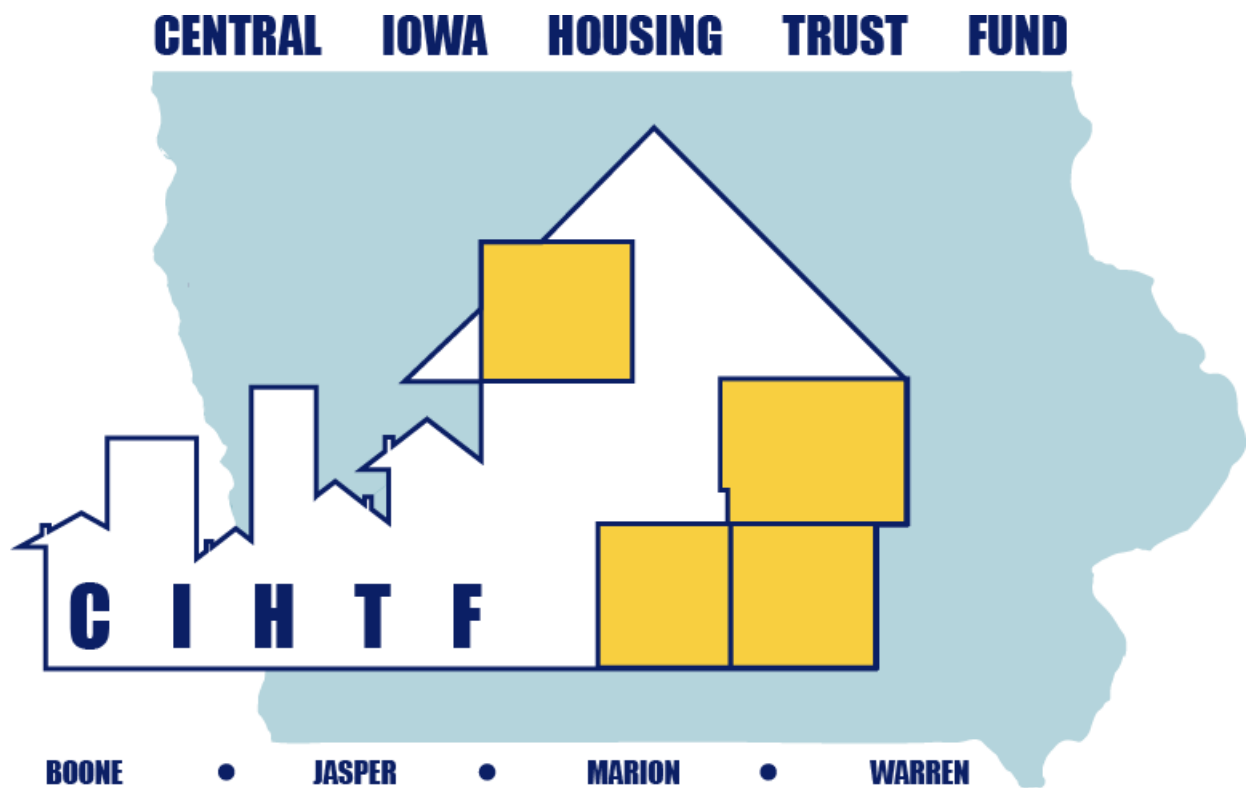


CENTRAL IOWA HOUSING TRUST FUND

2025 Housing Assistance Plan

Boone, Jasper, Marion, and Warren Counties



Adopted September 25, 2024

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Introduction

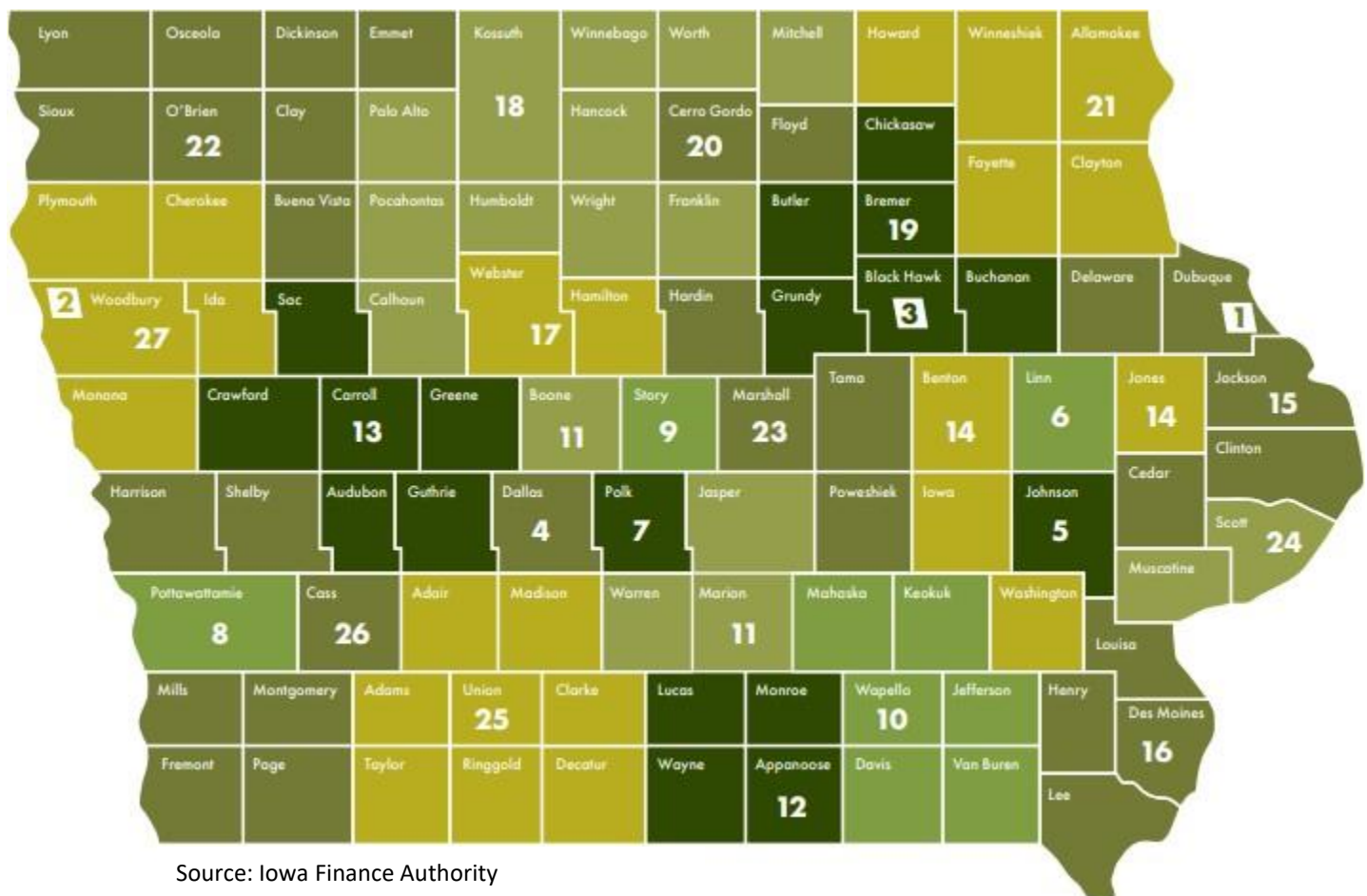
The Housing Assistance Plan (HAP) is a document reviewed annually by the Central Iowa Housing Trust Fund to identify housing needs within its service area and to address those needs by prioritizing activities. The Central Iowa Housing Trust Fund is a 501(c)(3) charitable organization founded to serve the communities of Boone, Jasper, Marion, and Warren Counties. The CIHTF is 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 and changes in priorities.

Areas Served

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



Housing Needs

Population

From 2000 to 2020, the populations of Boone, Jasper, Marion, and Warren Counties experienced growth at different trajectories. Warren County experienced significant population growth, adding nearly 12,000 people. Marion County experienced noticeable growth, adding more than 4% to its population. On the other hand, Boone and Jasper counties saw growth of less than 2 percent.

As a group, though not contiguous, the four counties of the CIHTF have proximity to the Des Moines metro. The population of the CIHTF region has grown slightly faster than the state since 2000.

2000-2020 Population						
	Iowa	CIHTF Counties				CIHTF Region
		Boone	Jasper	Marion	Warren	
2000 Population	2,926,324	26,224	37,213	32,052	40,671	136,160
2010 Population	3,046,355	26,306	36,842	33,309	46,225	142,682
2020 Population	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

The age distribution for each CIHTF county is largely similar to those of the state. The interesting comparison is looking across decades. The CIHTF counties are older than in 2000, meaning there is a larger cohort of retirement-age people who may need additional housing support, such as accessibility modifications.

Estimated Percent of the Population by Age Cohort						
		Iowa	CIHTF Counties			
			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%
2022	Under 18 years	22.9%	20.1%	22.0%	23.3%	24.4%
	18 to 24 years	10.3%	7.8%	7.4%	10.3%	9.4%
	25 to 29 years	6.3%	6.3%	6.0%	5.4%	5.3%
	30 to 39 years	12.6%	12.6%	13.2%	11.3%	13.0%
	40 to 49 years	11.5%	12.1%	12.0%	11.4%	12.7%
	50 to 59 years	11.3%	13.5%	12.9%	12.8%	12.2%
	60 to 64 years	6.6%	7.5%	7.4%	6.7%	6.6%
	65 years and over	17.6%	19.2%	19.1%	18.7%	16.4%

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

Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Table S0101

Housing Needs

Household Incomes

Household income plays a huge role in housing. In the CIHTF region, only Jasper County has a lower median and mean household income than the state. Warren County significantly outpaces the other counties, and the state, in both metrics; in part due to its outsized cohort of household incomes above \$100,000.

2021 Estimated Household Income						
		CIHTF Counties				
		Iowa	Boone	Jasper	Marion	Warren
2022	Total Households	1,290,139	10,893	14,630	13,310	19,906
	Less than \$10,000	4.2%	2.8%	3.4%	3.3%	3.4%
	\$10,000 to \$14,999	3.6%	2.5%	3.0%	3.9%	2.2%
	\$15,000 to \$24,999	7.4%	7.6%	6.6%	6.3%	4.3%
	\$25,000 to \$34,999	7.8%	9.4%	8.4%	6.8%	6.9%
	\$35,000 to \$49,999	11.9%	10.1%	13.9%	10.7%	8.5%
	\$50,000 to \$74,999	17.9%	17.1%	20.4%	19.7%	16.7%
	\$75,000 to \$99,999	14.3%	15.7%	13.6%	15.5%	13.5%
	\$100,000 to \$149,999	18.2%	21.8%	17.8%	17.9%	23.7%
	\$150,000 to \$199,999	7.6%	7.3%	8.1%	8.0%	11.9%
	\$200,000 or more	7.1%	5.6%	4.8%	7.8%	8.9%
	Median household income	\$70,571	\$75,759	\$67,784	\$74,193	\$89,741
	Mean household income	\$92,053	\$91,134	\$87,626	\$94,589	\$105,626

Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Table S1901

Just as important as household income is identifying households in poverty. In the CIHTF region, each county possesses a lower poverty rate than the state when looking at all people. When comparing the CIHTF counties, Jasper County has a larger percent of people who have experienced poverty across all age groups. However, both Jasper and Marion Counties have a higher percentage of poverty than the State for people 65 years and over.

Estimated Percent of People Whose Income in the Past 12 Months is Below the Poverty Level						
		CIHTF Counties				
		Iowa	Boone	Jasper	Marion	Warren
2022	All people	11.1%	7.5%	8.8%	7.7%	6.2%
	Under 18 years	13%	7.6%	9.3%	8.1%	6.6%
	18 to 64 years	11.4%	8.1%	8.8%	7.5%	6.0%
	65 years and over	7.7%	5.3%	8.3%	7.8%	6.2%

Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Table S1701

Housing Needs

Cost Burden and Severe Housing Problems

The U.S. Department of Housing and Urban Development receives annual custom ACS data about housing needs, particularly for low-income households, known as the Comprehensive Housing Affordability Strategy, or CHAS.

CHAS data tabulated by HUD is specifically curated and tabulated for planners and policy makers, meaning these data should be carefully considered by the relevant stakeholders. One of the main CHAS data is housing cost burden. The category is split into two subcategories: cost burden and severe cost burden. A household is considered cost-burdened when their housing costs, including utilities, are above 30 percent of their monthly income. Housing cost burden becomes severe when those costs exceed 50 percent of monthly income.

Each county has a smaller cohort, by percentage, of renters burdened by the cost of housing compared to the state as a whole; *except* Jasper County, with 42 percent of all renters. Twenty-six percent of renters in Jasper County are paying 30 and 50 percent of their income in rent, which means they are in a precarious economic situation. This may be because people are overextending themselves, an imbalance of more affordable housing, or a shortage of rentable stock.

Percent of Households with Housing Cost Burden						
			CIHTF Counties			
		Iowa	Boone	Jasper	Marion	Warren
Renter-occupied Units	Cost Burden >30 to <=50% of Income	19%	17%	26%	15%	19%
	Cost Burden >50% of Income	19%	10%	16%	15%	18%
Owner-occupied Units	Cost Burden >30 to <=50% of Income	9%	11%	12%	7%	11%
	Cost Burden >50% of Income	5%	4%	5%	5%	5%

Source: Comprehensive Housing Affordability Strategy, huduser.gov; data released 2024 using 2017-21 American Community Survey estimates

The CHAS program also includes data collection of “severe housing problems”. They are defined as; lacking complete kitchen facilities, lacking complete plumbing facilities, overcrowding (defined as more than 1 person per room), or cost burden. The CIHTF region is in a better position when compared to the State of Iowa for the same statistic as all Counties have a lower percent with one or more severe housing problems.

Percent of Households with One or More Severe Housing Problems					
		CIHTF Counties			
	Iowa	Boone	Jasper	Marion	Warren
Renter-occupied Units	23%	16%	20%	21%	21%
Owner-occupied Units	7%	5%	6%	7%	6%

Source: Comprehensive Housing Affordability Strategy, huduser.gov; data released 2024 using 2017-21 American Community Survey estimates

Housing Needs

Housing Affordability

The Gross Rent as a Percentage of Household Income (GRAPI) metric also helps determine whether households are rent-burdened (paying more than 30 percent of income in rent). Boone and Marion have higher shares of renters below the burden threshold, while Jasper and Warren Counties have a slightly higher share of renters above the burden threshold compared to the state cohort. The high number of rent-burdened households, however, is an indicator that there is insufficient housing choice in the region.

Estimated Gross Rent as a Percentage of Household Income (GRAPI)						
			CIHTF Counties			
		Iowa	Boone	Jasper	Marion	Warren
2022	Occupied units paying rent (excluding units where GRAPI cannot be computed)	338,666	2,064	3,206	2,879	3,414
	Under 30 percent of income	56.7%	64.2%	54.4%	60.1%	57.1%
	Above 30 percent of income	43.3%	35.8%	45.8%	39.8%	42.9%

Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Table DP04

Selected Monthly Owner Costs as a Percentage of Household Income (SMOCAP) is a metric used by the Census Bureau as the sum of property payments like mortgages, equity loans, real estate taxes, insurance, utilities, and fuels. Units without mortgages may find themselves paying an outsized amount in SMOCAP costs for things like fuel or insurance.

Jasper County has a higher rate of units with a mortgage being cost-burdened compared to the rest of the CIHTF region. Additionally, Boone and Warren Counties have a higher rate of units without a mortgage paying more than 30 percent of income in owner costs. Specifically in Boone County, this may be because of high fuel costs or inefficiencies in the older housing stock.

Estimated Selected Monthly Owner Costs as a Percentage of Household Income (SMOCAP)						
			CIHTF Counties			
		Iowa	Boone	Jasper	Marion	Warren
2022	Housing units with a mortgage (excluding units where SMOCAP cannot be computed)	550,505	5,345	6,844	6,043	10,586
	Under 30 percent of income	80.5%	82.9%	78.0%	83.8%	82.2%
	Above 30 percent of income	19.6%	17.2%	22.1%	16.2%	17.8%
	Housing unit without a mortgage (excluding units where SMOCAP cannot be computed)	366,843	3,291	4,286	4,182	5,613
	Under 30 percent of income	88.4%	85.9%	89.0%	89.2%	86.0%
	Above 30 percent of income	11.6%	14.0%	11.0%	10.7%	14.2%

Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Table DP04

Housing Needs

Age of Housing Structures

Warren County, with its much larger number of homes than the other counties, has a much higher share of homes built in the new millennium, with 32.4 percent of its housing stock built since 2000. Jasper and Marion have shares in the pre-1940 category close to the state cohort of 25 percent. Boone County, meanwhile, has 39.4 per cent of its stock built in 1939 or earlier. Those homes are likely to need more rehabilitation or replacement and should indicate a need for newer housing stock across the CIHTF region where possible. The OOR programs are perfect for addressing the needs of older homes.

The housing shares by decade also indicate a stagnation in new construction, which is likely constricting market choice for buyers and renters alike. Increasing the rate of new construction across the CIHTF region will be vital in the coming years to alleviate this issue.

2021 Estimated Age of Housing Structures						
		CIHTF Counties				
		Iowa	Boone	Jasper	Marion	Warren
2022	Total Housing Units	1,417,064	11,950	16,183	14,1798	21,083
	Built 2020 or later	0.5%	0.0%	0.3%	0.2%	0.8%
	Built 2010 to 2019	8.2%	5.1%	4.5%	6.2%	13.9%
	Built 2000 to 2009	10.6%	7.5%	7.3%	11.6%	17.7%
	Built 1990 to 1999	10.3%	9.2%	10.7%	14.4%	11.4%
	Built 1980 to 1989	7.2%	8.0%	6.4%	7.6%	7.9%
	Built 1970 to 1979	14.2%	10.6%	15.7%	17.8%	17.4%
	Built 1960 to 1969	9.8%	8.2%	12.1%	10.2%	10.0%
	Built 1950 to 1959	9.9%	7.9%	10.8%	7.7%	6.5%
	Built 1940 to 1949	4.8%	4.1%	4.6%	4.8%	2.0%
	Built 1939 or earlier	24.5%	39.4%	27.5%	19.6%	12.3%

Source: U.S. Census Bureau, 2015-2022 American Community Survey 5-Year Estimates, Table DP04

Housing Needs

Value of Owner - Occupied Housing Units

As on the previous page, value is a good indicator of need. A concentration of one price point will impact the ability for households at any income to find suitable housing. Warren County has a much higher share than the CIHTF region of homes valued above \$300,000. Marion County, meanwhile, has a higher share of units below \$50,000; and Jasper County has a much higher share of units between \$50,000 and \$99,999. Adding higher value units will occur as the market demands. The households buying higher priced houses have the means to find a solution. The units that are more affordable for lower income households will be more difficult to add to the market. The CIHTF should consider supporting projects that add new units for the households that demand less expensive units.

When looking at the median value, Warren County has the highest value at \$234,300. The larger percent of high value units in Warren County correlates to is higher median value.

Estimated Value of Owner-Occupied Housing Units						
			CIHTF Counties			
		Iowa	Boone	Jasper	Marion	Warren
2022	Owner-occupied units	922,684	8,676	11,165	10,262	16,256
	Median Value	\$181,600	\$171,600	\$163,800	\$192,300	\$234,300
	Less than \$50,000	7.2%	5.6%	5.6%	7.8%	5.0%
	\$50,000 to \$99,999	14.1%	13.1%	17.0%	13.6%	3.6%
	\$100,000 to \$149,999	17.2%	21.7%	21.1%	15.3%	10.6%
	\$150,000 to \$199,999	17.0%	18.2%	19.6%	15.5%	21.2%
	\$200,000 to \$299,999	22.3%	20.4%	20.5%	24.9%	25.6%
	\$300,000 to \$499,999	16.5%	15.3%	12.2%	16.6%	24.7%
	\$500,000 to \$999,999	4.8%	4.6%	3.3%	5.8%	8.3%
	\$1,000,000 or more	0.8%	1.0%	0.7%	0.6%	1.0%

Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, DP04

Program & Activities Guidelines

Assisted Populations

The CIHTF dedicates at least 30% of any IFA funds towards extremely low-income households as defined by the US Department of Housing and Urban Development. These recipients are a priority 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 previously noted, with the exception of Warren County, the region has older homes 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 growth areas of the Des Moines metro. 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.

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.

Program & 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 components, (Age of housing structures, refer to pg. 9)
- Energy efficiency or weatherization improvements (Age of housing structures, refer to pg. 9)
- Accessibility improvements for those with disabilities or older adults, such as ramps, sidewalks, or other similar measures (Refer to pg. 5)
- Owner-occupied housing rehabilitation (Age of housing structures, refer to pg. 9)
- Natural disaster temporary shelter and housing recovery
- Demolition of uninhabitable housing (Refer to pages 7-9)

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

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.

Program & Activities Guidelines

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.

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.

Program & Activities Guidelines

Local Match and Fundraising

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

This model has proven successful and has required little to no outside funding. As needed, the CIHTF 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.

Collaborations and Fundraising Benefits

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.

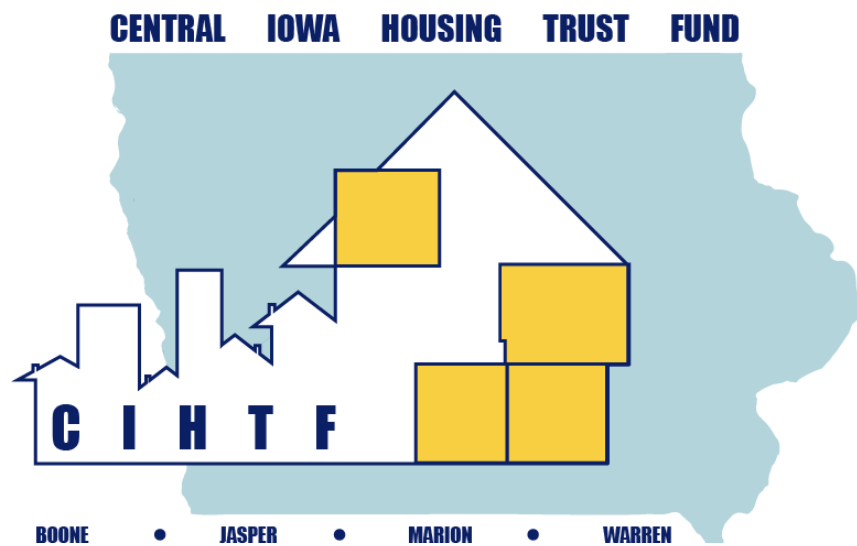
The establishment and activities of the Central Iowa Housing Trust Fund benefits the four county area of Boone, Jasper, Marion, and Warren counties with affordable housing and consequently improves the economic, social, health, and other outcomes of the communities and residents.

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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