

Housing Opportunities for Home Owners and Home Buyers

If you are considering the purchase of a home or planning to upgrade your home for energy efficiencies, make sure you consider these opportunities provided by the government.

- \$8,000 first-time home buyer tax credit is effective between 1/1/09 and 11/30/09; eligibility guidelines at www.federalhousingtaxcredit.com
- Neighborhood Stabilization Program (NSP) is through the St. Cloud HRA to purchase bank-owned homes in identified neighborhoods in Foley, Rice, St. Cloud, Sauk Rapids, Becker, Clearwater, Waite Park and St. Joseph. Details at www.stcloudhra.com or call 252-0880.
- Tax credits up to \$1,500 or 30% are available in 2009 and 2010 for energy efficiencies; details at www.energystar.gov/taxcredits. The website details existing home retrofits for building envelope (example: roofing, windows, doors, insulation) components and qualified energy products. The wind, solar, geothermal and fuel cell tax credit is available for existing homes and new construction. Also information on cars, tax deductions for commercial buildings and more.
- Weatherization dollars to reduce residential energy consumption (energy audits, weather-stripping, caulking, insulation and more) are available through Tri-Cap; details at www.tricap.org. or call 251-1612.
- Check with your local utility for rebates available that may also be used.

The first time-home buyer tax credit and the Neighborhood Stabilization program are available to qualifying home-buyers. The energy efficiencies and weatherization programs are available for new and existing homes. Depending on your housing needs, these programs may be used together.