

IOWA HOMEOWNER ASSISTANCE FUND HOME REPAIR PILOT PROGRAM

\$10 MILLION

FUNDING SOURCE: Iowa was allocated \$50 million through the American Rescue Plan Act to assist eligible homeowners through the Homeowner Assistance Fund (HAF) program, administered by the U.S. Department of Treasury.

CURRENT USE OF FUNDS: The Iowa HAF program currently assists eligible homeowners with past due mortgage payments and related expenses to assist in foreclosure prevention.

UNMET HOUSING NEED:

As of October 2022, the median home age in Iowa was 50 years, making Iowa's housing stock the eighth oldest in the nation. As our demand for new housing grows so does the importance of preserving our existing single-family housing stock.

HOME REPAIR PILOT PROGRAM

INITIAL ALLOCATION: \$10 million

HOMEOWNER ASSISTANCE:

- Up to \$25,000 to assist with eligible repairs.
- All payments made directly to contractors/service professionals by qualified nonprofit and government entity partners overseeing the repair work.
- Homeowners may also qualify for assistance with past due mortgage and related expenses through the existing program.

HOMEOWNER ELIGIBILITY:

- Have experienced a COVID-19 hardship*
- Have household income of no more than 80% AMI
 - Note: The HAF foreclosure prevention program household income limit is 150% AMI*
- Must own and occupy the home as their primary residence*
- Have home repair needs that affect the ongoing insurability or accessibility of their home.

**Treasury requirement*

PROPERTY ELIGIBILITY:

- Single-Family homes
- Condominiums
- Manufactured homes (if applicant owns the home)

ELIGIBLE REPAIRS:

Assistance may be used to make home repairs that help assure continued insurability of the home or modifications that help assure accessibility for the homeowner. For homeowners who are unable to obtain or maintain homeowners' insurance due to the condition of their home, the following repairs to core residential systems may be eligible:

- Drainage
- Electrical or plumbing systems
- Fascia
- Foundation
- Gutters
- Roofing
- Soffit
- Windows

For homeowners who need to make accessibility-related modifications to help assure continued habitability of the home based on their physical/health needs, the following types of environmental modifications will be considered:

- Installation of specialized electric and plumbing systems to accommodate medical equipment and supplies
- Installation of non-portable ramp(s) or lift(s)
- Lead hazard reduction
- Modification of bathroom facilities
- Modification of kitchen facilities
- Specialized accessibility/safety adaptations
- Turnaround space adaptations
- Widening of doorways/hallways
- Radon mitigation systems

PROGRAM ADMINISTRATION:

- IFA will issue an RFP for organizations with owner-occupied repair program administration experience to manage applicant and project eligibility, similar to the structure of the Refugee Resettlement Housing Assistance (ERA) program. Administering agencies will be paid an administrative fee of not to exceed 10%.
- Homeowners will apply to the existing HAF program application portal and eligible households will be assigned to a partner agency for review, award decision and oversight of home repair process.
- Scope of work will be determined by a qualified housing rehabilitation specialist.
- May be used in conjunction with other home repair/modification programs.
- Work will be completed in accordance with local and state building codes as applicable.
- Home repair assistance will be available through August 2025 or until program funds are exhausted.