

Additional Loan Programs

The Dakota County CDA is a local lending partner with Minnesota Housing for the state funded Rehabilitation Loan Program and Fix-Up Fund.

Rehabilitation Loan Program

This program assists low-income homeowners in financing basic home improvements that directly affect the safety, habitability, energy efficiency and accessibility of their homes.

To be eligible, borrowers must occupy the property, have less than \$25,000 in financial assets and meet program income limits.

Maximum loan amount is \$24,999. Maximum loan term is 15 years for properties taxed as real property and 10 years for mobile/manufactured homes taxed as personal property located in a mobile home park.

Rehabilitation Loans are forgiven if the borrower does not sell, transfer title, or cease to occupy the property during the loan term.

Fix-Up Fund Loans

The Fix-Up Fund provides low-interest, fixed rate loans to households with incomes at or below \$96,500. This is an installment loan program that allows a qualified applicant to borrow up to \$35,000 for needed home improvements.

For more information about the Rehabilitation Loan Program or Fix-Up Fund visit www.mnhousing.gov

To apply for these loans, contact Mark Hanson at (651) 675-4469.



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Dakota County

Home Improvement Loan Programs

Low interest loans to help homeowners finance their fix-ups.



Home Improvement Loan Programs
10/09



Home Improvement Loan Program

Dakota County homeowners needing financial assistance to make improvements to their homes can apply for a Home Improvement Loan from the Dakota County Community Development Agency (CDA).

Common improvements include adding insulation, furnace replacements, exterior upgrades (roofs, siding, windows) and special needs modifications (such as ramps or roll-in showers).

Annually, the CDA assists between 80 to 100 homeowners with their home improvement projects.

Loans Terms

- No monthly payments
- Maximum loan = \$25,000
- Maximum loan (mobile homes) = \$5,000
- Repayable when the home is no longer the homeowner's primary residence or when the home is sold. Homeowners may also be required to repay the loan if they refinance or take out a home equity loan.

Interest Rates

- Zero percent, deferred loans available for homeowners earning less than 50% of area median income.
- Homeowners earning between 50-80% of area median income can qualify for a 3% interest deferred loan.
- See income chart on right for current limits adjusted by household size.
- Mobile home loans are not charged interest.

How to Qualify

Applicants must own their home, have sufficient equity in the property, a satisfactory credit history and a gross annual income under the limits listed below.

Household Size	0% Interest Loan Income Limit	3% Interest Loan Income Limit
1	\$29,350	\$44,800
2	\$33,550	\$51,200
3	\$37,750	\$57,600
4	\$41,950	\$64,000
5	\$45,300	\$69,100
6	\$48,650	\$74,250
7	\$52,000	\$79,350
8+	\$55,350	\$84,500

* Income limits are as of 3/09 and are subject to change.

The Process

- If you qualify, the CDA will inspect your home, prepare specifications and assist you in obtaining at least two bids for the work to be done.
- Loan proceeds are kept on account for you by the CDA and payments are made directly to the contractors on your behalf when the work is completed.
- Inspection of work upon completion is required by both you and the CDA before payment is made.



How to Apply

Home Improvement Loan applications can be downloaded from the CDA's Web site at www.dakotacda.org/homeowners.htm or call (651) 675-4469 to request an application by mail.

Completed applications will be reviewed for eligibility and all personal information will be kept private per Minnesota State Law.

Questions?

Contact Mark Hanson at (651) 675-4469 or mhanson@dakotacda.state.mn.us

The Home Improvement Loan Program is funded in part, by the federal Community Development Block Grant Program through the U.S. Department of Housing and Urban Development. Additional funding is provided by the Dakota County HOPE Program, CDA General Fund and the federal HOME Program.

This program is part of the Dakota County CDA's Homeownership Connection services which provide programs for homebuyers and homeowners to be successful. For more information, visit www.dakotacda.org

