

## 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](http://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

 **GMHC**  
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 \$15,000 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 or refinances for cash out.

Work must be preformed 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, Denmark Township, 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 comestic improvements, finishing unfinished space, recreational or luxury improvements (hot tubs, children's playground equipment, underground sprinkler sysytems) 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 limits



To qualify for this program, your annual household income must be at or below HUD's 60% of area median income limit. The 2010 income limits for each household size are as follows:

### Family Size    60% area median income

1	\$35,300
2	\$40,400
3	\$45,400
4	\$50,400
5	\$54,500
6	\$58,500
7	\$62,600
8+	\$66,600

Eligibility for funding is based on gross annual income and financial assets\*.

\*Financial assets include checking and savings accounts, CD's, money market accounts and retirement accounts.