

Owner Occupied and Tenant Income Guidelines *

NUMBER OF PEOPLE IN HOUSEHOLD	MAXIMUM INCOME
1	\$39,850
2	\$45,550
3	\$51,250
4	\$56,900
5	\$61,500
6	\$66,050
7	\$70,600
8	\$75,150

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.

Maximum Allowable Rents *

1 Bedroom	\$616.00
2 Bedrooms	\$722.00
3 Bedrooms	\$925.00
4 Bedrooms	\$937.00

*as of June 2010. Subject to change.



"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

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www.mkedcd.org/housing/nidc



Harambee Great Neighborhoods

Targeted Investment Neighborhood



The TIN Program is part of Mayor Tom Barrett's plan for stronger neighborhoods and is presented by the Department of City Development's Neighborhood Improvement Development Corporation in collaboration with our neighborhood partners.

Boundaries

1st to Martin Luther King Dr./
Port Washington
Ring to Vienna



Neighborhood Improvement
Development Corporation
In partnership with the City of Milwaukee



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 owner occupancy and responsible landlords and to improve the safety and appearance of the neighborhood. Home owners who participate in the program use funds to make common household repairs and updates. There are rehabilitation funds for owner occupants and investor owners. In addition to physical improvements, NIDC works with other city departments and neighborhood partners to identify and resolve neighborhood issues.



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Opportunities for Homeowners

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

Priorities of the program include exterior appearance, code 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.

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

1. You must own a property within an investment neighborhood (TIN).
2. The property must be kept 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.



Buy In Your Neighborhood

The Buy In Your Neighborhood Program (BIYN) provides down payment loans to residents who purchase an investment property within three blocks of the home they currently own and occupy.

Purchasers are required to invest 10% down payment. Participating lenders (banks) provide a 70% loan. NIDC provides a 20% down payment loan at market rate. This program is often used along with the Rental Rehabilitation Program to make the property code compliant.



Opportunities for Investor Owners

The Rental Rehabilitation

Program offers investor owners forgivable loans for the rehabilitation of residential 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 \$10,000 for each unit. Participants must rent to tenants of low to moderate income levels. Tenant income cannot exceed HUD income guidelines (see chart on back page).