

NEIGHBORHOOD IMPROVEMENT DEVELOPMENT CORPORATION

Presentation for
Bronzeville Advisory Committee
13 January 2016



RENTAL REHABILITATION PROGRAMS

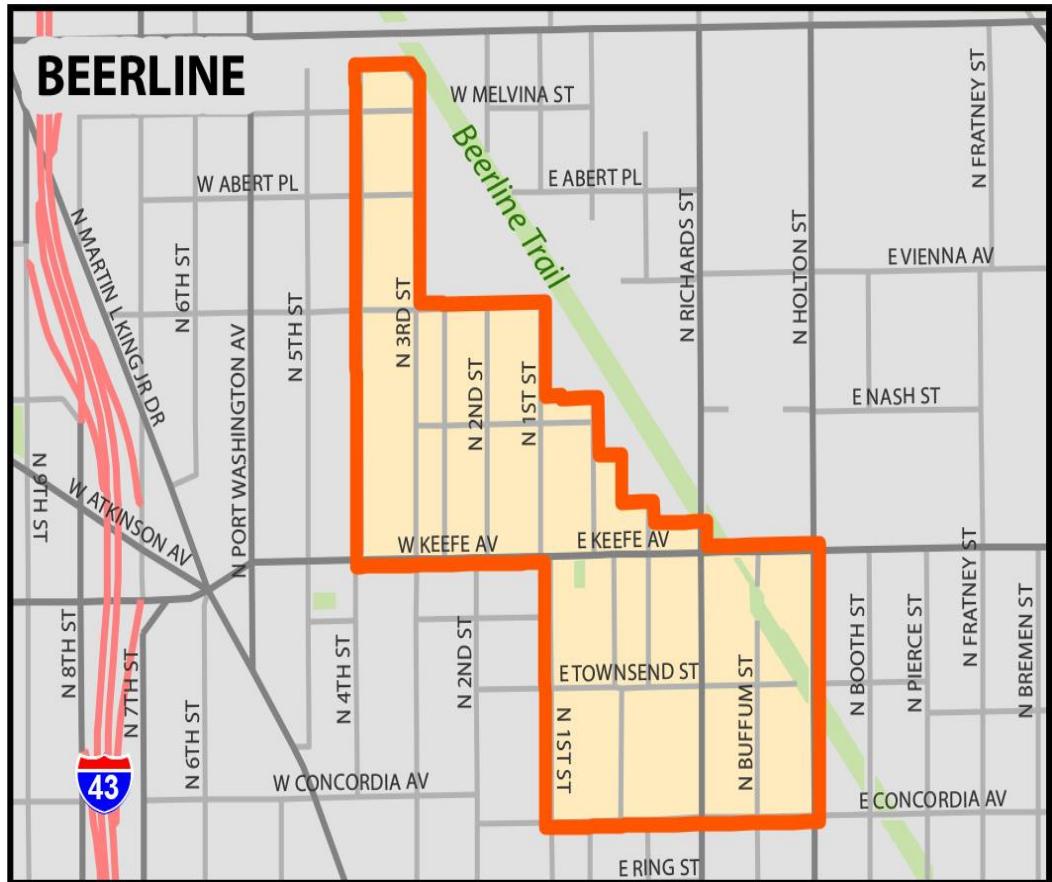
IN THE 6TH DISTRICT

Two Different Rental Rehabilitation Programs:

1. Targeted Investment Neighborhood (TIN) - Rental Rehabilitation Program
2. STRONG Neighborhoods Plan (SNP) - Rental Rehabilitation Expansion Program

RENTAL REHABILITATION PROGRAMS IN THE 6TH DISTRICT

Beerline TIN - Rental Rehabilitation Program - 6th District



TIN Partner:
Riverworks
Development
Corporation

TIN Contact Info:
414-906-9650
housing@riverworksmke.org

TIN Designation:
2015-2017

RENTAL REHABILITATION PROGRAMS

IN THE 6TH DISTRICT

TIN - Rental Rehabilitation Program

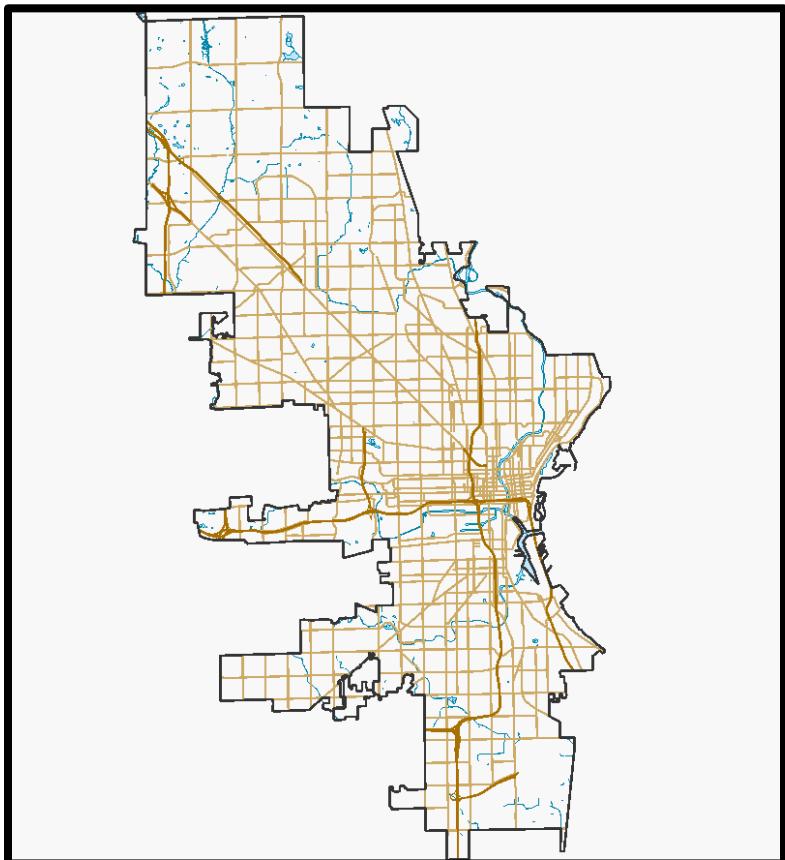
- Existing responsible landlords of 1-4 unit residential properties
- Rental property must be in the TIN boundaries
- Loan up to \$14,999 per unit, forgivable after five years provided the project is in compliance
- Owner must provide at least 50% of the rehabilitation cost
- Generally units must have at least two bedrooms
- Owner must have DNS Landlord Training Certificate
- After rehabilitation the property must be Code Compliant and Lead Safe
- Tenant income limits and rent limits apply
- Annual recertification of tenant income and rent limits

* additional qualifications apply



RENTAL REHABILITATION PROGRAMS IN THE 6TH DISTRICT

STRONG Neighborhoods Plan - Rental Rehabilitation Expansion Program



City-wide Program

In operation since mid-2013

Contact Info:

414-286-5608

nidc@milwaukee.org

RENTAL REHABILITATION PROGRAMS

IN THE 6TH DISTRICT

SNP - Rental Rehabilitation Expansion Program

- Experienced and responsible purchasers of 1-4 unit city-owned foreclosed residential properties
- City-wide
- Loan up to \$14,999 per unit, forgivable after five years provided the project is in compliance
- Owner must provide at least 50% of the rehabilitation cost
- Generally units must have at least two bedrooms
- Owner must have DNS Landlord Training Certificate
- After rehabilitation the property must be Code Compliant and Lead Safe
- Tenant income limits and rent limits apply
- Annual recertification of tenant income and rent limits

* additional qualifications apply



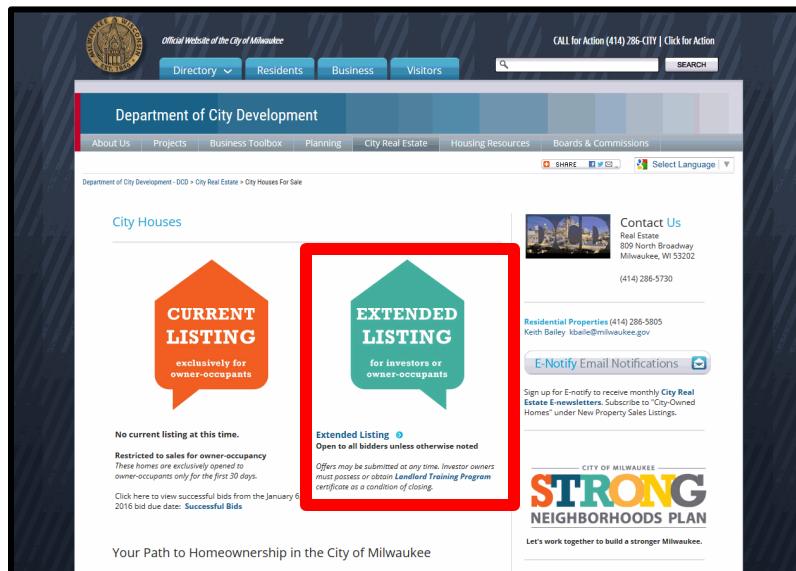
RENTAL REHABILITATION PROGRAMS

IN THE 6TH DISTRICT

STRONG Neighborhoods Plan - Rental Rehabilitation Expansion Program

Step 1:

www.milwaukee.gov/cityhouses



Official Website of the City of Milwaukee

CALL for Action (414) 286-CITY | Click for Action

Department of City Development

Directory Residents Business Visitors SEARCH

SHARE Select Language

About Us Projects Business Toolbox Planning City Real Estate Housing Resources Boards & Commissions

Department of City Development - DCD > City Real Estate > City Houses For Sale

City Houses

CURRENT LISTING
exclusively for owner-occupants

EXTENDED LISTING
for investors or owner-occupants

Extended Listing Open to all bidders unless otherwise noted

No current listing at this time.

Restricted to sales for owner-occupancy. These homes are exclusively open to owner-occupants only for the first 30 days.

Click here to view successful bids from the January 6, 2016 bid due date: [Successful Bids](#)

Your Path to Homeownership in the City of Milwaukee

Contact Us
Real Estate
809 North Broadway
Milwaukee, WI 53202
(414) 286-5730

Residential Properties (414) 286-5805
Keith Bailey kbailey@milwaukee.gov

E-Notify Email Notifications

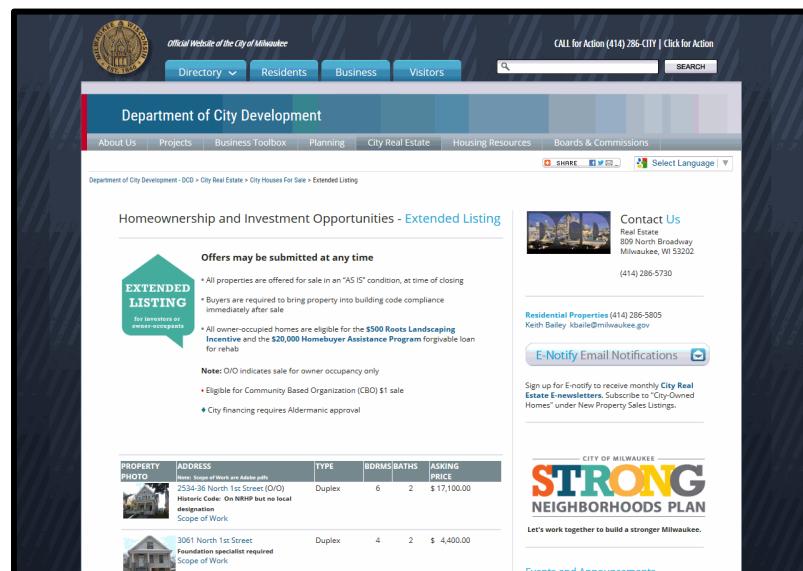
Sign up for E-notify to receive monthly City Real Estate E-newsletters. Subscribe to "City-Owned Homes" under New Property Sales Listings.

CITY OF MILWAUKEE
STRONG NEIGHBORHOODS PLAN

Let's work together to build a stronger Milwaukee.

Step 2:

Extended Listing



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Department of City Development - DCD > City Real Estate > City Houses For Sale > Extended Listing

Homeownership and Investment Opportunities - Extended Listing

EXTENDED LISTING
for investors or owner-occupants

Offers may be submitted at any time

- All properties are offered for sale in an "AS IS" condition, at time of closing
- Buyers are required to bring property into building code compliance immediately after sale
- All owner-occupied homes are eligible for the \$500 Roots Landscaping Incentive and the \$20,000 Homebuyer Assistance Program forgivable loan for rehab

Note: OIO indicates sale for owner occupancy only

- Eligible for Community Based Organization (CBO) \$1 sale
- City financing requires Aldermanic approval

Sign up for E-notify to receive monthly City Real Estate E-newsletters. Subscribe to "City-Owned Homes" under New Property Sales Listings.

PROPERTY PHOTO **ADDRESS** **TYPE** **BDRMS** **BATHS** **ASKING PRICE**

	2534-36 North 1st Street (OIO) Historic Code: On NRHP but no local designation Scope of Work	Duplex	6	2	\$ 17,100.00
 Foundation specialist required Scope of Work	3061 North 1st Street	Duplex	4	2	\$ 4,400.00

CITY OF MILWAUKEE
STRONG NEIGHBORHOODS PLAN

Let's work together to build a stronger Milwaukee.

Events and Announcements

RENTAL REHABILITATION PROGRAMS IN THE 6TH DISTRICT

STRONG Neighborhoods Plan - Rental Rehabilitation Expansion Program

Step 3:

Find a real estate agent to visit house

3623 North 1st Street

City of Milwaukee Property Listing

Property Address: 3623 North 1st Street

Price of Home "As-Is"	\$ 4,000.00
Estimated Renovation Cost	\$ 34,081.00
Tenant Status	Occupied
Bids for this property are due	Any time
Property is Being sold	As-is, Homeownership or Investor Owner

Property Type: Duplex

General Description	Rooms/Other		
Dwelling Units	2	Bedrooms	4
Year Built	1910	Baths	2
Building Sq. Ft.	2,024	Stories	2
Lot Sq. Ft.	2,280	Garage	None
Zoning	RT4	Historic	No



Step 4:

Submit Offer / Apply for Rehab Program

APPLICATION TO THE NEIGHBORHOOD IMPROVEMENT DEVELOPMENT CORPORATION PROGRAM (NIDC):

RENTAL REHABILITATION

MAIL APPLICATION TO:
NIDC
P. O. Box 511730
Milwaukee, Wisconsin 53203-0291

Submit with your application:

- ✓ Copy of your most recent Federal 1040 or a personal financial statement
- ✓ Proof of matching funds (copy of checking / savings statement, loan commitment letter, etc.)
- ✓ \$200 per unit application fee (Waived for buyers of City owned tax foreclosed properties)
***Make check payable to: Neighborhood Improvement Development Corporation (NIDC).
When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account, or to process the payment as a check transaction.
- ✓ Landlord must submit a Landlord Training Certificate.
- ✓ Landlord must submit a Landlord Qualification Statement. (Available at <http://city.milwaukee.gov/RentalRehabLoan>)

Please complete both sides of the application.

APPLICANT AND CO-APPLICANT INFORMATION

Applicant's name	Date of birth	
Social Security no.	Home phone	Cell phone
E-mail address		
Applicant's address	Zip	No. of years

RENTAL REHABILITATION PROGRAMS

IN THE 6TH DISTRICT

Application Process for both Rental Rehabilitation Programs

- Step 1: Submit application w/requested documents
- Step 2: Pull credit, confirm ownership, check city tax records, etc.
- Step 3: Review program eligibility/underwrite the financial component
- Step 4: Property inspection w/NIDC, DNS, and owner/buyer
- Step 5: Scope of Work development
- Step 6: Obtain bids from qualified contractors
- Step 7: Internal loan approval
- Step 8: Loan closing
- Step 9: Construction
- Step 10: On-going compliance of tenants and code compliance for five years after project is complete

NIDC WEBSITE

www.milwaukee.gov/NIDC

www.milwaukee.gov/RentalRehabLoan

Targeted Investment Neighborhoods (TINs)

TINs sustain and increase owner-occupancy, provide high quality affordable rental housing, strengthen property values, and improve neighborhood physical appearance and quality of life. TINs focus resources for 3 years on a small area, generally 6 to 12 city blocks.

- 2015 TIN Neighborhoods
- 2015 TIN Loan Program



Rental Rehabilitation Program

The Rental Rehab program offers rehabilitation assistance to responsible investors who agree to rent to income-eligible tenants. The property must be a City of Milwaukee owned tax foreclosed property located in the **Community Development Block Grant Area** OR be located in a **Targeted Investment Neighborhood (TIN)** and meet program standards when the rehabilitation is complete. *Generally, units must have at least 2 bedrooms to qualify.*

STRONG Homes Loan

The STRONG Homes Loan Program offers partially forgivable loans to homeowners throughout the City of Milwaukee. Loans can be used to make emergency and essential home repairs and address building code orders. Loans are repayable, with a deferred payment option available for homeowners who are low income and elderly or disabled.



Homebuyer Assistance Program

The Homebuyer Assistance Program provides up to \$20,000 to assist with the rehabilitation of City-owned foreclosed homes. NIDC and its development partners also have a limited number of fully rehabilitated homes available for sale.

- Program Information
- City Owned Homes for Sale
- Rehabilitated Homes for Sale



Tax Incremental Districts (TIDs)

Forgivable loans are available to assist owner-occupants with repairs in a limited number of neighborhood-based Tax Incremental Districts, a special financing tool that enables the City to borrow against the growth of tax base in order to create a pool of loan resources.



Healthy Neighborhoods Initiative

Working with the Greater Milwaukee Foundation, this initiative focuses on a neighborhood's positive attributes and works to engage neighbors and homeowners to invest in their neighborhoods and position them as good places to live.

E-Notify Email Notifications

CITY OF MILWAUKEE STRONG NEIGHBORHOODS PLAN

Let's work together to build a stronger Milwaukee.

Events and Announcements

DNS Landlord Training Program

January 13, 9am-3pm
FREE classes are offered monthly

Homebuyer Orientation Sessions

Tuesday, January 26, 6-7:30pm
Washington Park Library (Community Room)
2121 N. Sherman Blvd.

Learn about \$20,000 forgivable loan for rehab of City-owned homes. www.milwaukee.gov/HBA



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Larry Kilmer
Program Director
Larry.Kilmer@milwaukee.gov
414-286-5723



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

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