



**HRA of ITASCA COUNTY
LAND TRUST HOMES
ASSET LIMITATION POLICY**

The mission of the HRA is to provide affordable housing by developing, redeveloping, managing housing, and administering housing programs across Itasca County. In this effort we “create affordable housing options” in Itasca County.

The Land Trust Program requires homeowners to have income below 80% of the Impact Fund limits as published by Minnesota Housing or as such other funding sources may require. We also recognize, however, that on rare occasions there may be households who earn little, but who have large assets. We maintain that if the assets are significant enough, it may be inappropriate to sell them a Community Land Trust home since the household could have other options for affordable housing. So, in addition to meeting the income limits, the prospective homebuyer must meet the asset limits of this policy.

Asset Limitations: prospective homebuyer(s) may not have liquid assets exceeding \$50,000 after closing on the purchase of their home.

Liquid assets are defined as follows:

- Cash held in savings accounts, checking accounts, safe deposit boxes, etc.
- Equity in real estate or other capital investments
- Cash value of stocks, bonds, Treasury bills, certificates of deposit and money market accounts.
- Trust funds, mutual funds
- Personal property held as an investment such as gems, jewelry, coin collections, antique cars etc.
- Lump sum or one-time receipts such as inheritances, capital gains, lottery winnings, victim’s restitution, insurance settlements and other amounts not intended as periodic payments
- Mortgages or deeds of trust held by applicant
- Any other liquid asset

*Retirement accounts are not considered to be liquid assets.

Potential home buyers with assets exceeding \$50,000 after purchase, who wish to purchase a Community Land Trust House, may apply to the Executive Director for an exemption. Exemptions will be granted in rare situations.