

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Municipalities

City of Bayfield	City of Shell Lake	Village of Birchwood	Bayfield County
City of Ladysmith	City of Spooner	Village of Butternut	Douglas County*
City of Park Falls	City of Washburn	Village of Prentice	Iron County
City of Phillips	Town of Swiss	Village of Rib Lake	Sawyer County
		Village of Poplar	Washburn County

Rehabilitation Projects

- Roofing
- Siding
- Heating
- Electrical
- Insulation
- Foundation
- Windows & Doors
- Sewer & Water Laterals
- Handicapped Accessibility



Homebuyer Assistance

- 50% Down Payment
- Closing Costs



Eligibility

To qualify for the program, a household must meet the income limits established by the U.S. Department of Housing & Urban Development.

2014 HOUSEHOLD INCOME LIMITS

Ashland, Bayfield, Burnett,
Iron, Price, Rusk, Sawyer,
Taylor, & Washburn Counties.....Douglas County

\$33,000.....	1 Person.....	\$36,050
\$37,700.....	2 Persons	\$41,200
\$42,400.....	3 Persons	\$46,350
\$47,100.....	4 Persons	\$51,450
\$50,900.....	5 Persons	\$55,600
\$54,650.....	6 Persons	\$59,700
\$58,450.....	7 Persons	\$63,800
\$62,200.....	8 Persons	\$67,950

Total household income shall include all income sources from all members of the household who are at least 18 years of age (except full-time students under 22 years of age).

Household size includes all full-time household members, foster children, and other minor children who reside in the household for more than 50 percent of the year.

*Residents of the City of Superior are ineligible to apply for funding assistance due to the city's "entitlement" status.

Housing Activities

The Community Development Block Grant Program from the Wisconsin Department of Administration, Division of Housing and Community Development benefits Low- and Moderate-Income (LMI) households needing to make home improvements or wishing to purchase a home. Northwest Regional Planning Commission administers the program for the Cities of Bayfield and Washburn (Bayfield County), Ladysmith (Rusk County), Park Falls and Phillips (Price County), Shell Lake and Spooner (Washburn County); the Town of Swiss (Burnett County); the Villages of Rib Lake (Taylor County) and Birchwood (Washburn County); and the Counties of Bayfield, Douglas, Iron, Sawyer, and Washburn.

OWNER-OCCUPIED REHABILITATION

The program will provide rehabilitation assistance to LMI owner-occupied housing units. Financial assistance to eligible owner-occupied households will be in the form of a zero percent, deferred payment loan, secured by a mortgage until the unit ceases to be the borrower's principal place of residence. The property must be titled in the owner's name, taxes must be current, and the property must be insured against direct loss or damage. Homes under life estates and land contracts are eligible.



RENTER-OCCUPIED REHABILITATION

The CDBG program may provide funds for the rehabilitation of LMI renter-occupied units with 0 percent, installment loans over ten years.

HOMEBUYER ASSISTANCE



The program will provide assistance to eligible households that are renting and seeking assistance to purchase a home. The Homebuyer Opportunity Program will provide closing costs and up to 50 percent of the down payment to eligible clients. Eligible closing costs include: loan origination fees, loan discount points, appraisal costs, credit report, title search and preparation charges, transfer fees, and recording costs. Terms for financing are the same as owner-occupied rehabilitation.

HANDICAPPED ACCESSIBILITY

CDBG funds may be used for accessibility modifications to a dwelling unit occupied by an LMI person who is physically handicapped. Typical modifications include: ramps, grab bars, accessible shower stalls, wider doorways and hallways, and the installation of door handles, in place of door knobs.



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