



DALLAS COUNTY LOCAL HOUSING TRUST FUND, INC.

An Owner-Occupied Rehabilitation Program

To provide and expand safe and affordable housing to low-income residents of Dallas County. Assisting homeowners within Dallas County with housing repairs and correcting code violations.

To qualify for assistance from this program, the homeowner must meet the following requirements:



The property must be located within Dallas County.



The property must be owner-occupied and the homeowner's primary residence.



Property taxes, mortgage payments and homeowner's insurance must be current.



The property must be a single-family residence, condominium or townhouse. *Houses being purchased under contract are not eligible.



Income limits of the household must fall at or below 80% of the area median household income, based on the State Housing Trust Fund Annual Income Limits. (see chart below)

Number of Persons in Household	1	2	3	4	5	6	7	8+
Maximum Total Gross Household Income for Program	\$90,400	\$90,400	\$103,960	\$103,960	\$103,960	\$104,900	\$112,100	\$119,350

What are the financial implications to the homeowner?

- The work is paid for by the Program through funding from the Dallas County Local Housing Trust Fund, Inc., the participating cities and other contributors.
- The financial assistance will be in the form of a forgivable loan with a maximum loan amount \$15,000 and a minimum loan amount \$500.
- The loan will be recorded as a mortgage on the property, with a term of five (5) years, decreasing 20% each year, and bearing no interest.
- The loan only comes due if the homeowner sells within the five years following the time of participation.

Program Eligible Activities Include:



Basic structural repairs:

- (a) Exterior Walls (b) Roof and roof structure (c) Foundation (d) Floor joists and ceilings



Building Systems:

- (a) Electrical (b) Plumbing (c) Heating



Weatherization:

- (a) Insulation (b) Windows (c) Siding



Handicap Accessibility:

- (a) Exterior ramp (b) Bathroom facilities



Sump Pump:

- Sump pump installation & connection to storm sewer



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To request a paper application call (515) 273-0770 or visit www.wdm.iowa.gov/dclhtf