

Eligibility Self-Screening

In order to determine whether this program is appropriate for you, consider the following questions:

- Do I own my home?
- Do I meet the income eligibility criteria that is shown in the Income Limits table?
- Am I willing to sign a five-year lien/Deed Restriction equal to the amount of assistance that is provided to improve my home?

HOW TO APPLY

Applications will be reviewed on a first-ready, first-served basis.

Application forms are available at the SIMPCO office or by contacting

Amanda Harper at SIMPCO,

712-279-6286 or

aharper@simpco.org.

Contractors needed to make this program a success. For more information contact:

Amanda Harper

SIMPCO Housing Specialist

1122 Pierce St. Sioux City, IA

Phone: 712-279-6286

Fax: 712-279-6920

aharper@simpco.org

This is an equal opportunity program. Rules for acceptance and participation are without regard to race, color, creed, religion, gender, sexual orientation, gender identity, family or marital status, national origin, age, disability, or status as a veteran.



Funds are provided by the City of
Marcus

Tax Increment Financing (TIF)
Program.

**Funding is limited and may be suspended
or terminated without notice.**



Phone: 712-279-6286

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1122 Pierce Street

Sioux City, IA 51105

City of Marcus

Owner-Occupied Housing Repair/Rehabilitation Program



Funding Level

Up to \$12,050 for households up to 80% income (see table).

100% of the funding is forgivable with \$0 payment and 0% interest if the homeowner lives in the home for the full 5-year term.

A 5-year forgivable Deed Restriction for the amount of funding provided will be filed with the County Recorder.

Eligible Repairs

Repair or replacement of heating, electrical, and plumbing systems; roofs; 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 HUD income limit. (See table below).

- Property must be located within the jurisdictional boundaries of Marcus, Iowa.
- The property must be a single family home.
- Applicants shall own and occupy the property to be assisted and shall be current on taxes, utilities, mortgage payments, and housing insurance.
- The property shall be clear of junk and any nuisances.
- 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.

Application Process

1. Submit completed application with required documents for each person 18 years old & older that currently resides in the home to SIMPCO.
2. SIMPCO staff will conduct income verification of household gross income and mail applicable follow-up information and request to applicant.
3. Once eligibility is determined, a SIMPCO representative will contact you to make arrangements to visit your home to complete a Work Write-Up and prepare a written estimate for the repairs.

Construction Process

1. The homeowner will approve the contractor(s) and work to be completed.
2. The homeowner must sign a receding deed restriction and construction contracts prior to work beginning.
3. A lien will be placed upon the property in second position behind the primary lender.
4. Once a Notice to Proceed is issued by SIMPCO, the construction may begin.
5. All repairs will meet Iowa Minimum Rehab Standards and/or local codes. If no local codes exist, the state codes will be utilized.

2019 HUD INCOME LIMITS – 80% Area Median Income

# in household	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
Max Annual Income Limit	\$39,500	\$45,150	\$50,800	\$56,400	\$60,950	\$65,450	\$69,950	\$74,450