

1 Minnesota Housing Finance Agency

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3 Adopted Permanent Rules Relating to Home Improvement Grants and  
4 Rehabilitation Loans Program

5

6 Rules as Adopted

7 4900.0010 DEFINITIONS.

8 Subpart 1. to 22. [Unchanged.]

9 Subp. 23. Persons and families of low and moderate

10 income. "Persons and families of low and moderate income" means:

11 A. to C. [Unchanged.]

12 D. With respect to home improvement grants and  
13 rehabilitation loans pursuant to parts 4900.0610 to 4900.0700 to  
14 be made by the agency, those persons and families whose assets  
15 do not exceed \$25,000, and

16 (1) with respect to home improvement grants and  
17 rehabilitation loans defined in part 4900.0610 as deferred  
18 loans, those persons and families whose adjusted income does not  
19 exceed \$7,000; or

20 (2) with respect to rehabilitation loans defined  
21 in part 4900.0610 as revolving loans, those persons and families:

22 (a) in the counties of Anoka, Carver,  
23 Dakota, Hennepin, Ramsey, Scott, and Washington whose adjusted  
24 income does not exceed \$15,000; and

25 (b) in all other counties whose adjusted  
26 income does not exceed \$12,000.

27 E. [Unchanged.]

28 4900.0610 SCOPE.

29 Rules in parts 4900.0610 to 4900.0700 govern the home  
30 improvement grant program authorized by Minnesota Statutes,  
31 section 462A.05, subdivision 15 and the rehabilitation loan  
32 program authorized by Minnesota Statutes, section 462A.05,  
33 subdivision 14a. The agency is authorized to make  
34 rehabilitation loans with or without interest or periodic  
35 payments. In parts 4900.0610 to 4900.0700 loans made with

1 interest and periodic payments shall be referred to as "  
2 revolving loans" and loans made without interest or periodic  
3 payments shall be referred to as "deferred loans."

4 4900.0630 ELIGIBLE RECIPIENTS OF REHABILITATION GRANTS AND LOANS.

5 Subpart 1. to 3. [Unchanged.]

6 Subp. 4. Deferred loan assets. "Assets" for purposes of  
7 deferred loans described in parts 4900.0610 to 4900.0700 is the  
8 sum of the following, after deducting any outstanding  
9 indebtedness:

10 A. to E. [Unchanged.]

11 Subp. 5. Revolving loan assets. Assets for the purposes  
12 of revolving loans is the sum of the following, after deducting  
13 any outstanding indebtedness:

14 A. cash on hand or in checking or savings accounts;

15 B. securities or United States Savings Bonds;

16 C. market value of all interests in real estate,  
17 exclusive of the structure to be improved and a parcel of real  
18 property of not more than two contiguous platted lots or 160  
19 contiguous acres on which such structure is located;

20 D. cash value of life insurance policies; and

21 E. all other property, exclusive of household  
22 furnishings, clothing, one automobile, and real estate,  
23 equipment, supplies, and inventory used in a business.

24 Subp. 6. Previous revolving loans. No applicant may  
25 receive a revolving loan to improve a property if the combined  
26 original principal amounts of revolving loans received by the  
27 applicant to improve the property will exceed \$15,000, or if the  
28 outstanding balance of revolving loans will exceed the maximum  
29 loan amount in part 4900.0640, subpart 2.

30 Subp. 7. Other assistance. Applicants for receipt of  
31 revolving loans cannot be eligible for assistance provided under  
32 parts 4900.0510 to 4900.0520 and 4900.0590 to 4900.0605; or for  
33 local or federal government housing rehabilitation financing  
34 programs which may be available in the area in which the  
35 property is located.

## 1 4900.0640 AMOUNT OF GRANT OR LOAN.

2 Subpart 1. [Unchanged.]

3 Subp. 2. Amount of loan. The amount of the rehabilitation  
4 loan shall not exceed the lesser of the amount in Minnesota  
5 Statutes, section 462A.05, subdivision 14a, the actual cost of  
6 the work performed, or that portion of the cost of  
7 rehabilitation that the agency determines cannot otherwise be  
8 paid by the person or family without spending an unreasonable  
9 portion of the income of the person or family thereon.

10 Subp. 3. [See Repealer.]

## 11 4900.0660 ELIGIBLE PROPERTIES.

12 Grant and loan funds shall be used only to improve  
13 properties which meet the following criteria:

14 A. to C. [Unchanged.]

15 D. No property shall be eligible for a home  
16 improvement grant or deferred loan if it has been improved by  
17 such a grant or loan within the five-year period immediately  
18 preceding the date on which application for such grant or loan  
19 is made. No property is eligible for a revolving loan if it has  
20 been improved by a revolving loan within the two-year period  
21 immediately preceding the date on which application for the loan  
22 is made. These limitations do not apply in extraordinary  
23 circumstances relating to damage to the property as a result of  
24 events beyond the control of the applicant or to failure of  
25 plumbing, heating, or electrical systems, or defects in the roof  
26 or foundation systems, as determined by the agency in its sole  
27 discretion.

28 E. [Unchanged.]

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30 REPEALER. Minnesota Rules, part 4900.0640, subpart 3, is  
31 repealed.