

5-11-84

1 Housing Finance Agency

2

3 Adopted Rules Governing Income Limits for Limited-Unit

4 Developments and the Homeownership Assistance Fund

5

6 Rules as Adopted

7 12 MCAR S 3.002 Definitions.

8 A.-N. [Unchanged.]

9 O. "Persons and families of low and moderate income" means:

10 1. with respect to limited-unit mortgage loans pursuant
 11 to chapter 4 of these rules (except for loans issued under 12
 12 MCAR SS 3.037 and 3.038), development cost loans pursuant to
 13 chapter 3 of these rules, planning grants pursuant to chapter 5
 14 of these rules, and American Indian housing loans pursuant to
 15 chapter 8 of these rules, which loans and grants are intended
 16 for a limited-unit development, or a dwelling unit in a planned
 17 unit development or a condominium, those persons and families
 18 whose adjusted income does not exceed the amounts set forth in
 19 Exhibits 12 MCAR S 3.002 O.-3. and 12 MCAR S 3.002 O.-4. or such
 20 lower amount as shall be required to assure that the interest on
 21 obligations of the agency will be exempt from federal income
 22 taxation. "Metropolitan area" has the meaning given it in
 23 Minnesota Statutes, section 473.121, subdivision 2.

24 Exhibit 12 MCAR S 3.002 O.-3.

25 Maximum Adjusted Income for Loans for New Construction

26 Mortgage Interest Rate	27 Nonmetropolitan Area Maximum Adjusted Income	28 Metropolitan Area Maximum Adjusted Income
29 0-10.00%	30 \$26,000	\$34,000
31 10.01-10.50%	\$27,000	\$35,000
32 10.51-11.00%	\$28,000	\$36,000
33 11.01-11.50%	\$29,000	\$37,000
34 11.51% and over	\$30,000	\$38,000

36 Exhibit 12 MCAR S 3.002 O.-4.

37 Maximum adjusted Income for Loans for Existing Construction

38 Mortgage Interest Rate	39 Nonmetropolitan Area Maximum Adjusted Income	40 Metropolitan Area Maximum Adjusted Income
41 0-10.00%	42 \$21,000	\$31,000
43 10.01-10.50%	\$22,000	\$32,000
44 10.51-11.00%	\$23,000	\$33,000

1	11.01-11.50%	\$24,000	\$34,000
2	11.51% and over	\$25,000	\$35,000
3			
4	2.-5. [Unchanged.]		
5	P.-V. [Unchanged.]		

6 12 MCAR S 3.133 Homeownership assistance fund.

7 A. Monthly assistance. The agency may provide eligible
 8 recipients with interest-free monthly assistance loans in the
 9 form of monthly payments of a portion of the principal and
 10 interest installment due on the limited-unit development
 11 mortgage on qualifying property. Such payments shall not exceed
 12 \$100 per month and shall decrease by \$10 per month or \$120 per
 13 year each year. The maximum amount of monthly assistance to
 14 which a recipient is originally entitled shall be determined by
 15 the agency from time to time on the basis of the percentage of
 16 income which may reasonably be spent on mortgage payments, the
 17 interest rate charged for limited-unit development mortgage
 18 loans, and general housing and construction costs in the state
 19 of Minnesota, provided however, that the initial maximum monthly
 20 assistance which the agency shall determine to be available
 21 shall not exceed the following amounts for persons and families
 22 within the following annual adjusted income ranges as set forth
 23 in Exhibit 12 MCAR S 3.133 B.-1. and Exhibit 12 MCAR S 3.133
 24 C.-2. for various potential interest rates to be charged by the
 25 agency on its limited-unit development mortgage loans.

26 B. Metropolitan area. Exhibit 12 MCAR S 3.133 B.-1. applies
 27 to eligible recipients whose qualifying property is in the
 28 metropolitan area as defined in Minnesota Statutes, section
 29 473.121, subdivision 2.

30
 31 Exhibit 12 MCAR S 3.133 B.1.

32 Mortgage	33 Initial Maximum Monthly Assistance				
34 Interest					
35 Rate	\$100	\$80	\$60	\$40	\$20
36 0- Adj. Hshld.	0-	19,001-	20,001-	21,001-	22,001-
37 10.00% Income	19,000	20,000	21,000	22,000	23,000
38					
39 10.01- Adj. Hshld.	0-	20,001-	21,001-	22,001-	23,001-
40 10.50% Income	20,000	21,000	22,000	23,000	24,000
41					
42 10.51- Adj. Hshld.	0-	21,001-	22,001-	23,001-	24,001-
43 11.00% Income	21,000	22,000	23,000	24,000	25,000

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 2 C. Nonmetropolitan area. Exhibit 12 MCAR S 3.133 C.-2.
 3 applies to eligible recipients whose qualifying property is not
 4 in the metropolitan area as defined in Minnesota Statutes,
 5 section 473.121, subdivision 2.

6
 7 Exhibit 12 MCAR S 3.133 C.-2.

8 Mortgage 9 Interest 10 Rate	11 Initial Maximum Monthly Assistance				
	12 \$100	13 \$80	14 \$60	15 \$40	16 \$20
17 0- Adj. Hshld. 18 10.00% Income	19 0- 13,000	13,001- 14,000	14,001- 15,000	15,001- 16,000	16,001- 17,000
10.01- Adj. Hshld. 10.50% Income	0- 14,000	14,001- 15,000	15,001- 16,000	16,001- 17,000	17,001- 18,000
10.51- Adj. Hshld. 11.00% Income	0- 15,000	15,001- 16,000	16,001- 17,000	17,001- 18,000	18,001- 19,000

20 12 MCAR S 3.134 Homeownership assistance fund; downpayment
 21 assistance.

22 The agency may provide interest-free downpayment assistance
 23 loans to recipients eligible for monthly homeownership
 24 assistance who are determined, on the basis of normal credit
 25 procedures, to lack the cash or land equity necessary to pay the
 26 required downpayment, plus closing costs, expenses, and
 27 origination fees on the dwelling to be purchased. The amount of
 28 the downpayment assistance loan shall equal the amount by which
 29 the sum of the downpayment, closing costs, expenses, and
 30 origination fees exceeds five percent of the purchase price of
 31 the dwelling, but it shall not exceed the lesser of 50 percent
 32 of the downpayment or \$1,500.