

**CITY OF DES MOINES
SPECIAL ASSESSMENT SUBSIDY PROGRAM
FOR SIDEWALK REPAIR OR REPLACEMENT
JUNE 10, 2002**

What Is The Special Assessment Subsidy Program?

The Special Assessment Subsidy Program is a program adopted by the City Council to assist low and moderate-income homeowners in paying assessments in conjunction with sidewalk repair or replacement.

You must apply for Special Assessment Subsidy within 30 days of the date of the Notice to Repair Sidewalk.

Who Is Eligible For Assistance?

The City of Des Moines will pay the entire assessment against your property if you apply and meet both the following requirements:

1. You must be the owner of record or the contract buyer, and live at the property to be assessed at the time the City Council approves the project by adopting the Resolution of Necessity. The property includes the land around the home within the single parcel as identified for tax purposes at Polk County.
2. The adjusted annual income (as defined below) of your household does not exceed the following limits based upon your household size:

TABLE 1

<u>HOUSEHOLD SIZE</u>	<u>ADJUSTED ANNUAL INCOME</u>
1	\$37,450
2	\$42,800
3	\$48,150
4	\$53,500
5	\$57,800
6	\$62,100
7	\$66,350
8	\$70,650

What Is My Adjusted Annual Income?

Your adjusted annual income, which is determined as follows:

ADJUSTED ANNUAL INCOME equals HOUSEHOLD INCOME minus
HOUSEHOLD ADJUSTMENTS

HOUSEHOLD INCOME is the total of all income received by your household members residing at your property to be assessed; and includes the gross income received by all members of your household during the last 12 months from wages, unemployment compensation, pensions, Social Security, interest, dividends, board, rentals, public assistance, etc. People paying rent (as in a duplex where one side is occupied by the owner and the other side is rented; or where a person is renting space within the owner's home) are not considered household members, and those people's income is not considered as household income; however, the rent paid by these people to the owner is considered as household income.

HOUSEHOLD ADJUSTMENTS are the total of the following adjustments as they apply to your household:

- A. 5% of the household income; or in the case of a property owner, or spouse over 60 years of age, 10% of the household income.
- B. \$300 for each dependent of the property owner, which is each household member (other than the Property Owner or spouse) that is either under 18 years of age; or is 18 years of age or older and is disabled, handicapped, or a full-time student.
- C. The first \$300 of spouse's income.
- D. The income of household members (other than property owner or spouse) that are under 18, or full-time students, or disabled or handicapped.
- E. Those medical expenses, which exceed 7.5% of your total household income and are not covered by insurance.
- F. The amount paid for the care of children, or sick or incapacitated household members, so that you the (property owner) or your spouse can work.
- G. Any unusual occupational expenses not compensated by your employer.
- H. Any non-recurring income, such as an inheritance.

- I. The amount received from a non-profit child-placing agency for care of one or more children placed in your home.

EXAMPLE: Adjusted Annual Income Calculation

Household has 5 members as follows:

Property Owner is 50 years old w/salary of	\$32,000
Spouse is 50 years old w/salary of	20,000
20-year-old non-student child w/ salary of	10,000
18-year-old student child w/salary of	3,500
16-year-old student child w/salary of	<u>2,000</u>
Household Income equals	\$67,500

The allowable Household Adjustments are as follows:

5% of Household Income	Item A	\$3,375
\$300 for each dependent	Item B	600
\$300 of Spouse's Income	Item C	300
Income of the two students	Item D	5,500

Total Medical Expenses	\$11,650
Minus Insurance Covered expenses	5,000
Minus 7.5% of Household Income	4,200
Equals Household Medical expense adjustment	<u>2,450</u>
Total Household Adjustments	\$12,225

ADJUSTED ANNUAL INCOME equals HOUSEHOLD INCOME minus
HOUSEHOLD ADJUSTMENTS
=\$67,500 -\$12,225=\$55,275

The Adjusted Annual Income for our example household is \$55,275.

How Much Will Subsidy Pay And How Much Must I Pay?

If you meet the above program requirements, the City's Special Assessment Subsidy Program will pay the entire amount of the special assessment against your property.

The Adjusted Annual Income for our previous example household was \$55,275. This is under the \$57,800 income guideline for a household size of 5 as shown on Table 1, page 1; so our example household qualifies for special assessment subsidy, and the City's Special Assessment Subsidy Program would pay the entire assessment.

When and Where Do I Apply for Special Assessment Subsidy?

Only the property owner or contract buyer can apply for special assessment subsidy. For more information, or an application form, please call or visit one of the following Housing & Community Services Neighborhood Site Offices. You will need verification of all income received on a regular bases.

Four Mile Satellite Site Office @ 3711 Easton Blvd.	265-5757
Logan Site Office @ E 17th Court. & Garfield Avenue	265-7225
Model City Site Office @ 1251 University, Suite E	242-2710
Pioneer-Columbus Site Office @ 2100 SE 5th Street	242-2721
Southeast Satellite Site Office @ 2501 SE Maury Street	265-3644
Woodland-Wilkie Site Office @ 3311 Ingersoll Avenue	271-8770

You must apply for special assessment subsidy within 30 days of the date on the Notice to Repair Sidewalk. Statements made on the application must be sworn to and are subject to verification by the City Engineering Department. If you have any questions or need additional program information, contact the Engineering Department Special Assessment Subsidy Office, on the second floor of City Hall at 400 E 1st Street, or phone 283-4574.