

## Rehabilitation Loan Program (RLP) and Emergency & Accessibility Loan Program (ELP) COVID-19 Temporary Program Modifications FAQ

Due to the unprecedented situation related to COVID-19, Minnesota Housing has implemented modifications to existing program requirements in the RLP and ELP Procedural Manuals. These modifications are effective April 23, 2020 and during the COVID-19 pandemic.

1. If a borrower receiving unemployment benefits also receives the additional \$600 per week unemployment benefit from the Coronavirus Aid, Relief, and Economic Security (CARES) Act, do I include this payment in the total RLP/ELP household eligibility income calculation?

No. Do not include the additional \$600 per week employment benefit from the CARES Act when calculating the borrower's total household eligibility income. The typical unemployment insurance that a borrower receives *should* be included when calculating the borrower's total RLP/ELP household eligibility income.

2. If a borrower receives the one-time up to \$1,200 per adult and \$500 per child stimulus from the CARES Act, do I include this payment in the total RLP/ELP household eligibility income calculation?

No. Do not include the one-time up to \$1,200 per adult and \$500 per child stimulus when calculating the borrower's total RLP/ELP household eligibility income.

3. What is the maximum loan amount for an ELP loan?

The maximum loan amount for an ELP loan has been increased from \$15,000 to \$27,000.

4. Does the lender have to complete the pre-rehabilitation inspection for an ELP loan?

The pre-rehabilitation inspection may be completed by a contractor to determine the emergency or accessibility need, and to develop the limited scope of work. The lender may also complete the pre-rehabilitation inspection for ELP loans. This modification only applies to ELP loans. It does not apply to RLP loans.

5. What are some alternatives to lenders performing the post-rehabilitation on-site inspection for both the RLP and ELP loan programs?

The alternatives below will be accepted for post-rehabilitation inspections for both RLP and ELP loans. Lender staff may still complete post-rehabilitation inspections for both RLP and ELP loans.

- Inspections conducted by other entities, such as cities that complete the post-construction inspection to close out the permits. The inspection report from the third-party must be included in the project file.
- A completion certificate signed by the homeowner plus invoices and receipts related to the rehabilitation work. The completion certificate, invoices, and receipts must be included in the project file.