

# NEIGHBORHOOD IMPROVEMENT DEVELOPMENT CORPORATION

Presentation for  
Bronzeville Advisory Committee  
13 January 2016



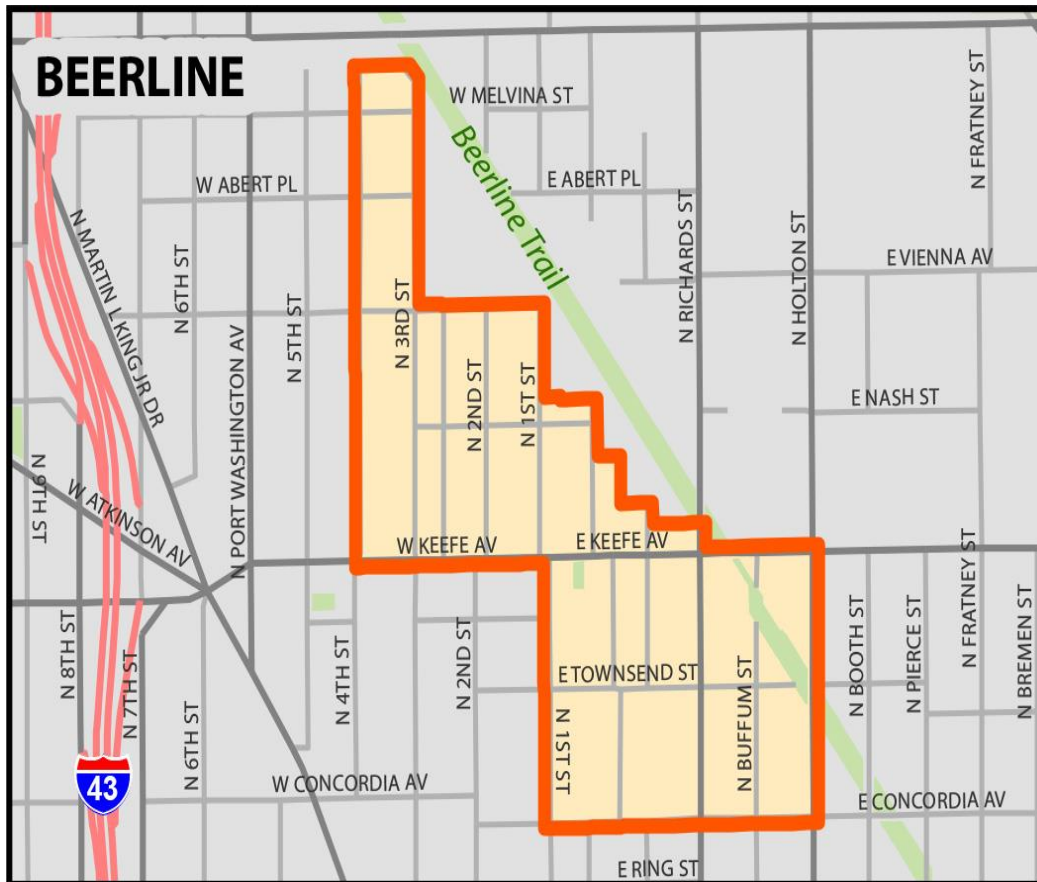
# **RENTAL REHABILITATION PROGRAMS** **IN THE 6<sup>TH</sup> DISTRICT**

## **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 6<sup>TH</sup> DISTRICT

## Beerline TIN - Rental Rehabilitation Program - 6<sup>th</sup> District



TIN Partner:  
Riverworks  
Development  
Corporation

TIN Contact Info:  
414-906-9650  
[housing@riverworksmke.org](mailto:housing@riverworksmke.org)

TIN Designation:  
2015-2017

# RENTAL REHABILITATION PROGRAMS IN THE 6<sup>TH</sup> DISTRICT

## TIN - Rental Rehabilitation Program

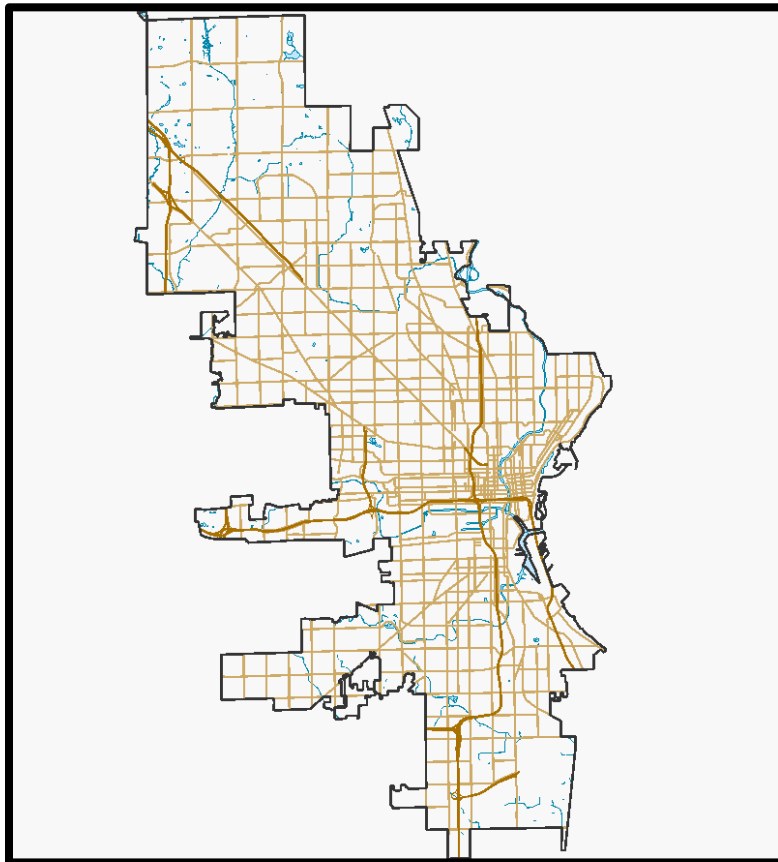
- Existing responsible landlords of 1-4 unit residential properties
- Rental property must be in the TIN boundaries
- Loan up to \$14,999 per unit, forgivable after five years provided the project is in compliance
- Owner must provide at least 50% of the rehabilitation cost
- Generally units must have 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 6<sup>TH</sup> DISTRICT

## STRONG Neighborhoods Plan - Rental Rehabilitation Expansion Program



City-wide Program

In operation since mid-2013

Contact Info:

414-286-5608

[nidc@milwaukee.org](mailto:nidc@milwaukee.org)



# RENTAL REHABILITATION PROGRAMS IN THE 6<sup>TH</sup> 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 6<sup>TH</sup> DISTRICT

## STRONG Neighborhoods Plan - Rental Rehabilitation Expansion Program

Step 1:

[www.milwaukee.gov/cityhouses](http://www.milwaukee.gov/cityhouses)

The screenshot shows the City of Milwaukee's official website for City Houses. The navigation bar includes links for Directory, Residents, Business, and Visitors. The main content area is titled 'Department of City Development' and 'City Houses For Sale'. A red box highlights the 'EXTENDED LISTING' section, which is described as being 'for investors or owner-occupants'. Below this, it states 'Offers may be submitted at any time. Investor owners must possess or obtain Landlord Training Program certificate as a condition of closing.' The 'CURRENT LISTING' section is also visible, noting 'No current listing at this time.' and 'Restricted to sales for owner-occupancy. These homes are exclusively opened to owner-occupants only for the first 30 days.'

Step 2:

Extended Listing

The screenshot shows the 'Extended Listing' section of the City of Milwaukee's website. It details the rules for submitting offers, including that all properties are offered for sale in an 'AS IS' condition and that buyers must bring property into building code compliance immediately after sale. A table lists two properties for sale:

PROPERTY PHOTO	ADDRESS	TYPE	BDRMS/BATHS	ASKING PRICE
	2534-36 North 1st Street (D/O) Historic Code: On NHP but no local designation Scope of Work	Duplex	6 2	\$ 17,100.00
	3061 North 1st Street Foundation specialist required Scope of Work	Duplex	4 2	\$ 4,400.00

The 'STRONG NEIGHBORHOODS PLAN' logo is also visible at the bottom of the page.

# RENTAL REHABILITATION PROGRAMS IN THE 6<sup>TH</sup> 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 6<sup>TH</sup> 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](http://www.milwaukee.gov/NIDC)

[www.milwaukee.gov/RentalRehabLoan](http://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.



## 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.

## 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 is 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



## 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](http://www.milwaukee.gov/HBA)



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



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

[www.milwaukee.gov/NIDC](http://www.milwaukee.gov/NIDC)