OWNER OCCUPIED INCOME GUIDELINES

NUMBER OF PEOPLE IN HOUSEHOLD	MAXIMUM INCOME
1	$39,400
2	$45,000
3	$50,650
4	$56,250
5	$60,750
6	$65,250
7	$69,750
8	$74,250

Landlords applying for Rental Rehabilitation Loans are not required to fall within these income limits. However, tenants in the project property must fall within the maximum income guidelines.

TENANT INCOME GUIDELINES

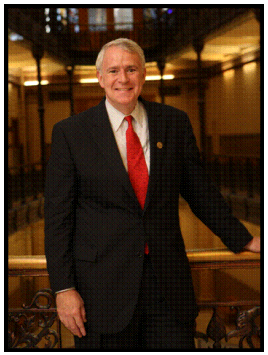
NUMBER OF PEOPLE IN HOUSEHOLD	MAXIMUM INCOME
1	$29,600
2	$33,800
3	$38,000
4	$42,200
5	$45,600
6	$49,000
7	$52,300
8	$55,700

Maximum Allowable Rents

1 Bedroom	$588
2 Bedrooms	$721
3 Bedrooms	$931
4 Bedrooms	$968

Updated 4.29.2014

BUILDING Stronger neighborhoods



"The TIN program is a powerful tool that brings City resources together with residents to build stronger neighborhoods. This program helps homeowners fix their roofs and make other repairs, and it encourages residents to connect with their neighbors to mobilize around specific concerns and improvements."

Mayor Tom Barrett

For more information contact:

Martin Drive Neighborhood Association

Pat Mueller

414-933-5589

pmueller4502@gmail.com

http://city.milwaukee.gov/NIDC

MARTIN DRIVE NEIGHBORHOOD ASSOCIATION www.martin-drive.org

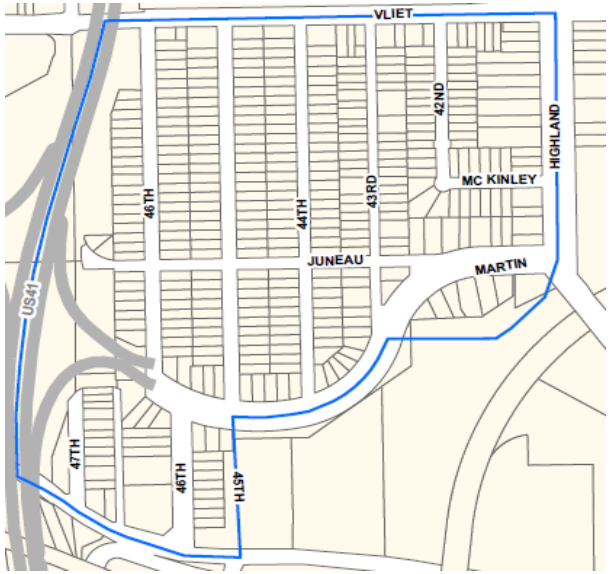
City of Milwaukee

Neighborhood Improvement Development Corporation

In partnership with the City of Milwaukee

Martin Drive TIN

HOME REHAB LOAN PROGRAM



Boundaries

Vliet

47th Street Highland Blvd.

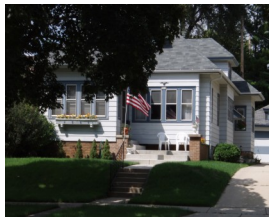
State Street/Martin Drive

What is the TIN Program?

The Targeted Investment Neighborhood (TIN) is a program in which the City of Milwaukee focuses funds and resources in a small area (6-12 blocks) for approximately three years. The goal of the program is to support and encourage homeownership and responsible landlords and to improve the safety and appearance of the neighborhood. Homeowners who use the program can make common household repairs and updates.

CDBG Milwaukee

EQUAL HOUSING OPPORTUNITY



Opportunities for Homeowners

The Home Rehab program offers homeowners a combination of no interest and/or forgivable loans for home improvements. Deferred Payment Loans (DPL) are available to low income home owners. DPL repayments are made when the property is sold, refinanced or no longer serves as a primary residence.

Priorities of the program include exterior appearance, code violation repairs and lead paint abatement. Additional improvements can include, but are not limited to, weatherization and energy conservation, window replacement, siding, electrical, heating and plumbing updates. After the work is completed, homeowners are expected to keep their property code compliant.

Opportunities for Landlords

The Rental Rehabilitation Program offers responsible landlords forgivable loans to improve rental units in TIN neighborhoods. Improvements eligible in this program are similar to the owner-occupied program. The property must be brought up to code and maintained at that level over a five year period. Investor owners must provide at least 50% of the cost of the rehabilitation. Forgivable loans are available for up to $14,999 for each unit. Participants must rent to tenants of low to moderate income levels and agree to program rent limits *(see chart on back page)*.

Are you eligible for a TIN loan to help with home rehab?

1. You must own a property located within TIN boundaries.
2. Once repairs are completed and the property is up to code, you must keep the property code compliant.
3. Mortgage payments and property taxes must be current.
4. You must maintain property insurance for the length of the loan term.
5. All projects must follow funding guidelines and restrictions.

After you apply for a TIN loan, NIDC staff will review your credit and current debt to determine eligibility.