Application Process

1. Submit completed application with required documents for each person that currently resides in the home to SIMPCO.

2. SIMPCO staff will conduct Income verification of household gross income and assets and mail follow-up information to applicant.

3. Once income eligibility is determined, applicant shall obtain a pre-approval letter and good faith estimate from their primary lender.

4. Applicant is required to provide $500 of his/her own funds towards closing costs.

5. When application is deemed eligible, it will be presented to the City of South Sioux City Council for final approval.

6. After final approval is received, applicant will be notified in writing as to eligibility status.

7. If approved, applicant shall then sign a purchase agreement and attend a mandatory Homebuyer Education workshop. The “Post-Purchase Workshop” offered by the Center for Siouxland is an approved Homebuyer Education workshop.

8. Upon completion of all application requirements, date and time of loan closing shall be scheduled.

SIMPCO
is Action
1122 PIERCE STREET • PO BOX 1077
SIOUX CITY IOWA 51102-1077
712-279-6286

EQUAL HOUSING OPPORTUNITY

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

New Neighborhoods Initiative

Downpayment Assistance Program

South Sioux City, NEBRASKA
Quality of Life... A Cardinal Rule

Program Guidelines

THE SOUTH SIOUX CITY NEW NEIGHBORHOODS INITIATIVE PROGRAM MAY PROVIDE UP TO $27,500 (80% OR LESS AMI) **OR** UP TO $20,000 (100% OR LESS AMI) IN DOWNPAYMENT ASSISTANCE TOWARDS A HOME PURCHASE TO ELIGIBLE APPLICANTS. FUNDING IS LIMITED AND WILL BE APPROVED ON A "FIRST READY, FIRST SERVE" BASIS.

- Family must meet income criteria; income is determined by family size and household income (see table below).
- Applicant must comply with application procedures and provide requested personal and financial information.

ALL INFORMATION IS CONFIDENTIAL and is for use only to determine eligibility.

- Financial assistance is available for purchase of a newly constructed home in Oak Circle, Le Mesa Way, or Matney Circle of South Sioux City, NE.
- The property must be maintained as the owner's primary residence throughout the Affordability Period (see inset for information about the Affordability Period).
- Home cannot be converted to rental property during the Affordability Period.
- The assistance is governed by Nebraska Department of Economic Development/U.S. Department of Housing and Urban Development regulations and City of South Sioux Program Guidelines.
- Affordability period will be secured through a Forgivable Mortgage and Forgivable Loan Promissory Note. If any terms of the documents fall into non-compliance, the loan shall be in default and the unforgiven portion of Forgivable Loan/Promissory Note falls due.

Funds are provided by the Nebraska Department of Economic Development and the US Dept. of HUD. All funds shall meet the requirements of NDED and HUD and are eligible to be used for: purchase of new affordable homes for Low-Income Families* and home must be owned in fee simple title by at least one person occupying the home throughout the affordability period.

**earns no more than 100 percent of the median family income for Dakota County in Nebraska as determined by the latest U.S. Department of Housing and Urban Development, Section 8 income guidelines*

2013 HUD INCOME LIMITS – Dakota County, NE								
# in household	**1 Person**	**2 Person**	**3 Person**	**4 Person**	**5 Person**	**6 Person**	**7 Person**	**8 Person**
80% Income Limit	$33,500	$38,300	$43,100	$47,850	$51,700	$55,550	$59,350	$63,200
100% Income Limit	$41,900	$47,900	$53,900	$59,800	$64,600	$69,400	$74,200	$79,000

Affordability Period

The Affordability Period is the length of time that is required by the funding source to maintain the property as available and affordable for low to moderate income families.

The property must be the borrower(s)' primary residence throughout the duration of the loan term [ten (10) years] in order to meet the minimum affordability period.

The affordability period will be secured by a Forgivable Mortgage, in the amount approved. The Mortgage will be placed upon the property at the time that the homeowner(s) signs the Forgivable Loan/Promissory Note. This lien, in favor of the City of South Sioux City, NE, will take a subordinate position to all existing liens.

In the event that the borrower(s) or his/her heirs sell or transfer said property, the net sale proceeds, less all other superior loans and liens on the property, will be applied to satisfy the unforgiven balance of the forgivable loan. If the property becomes non-owner occupied, is vacant for a period of more than 90 days, or is converted to rental property, the loan will be in default. If in default whole of the principal sum remaining unpaid shall immediately become due and payable.

Monitoring and Documentation During the Affordability Period. At least once annually ensure that:

(1) the property is the principal residence of the owner.
(2) the property is maintained in good repair and condition, ordinary wear and tear excepted, and complies with local nuisance codes and ordinances.
(3) insurance is maintained on the property. This insurance shall be in an amount not less than the full insurable value of the property. The property owners shall name the City of South Sioux City as a mortgagee and/or an additional loss payee.