

ELIGIBLE JURISDICTIONS



Projects must be located in one of the following jurisdictions in order to be eligible for AHEAD, Inc. Regional Housing Trust Fund assistance:

- Davis County (rural)
- Bloomfield
- Drakesville
- Floris
- Pulaski
- Keokuk Co. (rural)
- Delta
- Gibson
- Harper
- Hayesville
- Hedrick
- Keota
- Kinross
- Keswick
- Ollie
- Richland
- Sigourney
- Thornburg
- Webster
- What Cheer
- Van Buren (rural)
- Birmingham
- Bonaparte
- Cantril
- Farmington
- Keosauqua
- Milton
- Stockport
- Jefferson Co. (rural)
- Batavia
- Fairfield
- Libertyville
- Lockridge
- Maharishi Vedic City
- Packwood
- Pleasant Plain
- Mahaska Co. (rural)
- Barnes City
- Beacon
- Fremont
- Keomah Village
- Leighton
- New Sharon
- Oskaloosa
- Rose Hill
- University Park
- Wapello Co. (rural)
- Agency
- Blakesburg
- Chillicothe
- Eddyville
- Eldon
- Kirkville
- Ottumwa

Communities not listed above are invited to join the Regional Housing Trust Fund for 2021 funding.



EQUAL HOUSING OPPORTUNITY

WE DO BUSINESS IN ACCORDANCE WITH THE FEDERAL FAIR HOUSING LAW

(Title VIII of the Civil Rights Act of 1968 as Amended by the Housing and Community Development Act of 1974)

IT IS ILLEGAL TO DISCRIMINATE AGAINST ANY PERSON BECAUSE OF RACE, COLOR, RELIGION, SEX, OR NATIONAL ORIGIN.

- In the sale or rental of housing or residential lots
- In advertising the sale or rental of housing
- In the financing of housing
- In the provision of real estate brokerage services

Blockbusting is also illegal

An aggrieved person may file a complaint of a housing discrimination act with the:

US Dept. of Housing & Urban Development
Asst. Secretary for Fair Housing & Equal Opportunity
Washington, DC 20410



AHEAD, Inc. - Regional Housing Trust Fund

Apply Online:

www.area15rpc.com/rhtf

updated: 1.7.2025

AHEAD, Inc. REGIONAL HOUSING TRUST FUND



IF YOU OR SOMEONE YOU KNOW
NEEDS **FINANCIAL ASSISTANCE**
WITH ANY OF THE FOLLOWING:

• BASIC HOME REPAIR

- ROOFS, WINDOWS,
SIDING, DOORS



• HEATING/COOLING

- FURNACE, VENTILATION



• PLUMBING REPAIR

- WATER HEATER, REPAIR/
REPLACE PLUMBING



• ACCESSIBILITY

- EXTERIOR RAMPS,
ACCOMMODATIONS

Perhaps We Can Help!

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OWNER-OCCUPIED REPAIRS

Applicants must own and occupy the property throughout the term of the agreement. Homes being purchased “on contract” are ineligible.

Applicants will be required to complete, sign and agree to all program paperwork including but not limited to: application, additional asset and other information, authorization of a credit review and the required loan documents.

There will be a \$120 processing fee collected from the applicant at loan closing.

All monthly repayments will be made through automatic checking account deductions (ACH).

Matching funds, if required, will be collected and held in escrow by the RHTF at loan closing.

The AHEAD RHTF must be listed as a “loss payee” on the applicant’s homeowners insurance for the life of the loan. Proof of insurance must be provided to the RHFT annually for the life of the loan.

Applicants will be required to give a detailed description of the planned improvements/repairs and projected costs.

All work must be performed by a contractor registered with the State of Iowa.

CONTACT INFORMATION:

Area 15 RPC Area 15 Regional Planning Commission
ATTN: RHTF
641.684.8400 P.O. Box 1110
Ottumwa, IA 52501

Eligibility does not guarantee funding. Funds are limited.

Apply Online:

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AVAILABLE PROGRAMS

NEW CONSTRUCTION

- Up to \$6,000 per housing unit.
- Max. \$24,000 per development.
- Low interest loans.
- Matching funds are required.

REPAIR & REHABILITATION (OWNER-OCCUPIED)

- Up to \$12,000 per home.
- Matching funds of up to 25% may be required.
- 2%, 1%, 0% and DEFERRED loans available.
- 5, 7, & 10 year monthly repayable loans.

RENTAL IMPROVEMENTS

- Up to \$7,500 per unit.
- Max. \$30,000 per development.
- Requires 1-to-1 matching funds.
- Low interest 2% loans.

DEMOLITION/RE-DEVELOPMENT

- Up to \$5,000 per project.
- Matching funds may be required.
- 18 month loans.
- Requires replacement affordable owner-occupied housing unit.

SPECIAL PROJECTS

- Case-by-case funding and terms.
- Matching funds may be required.

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ELIGIBILITY REQUIREMENTS

- Projects must serve households at or below 80% of Iowa Finance Authority’s Median Family Income (MFI) guidelines. (see below)
- Proof of property ownership (DEED) must be verifiable through the appropriate county Assessor’s office.
- Property taxes and mortgage payments must be current and paid-to-date.
- The property must be clear of any mechanics liens or encumbrances.
- Housing unit must have assessed value of \$20,000 or greater. Minimum equity in the housing unit is required (see area15rpc.com/rhtf for equity requirements)

INCOME LIMITS

Owner Occupied Housing Repair/ Rehabilitation Projects

<u># of persons in Household</u>	<u>Maximum Household Income</u>
1—2	\$ 77,200
3—5	\$ 88,780

see: area15rpc.com/rhtf for more information

Source: Iowa Finance Authority (IFA), 6/10/2024.

Renter Occupied Housing Repair/ Rehabilitation Projects

<u># of persons in Household</u>	<u>Maximum Household Income</u>
1	50,800
2	\$ 55,500
3	\$ 62,450
4	\$ 69,350

see: area15rpc.com/rhtf for more information

Source: Iowa Finance Authority (IFA), April 2024.