The Community Homeownership Impact Fund
The Community Homeownership Impact Fund provides funding for developers and administrators of single-family, owner-occupied affordable and workforce housing activity in communities across Minnesota. Resources are available through a competitive Request for Proposal published each spring.

Eligible Applicants
- Cities
- Housing and Redevelopment Authorities
- For-profit and nonprofit organizations
- Indian tribes or tribal housing corporations
- Public Housing Agencies
- Joint powers boards
- Cooperative housing corporations
- Individuals

Income Limits
Household income cannot exceed 115% of the area median.

Eligible Uses of Funds
- Acquisition, rehabilitation and resale of existing housing
- Reducing interest rates on Minnesota Housing home improvement loans through a Community Fix Up Initiative.
- Owner-occupied rehabilitation
- New construction, including demolition or removal of existing structures with rebuild.

<table>
<thead>
<tr>
<th>Types of Funds Available</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Interim Financing</strong></td>
</tr>
<tr>
<td>Interim financing is available for acquisition, rehabilitation, and construction of owner-occupied housing. Generally provided at a subsidized rate; interest-free financing may be available for innovative proposals.</td>
</tr>
<tr>
<td><strong>Deferred Loans</strong></td>
</tr>
<tr>
<td>Interest-free deferred loan financing is available to help eligible homeowners bridge affordability gaps not covered by first-mortgage or other funding sources.</td>
</tr>
<tr>
<td><strong>Grants</strong></td>
</tr>
<tr>
<td>Grants are provided on a limited basis to bridge value gaps between a project’s total development cost and its fair market value or for other eligible activities where recapture of loan funds proves infeasible or unaffordable.</td>
</tr>
</tbody>
</table>

Basic Program Requirements
- Supply or improve owner-occupied, single-family housing
- Comply with Green Communities Criteria
General Selection Standards and Funding Priorities

- **Project feasibility:** The cost of developing or rehabilitating the proposed housing must be reasonable and economically viable given market conditions.
- **Community need:** The extent to which there is a well-defined community need for the housing activity in the Target Area based on local demographic, workforce, and economic factors.
- **Organization capacity:** The applicant’s and applicant’s partners’ related housing experience is evaluated for capacity to undertake and complete the proposal.

- **Additional funding priorities** include:
  - Leverage for other financial and in-kind investments, including employer contributions;
  - Cost containment and non-duplication of an existing program or service;
  - Providing long-term housing affordability and housing affordable to the local workforce;
  - Addressing the housing needs of underserved populations;
  - Providing housing proximate to jobs, transportation, schools and services;
  - Providing housing investments in areas in need of community recovery.

### Impact Fund Leveraging Minnesota Housing Home Improvement Programs

<table>
<thead>
<tr>
<th>Fix Up Loans</th>
<th>Community Fix Up Initiative</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minnesota Housing provides affordable home improvement loans through a statewide network of participating lenders that include banks, credit unions, and nonprofit organizations. Fix Up provides:</td>
<td>• A community partner joins with an approved lender to provide services and funds at a lower interest rate.</td>
</tr>
<tr>
<td>• Loans for most basic remodeling, repairs and upgrades.</td>
<td>• The approved lender originates these loans and sells them to Minnesota Housing.</td>
</tr>
<tr>
<td>• Loan options for homeowners with limited equity, including an unsecured loan option.</td>
<td>• Targeted to specific community needs</td>
</tr>
<tr>
<td>• A lower interest rate and no income limit for basic energy conservation and accessibility improvements.</td>
<td>• The Impact Fund or other leveraged resources supplied by the community partner can be used to write down the Community Fix Up interest rate.</td>
</tr>
</tbody>
</table>

For more information about Minnesota Housing Home Improvement programs, visit www.mnhousing.gov > Lenders & Homeownership Partners > Home Improvement Partners.

### Interested?

The Impact Fund can help create and reinvest in affordable owner-occupied homes in your community! To learn more about the program, visit the Minnesota Housing website at www.mnhousing.gov > Lenders & Homeownership Partners > Community Development > Impact Fund, or contact a member of the Impact Fund Team:

- **Nancy Slattsveen**  
  nancy.slattsveen@state.mn.us  
  651.296.7994

- **Nick Boettcher**  
  nick.boettcher@state.mn.us  
  651.296.9567