\$1,000 of their own funds
FIRST TIME BUYER ONLY	No. Buyer cannot have any ownership interest in other property.
HOMEBUYER EDUCATION	Education must be HUD Certified Home Stretch Workshop
LAST UPDATED	January 2010

PLYMOUTH FIRST TIME HOMEBUYER PROGRAM	
ADMINISTRATOR	City of Plymouth
CONTACT INFORMATION	Plymouth HRA                      763-509-5410 <a href="mailto:housing@ci.plymouth.mn.us">housing@ci.plymouth.mn.us</a>
WEBSITE	<a href="http://www.ci.plymouth.mn.us">www.ci.plymouth.mn.us</a>
APPLICATION PROCESS	Buyer must complete Home Stretch, pre-purchase counseling and be pre-approved by lender prior to application. To apply contact administrator
GEOGRAPHIC AREA	City of Plymouth
ELIGIBLE PROPERTIES	Properties located in the City of Plymouth
MAXIMUM FUNDS/ TERMS	\$25,000, zero payment, 0% interest deferred loan. Up to 50% of down payment (not to exceed \$5,000), 100% of homebuyers eligible closing costs (not to exceed \$5,000) and reduce the mortgage principal up to 10% of the purchase price to a maximum of \$20,000
ELIGIBLE USE OF FUNDS	Down payment, closing costs or to reduce principal
AVAILABILITY OF FUNDS	Funds are available on a first come, first served basis
REPAYMENT REQUIREMENTS	Loan due at 30 years or before if the home is sold or is no longer owner-occupied
FIRST MORTGAGE FINANCING	Must receive mortgage financing through one of the participating lending organizations listed on the Minnesota Housing Homebuyer Lender List <a href="http://www.mnhousing.gov/consumers/home-buyers/programs/index.aspx">http://www.mnhousing.gov/consumers/home-buyers/programs/index.aspx</a>
MAXIMUM HOUSEHOLD INCOME	Based on household size. At or below \$44,800 for 1 person household; \$51,200 for 2 person household; \$57,600 for 3 person household; \$64,000 for 4 person household. Larger households contact administrator for limits
INCOME NOT CONSIDERED	All income included, including child support and alimony
MINIMUM BUYER INVESTMENT	\$1,000
FIRST TIME BUYER ONLY	A family who has not owned a dwelling of any kind within the preceding three years or who has been displaced due to a divorce
HOMEBUYER EDUCATION	Must attended Home Stretch and pre-purchase counseling at Community Action Partnership of Suburban Hennepin (CAPSH) 952-933-9639 or other approved program
LAST UPDATED	January 2010

RICHFIELD FORECLOSURE PURCHASE INCENTIVE PROGRAM	
ADMINISTRATOR	City of Richfield
CONTACT INFORMATION	City of Richfield Community Development Housing Specialist 612-861-9778 <a href="mailto:housespecialist@cityofrichfield.org">housespecialist@cityofrichfield.org</a>
WEBSITE	<a href="http://www.cityofrichfield.org/CD/index.htm">http://www.cityofrichfield.org/CD/index.htm</a>
APPLICATION PROCESS	Buyers submit completed application. For application visit <a href="http://www.cityofrichfield.org/CD/index.htm">http://www.cityofrichfield.org/CD/index.htm</a>
GEOGRAPHIC AREA	City of Richfield
ELIGIBLE PROPERTIES	Vacant and foreclosed dwellings located in the City of Richfield
MAXIMUM FUNDS/ TERMS	\$10,000, 0% interest deferred forgivable loan for down payment assistance. \$15,000, 0% interest deferred forgivable loan for rehab
ELIGIBLE USE OF FUNDS	Down payment or rehab
AVAILABILITY OF FUNDS	Funds are available on a first come, first served basis through 2010
REPAYMENT REQUIREMENTS	5 year forgivable. Must be buyer's primary residence
FIRST MORTGAGE FINANCING	Must be fixed rate loan
MAXIMUM HOUSEHOLD INCOME	None
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	Must have 20% equity in the property through down payment and/or difference between appraised value and total liens
FIRST TIME BUYER ONLY	No
HOMEBUYER EDUCATION	Not required
LAST UPDATED	January, 2010

ST LOUIS PARK PROGRAM	
ADMINISTRATOR	City of St Louis Park/Center for Energy and Environment
CONTACT INFORMATION	Michelle Schnitker      952-924-2571 <a href="mailto:mschnitker@stlouispark.org">mschnitker@stlouispark.org</a>
WEBSITE	<a href="http://www.stlouispark.org">www.stlouispark.org</a>
APPLICATION PROCESS	Contact the Center for Energy and Environment at 612-335-5891. Buyer must be employed by a St Louis Park business
GEOGRAPHIC AREA	City of St Louis Park
ELIGIBLE PROPERTIES	Single unit dwellings, including condos and townhomes located in St Louis Park. Must be buyers primary residence
MAXIMUM FUNDS/ TERMS	\$2,500, 3 year deferred forgivable loan. Interest rate same as first mortgage. Vacant foreclosed properties are eligible for an additional \$1,000
ELIGIBLE USE OF FUNDS	Down payment, closing cost, principal reduction and repairs for code violations
AVAILABILITY OF FUNDS	Funds are available on a first come, first served basis through 2010
REPAYMENT REQUIREMENTS	Forgivable loan after 3 years if primary residence
FIRST MORTGAGE FINANCING	Fixed rate. No cash out from first mortgage.
MAXIMUM HOUSEHOLD INCOME	120% of the area median income. Estimated income for a household of four is \$100,680
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	\$1,000
FIRST TIME BUYER ONLY	No
HOME BUYER EDUCATION	Home Stretch is required for first time buyers
ADDITIONAL INFORMATION	Buyers must be employed by a St Louis Park business
LAST UPDATED	January 2010

FIRSTHOME	
ADMINISTRATOR	Ramsey County
CONTACT INFORMATION	Denise Beigbeder      651-266-8000 <a href="mailto:denise.beigbeder@co.ramsey.mn.us">denise.beigbeder@co.ramsey.mn.us</a> Mary Lou Egan      651-266-8025 <a href="mailto:marylou.egan@co.ramsey.mn.us">marylou.egan@co.ramsey.mn.us</a>
WEBSITE	<a href="http://www.co.ramsey.mn.us/ced">www.co.ramsey.mn.us/ced</a>
APPLICATION PROCESS	Buyer may apply through any lender. Lender contact administrator for approval
GEOGRAPHIC AREA	Properties located in suburban Ramsey County. Properties in the City of St Paul are not eligible
ELIGIBLE PROPERTIES	Single family dwellings, duplexes, condominiums, and townhouses. Property must meet Housing Quality Standards and local codes. The maximum purchase price is \$200,000
MAXIMUM FUNDS/ TERMS	\$20,000, 0% interest deferred loan
ELIGIBLE USE OF FUNDS	Down payment, closing cost and health/safety/code improvements
AVAILABILITY OF FUNDS	Funds are available on a first come, first served basis. Lender can reserve funds on behalf of the buyer for 60 days
REPAYMENT REQUIREMENTS	30 year deferred loan must be paid at the time the home is sold, refinanced or title is otherwise transferred
FIRST MORTGAGE FINANCING	Must be fixed market rate and term
MAXIMUM HOUSEHOLD INCOME	At or below 80% of the Area Median Income. Estimated income for a household of four is \$64,720
INCOME NOT CONSIDERED	Program uses IRS adjusted gross income to determine eligibility
MINIMUM BUYER INVESTMENT	\$2,000
FIRST TIME BUYER ONLY	Yes or displaced homemaker
HOME BUYER EDUCATION	Buyer must attend Home Stretch Workshop
LAST UPDATED	January 2010

OPENING DOORS (NSP)	
ADMINISTRATOR	Ramsey County
CONTACT INFORMATION	Denise Beigbeder 651-266-8000 <a href="mailto:denise.beigbeder@co.ramsey.mn.us">denise.beigbeder@co.ramsey.mn.us</a> Mary Lou Egan 651-266-8025 <a href="mailto:marylou.egan@co.ramsey.mn.us">marylou.egan@co.ramsey.mn.us</a>
WEBSITE	<a href="http://www.co.ramsey.mn.us/ced">www.co.ramsey.mn.us/ced</a>
APPLICATION PROCESS	Buyer must be pre-approved for first mortgage with local lender and then contact administrator for application
GEOGRAPHIC AREA	Properties must be purchased in targeted neighborhoods of Maplewood and Little Canada
ELIGIBLE PROPERTIES	Bank-owned, vacant foreclosed single family dwelling, duplex or townhome. Purchase price must be at or below \$275,000. Must be primary residence
MAXIMUM FUNDS/ TERMS	\$10,000, 0% interest deferred loan. Additional \$25,000 deferred forgivable loan available for rehab if property does not meet Housing Quality Standards
ELIGIBLE USE OF FUNDS	To reduce the principal
AVAILABILITY OF FUNDS	Funds are available on a first come, first served basis
REPAYMENT REQUIREMENTS	30 year deferred loan must be paid at the time the home is sold, refinanced or title is otherwise transferred. Additional rehab dollars are forgiven at \$1,000 per year on anniversary of purchase date
FIRST MORTGAGE FINANCING	Fully amortized, fixed rate loan with interest rate at or below market
MAXIMUM HOUSEHOLD INCOME	At or below 120% of the Area Median Income (AMI) as established by HUD. Estimated income for a household of four is \$97,080
INCOME NOT CONSIDERED	Program uses IRS adjusted gross income to determine eligibility
MINIMUM BUYER INVESTMENT	\$2,000
FIRST TIME BUYER ONLY	No
HOME BUYER EDUCATION	Required for everyone listed on the mortgage. Education must be HUD Certified Home Stretch Workshop
ADDITIONAL INFORMATION	Rehab option can only used in conjunction with Opening Doors Program
LAST UPDATED	January 2010

SCOTT COUNTY CDA HOMEBUYER CLUB	
ADMINISTRATOR	Scott County CDA
CONTACT INFORMATION	Nicole Horner                    952-402-9022                    nhorner@scottcda.org
WEBSITE	<a href="http://www.scottcda.org/programs/housebuyers-club">www.scottcda.org/programs/housebuyers-club</a>
APPLICATION PROCESS	Contact Nicole Horner for Scott County HBC application
GEOGRAPHIC AREA	Participant must be a Scott County resident.
ELIGIBLE PROPERTIES	No requirements regarding property type
MAXIMUM FUNDS/ TERMS	Grant of \$7,500 or 10% of the purchase price, whichever is less
ELIGIBLE USE OF FUNDS	Down payment
AVAILABILITY OF FUNDS	Funds are available on a first come, first served basis. Limited to 8 grants per year
REPAYMENT REQUIREMENTS	None
FIRST MORTGAGE FINANCING	No requirement
MAXIMUM HOUSEHOLD INCOME	Based on MN Housing first time buyer income guidelines. <a href="http://www.mnhousing.gov/resources/resources/limits/MHFA_004718.aspx">http://www.mnhousing.gov/resources/resources/limits/MHFA_004718.aspx</a>
INCOME NOT CONSIDERED	Any income excluded under federal regulations for the CDA's housing program
MINIMUM BUYER INVESTMENT	Not required
FIRST TIME BUYER ONLY	Yes
HOMEBUYER EDUCATION	Must complete the Scott County CDA Home Buyers Club
LAST UPDATED	November 2009

WOODBURY FIRST-TIME HOMEOWNERSHIP PROGRAM	
ADMINISTRATOR	Greater Metropolitan Housing Corporation
CONTACT INFORMATION	St. Paul Housing Resource Center      651-228-1077 <a href="mailto:lbolstad@gmhchousing.org">lbolstad@gmhchousing.org</a>
WEBSITE	<a href="http://www.housingresourcecenter.org">www.housingresourcecenter.org</a>
APPLICATION PROCESS	Contact administrator
GEOGRAPHIC AREA	City of Woodbury
ELIGIBLE PROPERTIES	Single family dwellings, townhomes, twin homes or condominiums. Purchase price must be at or below \$256,500
MAXIMUM FUNDS/ TERMS	\$25,000, 3% deferred principal only. Interest is paid monthly
ELIGIBLE USE OF FUNDS	Down payment and closing cost
AVAILABILITY OF FUNDS	Funds are available on a first come, first served basis
REPAYMENT REQUIREMENTS	Principal deferred for 30 years or until sale, transfer of title, upon payment of first mortgage or the property is no longer owner occupied. Accrued interest is paid monthly
FIRST MORTGAGE FINANCING	Must be prime or A-rated, fixed rate mortgage
MAXIMUM HOUSEHOLD INCOME	At or below 80% of the Area Median Income (AMI)
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	5% of the total purchase costs, including closing costs
FIRST TIME BUYER ONLY	Yes
HOMEBUYER EDUCATION	Not required
ADDITIONAL INFORMATION	Debt -to-income ratio cannot exceed 50%
LAST UPDATED	January, 2010

WOODBURY FORECLOSURE PURCHASE PROGRAM	
ADMINISTRATOR	Greater Metropolitan Housing Corporation
CONTACT INFORMATION	St. Paul Housing Resource Center      651-228-1077 <a href="mailto:lbolstad@gmhchousing.org">lbolstad@gmhchousing.org</a>
WEBSITE	<a href="http://www.housingresourcecenter.org">www.housingresourcecenter.org</a>
APPLICATION PROCESS	Contact administrator
GEOGRAPHIC AREA	City of Woodbury
ELIGIBLE PROPERTIES	Foreclosed or short-sale single family dwellings, townhomes, twin homes or condominiums. Purchase price must be at or below \$256,500
MAXIMUM FUNDS/ TERMS	\$25,000, 3% principal only deferred 30 year loan. Interest is paid monthly
ELIGIBLE USE OF FUNDS	Down payment and closing cost
AVAILABILITY OF FUNDS	Funds are available on a first come, first served basis
REPAYMENT REQUIREMENTS	Principal deferred for 30 years or until sale, transfer of title, upon payment of first mortgage or the property is no longer owner occupied. Accrued interest is paid monthly.
FIRST MORTGAGE FINANCING	Must be prime or A-rated rate fixed rate mortgage
MAXIMUM HOUSEHOLD INCOME	At or below 80% of the AMI
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	5% of total purchase costs, including closing costs
FIRST TIME BUYER ONLY	No
HOMEBUYER EDUCATION	Not required
ADDITIONAL INFORMATION	Debt -to-income ratio cannot exceed 50%
LAST UPDATED	January, 2010

CENTRAL MN HOUSING PARTNERSHIP – BUFFALO (NSP)	
ADMINISTRATOR	Central Minnesota Housing Partnership
CONTACT INFORMATION	Lenee Hoffman      320-259-0393 <a href="mailto:lenee@cmhp.net">lenee@cmhp.net</a>
WEBSITE	<a href="http://www.cmhp.net">www.cmhp.net</a>
APPLICATION PROCESS	Prior to application buyers must be approved by lender. Lender must submit approval letter with rates and terms of loan and include buyer's income verification documents. For application and directions visit <a href="http://www.cmhp.net/documents/BufaloNSPINFO.pdf">http://www.cmhp.net/documents/BufaloNSPINFO.pdf</a>
GEOGRAPHIC AREA	Targeted neighborhoods within the City of Buffalo. For a map of Buffalo visit <a href="http://www.cmhp.net/documents/foreclosures_Grandview061109.pdf">http://www.cmhp.net/documents/foreclosures_Grandview061109.pdf</a> and <a href="http://www.cmhp.net/documents/foreclosures_buffalohills061109.pdf">http://www.cmhp.net/documents/foreclosures_buffalohills061109.pdf</a>
ELIGIBLE PROPERTIES	Foreclosed properties and vacant dwellings
MAXIMUM FUNDS/ TERMS	\$12,500, 0% deferred forgivable loan; with up to \$15,000 needs based to bring the front end housing ratio to 28% (if needed) 0% deferred forgivable loan for down payment assistance. Up to \$30,000, 0% deferred forgivable loan for necessary rehab
ELIGIBLE USE OF FUNDS	Down payment, closing cost assistance and rehab
AVAILABILITY OF FUNDS	All funds must be allocated by 2010. Funds are available on a first come, first served basis
REPAYMENT REQUIREMENTS	Forgivable period determined by amount of assistance. If sold, refinanced or becomes non-homestead during affordability period the loan has to be repaid at a prorated amount. 5 year affordability period for loans less than \$15,000, 10 year affordability period for \$15,000 -\$40,000, and 15 year affordability period for 40,000 or more
FIRST MORTGAGE FINANCING	No subprime loans allowed, program is FHA approved
MAXIMUM HOUSEHOLD INCOME	At or below 120% of the Area Median Income (AMI). Estimated income for a household of four is \$100,700
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	\$1,000
FIRST TIME BUYER ONLY	No
HOMEBUYER EDUCATION	Education must be HUD Certified Home Stretch Workshop
LAST UPDATED	January, 2010

CAMBRIDGE – HERITAGE GREENS	
ADMINISTRATOR	Central Minnesota Housing Partnership
CONTACT INFORMATION	Jason Krebsbach      320-259-0393      Jason@cmhp.net
WEBSITE	www.cmhp.net
APPLICATION PROCESS	Contact local participating lender. Lender provides application to CMHP for review and approval.
GEOGRAPHIC AREA	Restricted to Heritage Greens of Cambridge new construction development. Specific home designs are available for buyers purchasing with gap financing.
ELIGIBLE PROPERTIES	Single-family homes
MAXIMUM FUNDS/ TERMS	\$10,000, 0% interest, 30-year deferred loan
ELIGIBLE USE OF FUNDS	Down payment and closing costs
AVAILABILITY OF FUNDS	First come, first served.
REPAYMENT REQUIREMENTS	Deferred loan
FIRST MORTGAGE FINANCING	Must be fixed-rate, 30-year minimum term with affordable interest rate
MAXIMUM HOUSEHOLD INCOME	80% of state median income based on family size
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	\$1,000
FIRST TIME BUYER ONLY	No, however buyers using Minnesota Housing gap financing must be first-time buyers
HOMEBUYER EDUCATION	Yes, Home Stretch is required
LAST UPDATED	January 2010

COLD SPRINGS – GRANITE LEDGE	
ADMINISTRATOR	Central Minnesota Housing Partnership
CONTACT INFORMATION	Jason Krebsbach      320-259-0393      Jason@cmhp.net
WEBSITE	www.cmhp.net
APPLICATION PROCESS	Contact local participating lender. Lender provides application to CMHP for review and approval.
GEOGRAPHIC AREA	Restricted to Granite Ledge new construction development in Cold Spring. Specific home designs are available with prices at or below limits set by Greater Minnesota Housing Fund.
ELIGIBLE PROPERTIES	Single-family homes
MAXIMUM FUNDS/ TERMS	\$15,000, 30-year 0% interest deferred loan
ELIGIBLE USE OF FUNDS	Down payment and closing costs
AVAILABILITY OF FUNDS	First come, first serve. Call for loan availability.
REPAYMENT REQUIREMENTS	Deferred loan
FIRST MORTGAGE FINANCING	Must be fixed-rate, 30 year minimum with affordable interest rate.
MAXIMUM HOUSEHOLD INCOME	80% of state median income based on family size
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	\$1,000
FIRST TIME BUYER ONLY	No
HOME BUYER EDUCATION	Home Stretch required
LAST UPDATED	January 2010

CITY OF ELK RIVER (NSP)	
ADMINISTRATOR	Tri- County Action Program, Inc
CONTACT INFORMATION	Julie Karpik                      320-257-4461                      Julie.karpik@tricap.org
WEBSITE	<a href="http://www.tricap.org">www.tricap.org</a>
APPLICATION PROCESS	Prior to application buyers must be approved by lender. For application visit <a href="http://www.tricap.org/nsp.htm">http://www.tricap.org/nsp.htm</a>
GEOGRAPHIC AREA	City of Elk River. Must be in the targeted neighborhoods: Elk River Station, Trout Brook Farms (all subdivisions), Country Crossings, Grandview Addition, Heritage Landing, Sandpiper Estates, Twin Lake Town Homes.
ELIGIBLE PROPERTIES	Foreclosed properties
MAXIMUM FUNDS/ TERMS	\$10,000 or \$15,000, 0% interest deferred forgivable loan for down payment - income based on DPA amount; up to \$35,000, 0% interest deferred forgivable loan for rehab
ELIGIBLE USE OF FUNDS	Down payment and rehab
AVAILABILITY OF FUNDS	Funds are available on a first come, first served basis. Funds must be allocated by September 2010
REPAYMENT REQUIREMENTS	Forgivable loan. Structure based on the amount of assistance provided to the household
FIRST MORTGAGE FINANCING	No subprime loans allowed
MAXIMUM HOUSEHOLD INCOME	At or below 120% of the Area Median Income as established by HUD. Estimated income for a household of four is \$97,080
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	\$1,000
FIRST TIME BUYER ONLY	No
HOMEBUYER EDUCATION	Education must be HUD Certified Home Stretch Workshop
LAST UPDATED	January 2010

CENTRAL MN HOUSING PARTNERSHIP – ISANTI (NSP)	
ADMINISTRATOR	Central Minnesota Housing Partnership
CONTACT INFORMATION	Lenee Hoffman      320-259-0393 <a href="mailto:lenee@cmhp.net">lenee@cmhp.net</a>
WEBSITE	<a href="http://www.cmhp.net">www.cmhp.net</a>
APPLICATION PROCESS	Prior to application buyers must be approved by lender. Lender must submit approval letter with rates and terms of loan and include buyer's income verification documents. For application and directions visit <a href="http://www.cmhp.net/documents/IsantiNSPINFO.pdf">http://www.cmhp.net/documents/IsantiNSPINFO.pdf</a>
GEOGRAPHIC AREA	Targeted neighborhoods within the City of Isanti. For a map visit <a href="http://www.cmhp.net/documents/ExhibitACityofIsantiNSP.pdf">http://www.cmhp.net/documents/ExhibitACityofIsantiNSP.pdf</a>
ELIGIBLE PROPERTIES	Foreclosed properties and vacant dwellings
MAXIMUM FUNDS/ TERMS	\$12,500, 0% deferred forgivable loan; with up to \$15,000 needs based to bring the front end housing ratio to 28% (if needed), 0% deferred forgivable loan for down payment assistance.
ELIGIBLE USE OF FUNDS	Down payment/closing cost assistance and rehab
AVAILABILITY OF FUNDS	All funds must be allocated by 2010. Funds are available on a first come, first served basis
REPAYMENT REQUIREMENTS	Forgivable period determined by amount of assistance. If sold, refinanced or becomes non-homestead during affordability period the loan has to be repaid at a prorated amount. 5 year affordability period for loans less than \$15,000, 10 year affordability period for \$15,000 -\$40,000, and 15 year affordability period for 40,000 or more
FIRST MORTGAGE FINANCING	No subprime loans allowed
MAXIMUM HOUSEHOLD INCOME	At or below 120% of the Area Median Income. Estimated income for a household of four is \$100,700
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	\$1,000
FIRST TIME BUYER ONLY	No
HOMEBUYER EDUCATION	Education must be HUD Certified Home Stretch Workshop
LAST UPDATED	January, 2010

CENTRAL MN HOUSING PARTNERSHIP –MONTICELLO, OTSEGO (NSP)	
ADMINISTRATOR	Central Minnesota Housing Partnership
CONTACT INFORMATION	Lenee Hoffman                      320-259-0393 <a href="mailto:lenee@cmhp.net">lenee@cmhp.net</a>
WEBSITE	<a href="http://www.cmhp.net">www.cmhp.net</a>
APPLICATION PROCESS	Prior to application buyers must be approved by lender. Lender must submit approval letter with rates and terms of loan and include buyer's income verification documents. For application and directions visit <a href="http://www.cmhp.net/documents/MonticelloOtsegoNSP.pdf">http://www.cmhp.net/documents/MonticelloOtsegoNSP.pdf</a>
GEOGRAPHIC AREA	Targeted neighborhoods within the Cities of Monticello and Otsego. For a map of Monticello and Otsego visit <a href="http://www.cmhp.net/documents/MonticelloOtsegoNSP.pdf">http://www.cmhp.net/documents/MonticelloOtsegoNSP.pdf</a>
ELIGIBLE PROPERTIES	Foreclosed properties and vacant dwellings
MAXIMUM FUNDS/ TERMS	\$12,500, 0% deferred forgivable loan; with up to \$15,000 needs based to bring the front end housing ration to 28% (if needed), 0% deferred forgivable loan for down payment assistance. Up to \$30,000, 0% deferred forgivable loan for necessary rehab
ELIGIBLE USE OF FUNDS	Down payment/closing cost assistance and rehab
AVAILABILITY OF FUNDS	All funds must be allocated by 2010. Funds are available on a first come, first served basis
REPAYMENT REQUIREMENTS	Forgivable period determined by amount of assistance. If sold, refinanced or becomes non-homestead during affordability period the loan has to be repaid at a prorated amount. 5 year affordability period for loans less than \$15,000, 10 year affordability period for \$15,000 -\$40,000, and 15 year affordability period for 40,000 or more
FIRST MORTGAGE FINANCING	No subprime loans allowed
MAXIMUM HOUSEHOLD INCOME	At or below 120% of the Area Median Income (AMI). Estimated income for a household of four is \$100,700
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	\$1,000
FIRST TIME BUYER ONLY	No
HOMEBUYER EDUCATION	Education must be HUD Certified Home Stretch Workshop
LAST UPDATED	January 2010

HUTCHINSON HOME PURCHASE OPPORTUNITY PROGRAM, HRA ENTRY COST ASSISTANCE	
ADMINISTRATOR	Hutchinson HRA
CONTACT INFORMATION	Judy Flemming                      320-234-4251                      jflemming@ci.hutchinson.mn.us
WEBSITE	www.hutchinsonhra.com
APPLICATION PROCESS	Contact a Home Purchase Opportunity Program lender, see website for contact list
GEOGRAPHIC AREA	City of Hutchinson
ELIGIBLE PROPERTIES	Single family, one unit. Can be a foreclosed home.
MAXIMUM FUNDS/ TERMS	\$3,000 to \$5,000 based on need. 0% interest loan, same term as first mortgage.
ELIGIBLE USE OF FUNDS	Down payment and/or closing costs
AVAILABILITY OF FUNDS	Call for availability
REPAYMENT REQUIREMENTS	0% interest loan, same term as first mortgage.
FIRST MORTGAGE FINANCING	Fixed rate
MAXIMUM HOUSEHOLD INCOME	Use CASA income guidelines
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	\$300
FIRST TIME BUYER ONLY	No
HOMEBUYER EDUCATION	Yes, first time buyers must complete a Home Stretch workshop or other curriculum approved by HRA Loan Review Committee
LAST UPDATED	November 2009

HUTCHINSON HOME PURCHASE OPPORTUNITY PROGRAM, CITY REVOLVING REHAB LOAN	
ADMINISTRATOR	Hutchinson HRA
CONTACT INFORMATION	Judy Flemming      320-234-4251      jflemming@ci.hutchinson.mn.us
WEBSITE	www.hutchinsonhra.com
APPLICATION PROCESS	Contact a Home Purchase Opportunity Program lender, see website for contact list
GEOGRAPHIC AREA	City of Hutchinson
ELIGIBLE PROPERTIES	Single family, one unit. Can be a foreclosed home.
MAXIMUM FUNDS/ TERMS	\$15,000-\$35,000. Funds are a 0% interest loan, same term as first mortgage
ELIGIBLE USE OF FUNDS	Gap loans, down payment and/or closing costs
AVAILABILITY OF FUNDS	Call for availability
REPAYMENT REQUIREMENTS	0% interest loan, same term as first mortgage.
FIRST MORTGAGE FINANCING	Fixed-rate
MAXIMUM HOUSEHOLD INCOME	80% area median income
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	\$300
FIRST TIME BUYER ONLY	No
HOME BUYER EDUCATION	Home Stretch
LAST UPDATED	November 2009

PRINCETON NEIGHBORHOOD STABILIZATION PROGRAM (NSP)	
ADMINISTRATOR	Lakes and Pines Community Action Council
CONTACT INFORMATION	Lezlie Ballis                      320-679-1800 x 123 <a href="mailto:lezlieB@lakeandpines.org">lezlieB@lakeandpines.org</a>
WEBSITE	<a href="http://www.lakesandpines.org">www.lakesandpines.org</a>
APPLICATION PROCESS	Buyer submits completed application and documents. If approved, the buyer works with the city to find an eligible home to purchase. For application visit <a href="http://www.lakesandpines.org/PDF/SCDP/princetonNSPappkt.pdf">http://www.lakesandpines.org/PDF/SCDP/princetonNSPappkt.pdf</a>
GEOGRAPHIC AREA	Targeted areas within the City of Princeton. For a map visit <a href="http://www.lakesandpines.org/PDF/SCDP/Princeton_Map.pdf">http://www.lakesandpines.org/PDF/SCDP/Princeton_Map.pdf</a>
ELIGIBLE PROPERTIES	Determined by program administrator.
MAXIMUM FUNDS/ TERMS	0% interest deferred forgivable loan, based on household income. At or below 50% Area Median Income (AMI) up to \$14,000, 51- 80% AMI up to \$8,000 and 81-120% AMI up to \$3,000
ELIGIBLE USE OF FUNDS	Down payment and principal reduction
AVAILABILITY OF FUNDS	Funds are available on a first come, first served basis. Lower income households are given preference
REPAYMENT REQUIREMENTS	Forgivable loan. Structure based on the amount of assistance provided to the household
FIRST MORTGAGE FINANCING	Fixed rate, traditional mortgages. Buyers encouraged to use FHA, MHFA, RD when possible
MAXIMUM HOUSEHOLD INCOME	At or below 120% of the Area Median Income. Estimated income for a household of four is \$68,050
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	Not required
FIRST TIME BUYER ONLY	No
HOMEBUYER EDUCATION	Education must be HUD Certified Home Stretch Workshop
LAST UPDATED	November 2009

ST. CLOUD HRA (NSP) BENTON, SHERBURNE & STEARNS COUNTY	
ADMINISTRATOR	St. Cloud HRA
CONTACT INFORMATION	Shannon Adamski      320-252-0880 <a href="mailto:sadmski@stcloudhra.com">sadmski@stcloudhra.com</a> Cliff Knettel            320-202-3156 <a href="mailto:cknettel@stcloudhra.com">cknettel@stcloudhra.com</a>
WEBSITE	<a href="http://www.stcloudhra.com">www.stcloudhra.com</a>
APPLICATION PROCESS	Prior to application buyers must be pre-qualified by a local lender. For application visit <a href="http://www.stcloudhra.com/community-development-&amp;-home-ownership/home-ownership-programs/neighborhood-stabilization-program/nsp-homebuyer-incentive">http://www.stcloudhra.com/community-development-&amp;-home-ownership/home-ownership-programs/neighborhood-stabilization-program/nsp-homebuyer-incentive</a>
GEOGRAPHIC AREA	14 targeted neighborhoods in Benton, Sherburne and Stearns County
ELIGIBLE PROPERTIES	Foreclosed bank owned properties, no investors or short sales. Properties must be discounted at least 1% by the bank selling the property
MAXIMUM FUNDS/ TERMS	\$14,000, 0% interest forgivable loan for entry costs; Up to \$50,000, 0% interest deferred loan for necessary rehab
ELIGIBLE USE OF FUNDS	Down payment, closing cost, to reduce principal or rehab
AVAILABILITY OF FUNDS	Funds are available on a first come, first served basis
REPAYMENT REQUIREMENTS	Entry cost loan forgivable over 10 years; 1/10 <sup>th</sup> forgiven annually. Rehab loan 30 year deferment period; must be paid at 30years or if the home is sold or is no longer the primary residence
FIRST MORTGAGE FINANCING	FHA, VA, Rural Development or Conventional
MAXIMUM HOUSEHOLD INCOME	At or below 120% of the Area Median Income (AMI) for county. Estimated income for a household of four in Benton and Stearns county is \$77,400. Estimated income for a household of four in Sherburne County is \$97,100
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	Buyer must pay half of the required down payment as determined by the first mortgage
FIRST TIME BUYER ONLY	No
HOMEBUYER EDUCATION	Education must be HUD Certified Home Stretch Workshop
LAST UPDATED	November 2009

CENTRAL MN HOUSING PARTNERSHIP – ZIMMERMAN (NSP)	
ADMINISTRATOR	Central Minnesota Housing Partnership
CONTACT INFORMATION	Lenee Hoffman      320-259-0393 <a href="mailto:lenee@cmhp.net">lenee@cmhp.net</a>
WEBSITE	<a href="http://www.cmhp.net">www.cmhp.net</a>
APPLICATION PROCESS	Prior to application buyers must be approved by lender. Lender must submit approval letter with rates and terms of loan and include buyer's income verification documents. For application and directions visit <a href="http://www.cmhp.net/homeownership.html">http://www.cmhp.net/homeownership.html</a>
GEOGRAPHIC AREA	Targeted neighborhoods in the City of Zimmerman. For a map visit <a href="http://www.cmhp.net/documents/ZimmermanNSPINFO.pdf">http://www.cmhp.net/documents/ZimmermanNSPINFO.pdf</a>
ELIGIBLE PROPERTIES	Foreclosed properties and vacant dwellings
MAXIMUM FUNDS/ TERMS	\$12,500, 0% deferred loan; with up to \$15,000 needs based to bring the front end housing ratio to 28% (if needed), 0% deferred forgivable loan for down payment assistance. Up to \$30,000, 0% deferred forgivable loan for necessary rehab
ELIGIBLE USE OF FUNDS	Down payment/closing cost assistance and rehab
AVAILABILITY OF FUNDS	Funds are available on a first come, first served basis.
REPAYMENT REQUIREMENTS	Re-sale restrictions during affordability period based on loan amount. If sold during restricted period, the home must be sold to a household who meets income requirements. 5 year restriction period applies for loans less than \$15,000, 10 year restriction period applies for \$15,000 - \$40,000, and 15 year restriction period applies for 40,000 or more
FIRST MORTGAGE FINANCING	No requirement
MAXIMUM HOUSEHOLD INCOME	At or below 120% of the Area Median Income. Estimated income for a household of four is \$100,700
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	\$1,000
FIRST TIME BUYER ONLY	No
HOMEBUYER EDUCATION	Education must be HUD Certified Home Stretch Workshop
LAST UPDATED	November 2009

EAST GRAND FORKS - ECONOMIC DEVELOPMENT HOUSING AUTHORITY DOWNPAYMENT ASSISTANCE	
ADMINISTRATOR	Economic Development Housing Authority
CONTACT INFORMATION	James S. Richter      218-773-2371      jrichter@ci.east-grand-forks.mn.us
WEBSITE	www.ci.east-grand-forks.mn.us
APPLICATION PROCESS	Obtain application, complete and submit with required documents. Contact administrator for application.
GEOGRAPHIC AREA	East Grand Forks city limits
ELIGIBLE PROPERTIES	Lender eligible single-family homes, condominiums and townhouses. Maximum acquisition cost is \$140,000. Manufactured homes must be lender approved and on a permanent foundation.
MAXIMUM FUNDS/ TERMS	\$7,500, 5% interest, financed over 5 years. No interest charged if loan repaid in full by end of 12 <sup>th</sup> month.
ELIGIBLE USE OF FUNDS	Down payment and closing costs
AVAILABILITY OF FUNDS	First come, first-served. Limited funding.
REPAYMENT REQUIREMENTS	No monthly or yearly payments required for the first year and no interest will accrue during that time. Loan to be repaid in full over 5 years.
FIRST MORTGAGE FINANCING	Must meet all underwriting requirements and be a fair rate.
MAXIMUM HOUSEHOLD INCOME	Total adjusted gross annual income less than \$80,000
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	\$500 for households with gross incomes of \$50,000 or less; \$750 for those with gross incomes between \$50,001 and \$80,000
FIRST TIME BUYER ONLY	Yes, or has not owned a home in the past 3 years
HOMEBUYER EDUCATION	Encouraged but not required
LAST UPDATED	November 2009

NORTHWEST MINNESOTA MULTI-COUNTY HRA HOUSING PROGRAM	
ADMINISTRATOR	Northwest Minnesota Multi-County HRA
CONTACT INFORMATION	Tina Gramer                      218-637-2435                      tina@nwmnhra.org
WEBSITE	www.nwmnhra.org
APPLICATION PROCESS	Buyer applies to the program. If income eligible, the buyer will be sent a pre-qualification letter and begins working with a lender. \$100 non-refundable application fee required.
GEOGRAPHIC AREA	Kittson, Lake of the Woods, Marshall, Norman, Pennington, Polk, Red Lake and Roseau
ELIGIBLE PROPERTIES	1-4 unit properties.
MAXIMUM FUNDS/ TERMS	\$5000 - \$15,000, 4% interest paid over 10-30 years depending on the amount of the loan.
ELIGIBLE USE OF FUNDS	Down payment and closing costs
AVAILABILITY OF FUNDS	Funds are available on a first come, first served basis. Counties have separate loan pools.
REPAYMENT REQUIREMENTS	Loan repaid over 10-30 years depending on the amount of the loan.
FIRST MORTGAGE FINANCING	No requirements.
MAXIMUM HOUSEHOLD INCOME	Up to \$81,000
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	\$30,000
FIRST TIME BUYER ONLY	No
HOMEBUYER EDUCATION	Yes, Home Stretch required for all buyers.
LAST UPDATED	November 2009

ARROWHEAD ECONOMIC OPPORTUNITY AGENCY HOMEOWNERSHIP PROGRAM	
ADMINISTRATOR	Arrowhead Economic Opportunity Agency, Inc.
CONTACT INFORMATION	Janet Walter                      218-749-2912 x 421    janet.walter@aeoa.org
WEBSITE	www.aeoa.org
APPLICATION PROCESS	Buyers interested in participating in the program should begin process by contacting AEOA to register for Home Stretch first-time homebuyers workshop.
GEOGRAPHIC AREA	Anywhere in Lake, Cook and St. Louis Counties except the city of Duluth
ELIGIBLE PROPERTIES	Single family homes, including foreclosed and short-sale properties if they are able to pass inspection or require minimal rehab through AEOA rehab program
MAXIMUM FUNDS/ TERMS	Currently, down payment closing cost assistance is available through a tax credit advance loan; up to the amount of the 2009 First Time Homebuyer federal tax credit the household will receive. Qualifying first time homebuyers can borrow up to 10% of the home's sale price at a max of \$8,000
ELIGIBLE USE OF FUNDS	Down payment and closing costs
AVAILABILITY OF FUNDS	Program operates on a first come, first serve basis for eligible first time homebuyers until April 30, 2010.
REPAYMENT REQUIREMENTS	Homebuyers agree to repay the loan upon receipt of their 2009 federal first time homebuyer tax credit
FIRST MORTGAGE FINANCING	Cannot use a predatory loan product. AEOA counselor works with home buyer to find an affordable loan product.
MAXIMUM HOUSEHOLD INCOME	At or below 200% of the federal poverty line for Cook, Lake or St. Louis County
INCOME NOT CONSIDERED	Food stamps
MINIMUM BUYER INVESTMENT	\$1,000
FIRST TIME BUYER ONLY	Yes
HOMEBUYER EDUCATION	Yes, buyers must complete Home Stretch workshop and individual counseling before signing a purchase agreement
LAST UPDATED	January 2010

DULUTH HILLSIDE HOMEOWNERSHIP INITIATIVE PROGRAM	
ADMINISTRATOR	Neighborhood Housing Services of Duluth
CONTACT INFORMATION	Kristen Monson/Amy Lindberg                      218-727-8604                      kmonson@nhsduluth.org or alindberg@nhsduluth.org
WEBSITE	www.nhsduluth.org
APPLICATION PROCESS	Buyers should contact the administrator to set up an appointment at least two weeks prior to closing. Completed application documentation and copy of final purchase agreement are needed to hold funds.
GEOGRAPHIC AREA	Central Hillside, East Hillside, Endion, Lincoln Park. For SMDC employees only- West Duluth
ELIGIBLE PROPERTIES	1-4 unit properties are eligible, provided the buyer is a resident of the property. Mobile homes are not eligible.
MAXIMUM FUNDS/ TERMS	\$2,000, 0% forgivable loan. An additional \$2,000 in matching grant funds may be provided to qualified purchasers. Check with administrator for eligibility.
ELIGIBLE USE OF FUNDS	Down payment and closing costs
AVAILABILITY OF FUNDS	Available to all employees of the following participating employers: SMDC, Miller-Dwan Hospital, St. Luke's Hospital and Regional Trauma Center, Members of the Greater Downtown Council and Members of The Hillside Business Association. Funds available to employees organizations on a first come, first served basis.
REPAYMENT REQUIREMENTS	Loan declines at 20% per year. Loan forgiven after 5 years if purchaser owns and resides at the property as a resident for the loan term.
FIRST MORTGAGE FINANCING	Loan from one of the following approved lenders: US Bank, Wells Fargo or Northshore Mortgage or other financial institutions with permission.
MAXIMUM HOUSEHOLD INCOME	None
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	None
FIRST TIME BUYER ONLY	No
HOME BUYER EDUCATION	Yes, Home Stretch workshop and one-on-one counseling provided by Duluth NHS or other approved Home Stretch provider
LAST UPDATED	January, 2010

DULUTH HOMEOWNERSHIP INCENTIVE PROGRAM	
ADMINISTRATOR	Neighborhood Housing Services of Duluth
CONTACT INFORMATION	Kristen Monson/Amy Lindberg                      218-727-8604                      kmonson@nhsduluth.org or alindberg@nhsduluth.org
WEBSITE	www.nhsduluth.org
APPLICATION PROCESS	Buyers should contact the administrator to set up an appointment at least two weeks prior to closing. Completed application documentation and copy of final purchase agreement are needed to hold funds.
GEOGRAPHIC AREA	Lincoln Park, Central Hillside, East Hillside and all CDBG neighborhoods in Duluth, including parts of West Duluth and Morgan Park
ELIGIBLE PROPERTIES	All types of 1-4 unit properties provided the buyer is a resident of the property.
MAXIMUM FUNDS/ TERMS	\$2,000, 30-year deferred loan. An additional \$2,000 may be available to buyers with demonstrated need as determined by first mortgage lender
ELIGIBLE USE OF FUNDS	Down payment and closing costs
AVAILABILITY OF FUNDS	Funds available on a first come, first served basis
REPAYMENT REQUIREMENTS	Loan is paid back in full at the end of 30 years or upon sale or refinancing
FIRST MORTGAGE FINANCING	FHA approved for use with closing costs and down payment above the 3.5% down expected directly from the buyer. Loan from one of the following approved lenders: US Bank, Wells Fargo or Northshore Mortgage or other financial institution with permission
MAXIMUM HOUSEHOLD INCOME	None
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	None
FIRST TIME BUYER ONLY	No
HOME BUYER EDUCATION	Yes, Home Stretch workshop and one-on-one counseling provided by Duluth NHS or other approved Home Stretch provider
LAST UPDATED	January, 2010

KOOTASCA COMMUNITY ACTION – FIRST TIME HOMEBUYER ASSISTANCE PROGRAM	
ADMINISTRATOR	Kootasca Community Action
CONTACT INFORMATION	Sandy O’Fallon                      218-999-9250                      sandyo@kootasca.org
WEBSITE	www.kootasca.org
APPLICATION PROCESS	Buyers should contact the administrator and begin working with a housing counselor
GEOGRAPHIC AREA	Itasca and Koochiching counties
ELIGIBLE PROPERTIES	Must be owner-occupied
MAXIMUM FUNDS/ TERMS	\$5,000, 0% interest, deferred loan.
ELIGIBLE USE OF FUNDS	Down payment and closing costs
AVAILABILITY OF FUNDS	First come, first served. Funding cycle ends with calendar year.
REPAYMENT REQUIREMENTS	Loan forgiven over a 20-year term.
FIRST MORTGAGE FINANCING	Buyers work with housing counselor to find appropriate, affordable loan product
MAXIMUM HOUSEHOLD INCOME	80% of median income for the county
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	\$1,000
FIRST TIME BUYER ONLY	Yes
HOMEBUYER EDUCATION	Yes, Home Stretch workshop and one-on-one counseling prior to signing a purchase agreement
LAST UPDATED	November 2009

EMERGING MARKETS GAP PROGRAM	
ADMINISTRATOR	Three Rivers Community Action
CONTACT INFORMATION	Umbelina Cremer 507-421-1214 Umbelina.cremer@threeriverscap.org Jenny Larson 507-732-8510 Jenny.larson@threeriverscap.org
WEBSITE	www.threeriverscap.org
APPLICATION PROCESS	Contact administrator for application and more information
GEOGRAPHIC AREA	20 SE MN Counties – Blue Earth, Brown, Dodge, Faribault, Fillmore, Freeborn, Goodhue, Houston, LeSeuer, Martin, Mower, Nicollet, Olmsted, Rice, Sibley, Steele, Wabasha, Waseca, Watonwan and Winona
ELIGIBLE PROPERTIES	New construction or existing homes. Three Rivers staff may require a home inspection before funds are approved. Maximum sales price ranges from \$167,000 to \$185,000 depending on number of children in the household
MAXIMUM FUNDS/ TERMS	\$30,000, deferred loan
ELIGIBLE USE OF FUNDS	Affordability gap
AVAILABILITY OF FUNDS	Funds available first come, first served
REPAYMENT REQUIREMENTS	Deferred loan due upon sale or satisfaction of first mortgage
FIRST MORTGAGE FINANCING	Fixed rate, minimum amortization of 30 years, minimum term of 15 years. Preference is for below-market and market-rate loans
MAXIMUM HOUSEHOLD INCOME	80% of statewide median, published by MHFA
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	\$500
FIRST TIME BUYER ONLY	No
HOME BUYER EDUCATION	Yes, Home Stretch
LAST UPDATED	November 2009

FIRST HOMES	
ADMINISTRATOR	First Homes
CONTACT INFORMATION	Cheryl Key                      507-287-7117 <a href="mailto:Cheryl@firsthomes.org">Cheryl@firsthomes.org</a>
WEBSITE	<a href="http://www.Firsthomes.org">www.Firsthomes.org</a>
APPLICATION PROCESS	Buyers must be qualified by a certified lender. For a list of certified lenders visit <a href="http://www.firsthomes.org/certifiedlenders.html">http://www.firsthomes.org/certifiedlenders.html</a>
GEOGRAPHIC AREA	Rochester area
ELIGIBLE PROPERTIES	Single family dwellings
MAXIMUM FUNDS/ TERMS	\$10,000, 0% interest deferred loan
ELIGIBLE USE OF FUNDS	To reduce principal
AVAILABILITY OF FUNDS	Funds are available on a first come, first served basis
REPAYMENT REQUIREMENTS	Deferred until time of sale, transfer of title or refinancing
FIRST MORTGAGE FINANCING	Conventional
MAXIMUM HOUSEHOLD INCOME	At or below 80% of the Area Median Income (AMI). Estimated income for a household of four is \$58,400
INCOME NOT CONSIDERED	Determined by certified lender
MINIMUM BUYER INVESTMENT	1% of purchase price
FIRST TIME BUYER ONLY	No
HOMEBUYER EDUCATION	Education must be HUD Certified Home Stretch Workshop
LAST UPDATED	November 2009

NORTHFIELD HOUSING ASSISTANCE PROGRAM	
ADMINISTRATOR	City of Northfield
CONTACT INFORMATION	Michele Merbauer      507-645-3047      Michele.merxbauer@ci.northfield.mn.us
WEBSITE	www.ci.northfield.mn.us
APPLICATION PROCESS	Fill out application and return to staff with income information. Once income qualified, staff will notify buyer and request additional information.
GEOGRAPHIC AREA	Northfield city limits. No exceptions.
ELIGIBLE PROPERTIES	Single family home. Foreclosed or short-sale, condos acceptable. No contract for deeds.
MAXIMUM FUNDS/ TERMS	\$5,000, 0% deferred loan
ELIGIBLE USE OF FUNDS	Down payment and closing costs
AVAILABILITY OF FUNDS	Funds available first come, first served
REPAYMENT REQUIREMENTS	Loan deferred until resale or refinance
FIRST MORTGAGE FINANCING	Fixed rate, no balloon or ARM unless final ARM rate meets the current debt to income ratio
MAXIMUM HOUSEHOLD INCOME	80% of Dakota County median income
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	If funding is used for a down payment, a 1:1 match is required from the buyer.
FIRST TIME BUYER ONLY	Yes
HOME BUYER EDUCATION	Yes, must take Home Stretch class or have completed Home Stretch within past 6 months
LAST UPDATED	November 2009

AUSTIN/MOWER COUNTY HOMEOWNERSHIP FUND	
ADMINISTRATOR	City of Austin
CONTACT INFORMATION	Tom Dankert                      507-437-9959                      tdankert@ci.austin.mn.us
WEBSITE	www.ci.austin.mn.us/homeown
APPLICATION PROCESS	Potential buyers should meet with a lender to determine if they qualify for a mortgage. Buyers may contact a lender, realtor or city hall for application information.
GEOGRAPHIC AREA	Mower County
ELIGIBLE PROPERTIES	Single family, detached. Will consider duplexes. Maximum house price is \$105,000. House must meet prevailing building codes.
MAXIMUM FUNDS/ TERMS	\$7,000, 2% interest rate, loan term of 7 years.
ELIGIBLE USE OF FUNDS	Down payment, closing costs, rehab
AVAILABILITY OF FUNDS	Ongoing
REPAYMENT REQUIREMENTS	Maximum repayment period is seven years, but five or less is desired.
FIRST MORTGAGE FINANCING	First mortgage interest rate should not exceed 1 ½% of the prime rate.
MAXIMUM HOUSEHOLD INCOME	1-4 people - \$60,000; 5 people - \$64,000; 6 people - \$69,000
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	Typically \$500 - \$1,000
FIRST TIME BUYER ONLY	No
HOME BUYER EDUCATION	Yes, Home Stretch workshop
LAST UPDATED	November 2009

COMMUNITY PURCHASE PARTNERSHIP PROGRAM	
ADMINISTRATOR	Southwest Minnesota Housing Partnership
CONTACT INFORMATION	Ali Joens                    507-836-1605 or 888-468-8010 x 1605    lofficer@swmhp.org
WEBSITE	www.swmhp.org
APPLICATION PROCESS	Must first go through mortgage counseling at the Southwest Minnesota Housing Partnership
GEOGRAPHIC AREA	Tracy, Westbrook, Fulda, Jackson, Lakefield, Morgan, Belview
ELIGIBLE PROPERTIES	Homes must be located in one of the designated cities (above). Homes are inspected and homebuyer must be able to bring the home up to housing quality standards, energy efficiency and local building codes.
MAXIMUM FUNDS/ TERMS	Amount differs in each city, 25% of sale price or max amount, whichever is lower. 1% interest rate, maximum term of 15 years.
ELIGIBLE USE OF FUNDS	Down payment assistance
AVAILABILITY OF FUNDS	First come, first served. No ending date at this time.
REPAYMENT REQUIREMENTS	Maximum repayment of 15 years, minimum monthly payment of \$25
FIRST MORTGAGE FINANCING	Mortgage provider must be willing to service the loan on behalf of the local city. Maximum interest rates apply.
MAXIMUM HOUSEHOLD INCOME	Different in each city. Check with administrator
INCOME NOT CONSIDERED	Food stamps, heating or electrical assistance, daycare assistance
MINIMUM BUYER INVESTMENT	\$500 or closing costs (whichever is higher)
FIRST TIME BUYER ONLY	No
HOMEBUYER EDUCATION	Home Stretch and mortgage counseling is required.
LAST UPDATED	January 2010

EMERGING MARKETS DOWN PAYMENT ASSISTANCE PROGRAM	
ADMINISTRATOR	Southwest Minnesota Housing Partnership
CONTACT INFORMATION	Ali Joens 507-836-1605 or 888-468-8010 x 1605 lofficer@swmhp.org
WEBSITE	www.swmhp.org
APPLICATION PROCESS	Lender contacts the administrator and provides required documentation (URLA, TIL, GFE, title, application supplement, privacy policy)
GEOGRAPHIC AREA	Southwest Minnesota
ELIGIBLE PROPERTIES	New construction or existing homes. Single family, units in multi-family
MAXIMUM FUNDS/ TERMS	\$2500, 0%, 30-year deferred loan
ELIGIBLE USE OF FUNDS	Downpayment assistance, closing costs, principal reduction
AVAILABILITY OF FUNDS	First come, first serve. No ending date at this time
REPAYMENT REQUIREMENTS	Deferred loan due upon sale or satisfaction of first mortgage
FIRST MORTGAGE FINANCING	Cannot be a subprime loan
MAXIMUM HOUSEHOLD INCOME	No income limits
INCOME NOT CONSIDERED	All income considered
MINIMUM BUYER INVESTMENT	\$500
FIRST TIME BUYER ONLY	No
HOME BUYER EDUCATION	Home Stretch is required
OTHER INFORMATION	Must be a household of color, Hispanic household or Native American household
LAST UPDATED	January 2010

FORECLOSURE MITIGATION PROGRAM	
ADMINISTRATOR	Southwest Minnesota Housing Partnership
CONTACT INFORMATION	Ali Joens 507-836-1605 or 888-468-8010 x 1605 lofficer@swmhp.org
WEBSITE	www.swmhp.org
APPLICATION PROCESS	Local lender sends in application or homebuyer contacts the administrator
GEOGRAPHIC AREA	Southwest Minnesota
ELIGIBLE PROPERTIES	Must purchase foreclosed properties
MAXIMUM FUNDS/ TERMS	\$20,000, 0% interest forgivable loan
ELIGIBLE USE OF FUNDS	Up to \$10,000 to be used as down payment assistance or the Southwest Minnesota Housing Partnership will purchase the foreclosed property, bring it up to building, energy efficiency and housing quality standard code for \$20,000 and then the property is sold to the homebuyer
AVAILABILITY OF FUNDS	Program expires January 1, 2011
REPAYMENT REQUIREMENTS	Loan forgiven 1/60 <sup>th</sup> for each month the homeowner lives in the home.
FIRST MORTGAGE FINANCING	Cannot be a subprime loan
MAXIMUM HOUSEHOLD INCOME	80% Area Median Income
INCOME NOT CONSIDERED	Food stamps, heating or electrical assistance, daycare assistance
MINIMUM BUYER INVESTMENT	\$500
FIRST TIME BUYER ONLY	No
HOMEBUYER EDUCATION	Home Stretch is required for buyers using down payment assistance. Home Stretch and mortgage counseling is required for rehabilitation.
LAST UPDATED	January 2010