

Homeowner Rehab Assistance Programs



Homeowner Rehab Deferred Loan Programs

Provides favorable funding to assist Jefferson County eligible homeowners with needed home repairs. Repairs include mechanical, structural, and accessibility repairs and improvements that are approved by the program administrator. For more information on all homeowner assistance programs within the county, please contact roxanne@jeffersoncountyiwi.gov – 920-674-8711

HOME Consortium Post-Purchase Rehab Program – Jefferson County

1. 0% Deferred loan up to \$24,999 or 110% Loan-to-Value Ratio
2. Income at or below 80% of Jefferson County Median Income Guidelines
3. Assessed value after repairs cannot exceed \$257,000
4. Application fee and recording fee - \$105
5. Eligible Repairs: Roofs, Mechanical Systems (furnace, water heaters), Windows, Electrical, Plumbing Foundation, Siding, Accessibility Improvements, improvements to the bathrooms and kitchens
6. Payable on sale or transfer

Southern Housing Region Homeowner Rehab Program – Dodge/Jefferson/Walworth County

1. 0% Deferred Loan up 115% Loan-to-Value Ratio
2. Income at or below 80% of Jefferson County Median Income Guidelines
3. Application fee, inspection fee, and recording fee - \$655 (these fees are included in the loan)
4. Eligible Repairs: Handicap Accessibility, Replace Windows and Doors, Repair/Replace Heating Systems, Water Heaters and Plumbing systems, Siding and Porch Repairs, Roofing, Electrical Upgrades, Connect Water and Sewer Lines, Other General Improvements
5. Payable on sale or transfer

Jefferson County Rehab Programs Income Limits 80% of County's Median Income

Effective 6/1/2024

<i>Household Size</i>						
	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>
Jefferson County	\$56,250	\$64,250	\$72,300	\$80,300	\$86,750	\$93,150
Dodge County Portion of the City of Watertown	\$51,350	\$58,700	\$66,050	\$73,350	\$79,250	\$85,100
Walworth County Portion of the City of Whitewater	\$56,700	\$64,800	\$72,900	\$80,950	\$87,450	\$93,950

Homeowner Rehab Loan/Grant Program

City of Watertown

1. Maximum grant amount - \$10,000
2. Income at or below 80% of Jefferson/Dodge County Median Income Guidelines
3. Property owner required to contribute a minimum of 10% cash based on project cost
4. Administration fee – Watertown RDA 5% of the award grant funds
5. Funds are to be used for physical repairs to the existing building Eligible Repairs: roofs, porches, exterior paint, windows, doors, and power service upgrades to panels

City of Watertown – Wisconsin Residential Property Reinvestment Fund

1. Program open to homeowners and landlords
2. Loan Amount \$5,000
3. Loan Terms – Interest rate 3%, repayment term 5 years, ACH withdrawals
4. Property must be located in Federal Census Tract 1003.02
6. Income at or below 80% of Jefferson/Dodge County Median Income Guidelines
7. Credit Score of 660 or higher
8. Funds can be used for physical repairs to the existing building. Eligible Repairs: roofs, insulation, HVAC systems, windows and doors, siding, solar and other green energy initiatives, electrical upgrades.
9. Loan processing and servicing will be handled by First Citizens State Bank

Rural Development Home Repair Loans

1. The home must be in an eligible area; address can be verified on the website under the <https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=assessmentType> select the Single-Family Housing Direct tab to verify address eligibility
2. \$40,000 – maximum loan amount
3. 20-year 1% fixed interest rate loan
4. Income eligibility required (see table below)
5. Loan funds can be used to repair, improve, or modernize the borrower's residence
6. Procedure to Apply:
Contact a USDA home loan specialist – 920-907-2976

Rural Development Repair Grant Program

1. Home must be in an eligible area; address can be verified on the website <https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=assessmentType>
2. Be age 62 or older and not able to repay a repair loan
3. Maximum grant amount - \$10,000
4. Grants and loans can be combined for up to \$50,000 in assistance where applicable
5. Income eligibility required (see table below)
6. Grants must be used to remove health and safety hazards
7. Grants must be repaid if the property is sold in less than 3 years
8. Procedure to Apply: Contact a USDA home loan specialist – 920-907-2976

Rural Development Home Repair Program Income Limits Effective 07/2023

	1-4 Person Household	5-8 Person Household
Dodge County	\$43,150	\$57,000
Jefferson County	\$46,650	\$61,600
Walworth County	\$46,600	\$61,550