

LANDLORD EXPECTATIONS 2020 Landlord Assistance Program

LANDLORD CONTACT INFORMATION

Business Name		Primary Contact		
Street Address		City	State	ZIP Code
Primary Telephone Number	Secondary Telephone Number		Email Address	

LANDLORD EXPECTATIONS

1. The landlord will provide the following to SIMPCO: proof of loss of revenue due to COVID-19 (either tenant or landlord's lost/reduced wages); current W-9 form; agree to a Habitability Standard Inspection for the rental unit receiving assistance; submit a cancelled check(s) or outstanding bill(s) for any direct financial assistance received; submit a project invoice for all rehabilitation projects including before and after photos of the work completed; and, for rehabilitation projects exceeding \$5,000, landlord must submit proof that 3 bids were obtained and that the project was awarded to the lowest responsible bid.
2. The landlord will provide housing that is affordable and well maintained over the length of the tenancy.
3. The landlord will communicate orally and/or in writing with SIMPCO when problems arise with the covered household. Problems may include issues raised during the application process (i.e. incomplete information or failure to meet screening criteria) or during tenancy. Specifically, the landlord commits to notifying SIMPCO 1) issues that may lead to a written notice to the tenant, 2) any type of written notice to the tenant, 3) late payment of rent, 4) any other issues or action that may affect the continuation of tenant's tenancy, and 5) awareness of any potential or actual damage to the rental unit. The goal is to communicate with the Development District any issues with the tenant/unit for which the landlord is requesting assistance, and to ensure the tenant remains in the unit unless they sufficiently damage/destroy the unit or compromise their lease in any way.
4. The landlord must agree not to evict the tenant for the period of time that equals the current rental rate and the amount of assistance received, unless there are sufficient grounds to evict. Landlords must also work with the Development District to help guide tenants to resources such as community-based and tenant services that will provide rental education.

PARTICIPATION ACCEPTANCE

Signature

Community CARES 2020 Landlord Relief Program

Landlord Guide

The 2020 Community CARES 2020 Landlord Relief Program is designed to provide direct assistance to landlords to help them keep rental units in the affordable range for low and moderate income renters. Working with economic development districts, this program will also connect landlords with other community providers to add additional support for tenants.

ELIGIBILITY CRITERIA

Landlords who can provide documentation of financial losses incurred due to COVID-19 (either loss or reduction of tenant/landlord wages, are eligible to receive the following assistance:

- Up to \$2,500 in direct financial assistance to offset missed rent or utility payments.
- Up to \$10,000 for minor rehabilitation of approved projects in one rental unit.
- Or, a combination of up to \$2,500 in direct financial assistance *and* funding for minor rehabilitation. The total amount of combined assistance **cannot** exceed \$10,000.
- Funds are distributed per landlord, *not* per unit. An individual landlord is eligible for up to \$10,000 in CARES assistance. Rehabilitation funding can only be applied towards **one** unit.

LANDLORD RESPONSIBILITIES

1. Agree to a Habitability Standard Inspection for the participating rental unit.
2. Ensure the rental unit remains affordable and well-maintained throughout the program.
3. Agree not to evict the tenant during the assistance period, unless there are sufficient grounds.
4. Maintain regular communication with the Development District.
5. Provide all cancelled checks/invoices/bids/photos to the Development District as directed.
6. Submit before and after photos of all rehabilitation projects to the Development District.

APPLICATION PROCESS

Landlords who are interested in participating can complete the 2020 Landlord Assistance Program Application and submit it to Amanda Harper, Housing Manager, 1122 Pierce Street, Sioux City, Iowa, 51105 or email to aharper@simpco.org.

Landlords who wish to participate will be required to follow the Landlord Expectations and sign a Memorandum of Understanding with the Development District.

QUESTIONS

To request an application or request further details, please contact: Amanda Harper, SIMPCO Housing Manager, at 712-279-6286.

**2020 Landlord Assistance Program
Application for Assistance**

Landlord Information

Applicant/Co-applicant

Applicant's Name: _____

Co-applicant's Name: _____

Business/Organization Name: _____

Mailing Address: _____ City: _____ ZIP: _____

Home Phone: _____

Work Phone: _____

Email Address: _____

Property to Be Assisted

Address of Property to Be Rehabilitated

Street Address: _____ City: _____ ZIP: _____

Type of assistance requested:

- Financial assistance: up to \$2,500**
- Minor Repairs: Up to \$10,000**
- Combination of financial assistance (up to \$2,500) / repair assistance (the combination of financial assistance and rehabilitation assistance cannot exceed \$10,000 total)**

Assistance Description (include additional pages as needed):

Have you applied for CARES funding from any other source? ___ Yes ___ No; Did you receive funds? ___ Yes ___ No

If you answered "Yes" to either of these two questions, then explain what your request to the other source(s), including dollar amount, and if you were approved, denied, or your application is pending.

Tenant Information:

Name on Lease: _____

Address: _____ Phone: _____

City/ZIP: _____ Monthly Payment: \$ _____

Income Verification:**Income Qualifications**

- Tenants must be at or below 100% of the State median income, adjusted for family size may be eligible.

1 person	\$60,900
2 person	\$69,600
3 person	\$78,300
4 person	\$87,000
5 person	\$93,950
6 person	\$100,900
7 person	\$107,900
8 person	\$114,850

Tenant Family Size _____ I certify that the tenants of the listed property are at or below the required income limits**Attached are the following documents:**

	Documents Required	Applicant's Initials
W-9	✓	
Proof of revenue loss (Tenant / landlord loss or reduces wages)	✓	
Request of needed eligible repairs (photos)	✓	
Proof of Nebraska Residency	✓	
Proof of US Citizenship	✓	
COVID-19 Impact Statement	✓	

Voluntary Information

The following information is requested to verify compliance with Federal laws prohibiting discrimination on the basis of race, national origin, and sex. You are not required to furnish this information, but are encouraged to do so. This information will not be used in evaluation your application or to discriminate against you in any way.

Indicate the total number of family members in each of the following categories:

_____ White
 _____ Black/African American
 _____ Asian
 _____ American Indian or Alaskan Native
 _____ Native Hawaiian or Other Pacific Islander

APPLICANT DECLARATIONS

Declarations

I (We), the undersigned owners of the property listed on this application hereby make application to participate in the 2020 Landlord Assistance Program and authorize the Siouxland Interstate Metropolitan Planning Council (SIMPCO) to verify my (our) eligibility for assistance.

I (We) agree to abide by all rules and regulations established for the program, including the right of the Siouxland Interstate Metropolitan Planning Council (SIMPCO) to inspect the property identified above for the purpose of determining its suitability and condition, as well as to determine the progress of the work being undertaken.

I (We) understand that the receipt of this application by the Siouxland Interstate Metropolitan Planning Council (SIMPCO) in no way implies approval of the application or acceptance of the application for CARES Act assistance and that approval of the application will depend upon meeting eligibility requirements and the availability of program funds.

I (We) understand that intentionally providing false or misleading information will be grounds for disqualifying me (us) from participation in the program.

I (We) understand that the rental property listed on this application may be included in a database that is a compilation of statewide landlords/rental properties. This database is a tool that seeks to help connect potential tenants with landlords.

Signatures

I (We) hereby further certify that the above information is true and accurate to the best of my (our) knowledge.

Applicant

Date

Co-applicant

Date

UNITED STATES CITIZENSHIP ATTESTATION FORM

For the purpose of complying with Neb. Rev. Stat. §§ 4-108 through 4-114, I attest as follows:

Applicant

I am a citizen of the United States.

OR

I am a qualified alien under the federal Immigration and Nationality Act, my immigration status and alien number are as follows:

_____, and I agree to provide a copy of my USCIS documentation upon request.

Applicant's Printed Name: _____
(first, middle, last)

Signature: _____

Date: _____

Co-applicant

I am a citizen of the United States.

OR

I am a qualified alien under the federal Immigration and Nationality Act, my immigration status and alien number are as follows:

_____, and I agree to provide a copy of my USCIS documentation upon request.

Co-applicant's Printed Name: _____
(first, middle, last)

Signature: _____

Date: _____

I (we) hereby attest that my (our) response and the information provided on this form and any related application for public benefits are true, complete and accurate and I (we) understand that this information may be used to verify my (our) lawful presence in the United States.

Nebraska Community CARES Response & Recovery
Letter of Explanation

To whom it may concern:

My family or household has been affected by the Covid 19 pandemic in the following ways:

- Changes to Income
- Changes to expenses
- Other changes

Provide Explanation:

Signature: _____ Date _____

Name of CARES R&R Grantee _____

Return requested items to:

SIMPCO

Attn: Amanda Harper, Housing Manager

1122 Pierce Street

Sioux City, IA 51105

****ATTENTION****

Housing.Ne.Gov is a free service to list and find rental housing and services in Nebraska



The Fair Housing Act protects people from discrimination when they are renting, buying, or securing financing for any housing. The prohibitions specifically cover discrimination because of race, color, national origin, religion, sex, disability and the presence of children.



Un mensaje de servicio público del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos en asociación con la Alianza Nacional de Equidad de Vivienda. La Ley Federal de Equidad de Vivienda prohíbe la discriminación por motivos de raza, color, religión, nacionalidad, sexo, situación familiar o discapacidad. Para más información, visita www.hud.gov/fairhousing.