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 East River Road
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 HOUSING TRUST FUND

Crow Wing County HRA

HOUSING TRUST FUND

Rehab Assistance Program Rental

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

The property must be located in Crow Wing County & meet the following:

• Occupancy Requirements for Property to be Rehabilitated:
A minimum of 51% of the rental units must be occupied by tenants at or below 115% of AMI for Crow Wing County as determined by U.S. Department of Housing and Urban Development. Income of tenants must be verified and must remain throughout the term of the loan. Owner is responsible for certifying by April 30th of each year that at least 51% of the rental units are occupied by tenants at or below 115% of AMI for Crow Wing County as determined by U.S. Department of Housing and Urban Development.

• Program Rent Limits:
All rental units must be within the fair market rent limits established for Crow Wing County by U.S. Department of Housing and Urban Development. Rents must stay within these limits for the repayment term of the program. Rent limits are adjusted annually by HUD and incremental annual rent increases are allowed with HRA approval as long as they do not exceed program rent limits.

Crow Wing County Fair Market Rents				
Studio	1—BR	2-BR	3BR	4BR
$772	$854	$1,120	$1,345	$1,569

**As of May 1st, 2026*

Work items for which rehab dollars can be used:

- **Furnaces or other heating systems**
- **Roof repair/replacement (shingles, soffit, fascia, damaged boards, etc.)**
- **Sewer or water repairs**
- **Foundation/structural Issues**
- **Energy efficiency improvements (doors, windows, siding, etc.)**
- **Lead abatement**
- **Mobility accessibility/ modifications/updates**

REHABILITATION ASSISTANCE
Rental

- Interested applicants will be taken on a first come, first served basis.
- All property taxes must be current paid status.
- Home owners will be expected to carry insurance.
- No tax liens or past-due assessments or judgments are allowed to be on the property.
- All properties built prior to 1978, a risk assessment for lead will be performed & hazards will be addressed if present.

Property Owner Contribution:

20% of the project cost at the time of closing

Housing Trust Fund Crow Wing County					Effective 5/1/2026
Annual Median Income (AMI)			$ 96,700		
Homeowner Contributi	Income Limit				
20%	115%	---------	**$111,210**	-	$ 77,361
10%	80%	---------	$ 77,360	-	$ 48,351
0%	50%	---------	$ 48,350		

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
50%	Very Low Income	$33,850	$38,680	$ 43,520	$ 48,350	$ 52,220

Loan Information:

- **Funding:** The maximum HTF deferred loan amount extended to any owner will be based on the following but shall not exceed those available in the HTF or 80% of the project costs, whichever is less.
  - Single family rental rehab: **$25,000**
  - Multi-family rental rehab:

  $12,500 per unit if at least 51% of the units are leased to tenants with incomes at or below 115% but more than 80% of AMI.
  $15,000 per unit if at least 51% of the units are leased to tenants with incomes at or below 80% but more than 50% of AMI.
  $20,000 per unit if at least 51% of the units are leased to tenants with incomes at or below 50%.
- Fees included in the loan amount consist of Title Search, Lead Testing (if needed), and Recording Fees.
- This is a 20-year loan term with zero percent (0%) interest and a deferred lump sum repayment of principal.
- If affordability is maintained throughout the entire 20-year term the lump sum repayment will be reduced to 50% of the original principal amount. This loan is payable upon the sale or transfer of the property, the primary mortgage is refinanced and equity is taken out or upon maturity of the note. If at any time affordability is not maintained throughout the term of the loan, the mortgage will be accelerated and the full balance of principal will become due immediately.

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

BRIT THOMPSON, Rehab Administrative Specialist
Phone: 218-824-3438
Email: Brit@brainerdhra.org

JOHN SCHOMMER, Rehab & Maintenance Director
Phone: 218-824-3432
Email: John@brainerdhra.org