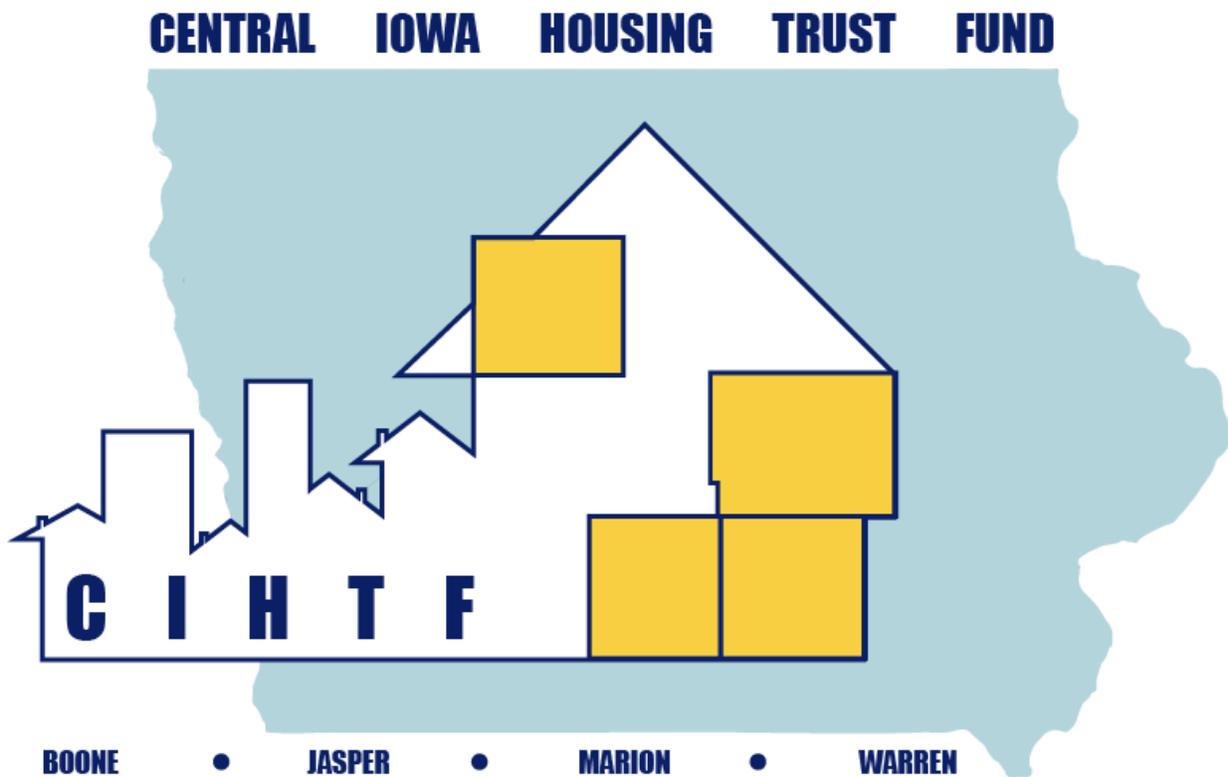


CENTRAL IOWA HOUSING TRUST FUND

Housing Assistance Plan

Boone, Jasper, Marion, and Warren counties.

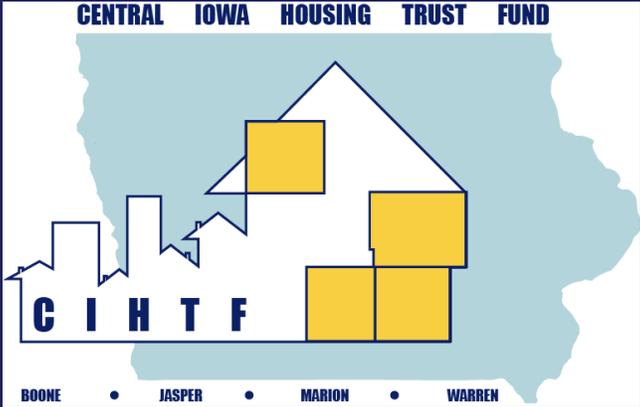


AUGUST 20, 2021

DES MOINES AREA METROPOLITAN PLANNING ORGANIZATION

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Introduction

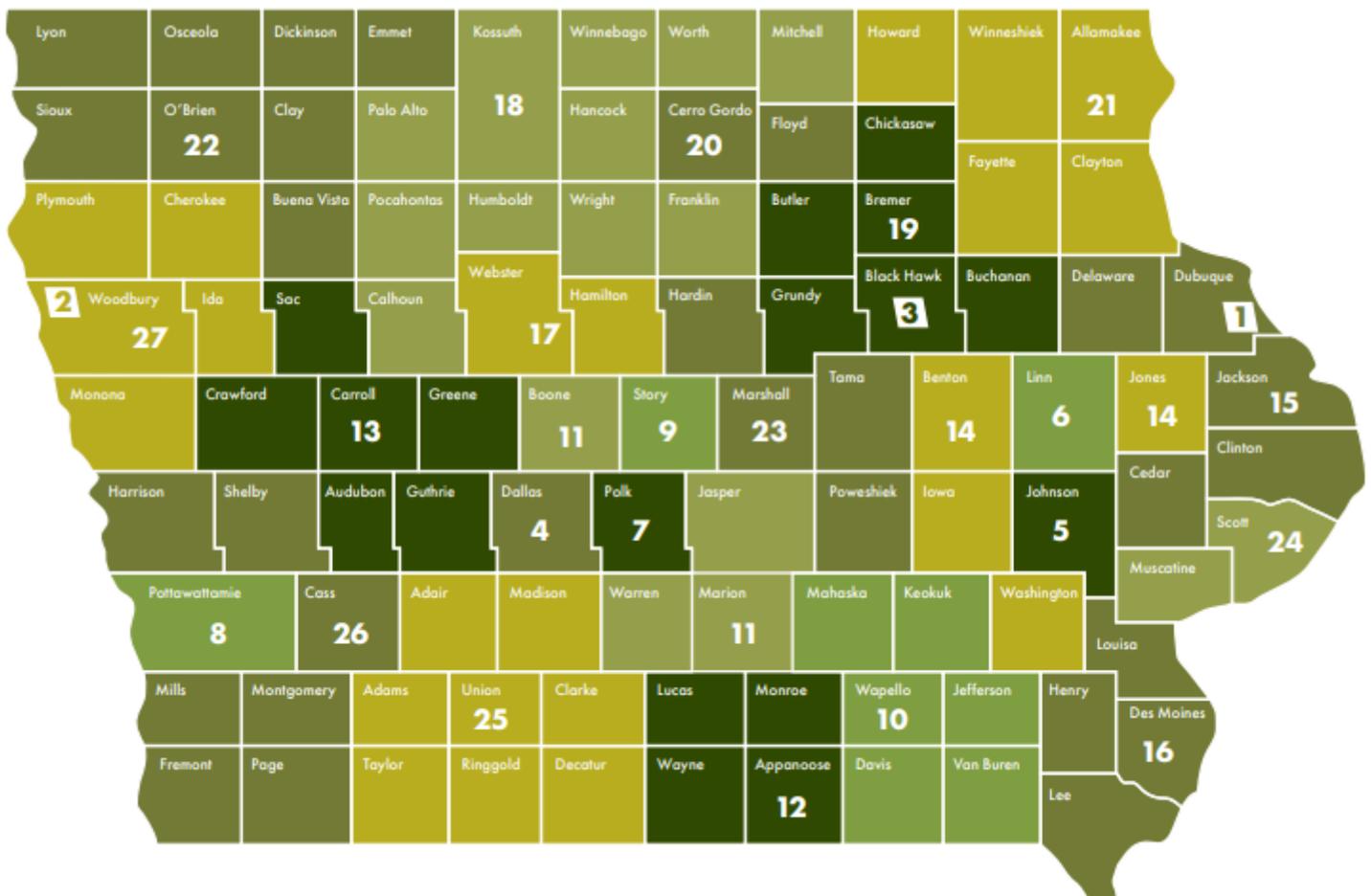
The Housing Assistance Plan (HAP) is a document reviewed annually by the Central Iowa Housing Trust Fund to identify housing needs within its service area and to address those needs by prioritizing its activities. The Central Iowa Housing Trust Fund is a 501(c)(3) charitable organization founded by the communities of Boone, Jasper, Marion, and Warren Counties and led by the Board of Directors, consisting of community-based representatives from both the public and private sectors. The Board of Directors may revise this document as necessary to reflect the most current housing conditions.

Areas Served

The Central Iowa Housing Trust Fund serves the central Iowa counties of Boone, Jasper, Marion, and Warren and their respective residents and communities.

Mission

The mission of the Central Iowa Housing Trust Fund is to assist in the development and preservation of affordable housing for low-income residents of Boone, Jasper, Marion, and Warren Counties.



Source: Iowa Finance Authority

Housing Needs

Population and Demographics

From 2000 to 2019, the populations of Boone, Jasper, Marion, and Warren Counties experienced different trajectories. Warren County experienced noticeable population growth, while Boone and Marion Counties saw steady population increases. Only Jasper County experienced a slight decline in population. However, the four counties, as a region, experienced a similar percentage of population growth as the entire state. The varying population changes within the four areas are noted and the projects of the Central Iowa Housing Trust Fund should align accordingly.

| 2000-2019 Population | | | | | | |
|---------------------------------|-----------|--------|--------|--------|--------|---------|
| | Counties | | | | | |
| Year | Iowa | Boone | Jasper | Marion | Warren | Region |
| 2000 | 2,926,324 | 26,224 | 37,213 | 32,052 | 40,671 | 136,160 |
| 2010 | 3,046,355 | 26,306 | 36,842 | 33,309 | 46,225 | 142,682 |
| 2019 | 3,155,070 | 26,234 | 37,185 | 33,253 | 51,466 | 148,138 |
| 2000 - 2019 Change | 228,746 | 10 | -28 | 1,201 | 10,795 | 11,978 |
| 2000 - 2019 Change (%) | 7.2% | 0.03% | -0.07% | 3.6% | 20.9% | 8% |

Source: U.S. Census Bureau 2000 and 2010 Census
U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates

Housing Needs

Population and Demographics

Compared to the state’s age distribution, Boone, Jasper, Marion, and Warren Counties have differences among younger and older adults. In 2019, the state had approximately 10.2% of its population within 18 to 24 years of age, but Boone and Jasper Counties had far below that percentage at 8.4% and 7.4%, respectively. Similarly, the four counties are below the state’s distribution of younger adults from 25 to 29 years of age. For older adults, the four counties have a larger share than the state’s distribution starting around the 50 to 59 years age group. Of note is the group of older adults aged 65 years and over in 2019: the state’s percentage was 16.7%, and Boone, Jasper, and Marion Counties exceeded that percentage at 17.7%, 18.9%, and 17.5%, respectively. Warren County had a considerably lower share of older adults aged 65 years and over than the state, 15.5% compared to 16.7%. The variations in the composition of age groups indicate that the work of the Central Iowa Housing Trust Fund should address the housing needs of both younger and older adults.

| 2019 Age Cohort Estimates | | | | | | |
|---------------------------|-------------------|----------|-------|--------|--------|--------|
| | | Counties | | | | |
| | | Iowa | Boone | Jasper | Marion | Warren |
| 2000 | Under 18 years | 25.1% | 24.8% | 24.6% | 25.3% | 27.0% |
| | 18 to 24 years | 10.2% | 8.4% | 7.4% | 10.2% | 9.7% |
| | 25 to 29 years | 6.1% | 5.5% | 5.9% | 5.5% | 5.3% |
| | 30 to 39 years | 13.8% | 13.4% | 14.6% | 13.2% | 14.7% |
| | 40 to 49 years | 15.0% | 16.0% | 15.4% | 14.8% | 15.8% |
| | 50 to 59 years | 10.9% | 11.2% | 11.5% | 10.7% | 11.7% |
| | 60 to 64 years | 4.0% | 4.2% | 4.5% | 4.3% | 4.0% |
| | 65 years and over | 14.9% | 16.4% | 16.0% | 15.9% | 11.8% |
| 2010 | Under 18 years | 13.9% | 13.9% | 22.8% | 25.1% | 26.0% |
| | 18 to 24 years | 10.0% | 10.0% | 7.0% | 10.2% | 9.1% |
| | 25 to 29 years | 6.5% | 6.5% | 6.0% | 5.3% | 5.3% |
| | 30 to 39 years | 11.9% | 11.9% | 12.0% | 11.2% | 12.1% |
| | 40 to 49 years | 13.3% | 13.3% | 14.6% | 13.3% | 14.8% |
| | 50 to 59 years | 14.0% | 14.0% | 14.9% | 14.0% | 13.8% |
| | 60 to 64 years | 5.5% | 5.5% | 6.1% | 5.3% | 5.6% |
| | 65 years and over | 14.9% | 14.9% | 16.5% | 15.6% | 13.3% |
| 2019 | Under 18 years | 23.2% | 21.7% | 22.4% | 23.3% | 24.8% |
| | 18 to 24 years | 10.1% | 8.0% | 7.2% | 10.4% | 9.5% |
| | 25 to 29 years | 6.3% | 5.8% | 5.9% | 5.5% | 5.2% |
| | 30 to 39 years | 12.6% | 12.2% | 12.3% | 11.6% | 12.8% |
| | 40 to 49 years | 11.5% | 12.6% | 12.3% | 11.7% | 12.7% |
| | 50 to 59 years | 13.1% | 14.1% | 13.8% | 13.0% | 13.5% |
| | 60 to 64 years | 6.5% | 8.0% | 7.3% | 5.7% | 6.0% |
| | 65 years and over | 16.7% | 17.7% | 18.9% | 17.5% | 15.5% |

Source: U.S. Census Bureau 2000 and 2010 Census

U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates

Housing Needs

Household Incomes and Housing Cost Burden

In 2019, the American Community Survey estimates that the median household incomes for Jasper, and Marion Counties are similar to the statewide estimate, however the median household income estimate for Boone and Warren Counties exceeded those of the state's estimate.

| 2019 Household Income Estimates | | | | | | |
|---------------------------------|-------------------------|-----------|--------|--------|--------|--------|
| | | Counties | | | | |
| 2019 | | Iowa | Boone | Jasper | Marion | Warren |
| | Total Households | 1,265,473 | 10,954 | 14,574 | 13,365 | 19,258 |
| | Less than \$10,000 | 5.2% | 3.1% | 5.3% | 4.5% | 4.5% |
| | \$10,000 to \$14,999 | 4.1% | 3.7% | 3.4% | 3.9% | 3.4% |
| | \$15,000 to \$24,999 | 9.1% | 8.5% | 8.6% | 8.0% | 6.8% |
| | \$25,000 to \$34,999 | 9.4% | 9.4% | 10.2% | 8.2% | 5.9% |
| | \$35,000 to \$49,999 | 13.3% | 14.5% | 13.9% | 13.2% | 10.2% |
| | \$50,000 to \$74,999 | 19.2% | 20.0% | 21.1% | 21.9% | 17.9% |
| | \$75,000 to \$99,999 | 14.3% | 15.9% | 14.3% | 15.0% | 16.3% |
| | \$100,000 to \$149,999 | 15.3% | 16.7% | 16.6% | 17.4% | 20.0% |
| | \$150,000 to \$199,999 | 5.3% | 4.4% | 3.8% | 4.6% | 8.3% |
| | \$200,000 or more | 4.6% | 3.8% | 2.8% | 3.1% | 6.7% |
| | Median Household Income | 60,523 | 64,000 | 58,952 | 61,038 | 77,048 |
| | Mean Household Income | 78,411 | 77,650 | 71,754 | 75,361 | 93,100 |

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates

Housing Needs

Household Incomes and Housing Cost Burden

All four counties find themselves well below the poverty levels experienced by the state, which is at 7.2 percent for the year 2019. In terms of families with a female householder, Warren county shoots noticeably above the state average at 29.8%.

| 2019 Families and People Whose Income in the Past 12 Months are Below the Poverty Level Estimates | | | | | | |
|---|--|----------|-------|--------|--------|--------|
| | | Counties | | | | |
| | | Iowa | Boone | Jasper | Marion | Warren |
| 2019 | All families | 7.2% | 3.8% | 5.4% | 5.1% | 6.1% |
| | Married-couple families | 3.2% | 2.7% | 4.7% | 2.1% | 2.5% |
| | Families with female householder, no husband present | 26.8% | 11.0% | 10.4% | 24.4% | 29.8% |
| | All people | 11.5% | 7.6% | 9.0% | 7.8% | 8.2% |
| | Under 18 years | 13.8% | 7.4% | 8.1% | 7.8% | 10.1% |
| | 18 to 64 years | 11.7% | 7.9% | 9.6% | 7.6% | 7.7% |
| | 65 years and over | 7.1% | 6.8% | 8.3% | 8.6% | 6.8% |

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates

Housing Needs

Age of Housing Structures

The median ages of the housing structures in the four counties are comparable to the statewide median housing age. Boone and Jasper Counties have older housing structures from the early 1960s, while Marion and Warren Counties have newer housing units from the 1970s. Boone, Jasper, and Marion Counties show smaller percentages of housing units built after 2000 compared to the state's percentage, though Warren County's percentage far exceeds that of the state's percentage. With housing units around an average of 50 years, the Central Iowa Housing Trust Fund may assist homeowners with the maintenance of their aging housing structures

| 2019 Age of Housing Structures Estimates | | | | | | |
|--|-----------------------|----------|-------|--------|--------|--------|
| | | Counties | | | | |
| | | Iowa | Boone | Jasper | Marion | Warren |
| 2019 | Total | 1397087 | 11963 | 16298 | 14236 | 20004 |
| | Built 2014 or later | 35709 | 138 | 158 | 287 | 1011 |
| | Built 2010 to 2013 | 41232 | 223 | 169 | 362 | 950 |
| | Built 2000 to 2009 | 156213 | 1046 | 1379 | 1621 | 4330 |
| | Built 1990 to 1999 | 148830 | 1020 | 1905 | 1749 | 2115 |
| | Built 1980 to 1989 | 103734 | 828 | 1150 | 1327 | 1530 |
| | Built 1970 to 1979 | 200790 | 1762 | 2372 | 2260 | 3558 |
| | Built 1960 to 1969 | 142094 | 998 | 1710 | 1446 | 2052 |
| | Built 1950 to 1959 | 139126 | 979 | 2129 | 1341 | 1628 |
| | Built 1940 to 1949 | 71086 | 534 | 937 | 776 | 535 |
| | Built 1939 or earlier | 358273 | 4435 | 4389 | 3067 | 2295 |

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates

Housing Needs

Value of owner - Occupied Housing Units

The value of owner-occupied housing units across the four counties exhibit a division. Warren County has a lower percentage of owner-occupied housing units below \$50,000 in value and a greater percentage of owner-occupied housing units above \$100,000 than the three other counties and the state.

| 2019 Value Owner-Occupied Housing Units Estimates | | | | | | |
|---|------------------------|----------|--------|--------|--------|--------|
| | | Counties | | | | |
| | | Iowa | Boone | Jasper | Marion | Warren |
| 2019 | Owner-Occupied units | 899,223 | 10,954 | 14,574 | 13,365 | 19,258 |
| | Less than \$50,000 | 30.9% | 39.2% | 41.4% | 37.9% | 30.7% |
| | \$50,000 to \$99,999 | 36.5% | 35.9% | 35.4% | 36.9% | 34.2% |
| | \$100,000 to \$149,999 | 19.5% | 16.7% | 16.6% | 17.4% | 20.0% |
| | \$150,000 to or more | 13.1% | 8.2% | 6.6% | 7.7% | 15.0% |

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates

Housing Needs

Housing Affordability

Housing is a cost-burden for renters more than for homeowners within the four-county area. Housing affordability is defined as no more than 30% of household income for housing costs. The percentage of cost-burdened renters in Warren County is 42.6% which is higher than the state with 39.6%, though Boone, Jasper, and Marion Counties are below the state's percentage of cost-burdened renters.

| 2019 Gross Rent as a Percentage of Household Income (GRAPI) Estimates | | | | | | |
|---|---|----------|-------|--------|--------|--------|
| | | Counties | | | | |
| | (GRAPI) | Iowa | Boone | Jasper | Marion | Warren |
| 2019 | Occupied units paying rent (excluding units where GRAPI cannot be computed) | 366,250 | 2,396 | 3,716 | 3,902 | 4,043 |
| | Under 30 percent | 52.2% | 56.8% | 60.4% | 65.4% | 49.7% |
| | Above 30 percent | 39.6% | 31.7% | 33.6% | 28.1% | 42.6% |
| | Not Computed | 30,111 | 276 | 225 | 255 | 315 |

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates

Housing Needs

Housing Affordability

Homeowners also experience a housing-cost burden but less in magnitude compared to renters. An average of 19.8% of homeowners with mortgages within the four counties have monthly owner costs that exceed 30% of household income.

| 2019 Selected Monthly Owner Costs as a Percentage of Household Income (SMOCAPI) | | | | | | |
|---|--|----------|-------|--------|--------|--------|
| Estimates | | | | | | |
| | | Counties | | | | |
| | (SMOCAPI) | Iowa | Boone | Jasper | Marion | Warren |
| 2019 | Housing units with a mortgage (excluding units where SMOCAPI cannot be computed) | 544,728 | 5,239 | 6,625 | 5,727 | 10,786 |
| | Under 30 percent | 80.1% | 80.7% | 79.5% | 82.7% | 80.6% |
| | Above 30 percent | 19.9% | 19.5% | 21.2% | 18.0% | 20.5% |
| | Not Computed | 1,619 | 22 | 11 | 0 | 31 |

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates

Additional Housing Needs

Extremely Low Income Eligible Recipients as defined by the guidelines released by the Iowa Finance Authority, the U.S. Department of Housing and Urban Development, and other similar agencies will receive at least 30% of Central Iowa Housing Trust Fund's funds received by IFA and are reserved as a priority recipients for the eligible activities defined by the Central Iowa Housing Trust Fund. The Habitat for Humanity affiliates and CIRHA within the four-county area are noted as also contributing to addressing the housing needs of Extremely Low-Income Eligible Recipients.

The Central Iowa Housing Trust Fund notes other vulnerable and special-needs populations along the continuum of housing needs, such as the homeless or those in transitional housing, as facing affordable housing challenges. These populations are reserved as priority recipients for the eligible activities defined by the Central Iowa Housing Trust Fund.

Other underserved areas or populations within Boone, Jasper, Marion, and Warren Counties may not have been identified in this document, but the Central Iowa Housing Trust Fund strives to incorporate these areas and populations affected by affordable housing challenges into its activities as they become known.

There are no inner-city neighborhoods as the largest community in the region is Newton with a population of almost 15,760 according to the 2020 census.

As noted above outside of Warren County, the region has the majority of homes being 20 years or older and lower percentages of housing worth \$250,000 or more than the State of Iowa. And in reality, there has been slow to no growth in these counties as well, again outside of Warren County which has experienced significant growth due to its proximity to the Des Moines housing market. The Central Iowa Housing Trust Fund will attempt to improve the continuum of housing needs by making targeted investments to those most in need. This will improve the housing stock available to residents and increase housing values in those communities.

Underserved populations are priority recipients for Central Iowa Housing Trust Fund money. Current Central Iowa Housing Trust Fund eligible housing activities are very diverse and will help address underserved population housing issues.

Programs and Activities Guidelines

Eligible Properties and Activities

The following are eligible properties and activities for the Central Iowa Housing Trust Fund but are not limited to:

Properties

- Owner-occupied single-family housing in habitable condition
- Renter-occupied housing in habitable condition
- Transitional and special-needs housing in habitable condition
- Uninhabitable housing (for demolition purposes only)

Activities

- Rectification of building, plumbing, electrical, mechanical, or other similar codes
- Energy efficiency or weatherization improvements
- Accessibility improvements for those with disabilities or older adults, such as ramps, sidewalks, or other similar measures
- Owner-occupied housing rehabilitation
- Natural disaster temporary shelter and housing recovery
- Demolition of uninhabitable housing

Ineligible Properties and Activities

The following are ineligible properties and activities for the Central Iowa Housing Trust Fund but are not limited to:

- New owner-occupied single-family housing constructions
- First-time homebuyer assistance

Prioritized Recipients

The following are the prioritized recipients of the Central Iowa Housing Trust Fund's activities in no particular order:

- First come, first ready to proceed
- Extremely Low-Income Eligible Recipients, followed by Very Low Income and then Low Income Recipients
- Vulnerable and special-needs populations not limited to the homeless, those with disabilities, survivors of domestic violence, and those in transitional housing
- Persons, households, or families with children under 18 years of age or older adults above 65 years of age
- Applicants not previously assisted by the Central Iowa Housing Trust Fund.

Programs and Activities Guidelines

Income Limits and Targeting Goals

The Central Iowa Housing Trust Fund will provide funding to affordable housing activities that benefit recipients with no more than 80% of the area median income as defined by the Iowa Finance Authority, the U.S. Department of Housing and Urban Development, or other similar agencies. According to Iowa Finance Authority guidelines there are three sets of income guidelines available for owner-occupied projects and two for rental or shelter projects.

The Central Iowa Housing Trust Fund will utilize SHTF Income Limits for owner-occupied projects and County Median Income Limits for rental and shelter projects. The most recent figures provided by the Iowa Finance Authority for the identified income limits shall apply.

Funding and Underwriting Details

- Participants will supply all needed documentation to verify application data;
- Grantees are responsible for securing contractors for work at reasonable costs. If work is estimated higher than what is reasonable, additional quotes for work will be required
- All contractors, electricians, plumbers, or other performing any approved work will hold required liability insurance for work completed;
- An initial inspection will be required of the applicant to verify the work needed;
- A final inspection will be required at the completion of the project’;
- Following approval of the final inspection, the grantee will be paid from the CIHTF;

Central Iowa Housing Trust Fund funded activities will be in either the form of a loan or grant depending on the needs and circumstances of eligible recipients. There will be no maximum award amount required from the Central Iowa Housing Trust Fund unless it is so noted in the application for funding. The Central Iowa Housing Trust Fund will decide how to best meet the diverse requirements of eligible recipients. Applicants are expected to have demonstrated due diligence in obtaining quotes for their proposed activity and selecting contractors. The Central Iowa Housing Trust Fund or its designated agent will conduct an initial inspection of the property to determine the feasibility of the proposed activity before any work is performed and a final inspection of the property to ensure satisfactory completion of the proposed activity. Payment for the completed activity after final inspection will be from the Central Iowa Housing Trust Fund to the grantee.

Programs and Activities Guidelines

Forgivable loans will primarily be used for repair activities and shall be 5-year, with 20% forgiven each year on the anniversary of the date of funding. Each loan will be secured by a mortgage filed against the subject property in the amount of the funds provided. Should the applicant sell or move from the property before the 5-year term expires, funds will be recaptured based on the following schedule:

- On the first anniversary of the completion of the project, 20% of the loan will be forgiven;
- On the second anniversary of the completion of the project, an additional 20% for the total 40% of the loan will be forgiven;
- On the third anniversary of the completion of the project; and additional 20% for the total of 60% of the loan will be forgiven;
- On the fourth anniversary of the completion of the project, an additional 20% for a total of 80% of the loan will be forgiven;
- On the fifth anniversary of the completion of the project, an additional 20% for a total of 100% of the loan will be forgiven and the mortgage will be released;

Any funds recaptured based on the schedule above, shall be placed back into the CIHTF. The percentage of local match provided for the project shall be offered back to the original contributor of the match portion of the loan.

Local Match

Applicants for funding will provide the required Iowa Finance Authority local match for their project(s). This will be a stipulation for project funding.

Extremely Low-Income Eligible Recipients

The Central Iowa Housing Trust Fund will review applications received for housing projects and prioritize funding for projects that will target extremely low-income recipients. The higher the percentage of funding for that population will receive higher priority. If applicants do not propose to spend enough money to meet IFA's 30% spending requirement, the Central Iowa Housing Trust Fund Board will implement a minimum 30% funding requirement for all applicants.

Programs and Activities Guidelines

Collaborations and Fundraising

The Central Iowa Housing Trust Fund cooperates and collaborates with the residents, communities, organizations, and other entities within the four counties service area to achieve affordable housing developments. The Central Iowa Housing Trust Fund strives to ensure that all interested parties are involved and coordinates continued efforts, such as fundraising, to address affordable housing challenges within the four counties area. The Central Iowa Housing Trust Fund has plans to advance future funding efforts including reaching out to area banks and other private organizations such as large employers to gather additional funds to advance affordable housing in the Central Iowa Housing Trust Fund area.

The establishment and activities of the Central Iowa Housing Trust Fund will benefit the four counties area of Boone, Jasper, Marion, and Warren Counties with affordable housing and consequently improve the economic, social, health, and other outcomes of the residents and communities.

Anticipated benefits include:

- Supporting community growth with affordable housing, especially for younger and older adults
- Maintaining aging housing units to sustain existing housing stock
- Removing building safety and health hazards from communities
- Increasing the sustainability and resiliency of the built environment
- Fostering community collaboration and cooperation
- Inspiring pride and promoting general community well-being
- Respecting human rights to an adequate standard of housing
- Relieving the burdens of poverty on hindering individual and community potentials.

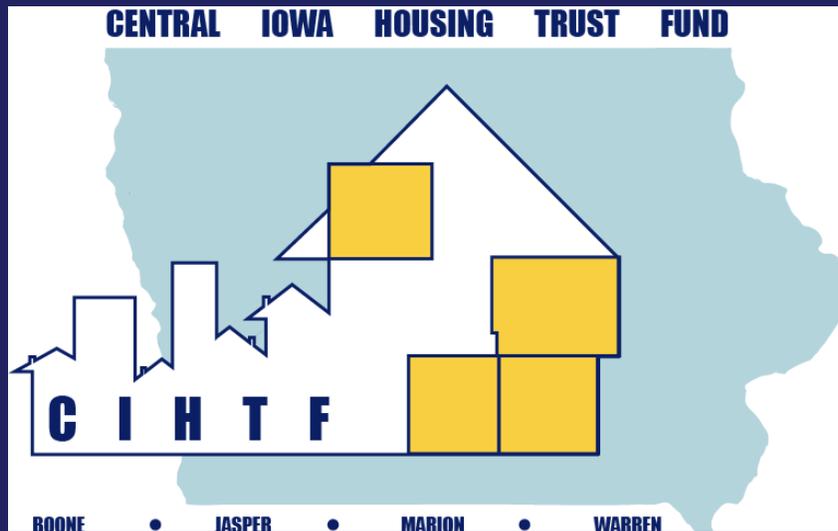
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- U.S. Census Bureau 2010 Census
- U.S. Census Bureau 2020 Census
- U.S. Census Bureau 2014-2018 American Community Survey 5-Year Estimates
- Iowa Finance Authority

CENTRAL IOWA HOUSING TRUST FUND

Housing Assistance Plan

Boone, Jasper, Marion, and Warren counties.



DES MOINES AREA METROPOLITAN PLANNING ORGANIZATION

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