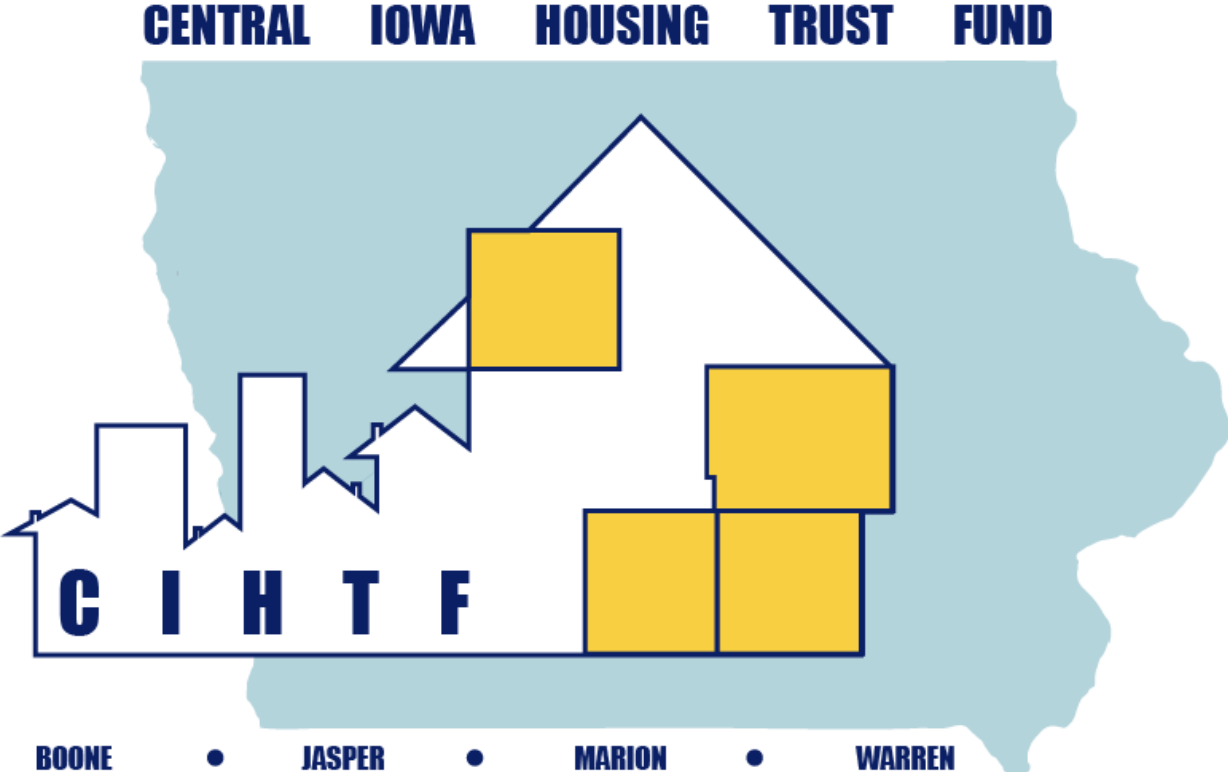


# CENTRAL IOWA HOUSING TRUST FUND

## 2023 Housing Assistance Plan

Boone, Jasper, Marion, and Warren counties

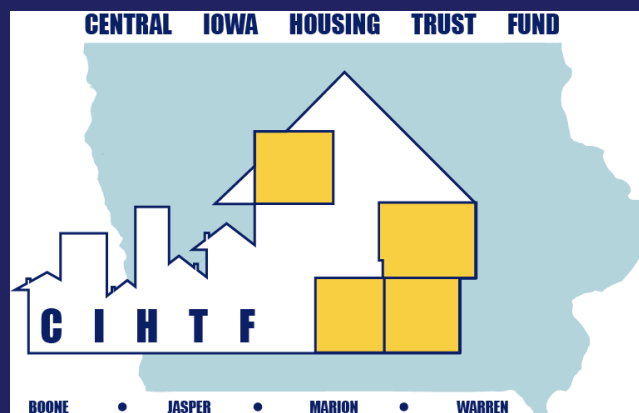


September 26, 2022

CENTRAL IOWA HOUSING TRUST FUND

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# Introduction

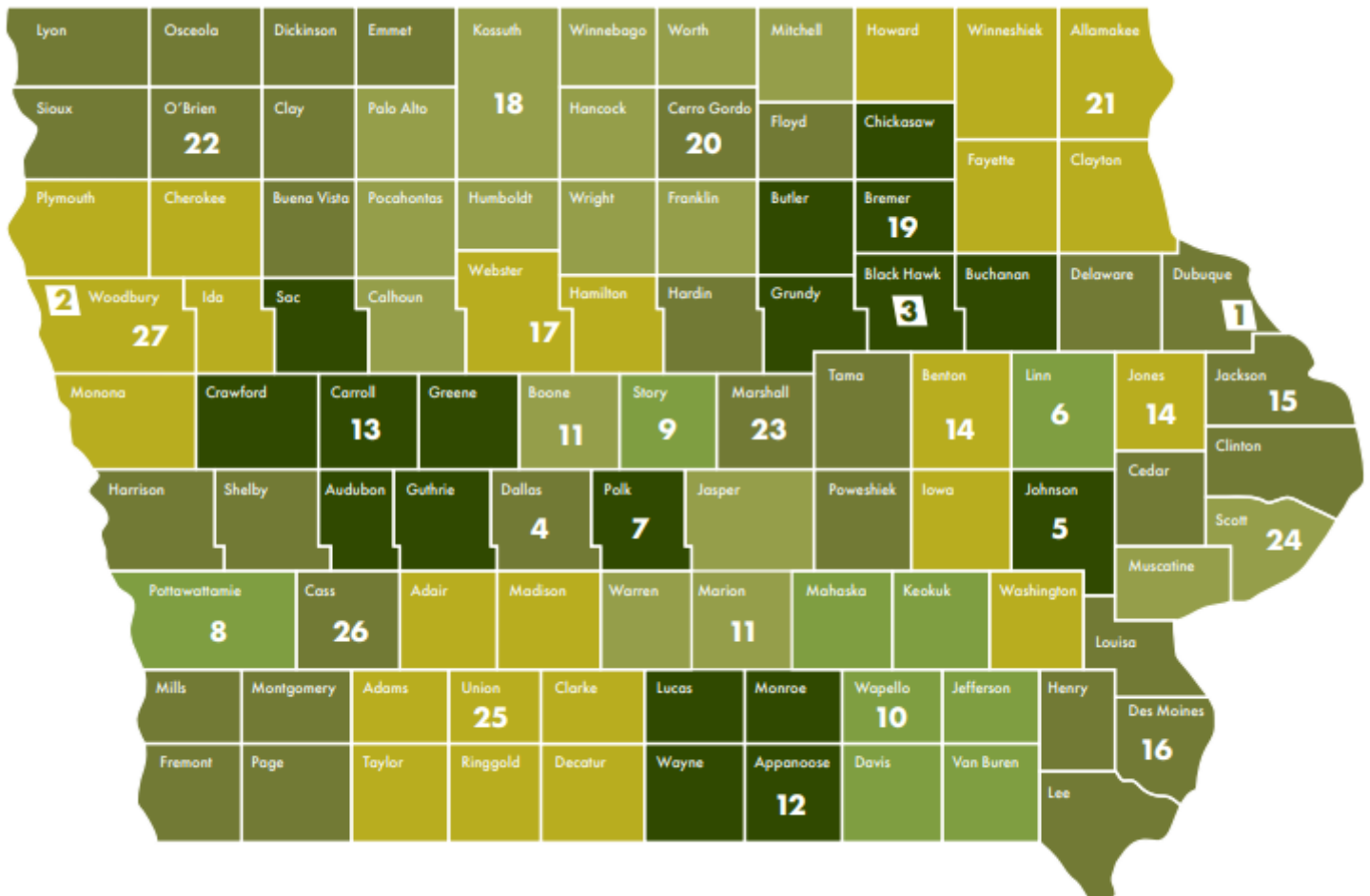
The Housing Assistance Plan (HAP) is a document reviewed annually by the Central Iowa Housing Trust Fund to identify housing needs within its service area and to address those needs by prioritizing its activities. The Central Iowa Housing Trust Fund is a 501(c)(3) charitable organization founded by the 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. The Central Iowa Housing Trust Fund is identified in the map below as number 11.

## 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 2020, the populations of Boone, Jasper, Marion, and Warren Counties experienced different trajectories. Warren County experienced significant population growth and Marion County experienced noticeable growth. On the other hand, Boone and Jasper counties saw growth at less than 2 percent. However, the four counties, as a CIHTF 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.

2000-2020 Population						
	Counties					
	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
2020	3,190,369	26,715	37,813	33,414	52,403	150,345
Change 2000 to 2020	264,045	491	600	1,362	11,732	14,185
% Change 2000 to 2020	9.0%	1.9%	1.6%	4.2%	28.8%	10.4%

Source: U.S. Census Bureau 2000, 2010, and 2020 Census

# Housing Needs

## Population and Demographics

Generally Boone, Jasper, Marion, and Warren counties have a similar age distribution among cohorts when compared to the state. For older adults, the four counties have a larger share than the state's distribution starting at age 40. Of note is the group of older adults aged 65 years and over in 2020: the state's percentage was 17.1%, and Boone, Jasper, and Marion Counties exceeded that percentage at 18.1%, 19.0%, and 17.8%, respectively. Warren County had a slightly lower share of older adults aged 65 years and over than the state, 15.8% compared to 17.1%. 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 older adults.

Estimated Percent of the Population by Age Cohort						
		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%
2020	Under 18 years	23.1%	21.5%	22.2%	23.2%	24.6%
	18 to 24 years	10.1%	7.8%	7.1%	10.4%	9.3%
	25 to 29 years	6.4%	6.2%	5.9%	5.3%	5.3%
	30 to 39 years	12.7%	12.0%	12.6%	11.6%	12.8%
	40 to 49 years	11.4%	12.5%	12.2%	11.6%	12.8%
	50 to 59 years	12.8%	14.2%	14.0%	13.0%	13.0%
	60 to 64 years	6.5%	7.6%	7.0%	7.1%	6.2%
	65 years and over	17.1%	18.1%	19.0%	17.8%	15.8%

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

Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

# Housing Needs

## Household Incomes and Housing Cost Burden

In 2020, the American Community Survey estimates that the median household income for Jasper County is just below the statewide estimate, however the median household income estimate for Boone, Marion, and Warren counties exceeded that of the state's estimate.

2020 Estimated Household Income						
		Counties				
		Iowa	Boone	Jasper	Marion	Warren
2020	Total Households	1,273,941	10,801	14,644	13,532	19,320
	Less than \$10,000	5.1%	2.8%	4.7%	5.0%	3.9%
	\$10,000 to \$14,999	4.0%	3.4%	3.6%	3.6%	4.0%
	\$15,000 to \$24,999	8.6%	7.5%	8.7%	7.4%	6.4%
	\$25,000 to \$34,999	9.3%	10.7%	10.1%	7.4%	5.8%
	\$35,000 to \$49,999	13.1%	12.4%	13.8%	12.9%	9.1%
	\$50,000 to \$74,999	19.1%	19.0%	21.6%	21.3%	16.9%
	\$75,000 to \$99,999	14.3%	15.7%	12.7%	14.4%	17.9%
	\$100,000 to \$149,999	15.9%	19.7%	17.0%	17.9%	21.1%
	\$150,000 to \$199,999	5.6%	4.3%	4.2%	4.8%	8.6%
	\$200,000 or more	5.0%	4.4%	3.6%	5.4%	6.2%
	Median household income	\$61,836	\$67,442	\$59,481	\$64,136	\$80,309
	Mean household income	\$80,316	\$81,792	\$73,468	\$82,994	\$91,750

Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

# Housing Needs

## Household Incomes and Housing Cost Burden

All four counties in the CIHTF region find themselves below the poverty level experienced by the state, which is 11.1 percent for all people in 2020. When comparing specific county data to the state, only Jasper County has percentages higher. In Jasper County, 5.1 percent of married-couple families have are below the poverty level compared to the state percent of 3.2. Also in Jasper County, 8.8 percent of folks over 65 are below the poverty level compared to the state percent of 7.

2020 Estimated Percent of Families & People Whose Income in the Past 12 Months is Below the Poverty Level						
		Counties				
		Iowa	Boone	Jasper	Marion	Warren
2020	All families	7.1%	3.4%	6.2%	5.3%	4.7%
	Married-couple families	3.2%	2.2%	5.1%	2.4%	1.8%
	Families with female householder, no spouse present	26.6%	9.5%	12.3%	26.5%	23.9%
	All people	11.1%	7.2%	9.1%	7.3%	6.7%
	Under 18 years	13.3%	7.3%	8.6%	7.4%	7.5%
	18 to 64 years	11.4%	7.4%	9.3%	7.4%	6.7%
	65 years and over	7.0%	6.1%	8.8%	6.6%	5.5%

Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

# Housing Needs

## Age of Housing Structures

The median age of the housing structures in the four counties are comparable to the statewide median housing age. Boone County has the largest percent of homes built before 1939 exceeding the state by more than 12 percent. In contrast, Warren County has significantly lower percent of homes built before 1939 at only 11.6 percent. Construction since 2000 in Boone, Jasper, and Marion counties has failed to keep pace the statewide average.

The assistance from the Central Iowa Housing Trust Fund will help homeowners with the maintenance of their aging housing structures

2020 Estimated Age of Housing Structures						
		Counties				
		Iowa	Boone	Jasper	Marion	Warren
2020	Total Housing Units	1,407,819	12,017	16,337	14,280	20,340
	Built 2014 or later	3.6%	1.5%	2.1%	2.7%	6.9%
	Built 2010 to 2013	2.9%	1.8%	0.9%	2.8%	3.7%
	Built 2000 to 2009	10.9%	8.9%	7.7%	11.7%	21.1%
	Built 1990 to 1999	10.7%	9.0%	12.8%	13.0%	11.3%
	Built 1980 to 1989	7.4%	7.8%	6.5%	8.2%	7.9%
	Built 1970 to 1979	14.2%	12.2%	15.3%	17.7%	16.9%
	Built 1960 to 1969	10.1%	8.4%	12.9%	10.4%	10.8%
	Built 1950 to 1959	10.1%	8.2%	11.1%	7.8%	7.5%
	Built 1940 to 1949	5.0%	4.8%	5.9%	4.6%	2.3%
	Built 1939 or earlier	25.2%	37.3%	24.7%	21.3%	11.6%

Source: U.S. Census Bureau, 2016-2020 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 \$150,000 than the three other counties and the state.

2020 Estimated Value of Owner-Occupied Housing Units						
		Counties				
		Iowa	Boone	Jasper	Marion	Warren
2020	Owner-occupied units	906,967	8,444	10,950	9,976	15,526
	Less than \$50,000	8.4%	7.8%	6.9%	8.2%	4.0%
	\$50,000 to \$99,999	19.6%	18.1%	24.6%	20.5%	6.3%
	\$100,000 to \$149,999	20.4%	27.9%	26.2%	17.3%	19.5%
	\$150,000 to \$199,999	17.2%	15.1%	15.5%	15.9%	21.4%
	\$200,000 to \$299,999	19.3%	15.7%	17.4%	23.8%	22.8%
	\$300,000 to \$499,999	11.6%	10.9%	7.0%	11.8%	19.1%
	\$500,000 to \$999,999	3.0%	3.5%	1.7%	1.9%	6.0%
	\$1,000,000 or more	0.6%	1.0%	0.6%	0.5%	1.0%

Source: U.S. Census Bureau, 2016-2020 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 42.9% which is higher than the state with 42.7%, though Boone, Jasper, and Marion Counties are below the state's percentage of cost-burdened renters.

2020 Estimated Gross Rent as a Percentage of Household Income (GRAPI)						
		Counties				
		Iowa	Boone	Jasper	Marion	Warren
2020	Occupied units paying rent (excluding units where GRAPI cannot be computed)	338,023	2,145	3,478	3,365	3,472
	Under 30 percent of income	57.3%	67.6%	58.3%	71.6%	57.2%
	Above 30 percent of income	42.7%	32.4%	41.7%	28.4%	42.9%

Source: U.S. Census Bureau, 2016-2020 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 19.4% of homeowners with mortgages within the four counties have monthly owner costs that exceed 30% of household income.

2020 Estimated Selected Monthly Owner Costs as a Percentage of Household Income (SMOCAPI)						
		Counties				
		Iowa	Boone	Jasper	Marion	Warren
2020	Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	545,689	5,107	6,691	6,068	10,701
	Under 30 percent of income	80.6%	82.9%	78.9%	84.1%	80.8%
	Above 30 percent of income	19.4%	17.1%	21.2%	15.8%	19.2%
	Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	356,275	3,289	4,198	3,879	4,767
	Under 30 percent of income	89.2%	87.6%	88.7%	88.5%	86.6%
	Above 30 percent of income	10.9%	12.5%	11.4%	11.5%	13.4%

Source: U.S. Census Bureau, 2016-2020 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 15,833 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 construction
- 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

# 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% or a total of 40% of the loan will be forgiven;
- On the third anniversary of the completion of the project; and additional 20% or a total of 60% of the loan will be forgiven;
- On the fourth anniversary of the completion of the project, an additional 20% or 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 county 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.



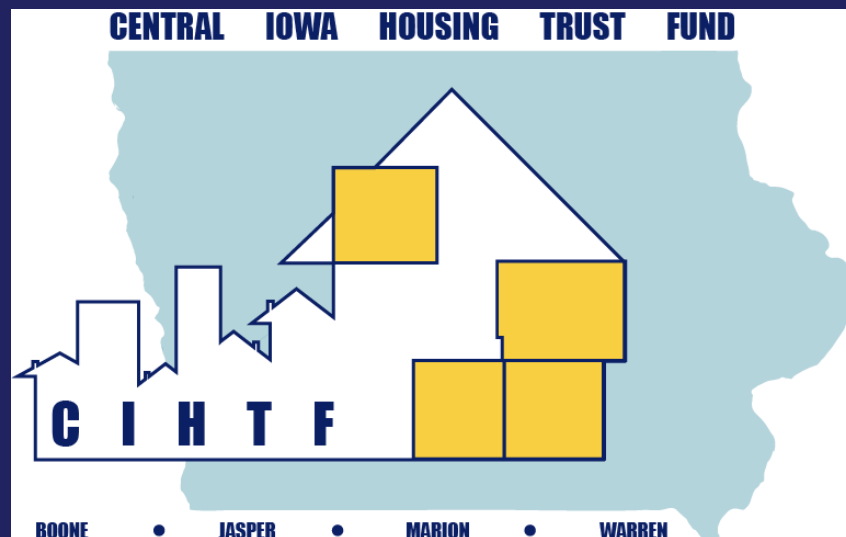
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# CENTRAL IOWA HOUSING TRUST FUND

## Housing Assistance Plan

Boone, Jasper, Marion, and Warren counties



### CENTRAL IOWA HOUSING TRUST FUND

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