Community Development Authority

Meeting Date:	November 19, 2026
Agenda Item:	Home Renewal Loan Application for 630 S Wisconsin St
Staff Contact (name, email, phone):	Ashwini Rao, arao@whitewater-wi.gov

BACKGROUND
(Enter the who, what when, where, why)

An application was submitted to the CDA for a home renewal loan pursuant to the terms and conditions of the City's Affordable Housing Fund Policy.

- Purpose: Replace windows ($15,938) and roof ($29,283).
- Based on the property's available equity and current program requirements, there is approximately $49,000 of borrowing capacity remaining before reaching the 110% loan-to-value (LTV) cap based on the 2026 appraisal provided by the applicant.

Based on the information reviewed, the applicant appears to meet the program's income and tax compliance requirements, and the proposed rehabilitation costs are generally consistent with available equity. All documentation required to support the requested loans has been received and reviewed by City Staff.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS
(Dates, committees, action taken)

N/A

FINANCIAL IMPACT
(If none, state N/A)

The $45,221 for the Home Renewal loan will utilize monies already on hand from the city's Affordable Housing Extension fund.

STAFF RECOMMENDATION

Staff recommends approval of Home Renewal Loan

ATTACHMENT(S) INCLUDED
(If none, state N/A)

- Loan Application
- Application compliance memo from Thrive ED