

Who do I contact to learn more?

Call or visit:

Greater Metropolitan Housing Corporation
HousingResource Center™
North & East Metro
1170 Lepak Court
Shoreview, MN 55126

phone: 651- 486-7401

www.gmhchousing.org

Office hours are:

Monday - Thursday
9:00am - 5:00pm

Closed on Friday

Open the second
Saturday of each month
9:00am - 1:00pm



Equal Housing Opportunity

The logo for GMHC, consisting of the letters 'GMHC' in a stylized font with a house icon integrated into the 'H'.
Housing Resource Center™-North & East Metro
1170 Lepak Court
Shoreview MN 55126

Are you thinking of
home
improvements?



Greater Metropolitan Housing Corporation

and



have a program
available
in your
community!



Washington County Home Improvement

Deferred Loan Program

The Greater Metropolitan Housing Corporation (GMHC) and Washington County have partnered to assist homeowners with home improvements.

Up to \$18,000 available to assist qualified participants with home improvements.

Funds are available for both exterior and interior home improvements.

Loan Terms

The loan has 0% interest and no monthly payments. The full loan amount will become due when the homeowner sells, transfers title or refinances for cash out.

Work must be performed by a licensed insured contractor and cannot be performed by the owner on a sweat equity basis.

Eligible Properties

Owner-occupied single family homes, twin homes, town homes and condos in all Washington County communities, *except* Marine On St. Croix, Grey Cloud Island Township and Woodbury.

Taxable Property Value Limit: \$242,850



Eligible Improvements

The loan can be used to finance improvements relating to health and safety deficiencies, code compliance, accessibility, and energy efficiency.

Examples of projects include:

Accessibility improvements, exterior painting, repair or replacement of electrical, plumbing, furnace, structural or foundation problems, stucco or siding, doors, windows, roof, sidewalks or steps, lead stabilization, septic and well improvements and other health and safety concerns. The repair of garages is also included, but *only* for Housing Code violations.



Ineligible Improvements

Items that are cosmetic improvements, finishing unfinished space, recreational or luxury improvements (hot tubs, children's playground equipment, under-ground sprinkler systems) working capital, payment for owner's labor, debt service or refinancing existing debts are ineligible under this program, as well as other work items determined by the Housing *Resource* Center™ to be ineligible.

Income & Asset Limits



To qualify for this program, your annual household income must be at or below HUD's 80% of area median income limit. The 2012 income limits for each household size are as follows:

Household Size	80% Area Median Income
1	\$45,500
2	\$52,000
3	\$58,500
4	\$65,000
5	\$70,200
6	\$75,400
7	\$80,600
8	\$85,800

Eligibility for funding is based on gross annual income and financial assets. Household assets are limited to \$15,000. Assets include checking and savings accounts, cash, boats, real estate other than your home, and any other non-retirement accounts or investments.

Assets to be counted also include retirement accounts but only the total amount of value of those accounts over \$100,000 will be counted.