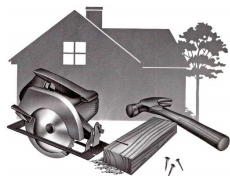




Contributors

The Housing Trust Fund programs are made possible through the generous support of the following businesses and agencies:

- Federal Home Loan Bank Of Des Moines
- State Housing Trust Fund
- First Citizens Bank
- Clear Lake Bank & Trust
- NSB Bank
- Cerro Gordo County
- North Iowa Community Credit Union
- Wells Fargo Foundation on behalf of Wells Fargo Home Mortgage
- Manufacturer's Bank & Trust
- United Way Of North Central Iowa
- Cent Credit Union
- Worth County Development Authority
- Shopko
- US Bank



This program does not discriminate based up- on race, color, religion, sex, national origin, dis- ability, familial status, or religious affiliation.

NIACOG Housing Trust Fund
 Attn: Myrtle Nelson
 525 6th St. SW
 Mason City, IA 50401

Phone: 641-423-0491, ext. 16
 Fax: 641-423-1637
 E-mail: mnelson@niacog.org



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NIACOG Housing Trust Fund



REPAIR PROGRAM


Rental Housing



Deadline: June 1, 2017

Our mission is to enhance the affordable housing stock and its availability to low to moderate income households within the Fund's member counties.





Housing Repair Program

Rental Housing Eligibility Requirements


1. The home must be located in Cerro Gordo County.
2. The Landlord must pay at least half of the repair costs. Program funds are capped at \$10,000. Repair costs above \$20,000 (if any) must also be paid by the landlord. (All \$ due prior to construction start.)
3. A 5-year lien is required. Repayment is not required unless the home is sold or does not meet rent limits within that time.
4. Must be willing to limit rents to no more than HOME Fair Market rent limits for 5 years (table below). Landlords must have a lease in place prior to start of work. Tenants must have incomes below limits (table at right).



Eligible Repairs

- ◆ Roofing
- ◆ Siding / Painting
- ◆ Windows / Screens
- ◆ Front Steps
- ◆ Garage Demolition
- ◆ Doors

www.niacog.org/trustfund

Process

Applications are due June 1, 2017. The HTF Board will rank projects on June 15, 2017. Selected projects in occupied units will have 1 month to get income verification forms completed by tenants after being notified of selection.

Contracted projects will be bid out in Fall/Winter. Work cannot start until January 1, 2018 when state funds will be officially under contract. Work is to be completed by August 31, 2018.

For selected projects an administrative fee of 10% of assistance is required.

This program can be used in combination with the Cerro Gordo Public Health lead paint removal program.

SELECTION PRIORITIES

Impact on neighborhoods
(focus on much needed exterior rehab)

Large scope /cost
(\$20,000+ preferred)

Rent Limits (With Utilities Pd. By Landlord)

Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
\$423	\$514	\$686	\$903	\$1,029

Tenant Income Limits By # In Household

1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	6-Person Household
\$22,200	\$30,480	\$34,620	\$38,040	\$41,100	\$44,160