



Central Iowa Housing Trust Fund

Application for 2026 Funding

Applications are due January 9 at 5pm to lyoung@mid-iowaplanning.org

This application is intended for communities, organizations, or entities seeking funding to implement an affordable housing project within the Central Iowa Housing Trust Fund region, which includes Boone, Jasper, Marion, and Warren Counties. Please provide as much of the following information as possible to ensure the project and funding needs are clearly understood.

1. Project Title:	
2. Project Address:	
3. Name of Applicant Organization: Contact Person: Mailing Address: Phone: E-mail: Website:	
4. Organizational structure: <input type="checkbox"/> Non-profit entity <input type="checkbox"/> For-profit entity <input type="checkbox"/> Non-profit/For-profit joint venture	
5. Amount requested: _____ Type: <input type="checkbox"/> Grant <input type="checkbox"/> Loan <input type="checkbox"/> Forgivable Loan	
6. Activity Type: <input type="checkbox"/> New Construction <input type="checkbox"/> Mixed Use <input type="checkbox"/> Conversion to Residential <input type="checkbox"/> Repair/Renovation <input type="checkbox"/> Other: _____ Will property be exempt from property taxes upon project completion? <input type="checkbox"/> Yes <input type="checkbox"/> No	Who will benefit? <input type="checkbox"/> Homeowners <input type="checkbox"/> First-time Homeowners <input type="checkbox"/> Renters <input type="checkbox"/> Unhoused populations <input type="checkbox"/> Protected Group (elderly, disabled, etc.) <input type="checkbox"/> Other: _____
7. Current property status: <input type="checkbox"/> Private Owner <input type="checkbox"/> Public Owner <input type="checkbox"/> Non-Profit Owner <input type="checkbox"/> Owner-Occupied <input type="checkbox"/> Renter-Occupied <input type="checkbox"/> Vacant Structure <input type="checkbox"/> Vacant Lot	

Questions? Contact Lucas Young with the Mid-Iowa Planning Alliance for Community Development (MIPA) lyoung@mid-iowaplanning.org or 515-304-3524

Please respond to questions 8-14 on a separate page(s)

8. Project Overview - Describe your program or project proposal and how the Central Iowa Housing Trust Fund Program funds will be utilized. Include details such as:

- Total cost with a detailed budget identifying all funding sources with commitment status and uses of funds
- Number of housing units to be created or impacted
 - Include total square footage, if available
 - Include number of bedrooms and bathrooms, if available
- Households to be served including estimated income levels
- Characteristics of clientele or beneficiaries (e.g., senior citizens, individuals with developmental disabilities, minority populations, etc.)
- Any other relevant information of supporting data
- If the proposal involves the acquisition of real property (e.g., a construction site), attach documentation of site control via a deed or option agreement.

9. Experience - Describe your organization's structure and previous experience implementing projects similar to the one proposed. Attach résumés and references for each member of the proposed development team (e.g., developer, architect, consultants, contractor, etc.).

10. Objectives - Briefly describe the goals and objectives of the proposed project. Explain how this project will further the mission of improving affordable housing within the Central Iowa Housing Trust Fund region.

11. Timeline - Provide the estimated construction or program start date. Identify any potential barriers to beginning the project (e.g., zoning, environmental issues, or relocation) and describe your plans to address them. Attach a list of major project benchmarks, including key development and implementation milestones such as funding commitments. Be sure to include anticipated completion dates and explain your organization's capacity to meet the projected timeline.

12. Development projects - For proposed development or redevelopment projects, provide a comprehensive description of the development plan and how Central Iowa Housing Trust Fund (CIHTF) resources will be used. Include the total number of units, along with rents or sale prices by unit size, market value, and any inclusionary housing components. Identify the number and income levels of households to be served, including those targeted at Extremely Low (30% AMI) and Low (80% AMI) area median income levels. Describe all other proposed funding sources and the status of each application or commitment, noting any down payment assistance, equity contributions, or other financing mechanisms. Include relevant underwriting assumptions and attach a detailed project pro forma that outlines the development budget (sources and uses of funds), operating budget for rental projects, and a minimum 15-year cash flow projection where applicable.

13. Proposed Financing - Describe the proposed financing plan in detail and attach evidence of financial commitments, including equity. List all existing and proposed loans in order of priority. Use additional pages as needed to explain nontraditional loan terms or other unique financing arrangements.

14. Qualification Process - CIHTF funds must be used to benefit low- and moderate-income (LMI) households as outlined on page 4 of this application. Explain how your organization will ensure compliance with this requirement and describe your income verification process. If available, include a copy of your program application.

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Application Acknowledgement and Certification:

The applicant acknowledges that all projects funded by the Central Iowa Housing Trust Fund (CIHTF) require a **27.8% local match**. Local match funds must be provided to the CIHTF prior to the execution of a funding agreement and will be allocated to the proposed project, to be drawn down in conjunction with CIHTF funding. The applicant further understands that all local match funds are subject to the same restrictions, guidelines, and conditions as CIHTF-awarded funds.

If any project funds remain unspent at the conclusion of the funding agreement, all unallocated local match funds will be returned to the applicant, excluding any amounts that are outstanding or otherwise encumbered.

I certify that the information provided in this application is true and complete to the best of my knowledge and agree to the terms outlined herein.

Applicant Organization: _____

Printed Name and Title: _____

Authorized Signature: _____

Maximum Income Limits as of June 9, 2025

Subject to change without notice, contact CIHTF staff to verify.

Owner-Occupied Project Income Limits

30% (extremely-low) and 80% (low) of Area Median Household Income (AMI)

80% AMI	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Boone	\$87,040	\$87,040	\$100,096	\$100,096	\$100,096	\$101,000	\$107,950	\$114,950
Jasper	\$79,840	\$79,840	\$91,816	\$91,816	\$91,816	\$91,816	\$91,816	\$97,200
Marion	\$83,680	\$83,680	\$96,232	\$96,232	\$96,232	\$97,100	\$103,800	\$110,500
Warren	\$91,600	\$91,600	\$105,340	\$105,340	\$105,340	\$106,300	\$106,300	\$120,950

30% AMI	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Boone	\$32,640	\$32,640	\$37,536	\$37,536	\$37,536	\$37,875	\$40,481	\$43,106
Jasper	\$29,940	\$29,940	\$34,431	\$34,431	\$34,431	\$34,431	\$35,321	\$37,500
Marion	\$31,380	\$31,380	\$36,087	\$36,087	\$36,087	\$36,412	\$38,925	\$41,437
Warren	\$34,350	\$34,350	\$39,502	\$39,502	\$39,502	\$39,862	\$42,600	\$45,356

Source: 2025 IFA Income Limits for the State Housing Trust Fund

Rental Project Income Limits

30% (extremely-low) and 80% (low) of Area Median Household Income

80% AMI	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Boone	\$60,950	\$69,650	\$78,350	\$87,050	\$94,050	\$101,000	\$107,950	\$114,950
Jasper	\$53,050	\$60,600	\$68,200	\$75,750	\$81,850	\$87,900	\$93,950	\$100,000
Marion	\$58,600	\$67,000	\$75,350	\$83,700	\$90,400	\$97,100	\$103,800	\$110,500
Warren	\$64,150	\$73,300	\$82,450	\$91,600	\$98,950	\$106,300	\$113,600	\$120,950

30% AMI	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Boone	\$22,900	\$26,150	\$29,400	\$32,650	\$37,650	\$43,150	\$48,650	\$54,150
Jasper	\$19,900	\$22,750	\$26,650	\$32,150	\$37,650	\$43,150	\$48,650	\$54,150
Marion	\$22,000	\$25,150	\$28,300	\$32,150	\$37,650	\$43,150	\$48,650	\$54,150
Warren	\$24,050	\$27,500	\$30,950	\$34,350	\$37,650	\$43,150	\$48,650	\$54,150

Source: 2025 HUD County Income Limits

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