

PROGRAM BENEFITS

The program offers the opportunity to protect the investment you have in your house by providing a deferred loan at no interest and no monthly payments. The rehabilitation of your property also increases its value and extends the life of the home and may eliminate lead based paint hazards and increase energy Efficiency.

LOAN DETERMINATION

Loan amounts are based on the lower of the following:

- * \$24,999
- * The actual cost of the work, or
- * An amount, which when added to the amount you owe on the property, does not exceed 110 percent of the home's current value.

The loan amount is placed as a mortgage against your property and recorded with the Register of Deeds. There are no payments or interest on this loan if you remain in compliance with the program. Full payment is due at the time you sell, transfer, or vacate the home.



HOW DO I APPLY?

Program begins accepting applications until funding runs out. Funding is limited and available on a first come, first qualified basis. Applications are made available on the City of Janesville website:

www.janesvillewi.gov, NCS office or via email and they may be returned in person Mon-Fri 7:30am – 4:30pm at City Hall, by mail (18 N. Jackson St.- P.O. Box 5005-Janesville, WI53547) or email bodena@janesvillewi.gov

FOR MORE INFORMATION

Ana Boden
Housing Program Specialist
18 N Jackson St Janesville,
P.O. Box 5005
Janesville, WI 53547-5005

Office Hours
Monday-Friday, 7:30 a.m. to 4:30 p.m.

(608) 755-3065

www.janesvillewi.gov

REVIVE & THRIVE HOMEOWNER

LOAN PROGRAM



REVIVE & THRIVE LOAN PROGRAM

OBJECTIVE

The purpose is to provide funding to do complete affordable, lasting, permanent improvements necessary to maintain a home in decent, safe and sanitary condition and preserve the housing stock within the City of Janesville.

WHAT WE ADDRESS

- **Windows and exterior doors** including insulation, installation of storm doors and windows, caulking, weather-stripping and repair needed to reduce infiltration; repair and replacement of exterior doors and/or windows.
- **Roofing system** repair and/or replacement, including installation of gutters and downspouts for drainage.
- **Siding** Installation or repair including siding and trim repair/replacement, steps, and railing repair/replacement.



2024 INCOME LIMITS

| HH Size | Income Limit | Effective 6/1/24 |
|---------|--------------|---|
| 1 | 48,550 | Income of ALL household members must be included. |
| 2 | 55,450 | |
| 3 | 62,400 | |
| 4 | 69,300 | All sources of income must be disclosed. |
| 5 | 74,850 | |
| 6 | 80,400 | |
| 7 | 85,950 | |
| 8 | 91,500 | |

ELIGIBILITY

- Your home must be located in a residential zone within the City of Janesville limits. Outside of flood plans
- You must own the property by fee-simple title and live in your home as their primary residence year-round.
- The property cannot be currently on the market to be sold, or be put on the market to be sold,
- within the next twelve (12) months.
- The property cannot be in foreclosure, or going into foreclosure within the next (12) months.
- Your home cannot exceed 95% of the City of Janesville Median Purchase Price for a home after rehabilitation
- The annual gross household income cannot exceed income (80% of county median income) limits set by the U.S. Department of Housing and Urban Development .
- Property owner must be current on all property taxes, mortgages and utility payments, or on an approved payment plan
- Homeowner's insurance must be in force, or in the case of a cancellation due to a necessary repair, must have confirmation that it will be reinstated once the repair is complete.
- Minimum credit score of 620.
- A Criminal History will be reviewed for all household members over 18. Any drug or violent crimes within the prior three years or those on the lifetime sex offender registry are not eligible.



If you need an interpreter, materials in other formats, or other accommodations to access our services, please call our office at (608) 755-3065. TDD (608) 755-3190.