



Housing Loans and Incentives

Oshkosh Healthy
Neighborhoods
Program

Program Features	Housing Improvement Loan	Housing Cost Reduction	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	\$10,000	\$7500 (in recognized neighborhood) \$5000 (city wide)	\$50,000	\$50,000	\$25,000	\$25,000	\$500	\$750
Minimum Loan Amount	\$5,000	N/A	\$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 apperance of the property along the street frontage. (ex: exterior painting, step replacement, landscaping, & cleaning masonary)	Projects that enhance the apperance of the property along the street frontage. (ex: exterior painting, step replacement, landscaping, & cleaning masonary)
Interest Rate	0%	N/A	0%	0%	0%	0%	N/A	N/A	N/A
Loan Term	Deferred	N/A	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	N/A
Credit Check	Bankruptcies, judgements, and liens all factor in	N/A	Bankruptcies, judgements, and liens all factor in					N/A	N/A
Loan to Value Ratio	100% max	N/A	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	Any residential property	Built before 1970	Built before 1970	Built before 1970	Historic Properties	RDA owned infill lots	Where revitalization is occuring - any aged home (ex:Rock the Block)	Must be within a recognized neighborhood association and must be the homeowner