OWNER-OCCUPIED REHABILITATION LOANS

• Provide 0% interest, deferred payment home repair loans for LMI owner occupants.

RENTAL UNIT REHABILITATION LOANS

• Provide 0% interest installment loans for repairing units rented to LMI tenants and/or creating new low to moderate income rental units by converting vacant properties into rental units, and/or converting large single-family homes into duplexes.

EMERGENCY ASSISTANCE PROGRAM

• CDBG-EAP housing assistance is available when a State or Federal weather disaster declaration has occurred.

• The CDBG-EAP assists with housing rehabilitation and replacement activities directly related to damages incurred during a disaster event.

• Assistance is only available to eligible LMI homeowners and tenants whose primary residence was impacted.



FOR AN APPLICATION OR ADDITIONAL INFORMATION CONTACT:

CENTRAL HOUSING REGION
CDBG PROGRAM
ADMINISTRATOR

JUNEAU COUNTY HOUSING AUTHORITY

717 E. State Street,
Mauston, WI 53948

(608) 847-7309

Email: CHR.CDBG@gmail.com

Get our application online!

juneaucountyhousingauthority.com

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Homeowner & Rental Rehabilitation



Central Housing Region Counties
Adams, Green Lake, Juneau, Marathon, Marquette, Portage, Waupaca, Waushara, and Wood

2025

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

This is a program for ensuring the community's ability to conserve, rehabilitate, and improve residential properties occupied by low-to-moderate (LMI) residents.

ELIGIBILITY REQUIREMENTS:

→Owner-occupied or land contract buyer. Land contract must be written, legally binding, and properly recorded. Land contract seller is required to also sign mortgage.

→Owners of low-to-moderate income renter-occupied units.

→All occupants directly benefiting from the CDBG housing rehabilitation program must be at or below the CDBG posted income limit for their county.

→Include all sources of gross income from all household members who are at least 18 years of age.

→Mortgage and property taxes must be current. Property must be insured.

→All mortgages, judgments, and liens in addition to the rehab cost cannot exceed 120% of the Fair Market Value of the property.

→CDBG loans shall be subject to a $50,000 maximum.

CENTRAL HOUSING REGION OBJECTIVES:

- Expansion of affordable housing stock for low and moderate income persons.
- Elimination of neighborhood blight and structural deterioration.
- Elimination of housing conditions that are detrimental to public health, safety, and welfare.
- Elimination of unnecessary energy waste through modern rehabilitation energy saving improvements.
- Conservation of existing housing stock.



ELIGIBLE REHAB ACTIVITIES INCLUDE:

- Repairs that bring the unit to decent, safe, and sanitary condition using HQS Inspection/Evaluation of property.
- Examples include but are not limited to: Roofs, siding, windows, plumbing, electric, septic, well, etc.

INELIGIBLE REHAB ACTIVITIES INCLUDE:

- Properties scheduled for sale, acquisition, or condemned.
- Mobile homes in a mobile home park, must own land to be eligible.
- Reimbursement for work which has been contracted for or completed prior to being accepted into program.
- Appliances, except as required for handicapped accessibility.
- Repairs to outbuildings or detached garage.
- New Construction or cosmetic remodeling or finishing of unfinished spaces.