

## OWNER-OCCUPIED AND RENTAL UNIT REHABILITATION LOANS

Provide no-interest, deferred payment home repair loans for LMI owner occupants.

Provide 1.5% interest loans for repairing units rented to LMI tenants and/or creating new low or moderate income rental units by:

- (1) Converting vacant properties into rental units, and/or
- (2) Converting large single-family homes into duplexes.

CDGB loans for shall be subject to a \$50,000 maximum.

The debt to equity ratio cannot exceed 120% of the value of the property.

If there is a request to subordinate loans, each request will be subject to the following criteria as agreed upon by the Central Housing Region Committee.

- No additional debt can be incurred to the property.
- There would be a savings due to a lower interest rate being offered to the borrower.
- There would be better terms offered by the bank refinancing the debt.



### FOR AN APPLICATION OR ADDITIONAL INFORMATION CONTACT:

CENTRAL HOUSING REGION CDBG  
PROGRAM ADMINISTRATORS  
JUNEAU COUNTY HOUSING  
AUTHORITY

717 E. State Street, Mauston, WI 53948  
(608) 847-7309

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Get our application online!

[juneaucountyhousingauthority.com](http://juneaucountyhousingauthority.com)



2017

## COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM



**Central Housing Region Counties**  
Adams, Green Lake, Juneau, Marathon,  
Marquette, Portage, Waupaca, Waushara,  
and Wood



## ELIGIBILITY REQUIREMENTS:

→Must be owner-occupied or land contract buyer three months prior to applying. Contract must be written, legally binding, and properly recorded. Contract seller is required to also sign mortgage.

→Must be owners of low-to-moderate income renter-occupied units.

→All occupants directly benefiting from the CDGB housing rehabilitation program must be at or below the appropriate Section 8 income limit for their county.

→Include all sources of gross income from all household members who are at least 18 years of age.

→Mortgage and property taxes must be current.

→All mortgages, judgments, and liens in addition to the rehab cost cannot exceed 120% of the Fair Market Value of the property.

→Property must be insured.

# COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

This is a program for ensuring the community's ability to conserve, rehabilitate and improve residential properties occupied by low-to-moderate (LMI) residents.

## CENTRAL HOUSING REGION OBJECTIVES:

Expansion of affordable housing stock for low and moderate income persons.

Elimination of neighborhood blight and structural deterioration.

Elimination of housing conditions that are detrimental to public health, safety, and welfare.

Elimination of unnecessary energy waste through modern rehabilitation energy saving improvements.

Conservation of existing housing stock.



## ELIGIBLE REHAB ACTIVITIES INCLUDE:

Repairs that bring the unit to decent, safe, and sanitary condition using HQS Inspection/Evaluation of property.

Examples include but are not limited to: Roofs, siding, windows, plumbing, electric, septic, well, etc.

## INELIGIBLE REHAB ACTIVITIES INCLUDE:

- Properties scheduled for sale, acquisition, or condemned.
- Mobile homes in a mobile home park, must own land to be eligible.
- Reimbursement for work which has been contracted for or completed prior to signing agreement with CHR.
- Appliances, except as required for handicapped accessibility.