



Housing Loans and Incentives

Oshkosh Healthy Neighborhoods Program

| Program Features | CDBG Housing Improvement Loan | Sold On Oshkosh | Owner Occupied Rehab Loan | Renter Occupied Rehab Loan | Historic Preservation | New Homes In Our Neighborhoods | Curb Appeal Micro Grant | Good Neighbor Grant |
|---------------------------|--|--|--|--|---|--|--|--|
| Maximum Loan/Grant Amount | \$30,000 | \$7500 (in recognized neighborhood) \$5000 (city wide) | \$50,000 | \$50,000 | \$25,000 | \$25,000 | \$500 | \$750 |
| Minimum Loan Amount | \$5,000 | \$1500 or \$1000 forgiven annually | \$5,000 | \$5,000 | Match from property owner required - see program overview | N/A | N/A | Applicant must spend at least \$250 to receive \$750. (ex: applicant pays first \$250 and grant pays up to \$750) |
| Eligible Improvments | Exterior Improvements, plumbing, electrical, HVAC, painting, general repairs. No Remodeling | N/A - Downpayment Assistance | Siding, painting, windows, doors, roofing, HVAC, electrical, plumbing, additions, renewable/green infrastructure, driveway and garage, renovations, & lead remediation | | Historically sensitive rehab on historic properties | New homes on infill lots owned by the RDA | Projects that enhance the appearance of the property along the street frontage. (ex: exterior painting, step replacement, landscaping, & cleaning masonry) | Projects that enhance the appearance of the property along the street frontage. (ex: exterior painting, step replacement, landscaping, & cleaning masonry) |
| Interest Rate | 0% | 0% | 0% | 0% | 0% | N/A | N/A | N/A |
| Loan Term | Deferred | 5 years | 15 years | 15 years | Deferred | Reimbursed upon project completion | Reimbursed upon project completion | Reimbursed upon project completion |
| Income Limit | Cannot exceed 80% of the HUD Median Income limits | Cannot exceed 150% of the HUD Median Household Income Limits | | | N/A | N/A | N/A | N/A |
| Asset Limit | \$50,000 - liquid assets only | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Credit Check | Bankruptcies, judgements, and liens all factor in | Bankruptcies, judgements, and liens all factor in | | | | | N/A | N/A |
| Loan to Value Ratio | 100% max | 100% max | 100% max | 100% max | 100% max | N/A | N/A | N/A |
| Debt to Income Ratio | N/A - must be low-moderate income | Cannot spent more than 30% of gross monthly income on housing expenses (for owners housing expenses include mortgage payment, taxes, homeowner's insurance and utilities; for renters housing expenses include rent and utilities) | | | | N/A | N/A | N/A |
| Eligible Properties | Priority Neighborhoods and LMI - any aged home | Built before 1950 | Built before 1970 | Built before 1970 | Historic Properties | RDA owned infill lots | Where revitalization is occurring - any aged home (ex:Rock the Block) | Must be within a recognized neighborhood association and must be the homeowner |

For questions please contact the Planning Services Department at 920-236-5059 - The information on this document is subject to change