Supporting people and projects...

HOUING TRUST FUND

A source of funding to meet the housing needs of moderate- to low-income households within Crow Wing County.

...improving housing availability and options.

Crow Wing County HRA Mission:

To support the creation and preservation of affordable housing, economic development, and redevelopment projects towards a more vibrant Crow Wing County.

324 E River Rd., Brainerd, MN 56401

(218)828-3705

http://brainerdhra.org/housing-trust-fund/

PROGRAM BASIS AND POLICY GUIDANCE

Managed by the Crow Wing County Housing & Redevelopment Authority (HRA), the HTF Program administration is guided primarily by the following documents:

Minn. Stat. §462C.16 462C.16 Housing Trust Funds for Local Housing Development

Ordinance Establishing a Housing Trust Fund in Crow Wing County (Ordinance No. 2001), effective 3/4/20

Crow Wing County HRA

HOUSING TRUST FUND

DOWN PAYMENT ASSISTANCE PROGRAM

Assistance in financing the production and preservation of affordable and mixed-income housing projects.

Qualifications:

- The property must be located in Crow Wing County.
- Funding will be contingent upon the home receiving an inspection by a licensed home inspector prior to closing.
- House must be 'move-in' condition (no major construction or repairs needed prior to move-in).
- House must be suitable size for family size.
- Homebuyers shall have prior contact with a lender and secure their conditional approval for a mortgage.
- A letter from the lending institution is required and must state that your home mortgage application is accepted by the lender contingent on a homebuyer assistance that is at or below $20,000.
- At least one household member must attend a Homebuyer education course and provide the Crow Wing County HRA with a copy of the completion certificate.
- At least one household member must be gainfully employed at the time of home purchase. Gainful employment is defined as an employment situation where the employee consistently works and receives payment from an employer at 30 hours per week or more.
- Credit score of 640 or higher

DOWN PAYMENT ASSISTANCE

- Interested applicants will be taken on a first come, first served basis.
- Applicants must occupy the property as their principal place of residence and the property must be classified homestead.
- There is a non-refundable processing fee of $100 for all applicants due with submission of completed application. Applicants are also responsible for all filing fees at the courthouse and title search costs.
- Applicants must contribute a minimum of $1,000 of their own funds toward the purchase of the home (earnest money can make up part or the entire requirement).
- Housing Cost cannot exceed 30% of Household's Gross Income
- Total funds loaned cannot exceed the appraisal amount.
- Home-buyer Education Class Certificate Required
- Home owners will be expected to carry insurance.

Crow Wing County
Family Median Household Breakdown by Size

	Effective 5/1/2026	Household Size				
Imcome Limit	Income Limit Category	1	2	3	4	5
115%	Moderate Income	$77,850	$88,970	$100,090	$111,210	$120,110
80%	Low Income	$54,150	$61,890	$ 69,620	$ 77,360	$ 83,550

Loan Information:

- Maximum HTF deferred loan amount $20,000.00 The CWC HRA will fund a second mortgage in an amount equal to the difference between the maximum approvable mortgage (based on the buyer paying 30% or less of household income) & the purchase price of the home.
- Recording Fees will be included in the loan amount.
- An Account will need to be setup with Mid Minnesota Federal Credit Union.
- This is a 30-year, zero percent (0%) deferred loan.
- You do NOT need to be a first time home buyer for this assistance program.
- Funding subject to fund availability
- Qualification is based off of Household income.
- Full repayment of the principal is due upon the sale, maturity or other transfer of the property, when the owner no longer occupies the property as the principal residence, or the primary mortgage is refinanced and equity is taken out.

For more information on the Housing Trust Fund & its programs, please visit www. brainerdhra.org or contact:

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