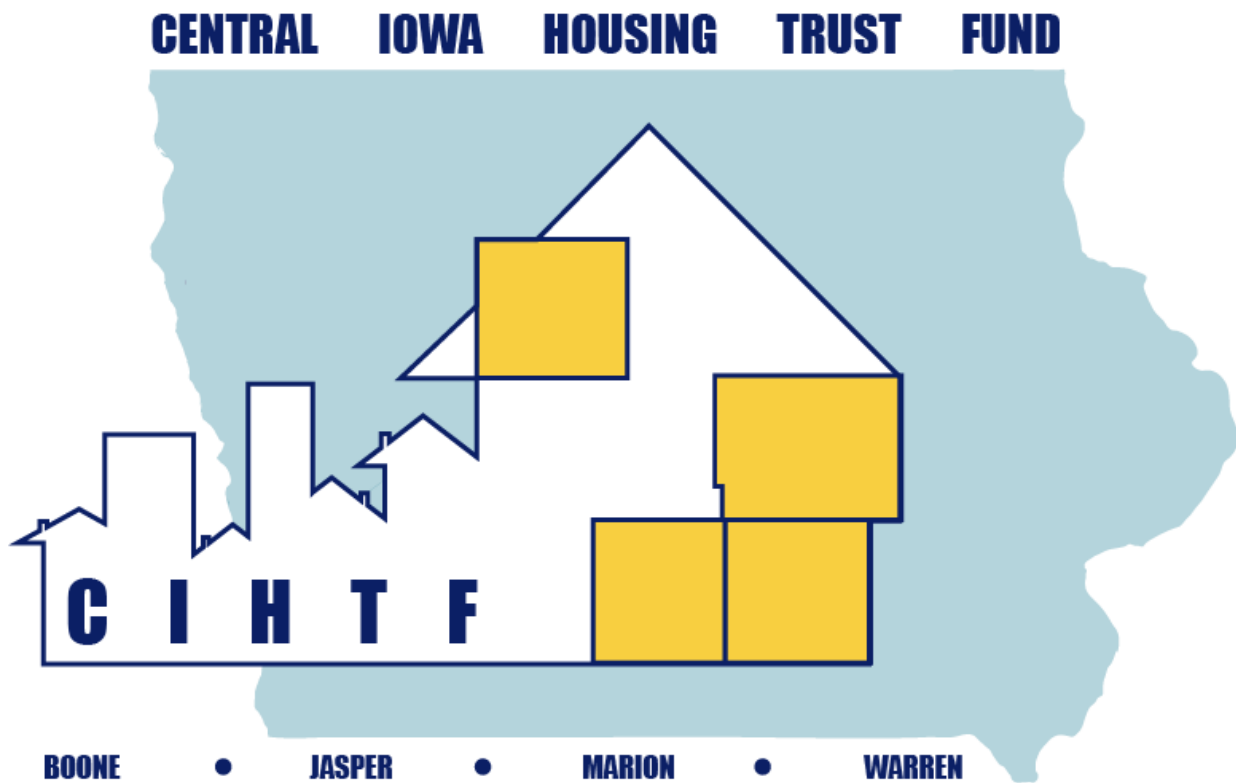


# CENTRAL IOWA HOUSING TRUST FUND

## Housing Assistance Plan

Boone, Jasper, Marion, and Warren counties.

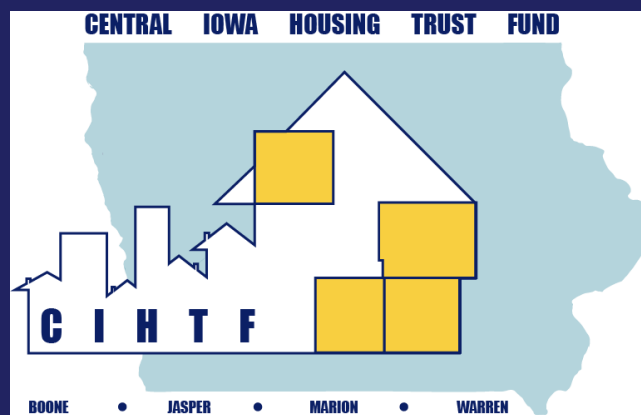


AUGUST 20, 2020

DES MOINES AREA METROPOLITAN PLANNING ORGANIZATION

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# Introduction

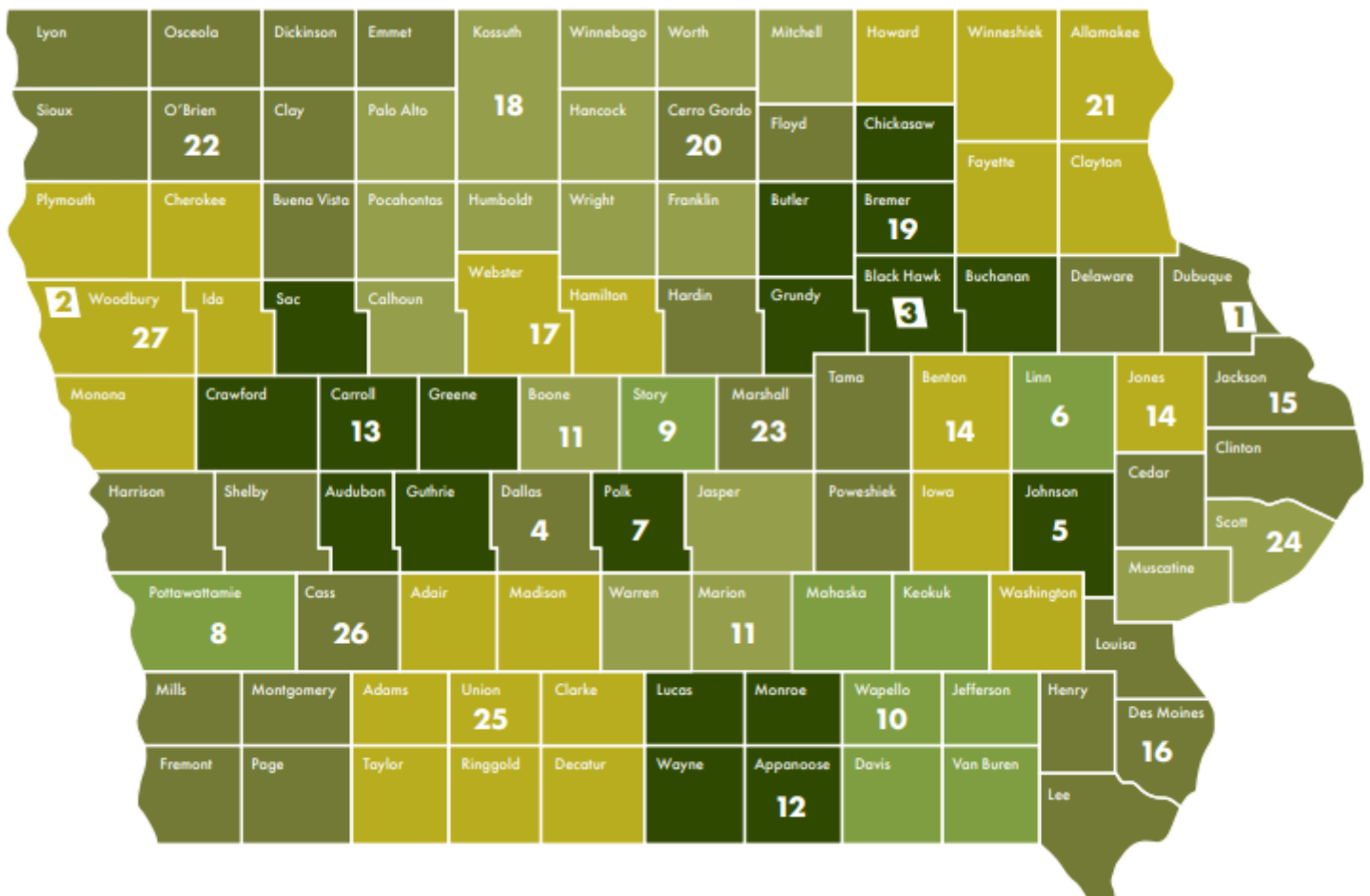
The Housing Assistance Plan (HAP) is a document reviewed annually by the Central Iowa Housing Trust Fund to identify housing needs within its service area and to address those needs by prioritizing its activities. The Central Iowa Housing Trust Fund is a 501(c)(3) charitable organization founded by the 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 2018, 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.

2000-2018 Population						
	Counties					
Population	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
2018	3,132,499	26,399	36,891	33,207	49,361	145,858
Change 2000 to 2018	206,175	175	-322	1,155	8,690	9,698
% Change 2000 to 2018	7.0%	0.7%	-0.9%	3.6%	21.4%	7.1%

Source: U.S. Census Bureau 2000 and 2010 Census  
 U.S. Census Bureau, 2014-2018 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 2018, the state had approximately 10.3% of its population within 18 to 24 years of age, but Boone and Jasper Counties had far below that percentage at 8.0% and 7.1%, 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 2018: the state's percentage was 16.4%, and Boone, Jasper, and Marion Counties exceeded that percentage at 17.3%, 18.8%, and 17.3%, respectively. Warren County had a considerably lower share of older adults aged 65 years and over than the state, 15.2% compared to 16.4%. 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.

2018 Age Cohorts 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	23.9%	23.9%	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%
2018	Under 18 years	23.3%	22.0%	22.5%	23.9%	25.0%
	18 to 24 years	10.3%	8.0%	7.1%	11.0%	9.6%
	25 to 29 years	6.3%	5.6%	5.6%	4.9%	5.1%
	30 to 39 years	12.5%	11.9%	12.1%	11.4%	12.4%
	40 to 49 years	11.5%	13.0%	12.6%	11.6%	12.9%
	50 to 59 years	13.3%	14.0%	14.5%	13.1%	13.9%
	60 to 64 years	6.4%	8.2%	6.8%	6.8%	5.9%
	65 years and over	16.4%	17.3%	18.8%	17.3%	15.2%

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

U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

CIHTF Housing Assistance Plan 2020

# Housing Needs

## Household Incomes and Housing Cost Burden

In 2018, 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. The median household income for the State is \$58,580, and for the four Counties - Boone, Jasper, Marion and Warren are \$61,111, \$55,727, \$58,492, and \$74,383 respectively.

2018 Household Income Estimates						
		Counties				
2018		Iowa	Boone	Jasper	Marion	Warren
	Total Households	1,256,855	10,940	14,548	13,314	18,959
	Less than \$10,000	5.5%	4.3%	5.7%	5.4%	3.8%
	\$10,000 to \$14,999	4.4%	3.3%	3.9%	4.2%	3.5%
	\$15,000 to \$24,999	9.5%	8.3%	9.6%	9.0%	6.6%
	\$25,000 to \$34,999	9.6%	10.2%	10.9%	8.6%	6.8%
	\$35,000 to \$49,999	13.7%	14.6%	14.3%	13.4%	11.7%
	\$50,000 to \$74,999	19.3%	21.4%	19.8%	22.3%	18.0%
	\$75,000 to \$99,999	14.2%	14.9%	15.2%	14.4%	17.7%
	\$100,000 to \$149,999	14.7%	15.4%	14.6%	16.4%	19.6%
	\$150,000 to \$199,999	4.9%	4.4%	3.7%	3.9%	7.2%
	\$200,000 or more	4.2%	3.4%	2.4%	2.6%	5.2%
	Median household income	\$58,580	\$61,111	\$55,727	\$58,492	\$74,383
	Mean household income	\$75,951	\$74,853	\$69,064	\$71,416	\$87,751

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

# Housing Needs

## Household Incomes and Housing Cost Burden

The three counties Boone, Jasper and Warren are also largely below the statewide composition of families and people with incomes below the poverty level of 7.4%, however, Marion county with 7.5% is slightly above the statewide estimate. Marion and Jasper Counties exceeded the state in the percentage of married couples with income below the poverty level. Additionally, Marion County had slightly higher poverty levels for female householders with no husband present compared to the other three counties and the state. In 2018, American Community Survey estimates that Jasper and Marion county exceeded the statewide estimate for 65years and over people whose income is below the poverty level estimates.

2018 Families and People Whose Income in the Past 12 Months is Below the Poverty Level Estimates						
		Counties				
		Iowa	Boone	Jasper	Marion	Warren
2018	All families	7.4%	3.7%	6.1%	7.5%	5.0%
	Married-couple families	3.3%	2.3%	5.0%	3.7%	2.0%
	Families with female householder, no husband present	27.5%	13.0%	12.6%	28.7%	25.7%
	All people	11.7%	8.0%	9.8%	9.7%	6.9%
	Under 18 years	14.2%	6.7%	10.1%	11.1%	8.1%
	18 years and over	10.9%	8.4%	9.7%	9.3%	6.5%
	18 to 64 years	11.9%	8.8%	10.0%	9.5%	6.5%
	65 years and over	7.1%	7.1%	8.8%	8.6%	6.6%
	Unrelated individuals 15 years and over	25.0%	25.5%	25.4%	21.9%	18.2%

Source: U.S. Census Bureau, 2014-2018 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

2018 Age of Housing Structures Estimates						
		Counties				
		Iowa	Boone	Jasper	Marion	Warren
2018	Total	1386722	11,915	16,264	14,167	19,716
	Built 2014 or later	1.60%	0.90%	0.50%	1.50%	3.30%
	Built 2010 to 2013	2.90%	1.50%	1.10%	1.70%	5.30%
	Built 2000 to 2009	11.40%	9.70%	8.10%	11.50%	22.10%
	Built 1990 to 1999	10.70%	9.20%	11.70%	12.20%	10.70%
	Built 1980 to 1989	7.40%	8.30%	6.90%	8.40%	7.10%
	Built 1970 to 1979	14.50%	14.70%	14.00%	17.30%	19.00%
	Built 1960 to 1969	10.40%	7.80%	12.40%	9.70%	10.10%
	Built 1950 to 1959	10.10%	7.50%	13.00%	10.00%	7.80%
	Built 1940 to 1949	5.20%	4.40%	6.30%	4.70%	2.60%
Built 1939 or earlier	25.70%	36.00%	26.00%	22.90%	11.90%	

Source: U.S. Census Bureau, 2014-2018 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 \$100,000 in value and a greater percentage of owner-occupied housing units above \$250,000 than the three other counties and the state. Boone, Jasper, Marion, and Warren Counties are similar to the state's distribution of housing values as nearly half of the owner-occupied housing units in the four counties are between \$100,000 and \$249,999 in value.

**2018 Value Owner - Occupied Housing Units Estimates**

		Counties				
		Iowa	Boone	Jasper	Marion	Warren
2018	Owner-occupied units	894,152	8,407	10,758	9,390	14,765
	Less than \$50,000	9.50%	8.10%	8.10%	8.60%	3.60%
	\$50,000 to \$99,999	21.80%	24.10%	27.70%	21.90%	9.10%
	\$100,000 to \$149,999	21.80%	25.80%	24.90%	18.70%	23.20%
	\$150,000 to \$199,999	17.20%	14.40%	17.40%	19.70%	20.20%
	\$200,000 to \$299,999	17.50%	15.60%	15.00%	19.40%	24.00%
	\$300,000 to \$499,999	9.30%	9.40%	5.30%	10.00%	15.80%
	\$500,000 to \$999,999	2.40%	2.00%	1.00%	1.40%	3.60%
	\$1,000,000 or more	0.50%	0.50%	0.60%	0.40%	0.60%

Source: U.S. Census Bureau, 2014-2018 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 47.70% which is higher than the state with 43.50%, though Boone, Jasper, and Marion Counties are below the state's percentage of cost-burdened renters. An average of 38.3% of renters within Boone, Jasper, Marion, and Warren Counties face gross rents that are more than 30% of their household income.

**2018 Gross Rent as a Percentage of Household Income (GRAPI) Estimates**

			Counties			
	GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)	Iowa	Boone	Jasper	Marion	Warren
2018	Occupied units paying rent (excluding units where GRAPI cannot be computed)	332,112	2,294	3,499	3,664	3,974
	Under 30 percent	56.50%	62.60%	66.30%	65.30%	52.30%
	Above 30 percent	43.50%	37.40%	33.70%	34.70%	47.70%
	Not computed	30,591	239	291	260	220

Source: U.S. Census Bureau, 2014-2018 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. For homeowners without mortgages, an average of 11.6% of them have monthly owner costs over 30%. With a significant number of housing units that pose affordability challenges, the Central Iowa Housing Trust Fund prioritizes the need to increase housing affordability for Boone, Jasper, Marion, and Warren Counties.

**2018 Selected Monthly Owner Costs as a Percentage of Household Income (SMOCAPI) Estimates**

		Counties				
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)		Iowa	Boone	Jasper	Marion	Warren
2018	Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	540,503	5,140	6,453	5,693	10,476
	Under 30 percent	80.10%	80.60%	78.80%	81.90%	79.50%
	Above 30 percent	19.90%	19.50%	21.20%	18.00%	20.50%
	Not computed	1,870	28	26	0	33
	Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	348,578	3,208	4,230	3,671	4,228
	Under 30 percent	89.00%	88.70%	86.60%	89.20%	89.20%
	Above 30 percent	11.10%	11.20%	13.50%	10.80%	10.90%
	Not computed	3,201	31	49	26	28

Source: U.S. Census Bureau, 2014-2018 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 Indianola with a population of almost 15,000 according to the 2010 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 registrations or licenses;
- 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. The maximum amount allocated for an eligible project per household is \$15,000. 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. Contractors, electricians, plumbers, and other professionals performing any work are required to have registrations and licenses.

## 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.



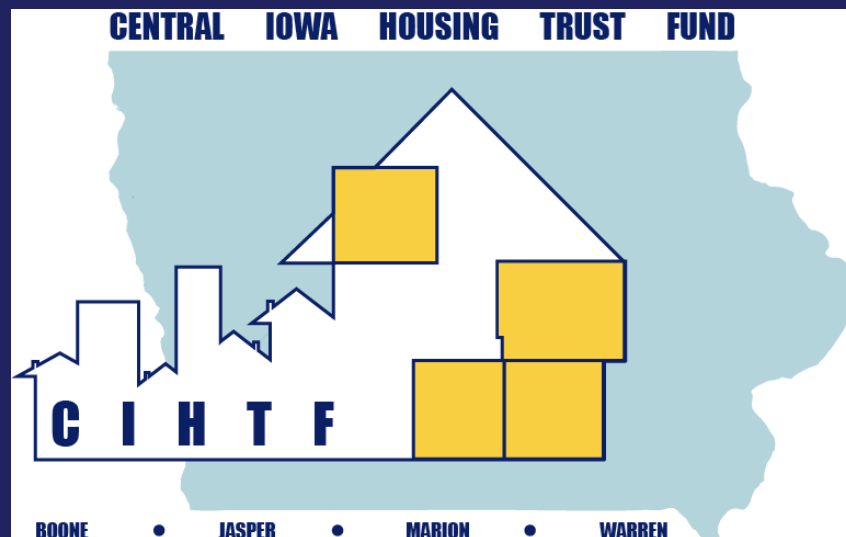
## Bibliography

- U.S. Census Bureau 2000 Census
- U.S. Census Bureau 2010 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

420 Watson Powell, Jr. way, Suite 200, Des Moines, Iowa 50309.

Phone :515.334.0075

Email : [Info@dmampo.org](mailto:Info@dmampo.org)

Website: [cihtf.org](http://cihtf.org)