For additional information and to apply contact:

Tracy Polk

Housing Resources, Inc.
2500 W. Capitol Drive
Milwaukee, WI 53216
(414) 449-0705
tracy_polk@hri-wi.org

Sam Overton

Housing Resources, Inc.
217 Wisconsin Avenue, #411
Waukesha, WI
(262) 522-1230
Samuel_Overton@hri-wi.org

www.hri-wi.org

Board members, employees and their family members of Housing Resources, Inc. may not receive services through the program. Per the Federal Regulations of the US Dept of HUD, there are no exceptions.

*Funding is subject to availability,
and provided on a first come first served basis to
qualified homeowners.*

EQUAL HOUSING
OPPORTUNITY

Housing
Resources
Inc

MINOR HOME REPAIR PROGRAM

This program is funded by "Hits for Homes" in partnership with:

Associated Bank & Brewers COMMUNITY FOUNDATION, INC.

THE MINOR HOME REPAIR PROGRAM

This program is intended to provide funding to low and moderate income homeowners to rebate the cost to complete minor home repairs on residential single and two unit owner occupied properties located in Milwaukee, Ozaukee, Washington and Waukesha Counties.

A rebate match may be received for 50% of allowable expenses, up to a maximum rebate of $1,000. Homeowners are allowed **one** rebate per calendar year.

Eligible Activities

Permanent improvements completed to a residential housing unit and related structures that include:

- Repair/replacement of roof and related components
- Repair/replacement of non-functioning and/or non-compliant heating and ventilation systems
- Replacement of existing (non-functional) central air conditioning units
- Repair of foundation and related structures
- Repair/replacement of non-functioning and/or non-compliant electrical fixtures, including electrical service upgrades

Eligible activities continued

- Removal of architectural barriers and installation of permanent improvements to increase mobility for the elderly and/or the disabled
- Repair/replacement of non-functioning plumbing fixtures, including water heaters
- Security improvements (with police report)
- Repair of existing exterior porch stairs and other defective porch components
- Repair of existing fences and gates as necessary to correct code violations*
- Repair of existing walkways, stairs and retaining walls as necessary to correct code violations* and safety issues
- Purchase for smoke and/or carbon monoxide detectors, when in addition to other repairs

Exceptions made only on a case by case basis

Activities That May Be Eligible

The following activities are eligible under the program only if they are done in conjunction with the City of Milwaukee's Department of Health and utilize the services of a contractor who is certified by the State of Wisconsin and uses lead safe work practices:

- Painting of exterior residential structures, including garages
- Repair/replacement of siding, fascias and/or soffits.
- Repair/replacement of painted porches and related structures (including demolition).
- Repair/replacement of windows, doors, trim, and related components.

Applicant Eligibility

Household income must be below 80% of the County Median Income based on household size and county

Every applicant must own and reside in the home he/she plans to repair for a minimum of **90 days** prior to project approval

Only work (bids) completed by Contractors with valid license and insurance are eligible for this program

Mortgage must be current

Property taxes must be current, or you must be working with a rescue fund which will bring them current contingent upon repairs being made

Must have valid homeowner's insurance

Application Process

- All applicants for the Minor Home Repair program must complete an application and provide the necessary documentation to process request
- Reimbursement for any work done prior to completing a program application/contract is not permitted
- Once an application has been completed and approved, no changes may be made without prior written approval
- Owners have 60 days from the date the conditional approval to complete the approved repairs