

Contractors are needed to work with the program. For more information contact:

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Funding is limited and will be distributed throughout the service area to the extent possible and approved on a "First Ready, First Served" basis.



SIMPCO

How to Apply

Program Registrations are accepted continuously and will be re-viewed on a first-ready, first-served basis. Forms and additional program information is available by contacting Amanda Harper at SIMPCO or by visiting simpco.org

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Simpco.org

Western Iowa Community
Improvement Regional
Housing Trust Fund
In partnership with SIMPCO



Owner-Occupied
Housing
Rehabilitation
Program

Eligible Repairs

Repair or replacement of heating, electrical, and plumbing systems; roofs; windows; ADA accessibility and other repair work necessary to address substandard health or safety conditions.

Program Requirements

- All households assisted shall have gross annual incomes under 80% of the county SHTF income limit. (See table).
- Property must be located in Cherokee, Ida, Monona, Plymouth, or Woodbury County (excluding Sioux City), Iowa.
- The property must be a single family unit.
- Applicants shall own and occupy the property to be assisted and shall be current on taxes, utilities, mortgage payments, and housing insurance.
- The property must remain the principal residence of the homeowner

for five (5) years. A forgivable Deed Restriction for the amount of funding provided is filed on the property with the County Recorder. The deed restriction is \$0 payment, 0% interest as long as the owner continues to live in the home throughout the five year period. The amount of the funding assistance is reduced by 1/60 for every month the homeowner resides in the home.

- If the owner or his/her heirs sell or transfer the property, unforgiven balance of the Deed Restriction shall be paid from the net sale proceeds of the sale. If the property becomes non-owner occupied, is vacant for a period of more than 90 days, or is converted to rental property, the deed restriction will be in default. If in default whole of the unforgiven balance remaining shall immediately become due and payable.

*Applicants will be required to provide detailed financial information to determine eligibility. All information is confidential.

Use of all funding shall meet the requirements of the funding source.

Mission

To further the preservation and development of affordable housing and grow affordable housing opportunities for low-to-moderate income households in Cherokee, Ida, Monona, Plymouth, and Woodbury Counties (excluding Sioux City) in Iowa.

2019 Maximum Income Limits

	1 person	2 People	3 People
Cherokee	39,500	45,150	50,800
Ida	38,850	44,400	49,950
Monona	38,850	44,400	49,950
Plymouth	42,650	48,750	54,850
Woodbury	38,950	44,500	50,050