

Small Cities Development Program

Housing Rehab Funding Now Available in Lewiston

Eligible Properties

- Located in the geographic area that encompasses the application: *east of North Fremont Street, south of U.S. Highway 14, west of North Street, south of Williams Street to east of Rice Street, south of 1st Avenue North to west of Thompson Street to south of Williams Street to west of County Highway 25 to north of East Main Street.*
- Suitable for rehabilitation (*total rehab cost cannot exceed 75% of the market value*)
- Current on property taxes
- Permanent structure

Household Income

- Gross household income must be at or below 80% of the county median income
- All income verified through 3rd parties (*aids in determining eligibility for deferred loan*)

Financial Assistance

- Deferred loan amount will vary on a case-by-case basis
- Deferred loans are secured with a Repayment Agreement. If the property is sold, title is transferred or is no longer the primary residence of the participant:

~ within the first 6 yrs., the full amount must be repaid to the HRA

~ the amount of repayment is reduced 20% for each year until the end of the 10th year.

~ at the end of the 10th year, the loan is forgiven (becomes a grant)

Eligible Activities

- Deferred loans may be used to:

~ remove health, safety or other deficiencies & to bring the structure into compliance with the rehabilitation standards (*roofing, siding, plumbing, water supply, septic systems, or wiring*)

~ improve the property by increasing the structure's energy efficiency (*insulation or installing storm windows*)

~ modify or rehabilitate the unit to make it accessible for a handicap or disabled member of the household (*structural, exterior, bathroom, kitchen*)

Income Guidelines (2016)			
Family Size	30% AMI	50% AMI	80% AMI
1	\$14,650	\$24,400	\$39,050
2	\$16,750	\$27,900	\$44,600
3	\$20,160	\$31,400	\$50,200
4	\$24,300	\$34,850	\$55,750
5	\$28,440	\$37,650	\$60,250
6	\$32,580	\$40,450	\$64,700
7	\$36,730	\$43,250	\$69,150
8	\$40,890	\$46,050	\$73,600

Financial Assistance			
Income based on AMI	% Property Owner Match	% De-ferred Loan	Max. Deferred Loan Amount
0-30% AMI	0%	100%	\$25,000
31-50% AMI	4%	96%	\$24,000
51-80% AMI	12%	88%	\$22,000



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