

PROGRAM OBJECTIVE

The Rental Rehabilitation Loan Program provides financial and related technical assistance for owner-investors of low income rental housing to rehabilitate their units.

PROGRAM BENEFITS

The Program provides a deferred payment loan to owner-investors. It offers you the opportunity to make improvements on your rental property by providing rehabilitation loan funds at no interest and with no payments.

LOAN QUALIFICATIONS

In order to qualify for a loan, you must meet the following requirements:

1. Property must be located in the City of Appleton.
2. Be the owner of the property for which rental assistance is being requested.
3. Property must have at least 50% of the rentable floor space dedicated to residential use.
4. Property must be occupied by or available to low income tenants for the first five years of the loan.
5. The building must be able to be physically and financially rehabilitated.
6. All rents must be at or below the fair market rents established by HUD for at least five years. (See Current Rents)

LOAN REPAYMENT

The loan amount is placed as a lien against the property and recorded with the Register of Deeds. It is repaid in full (no interest) at the time you sell the property. If the property is transferred to a surviving spouse, the loan does not have to be repaid at that time.

ELIGIBLE PROPERTY IMPROVEMENTS

Loan proceeds must be used to bring the rental unit up to a decent, safe, and sanitary condition and to increase energy conservation. All items not meeting code or HUD's Housing Quality Standards, as identified during property inspection, and all lead paint hazards must be rehabilitated as part of the loan. **Funds cannot be used for new construction, acquisition of land or purely cosmetic items.**

Priority will be given to the following work:

- Lead-Based Paint Hazards
- Roofing
- Foundation (structural issues)
- Electrical
- Plumbing
- Heating
- Windows
- Doors
- Insulation
- Siding

INCOME ELIGIBILITY LIMITS FOR TENANTS (5-14-10)

FAMILY SIZE VERY LOW INCOME

1	\$30,000
2	34,300
3	38,600
4	42,800
5	46,300
6	49,700
7	53,100
8	56,500

**CURRENT FAIR MARKET RENTS
2010**

BEDROOMS	RENT INCLUDING UTILITIES
0	\$ 527
1	542
2	672
3	969
4	997

Rents must include utilities or the amount of rent and utilities paid by tenant cannot exceed rent limits.

LOAN AMOUNT DETERMINATION

To determine the loan amount the owner-investors can qualify for, the Housing Coordinator identifies the amount of equity presently in the property. The maximum loan amount will be the least of:

- \$15,000 for each rental unit, or
- The amount of equity in the property

HOW DO I APPLY?

For more information, you may contact:

City of Appleton
Community Development Department
100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

(920) 832-6468
8:00 A.M. – 4:30 P.M.
Monday thru Friday



Equal Housing
Opportunity



**CITY OF APPLETON
RENTAL REHABILITATION**

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.