



CDBG Program

Carolyn Martin

Housing Representative

Rusk County
Town of Marshall
Town of Jump River
Village of Cameron

Homebuyer Assistance

- 50% Down Payment
- Closing Costs

The 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.

Owner-Occupied Rehabilitation

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

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- to three-percent interest installment loans over ten years.

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.

2021 Income Limits

1 Person	\$40,250
2 Persons	\$46,000
3 Persons	\$51,750
4 Persons	\$57,450
5 Persons	\$62,050
6 Persons	\$66,650
7 Persons	\$71,250
8 Persons	\$75,850

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.

CONTACT INFORMATION

Carolyn Martin

www.cdbg.us
cmartin@cdbg.us

+715-415-0514