WHAT REPAIRS ARE ELIGIBLE FOR ASSISTANCE?

Basic Structural Repairs

- Roofs
- Windows
- Siding

Building Systems

- Electrical upgrades
- Furnace replacements
- Plumbing repairs

Emergency Repairs

- Septic tank improvements
- Hot water heat replacements
- Lead Based Paint Reduction

Weatherization

- Insulation

Handicap Accessibility

- Exterior ramps
- Bathroom facilities

FOR ADDITIONAL INFORMATION OR TO APPLY FOR FINANCIAL ASSISTANCE

CONTACT

✓ City Hall

✓ County Court House

or

✓ Northwest Iowa Planning & Development Commission

Website: www.nwipdc.org
Email: sherry.zinn@nwipdc.org
Phone: 712-262-7225 Ext. 139
Fax: 712-262-7665

The Northwest Iowa Regional Housing Trust Fund agrees not to discriminate based upon race, color, nation origin, religion or creed, sex, sexual orientation, gender identity, age, disability, mental or physical membership class, such as unmarried mothers, recipients of public assistance or familial status. However, priority will be given to meet income and geographic target goals as stated in the Housing Assistance Plan.

EQUAL HOUSING OPPORTUNITY

Northwest Iowa Regional Housing Trust Fund, Inc.

CHANGING LIVES -- CHANGING NORTHWEST IOWA

MISSION

The mission of the Housing Trust Fund is to promote the creation and preservation of affordable housing for low to moderate income persons residing within the region.

HOW DOES THE PROGRAM WORK?

Financial assistance is provided to low to moderate income homeowners to make necessary home repairs. The financial assistance will be in the form of both forgivable grants/loans and/or low interest loans (2%) depending on the homeowner's income.

WHO QUALIFIES FOR ASSISTANCE?

Any homeowner living in Buena Vista, Emmet, Lyon, O'Brien, Osceola, and Sioux County who has a gross Annual Income Under 80% of the MRB/HUD Income Limits.

INCOME GUIDELINES

See the chart below to determine if your total annual household income falls below the following maximum income limits.

Buena Vista & Emmet Counties

Household Size	30% AMI	80% AMI
1-2	$21,348	$56,928
3-6	$24,906	$66,416
7	$24,906	$66,416
8	$24,906	$66,416

O'Brien County

Household Size	30% AMI	80% AMI
1-2	$21,636	$57,696
3-6	$24,984	$66,625
7	$24,984	$66,625
8	$24,984	$66,625

Osceola County

Household Size	30% AMI	80% AMI
1-2	$21,708	$57,888
3-6	$24,970	$66,588
7	$24,970	$66,588
8	$24,970	$66,588

Lyon County

Household Size	30% AMI	80% AMI
1-2	$21,491	$57,311
3-6	$24,715	$65,908
7	$24,715	$65,908
8	$25,350	$65,908

Sioux County

Household Size	30% AMI	80% AMI
1-2	$21,545	$57,455
3-6	$24,777	$66,073
7	$24,777	$66,073
8	$25,012	$66,700

HOW MUCH FINANCIAL ASSISTANCE IS AVAILABLE?

Households under 30% of the MRB/HUD income limits will be eligible for forgivable grant/loan up $5,000. Maximum assistance is $5,000 per household.

Households at 31% to 80% of the MRB/ HUD income limits will be eligible for a combination of a forgivable grant/loan up to $5,000 and a low interest loan (2%) up to $10,000. The grant to loan ratio will be 1:2. Maximum assistance is $15,000 per household.

Applicants applying for repayable low interest (2%) loans must have a credit score of 620 of higher.

WHAT ARE THE OTHER PROGRAM REQUIREMENTS?

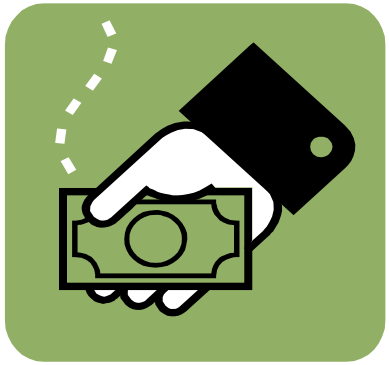
- The applicant(s) must own and occupy the property throughout the entire term of the five year promissory note.

- The applicant(s) will be required to complete, sign and agree to all program paperwork including but not limited to: application, income and asset information as well as all of the loan and program documents.

HOW IS THE AMOUNT OF ASSISTANCE DETERMINED?

- The applicant is required to obtain two written quotes from two different contractors detailing the planned improvements to the property.

- Construction can begin as soon as a promissory note is signed and a mortgage is filed against the property.

- Upon completion of the work, written verification/certification from the contractor and the applicant must be filed. Projects must be completed within six months.

- Payment will be made within 30 days from the receipt of the certification document. A check will be made payable to both the applicant and contractor.