

Providing financial assistance and support to homeowners in need of making repairs or improvements to their property



Council Bluffs Community Development

OFFICE LOCATION

209 Pearl Street
Council Bluffs, IA 51503

CONTACT

Lora Flom
lflom@councilbluffs-ia.gov
(712) 890-5353



Affected Properties Home Improvement Program

CITY OF COUNCIL BLUFFS
COMMUNITY DEVELOPMENT



NEIGHBORHOOD IMPROVEMENT

The purchase of a home is the single largest investment you make. We want to help you take care of your investment.

If you are eligible, the Affected Properties Home Improvement Program can help you renovate your property. There is funding available to help with the financial burden. We will also help you through the entire home improvement process alongside qualified, licensed and professional contractors.

FUNDING

Forgivable and interest free installment loans are available to eligible applicants.

FORGIVABLE LOANS

Depending upon your income, you may be eligible to receive a \$12,500 or \$15,000 forgivable loan. The forgivable loan does not need to be repaid unless you sell your home, or move, within four years of the loan closing.

INTEREST FREE INSTALLMENT LOANS

The interest free installment loan is a 0% interest loan and requires a monthly payment. Payment terms range from 5 to 20 years depending on the amount of money needed to complete the repairs to your home.

To be eligible for either of these loans, you must meet the income limits (see chart). Both loans require a lien being placed against your property. Maximum loan assistance for all funding is \$24,950.00.

HOW TO PARTICIPATE

APPLICATION

Call Lora Flom at (712) 890-5353 to determine your eligibility. If you meet the guidelines you will receive an application and instructions for completion.

INSPECTION

Upon approval of your application, we will schedule an inspection to determine a cost estimate and prepare specifications. At this point, you can decide if you want to continue with the loan.

CONTRACTORS

Upon approval of the specifications, you will receive a list of qualified contractors. You must select at least two contractors to bid on your project. The contractor submitting the lowest responsible bid will be awarded the contract, pending loan approval.

LOAN

Upon approval of the contract, a loan closing is scheduled. Construction begins within 30 days of the loan closing. Our staff will meet with you and your contractor as the project progresses.

# of Persons in Household	15000 Forgivable Loan	12500 Forgivable Loan	Interest Free Installment
1	\$18,450	\$36,900	\$49,200
2	\$21,100	\$42,180	\$56,200
3	\$23,750	\$47,460	\$63,250
4	\$26,500	\$52,680	\$70,250
5	\$31,040	\$56,940	\$75,900
6	\$35,580	\$61,140	\$81,500
7	\$40,120	\$65,340	\$87,150
8	\$44,660	\$69,540	\$92,750



ELIGIBILITY

To be eligible for the Affected Properties Home Improvement Program you must:

- Be the owner-occupant of a single-family
 - residential dwelling for a period of 6 months
- Be located within an area specified by the City of Council Bluffs Community Development Department
- Have a clear title with no liens and/or judgments
- Be current on all real estate taxes and sanitation fees
- Meet the income limits (see chart)

Note: Properties purchased with a land contract are not eligible

ELIGIBLE REPAIRS

The emphasis of this program will be on exterior repairs and replacements such as:

- Windows
- Doors
- Roofs
- Gutters
- Painting
- Siding
- Porches
- Driveways
- Sidewalks

Any remaining funds may be available for electrical, plumbing and mechanical system upgrades and repairs.