

**MHFA Rental Property Loans:** Maximum loan up to \$100,000 to finance improvements for rental properties. (\$25,000 for a single-family home or duplex; \$10,000 per unit in a multiple-unit dwelling.) Interest rate is 6% for up to 15 years.

**MHFA Rehabilitation Deferred Loan:** This zero percent loan is for up to \$24,999 in permanent repairs to owner-occupied homes. Eligible properties include: single family detached homes, duplexes, condominiums, townhomes and mobile/manufactured homes. Household gross annual income must be at or below 30% of the area median income. The loan is forgiven if the homeowner remains in the home for 20 years after receiving the loan (15 years for manufactured homes).



**NEC Energy Conservation Deferred Loan**

**Program:** This program provides 10-year deferred payment loans to improve energy efficiency to 1-4 unit owner-occupied properties throughout Suburban Ramsey County. Loans are restricted to low and moderate income households (this generally means a household income of below \$64,000 for a family of four) and must be recommended through an energy audit. Financing for loans up to \$6,500 is available for measures which reduce home energy costs, and emphasize fast payback in reduced energy bills such as: high efficiency heating systems, attic/wall/foundation insulation, and weatherization.

For further information on the loan programs please contact:

**HousingResource Center - NorthMetro**  
1170 Lepak Court  
Shoreview, MN 55126  
Phone: 651.486.7401  
Fax: 651.486.7424  
[www.housingresourcecenter.org](http://www.housingresourcecenter.org)  
[www.gmhchousing.org](http://www.gmhchousing.org)

For more information on the Energy Conservation Deferred Loan Program please contact:

**Neighborhood Energy Connection (NEC)**  
Phone: 651.221.4462 x132  
[www.spnec.org](http://www.spnec.org)



*Program funded by the Economic Development Authority, City of Shoreview. Funds used are not derived from general tax dollars but are from a special revenue source designated for housing.*

**City of Shoreview**

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**City of Shoreview**

**Home Energy Improvement Loan**



**HousingResource Center - NorthMetro**  
Phone: 651.486.7401

# Shoreview Home Energy

## Improvement Loan

The City of Shoreview is offering a home energy improvement loan to residents to encourage home renovation and increase the home values within the City of Shoreview. Current available dollars for loans are based upon the fund balance for any given period.

### PROGRAM GUIDELINES

**Loan Amount:** The maximum loan amount is \$20,000. Minimum loan amount is \$2,000.

**Interest Rate & Loan Term:** The interest rate is updated quarterly and is two points above the Prime Rate for a 30 year fixed first mortgage. At time of loan application, the borrowers interest rate and loan payment are fixed for the entire term of the loan.

The Maximum loan term is 10 years. Full repayment of the loan is due upon sale, transfer of title, refinance or if the property ceases to be owner occupied. The interest paid on the loan will be returned to the borrower should the borrower reside at the residence for which the loan was used for the entire ten years from the time the loan is incurred.

**Loan Security:** All loans will be secured by a mortgage in favor of the City. The loan may be secured in a subordinate lien position behind other loans. Applicant will be required to obtain title insurance on this loan for the City of Shoreview.

### **Borrower Eligibility:**

a. **Debt to Income Limit:** Borrower's gross monthly debts cannot exceed 50% annual gross income.

b. **Credit:** Standard underwriting criteria apply including review of a credit report.

c. **Income Limit:** The total gross annual household income cannot exceed 120% of the Shoreview median household income, as follows:

<u>Household Size</u>	<u>Income Limit (2009)</u>
1	\$ 96,736
2	\$ 104,416
3	\$ 112,096
4	\$ 119,776
5	\$ 125,896
6	\$ 132,076
7	\$ 138,196
8	\$ 144,376

### **Property Eligibility:**

- Single family detached owner occupied properties located within the City of Shoreview that are not connected to an association for purposes of property maintenance.
- Estimated market value as determined by Ramsey County property tax statement for the current year not to exceed 120% of the median value of a single family home in Shoreview. (Current market value cannot exceed \$314,640)

**Eligible Improvements:** New roof and energy upgrades to the home that include energy efficient heating and cooling systems, additional or replacement insulation, energy efficient replacement windows and doors and energy efficient water heaters.

**Ineligible Improvements:** Housing additions, internal renovations, landscaping, recreational/luxury improvements, working capital, debt service or refinancing of existing debts.



## NorthMetro

The Greater Metropolitan Housing Corporation (GMHC) is a non-profit affordable housing organization that operates the HousingResource Center– NorthMetro (HRC). The city of Shoreview contracts with the HRC to administer several financing programs for Shoreview homeowners.

### PROGRAMS

**Ramsey County Deferred Loan:** This zero interest loan is for owner-occupied, single family properties. Maximum loan is \$15,000 for home improvements. Eligible properties must be at least 15 years old and meet the estimated market value limit. Condominium and townhomes are eligible for interior repairs only.

**Tier One - Low Income Households:** For households with a gross annual income at or below 50% of the area median income. The loan is forgiven at a rate of 10% per year. The loan is completely forgiven if the home is not sold and title is not transferred for 10 years after receiving the loan.

**Tier Two - Moderate Income Households:** For households with a gross annual income between 50% and 80% of the area median income. This is a 0% loan and repayment of the entire loan is deferred until the house sold, title is transferred or in some cases the mortgage is refinanced.

**MHFA Fix-up Fund Loan:** This loan is for a maximum of \$35,000 and a maximum term of 20 years, with a fixed rate for the term of the loan. The Fix-up Fund loan is available to eligible owner-occupied single-family homes, duplexes, triplexes and fourplexes. The maximum income to qualify for the loan is at or below \$96,500 and most home improvements qualify except for luxury items.