

South Side University Neighborhood Homebuyer Program



\$25,000 deferred loan Available through HRA for Repairs or Conversion of a newly purchased home in the South Side University Neighborhood. Eligible properties:

Purchase of a residence within the boundaries: Hwy 23 to the north, University Drive to the south, Mississippi River to the east and 9th Avenue South to the west.

Purchase of a residence with an existing rental license as of April 1, 2011 for conversion to non-rental licensed, single family owner-occupied residence; or

Purchase of a residence with an existing rental license as of April 1, 2011 for conversion to an owner occupied residence with a license for a rental unit; or

Purchase of a non-rental licensed, single family, owner-occupied residence for continued use as a non-rental licensed owner-occupied single family residence.

Q Are there income guidelines for this program?

A No! This program does not have income or asset guidelines attached to it.

Q What are the terms of the loan?

A The loan is “deferred” meaning it has zero % interest, no monthly payment and is not due for 30 years. The loan is repaid upon sale, refinance or if the property is converted to a non-owner occupied rental.

Q What things can you use the funds for?

A Funds can be used for interior or exterior improvements and must meet Housing Quality Standards (HQS). Exterior work must meet Historic Preservation Commission (HPC) standards. The improvements must be completed by a licensed contractor and approved by the HRA.

Q When and who do I contact if I am interested in this opportunity?

A Applicants can be pre-approved prior to an offer, have a purchase pending or have completed the purchase within the last 180 days.

For more information please contact:

Shannon Adamski, St. Cloud HRA

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320-252-0880

or

Rich Kelly with the South Side University Neighborhood Association (SSUNA) at

richkelly1@yahoo.com

Details of the SSUNA Loan Program

1. Eligible properties:
 - a. Purchase of a residence with an existing rental license for conversion to a non-rental licensed, single family owner-occupied residence or
 - b. Purchase of a residence with an existing rental license for conversion to an owner-occupied residence with a license for one additional rental unit or
 - c. Purchase of a non-rental licensed, single family, owner-occupied residence for continued use as a non-rental licensed owner-occupied single family residence.
2. Applicant must purchase home for the purpose of homesteading, not resident homesteading. Property must remain owner occupied or repayment is due in full.
3. Maximum Loan amount is \$25,000, with zero % interest and no monthly payment, deferred for 30 years.
4. Loan would be repaid when the home is sold, refinanced, or converted to a non-owner-occupied rental.
5. Applicants can be pre-approved prior to an offer, have a purchase pending, or have completed a purchase within the last 180 days.
6. Funds may be used for interior or exterior improvements, and must meet Housing Quality Standards (HQS). The improvements are to be completed by a licensed contract and will follow procedures currently being used by the St. Cloud HRA.
7. There is no income limit for this program.
8. This program can be used along with other programs offered by the HRA if the purchaser of the property qualifies for other programs.

Option for Number 3 - \$25,000 maximum, zero % interest being forgiven 1/15 each year after 15 years.