

CITY OF SPOONER HOUSING REHABILITATION AND HOMEBUYER PROGRAM

Rehabilitation Projects

- Roofing
- Siding
- Heating
- Electrical
- Insulation
- Foundation
- Windows & Doors
- Sewer & Water Laterals
- Handicapped Accessibility
- Well & Septic



Homebuyer Assistance

- Portion of Down Payment
- Certain Closing Costs



Eligibility

To qualify for the program, a household must meet the income limits established by the U.S. Department of Housing & Urban Development.

2023 HOUSEHOLD INCOME LIMITS

\$47,600	1 Person
\$54,400.....	2 Persons
\$61,200	3 Persons
\$68,000.....	4 Persons
\$73,450	5 Persons
\$78,900.....	6 Persons
\$84,350.....	7 Persons
\$89,800.....	8 Persons

Total household income shall include all income sources from all members of the household who are at least 18 years of age (except full-time students under 22 years of age).

Household size includes all full-time household members, foster children, and other minor children who reside in the household for more than 50 percent of the year.

Housing Activities

The Housing Program benefits Low- and Moderate-Income (LMI) households needing to make home improvements or wishing to purchase a home. Northwest Regional Planning Commission administers the program for the City of Spooner.

OWNER-OCCUPIED REHABILITATION

The program will provide rehabilitation assistance to LMI owner-occupied housing units. Financial assistance to eligible owner-occupied households will be in the form of a zero percent interest, deferred payment loan, secured by a mortgage until the unit ceases to be the borrower's principal place of residence. The property must be titled in the owner's name, taxes must be current, and the property must be insured against direct loss or damage. Homes under life estates and land contracts are eligible.



RENTER-OCCUPIED REHABILITATION

The program may provide funds for the rehabilitation of LMI renter-occupied units with zero percent interest, installment loans over ten years.

HOMEBUYER ASSISTANCE



The program will provide assistance to eligible households that are renting and seeking assistance to purchase a home. The Homebuyer Opportunity Program will provide closing costs and up to 50 percent of the down payment to eligible clients. Eligible closing costs include: loan origination fees, loan discount points, appraisal costs, credit report, title search and preparation charges, transfer fees, and recording costs. Terms for financing are the same as owner-occupied rehabilitation.

HANDICAPPED ACCESSIBILITY

Funds may be used for accessibility modifications to a dwelling unit occupied by an LMI person who is physically handicapped. Typical modifications include: ramps, grab bars, accessible shower stalls, wider doorways and hallways, and the installation of door handles, in place of door knobs.



Contact Information

Autumn Thome -Administrative Support Specialist
athome@nwrpc.com

Kimberly Gifford - Housing Development Specialist
kgifford@nwrpc.com

Northwest Regional Planning Commission
1400 S River Street
Spooner WI 54801
Phone: 715-635-2197