Memorandum

To: Ashwini Rao, Economic Development Coordinator and Mason Becker, Community Development Director

From: Financial Partnership Manager

Date: November 10, 2026

Subject: Home Renewal Loan Program Review – Whitewater, Wisconsin

Based on our review of the applicants for the Home Renewal Loan Program, the household should qualify for the full five income-priority points.

As a reminder, we elected not to complete the full HUD income verification process for this application. However, based on the documentation provided and our review of available information, the household income appears to be approximately 30% of Area Median Income (AMI). While this figure should be considered an estimate rather than a formally certified HUD determination, it is a reasonable approximation for purposes of program scoring.

I also reviewed the Wisconsin Department of Revenue property tax records and found no indication that the applicant is delinquent on property taxes.

The following costs are estimated:

- Windows: $15,938
- Umbrella Environmental (TEK): $5,719
- Roofing (Heins): $29,283
- Lead Hazard Reduction Work (DJK): $2,125
- Asbestos Abatement (DJK): $5,850

Total Estimated Project Cost: $58,915

Based on the property's available equity and current program requirements, I estimate 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.

It is worth noting that this estimate may be somewhat conservative given the age of the appraisal. If, instead, it is calculated using the 2025 assessed value reported by Walworth County and assume a 1.2% property tax rate, the implied market value would be approximately $399,000. Under that valuation scenario, the available borrowing capacity could be somewhat higher than the current estimate at $58,900.

Based on the information reviewed, the applicants appear to meet the program's income and tax compliance requirements, and the proposed rehabilitation costs are generally consistent with available equity.