

# Greater Minnesota Housing Fund



## *Single Family Gap Financing Program Overview*

*Updated April 1, 2024*

# GMHF Mission & Priorities

**Mission:** GMHF supports the creation of strong communities and affordable homes through making strategic investments and forming effective partnerships

**Homeownership Objectives:** GMHF invests in low-income single-family homeownership and owner-occupied rehabilitation to ensure stable homes that create a foundation for child development, school achievement, career success, and healthy families.

**Funding Priorities:**

- Proposals which apply a racial and economic equity lens to promote economic inclusion in the benefits of homeownership.
- Proposals that seek to leverage cross-sector health and housing partnerships to improve community and individual health.

# Kootasca Community Action

## Funding Amount

Up to  
\$15,000  
per  
home

## Pool Expiration

2 years  
to use  
the  
award

## Eligible Uses

Qualified  
Home  
Purchase  
Deferred  
Loans

# Eligibility: Purchase

## Borrower

- Income: Borrower income may not exceed 80% of greater of state or area median income for a household of four, or as adjusted for household size for households larger than four, as published by HUD.
- Need: Borrower must pay at least 25% of Household Income towards housing costs.
- One-Time Use: No previous use of a GMHF gap loan.

## Property

- To be occupied as borrower's primary residence.
- New construction or acquisition/rehab
- Meets acquisition cost limits for MN Housing Start-Up Program.

## Financing

- Up to \$15,000 after maximizing the first mortgage and other available funding sources.
- GMHF loan secured by recorded mortgage.
- GMHF requires 2<sup>nd</sup> lien position, coterminous w/1st mortgage up to 40 yrs.
- 1<sup>st</sup> Mortgage product shall be RD or Conventionally Insured.

# GMHF Single Family Financing Program Staff

Wes Johnson

*Chief Underwriter & Sr. Loan Officer*

[wjohnson@gmhf.com](mailto:wjohnson@gmhf.com)

651-350-7227