



Central Housing Region

Community Development Block Grant Program

Counties of Adams, Green Lake, Juneau, Marathon, Marquette, Portage, Waupaca, Waushara & Wood

RENTAL REHABILITATION PROGRAM

Program Description: Loans are available as 0% installment loans. Funds may be used to rehabilitate LMI occupied rental housing units or vacant housing units that will be rented to LMI households within 6 months.

How to acquire a loan:

- Complete and return the application along with requested document on the application.
- Next, tenant's income will be verified for eligibility.
- If the project is deemed income eligible, you will be contacted by the home inspectors we hired to do a Housing Quality Standards inspection. Any work started before the loan is approved will not be eligible.
- The inspector will then write up the bid specifications and forward them to you to acquire bids from qualified contractors. This is a sealed bid process.

From the landlord we will need proof of rental property insurance, a copy of your most recent property tax bill and the amount of your current mortgage or payoff amount from lender to determine the amount of equity available.

Closing costs to be added to your loan include but are not limited to:

Title letter report:	\$75-\$100 but may be \$150+
Mortgage filing fees:	\$32.25 per mortgage or amendment
Inspection fees:	\$1,000 to \$1,600 dependent on project needs

Landlord must rent to LMI Households for a minimum of 5 years
and can not charge more than Fair Market Rent.

***** Properties with delinquent taxes, significant liens or judgments encumbering it, for sale or in foreclosure, are not eligible for the program. Cosmetic work (remodeling), projects that have already been started, or outbuildings (including unattached garages) do not qualify. *****



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Juneau County Housing Authority is an equal opportunity provider and employer.



CENTRAL HOUSING REGION CDBG
HOUSEHOLD INCOME LIMITS
Effective June 1st, 2026

SIZE OF HOUSEHOLD								
COUNTY	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Adams	\$53,800	\$61,450	\$69,150	\$76,800	\$82,950	\$89,100	\$95,250	\$101,400
Green Lake	\$53,800	\$61,450	\$69,150	\$76,800	\$82,950	\$89,100	\$95,250	\$101,400
Juneau	\$53,800	\$61,450	\$69,150	\$76,800	\$82,950	\$89,100	\$95,250	\$101,400
Marathon	\$58,050	\$66,350	\$74,650	\$82,900	\$89,550	\$96,200	\$102,800	\$109,450
Marquette	\$53,800	\$61,450	\$69,150	\$76,800	\$82,950	\$89,100	\$95,250	\$101,400
Portage	\$59,550	\$68,050	\$76,550	\$85,050	\$91,900	\$98,700	\$105,500	\$112,300
Waupaca	\$53,950	\$61,650	\$69,350	\$77,050	\$83,250	\$89,400	\$95,550	\$101,750
Waushara	\$53,800	\$61,450	\$69,150	\$76,800	\$82,950	\$89,100	\$95,250	\$101,400
Wood	\$53,800	\$61,450	\$69,150	\$76,800	\$82,950	\$89,100	\$95,250	\$101,400