

# First-Time Homebuyers

## Are you a first-time homebuyer interested in buying a home in Anoka County?

Includes cities: Andover, Anoka, Bethel, Blaine, Centerville, Circle Pines, Columbia Heights, Columbus, Coon Rapids, East Bethel, Fridley, Ham Lake, Hilltop, Lexington, Lino Lakes, Linwood Township, Nowthen, Oak Grove, Ramsey, Spring Lake Park, and St. Francis.

Minnesota Housing (MHFA) [www.mnhousing.gov](http://www.mnhousing.gov), the state's housing finance agency, provides funds for various homebuyer and homeowner programs. The County participates in Minnesota Housing's **Start Up** program for first-time homebuyers. The program offers affordable fixed-rate mortgages to qualified buyers; down payment and closing cost loans may also be available. Mobile home purchases don't qualify unless the home is permanently attached to a lot and taxed as real property.

### Minimum Start Up Requirements for 2024

You may be eligible if you:

- are a first-time homebuyer or haven't owned a home in the past three years;
- meet minimum credit score requirements as set by Minnesota Housing;
- don't exceed gross income limits - **Combined household INCOME limits:**  
1-4 Persons - \$99,300\*  
5 Person - \$107,300\*  
6 Person - \$115,200\*  
7+ Persons - \$123,200\*
- don't exceed purchase price limit - **Home PURCHASE PRICE limit is:** up to \$515,200\* (11-County Metro Area)

\*Interest rates, income limits and home purchase prices are subject to change during the program year so,  
**-check with your MN Housing approved lender for most current numbers-**

1. **The first step is contacting an approved lender** (Anoka County doesn't have applications). You must use a lender who is approved by Minnesota Housing and can find one at <http://www.mnhousing.gov/findalender>
2. You are required to attend a homebuyer education class. Class options include an in-person class *HomeStretch* or *Framework* an on-line course. Class websites at:
  - *Homestretch:* <http://www.accap.org/home-ownership/> or <https://www.hocmn.org/search-workshops/>
  - *Framework:* <https://www.hocmn.org/buyingahome/framework/>
3. Minnesota Housing offers qualified buyers down payment and closing cost loans up to \$18,000. **Anoka County does not fund its own down payment assistance program.**
4. Minnesota Housing also offers loans for:
  - Repeat buyers and refinancing through its **Step Up** program; and,
  - Home Improvement through its **Fix-Up Loan** program

### **CONTACTS for homebuyer/owner information:**

5. **ACCAP** (Anoka County Community Action Program) at (763) 783-4747 or visit [www.accap.org](http://www.accap.org) (homeownership classes)
6. **MN Homeownership Center** at 651-659-9336 or visit [www.hocmn.org](http://www.hocmn.org)
7. **Minnesota Housing** at (651) 296-8215 or 800-710-8871 or visit <http://www.mnhousing.gov/sites/homebuyers/process>
8. General questions? Call Anoka County's Community Development Department at (763) 324-4601

Check Anoka County's Community Development website: <https://www.anokacountymn.gov/133/Community-Development>  
for additional info on county-run Homeowner programs including:  
**Low-Interest Well/Septic Loan Program, Home Rehab Loans and more.**