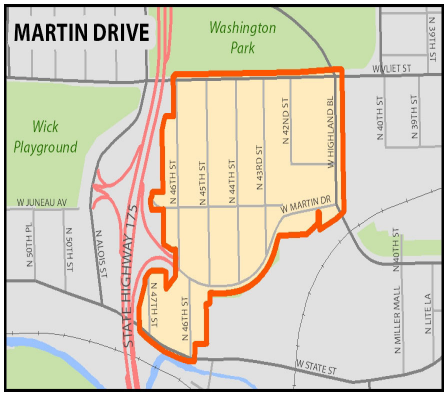
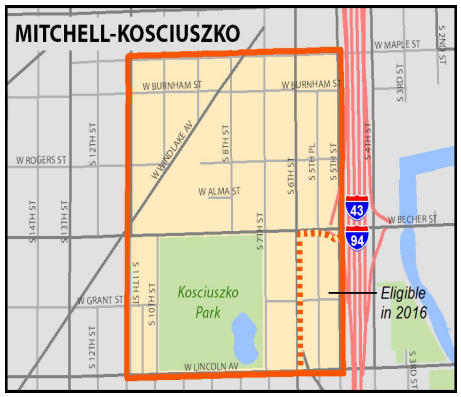
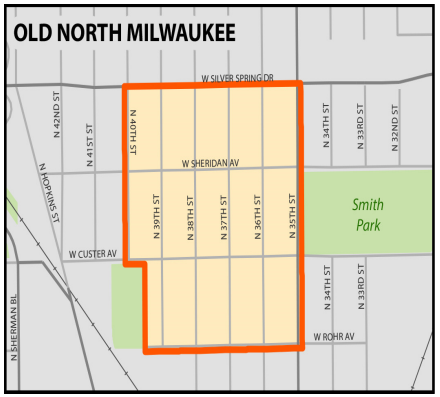



(414) 933-5589
***Martin Drive Neighborhood Association***
pmueller4502@gmail.com

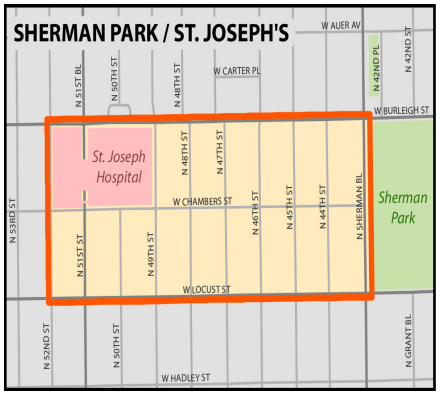



(414) 672-8090*
***Southside Organizing Committee (SOC)***
SOC@SOCMilwaukee.org




(414) 464-4440
***Agape Community Center***
neighborhood@agape-center.org

(414) 385-3572*
***Sixteenth Street Community Health Center***
carmen.reinmund@sschc.org




(414) 444-9803 x107
***Sherman Park Community Association***
wendywas@shermanpark.org

City of Milwaukee

**For additional info on applying for a TIN loan visit: www.milwaukee.gov/TIN**

***SPANISH SPEAKING STAFF AVAILABLE**

*Updated 6/8/2016*

# 2016
# Targeted Investment Neighborhood (TIN) Program

Through the TIN program, 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 homeowners and responsible landlords to improve the safety and appearance of the neighborhood. Homeowners and landlords who use the program can make common household repairs and updates.

## Priority Repairs

- **Code violation repairs**
- **Lead paint abatement**
- **Exterior appearance**
- **Heating & plumbing upgrades**
- **Energy conservation**
- **Weatherization**
- **Window replacement**
- **Electrical upgrades**

Neighborhood Improvement Development Corporation
*In partnership with the City of Milwaukee*

City of Milwaukee

CDBG Milwaukee

EQUAL HOUSING OPPORTUNITY

*The Neighborhood Improvement Development Corporation (NIDC) is an affiliate of the City of Milwaukee Department of City Development. NIDC works with City departments, community agencies, and residents to improve Milwaukee neighborhoods.*

## Homeowner Opportunities

The **Home Rehabilitation Program** offers owner-occupants of 1 to 4 unit residential properties a combination of no interest and partially forgivable loans for home improvements. Deferred Payment Loans (DPL) may be available to homeowners who are low-income and elderly or disabled. DPL repayments are made when the property is sold, refinanced or no longer serves as a primary residence.

**Terms & Conditions:**

- Project Maximum: $30,000 per property
- 0% interest
- Up to 15 year maximum to pay loan back
- Own & occupy home as primary residence

## Landlord Opportunities

The **Rental Rehabilitation Program** offers responsible landlords of 1-4 unit residential properties forgivable loans to improve rental properties in TIN neighborhoods. Investor-owners must provide at least 50% of the cost of the rehabilitation.

**Terms & Conditions:**

- Up to $14,999 per unit (forgivable)
- Generally units must have at least two bedrooms to qualify
- Landlords are required to attend Landlord Training Program operated by City of Milwaukee Department of Neighborhood Services ***www.milwaukee.gov/LandlordTraining***

## Eligibility & Requirements for Home Rehab & Rent Rehab

- ❑ You must own a property located within TIN boundaries.
- ❑ Mortgage payments and property taxes must be current. If you are on the installment plan, you cannot be delinquent.
- ❑ You must maintain property insurance for the length of the loan term.
- ❑ The property's debt compared to its value and its cash flow will be considered as part of our loan underwriting.
- ❑ The property must be brought up to code and maintained at that level over a five year period.
- ❑ A mortgage lien is placed on the house as security for the loan.
- ❑ If you have declared bankruptcy, your bankruptcy must be discharged at least 6 months prior to your application. You should have satisfactory credit history since the discharge.
- ❑ If you have received previous loans from NIDC or the City of Milwaukee, your application will be reviewed on a case by case basis.
- ❑ After you apply for a TIN loan, NIDC staff will review your credit and current debt to determine eligibility.

**Technical Assistance:** Experienced rehabilitation specialists perform a thorough inspection of the property, identifying problem areas. The rehab specialist writes a scope of work and then helps the owner get bids from contractors. Once the work starts, the rehab specialist makes periodic inspections to make sure the work meets program requirements.

**Important landlord Information: (for homeowner landlords & investor owners)**

- Must provide annual re-certification of tenants' income
- Monthly rents are capped for five year term
- Copy of lease is required

| OWNER OCCUPIED GUIDELINES *subject to change* | | TENANT INCOME GUIDELINES *subject to change* | |
|---|---|---|---|
| NUMBER OF PEOPLE IN HOUSEHOLD | MAXIMUM INCOME | NUMBER OF PEOPLE IN HOUSEHOLD | MAXIMUM INCOME |
| 1 | $39,350 | 1 | $29,520 |
| 2 | $44,950 | 2 | $33,720 |
| 3 | $50,550 | 3 | $37,920 |
| 4 | $56,150 | 4 | $42,120 |
| 5 | $60,650 | 5 | $45,540 |
| 6 | $65,150 | 6 | $48,900 |
| 7 | $69,650 | 7 | $52,260 |
| 8 | $74,150 | 8 | $55,620 |

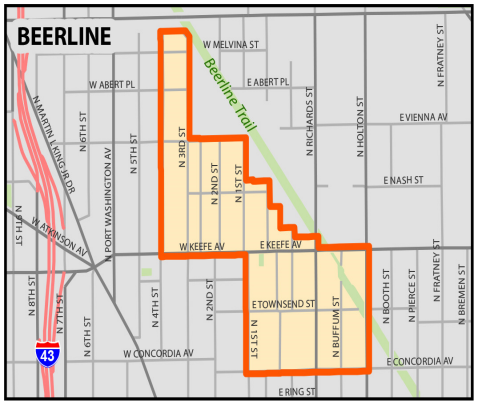
**Maximum Allowable Rents**
*subject to change*

| | |
|---|---|
| 1 Bedroom | $623.00 |
| 2 Bedrooms | $782.00 |
| 3 Bedrooms | $1004.00 |
| 4 Bedrooms | $1107.00 |

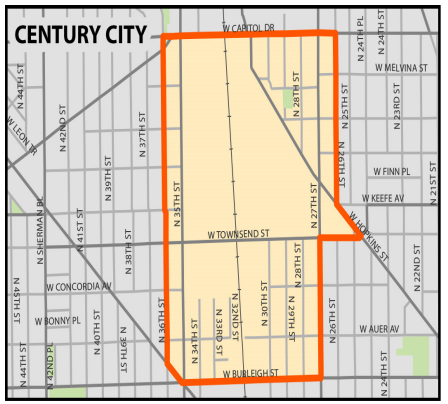
*Maximum rents assume landlords pay for water and sewer only.*

*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.*

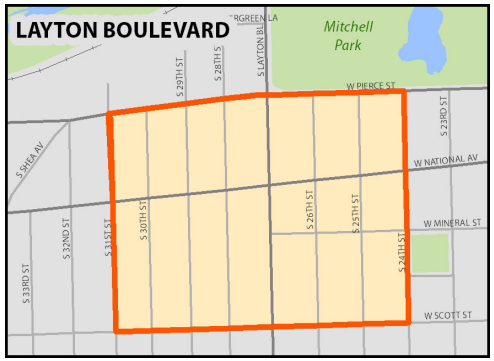
## 2016 TIN Neighborhoods and Contact Information



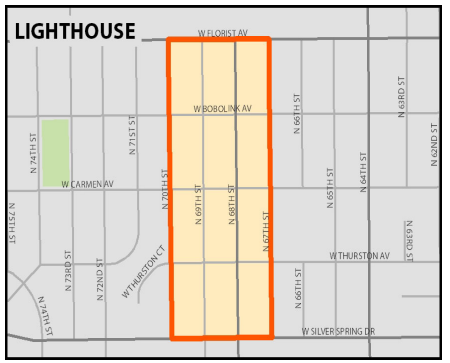

(414) 906-9650 x114
***Riverworks Development Corporation***
**housing@riverworksmke.org**




(414) 444-8200 x8102
***Northwest Side CDC***
**dbreen@nwscdc.org**




(414) 944-6007*
***Layton Boulevard West Neighbors, Inc.***
**housing@lbwn.org**




(414) 431-2276
***Havenwoods Economic Development Corp.***
**ehammer@havenwoods.org**