

IOWA FINANCE
AUTHORITY

State & National Housing Trust Funds

Terri Rosonke, Housing Programs Manager

STATE HOUSING TRUST FUND

// With this home we are rewriting
my son's childhood and our
family's story into one of stability. //

LINDSAY FITZGERALD

Boone



STATE HOUSING TRUST FUND

- The Local Housing Trust Fund Program receives at least **60 percent** of the SHTF allocation to provide grants for certified Local Housing Trust Funds.
- The remaining funding goes to the Project-Based Housing Program that helps in the development of affordable single-family and multifamily housing (mostly Habitat for Humanity projects).
- All SHTF dollars must benefit low-income households at or below **80% Median Family Income (MFI)**.



For every \$1 of State Housing Trust Fund investment, **\$2.06** in other financing is leveraged.

This has generated a total of **\$160 million** in other funds for affordable housing in Iowa.

SINCE THE BEGINNING

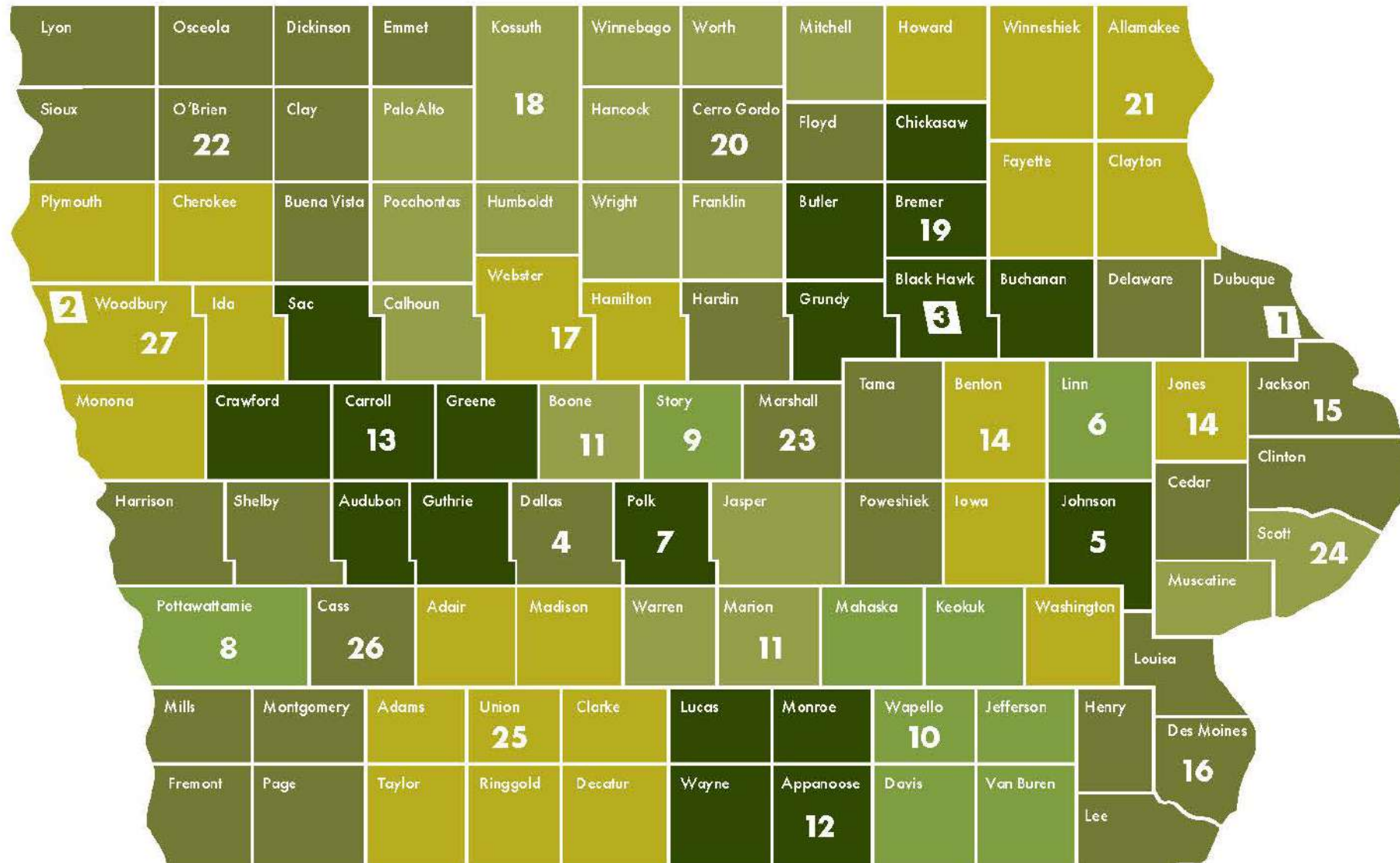
IOWA'S LOCAL HOUSING TRUST FUNDS

- Currently **27** certified LHTFs serving **all 99** Iowa counties
- LHTF Program dollars must be used for the development or preservation of affordable housing for income-qualified Iowans including assistance for homeless, transitional, rental, homeownership, infrastructure development, capacity building or other purposes that further the goals of the SHTF.
- At least **30%** of the LHTF Program funds must be used to serve extremely low-income households at or below **30%** of the area median income.
- LHTFs establish funding priorities under an approved Housing Assistance Plan.

LOCAL HOUSING TRUST FUND MAP



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NATIONAL HOUSING TRUST FUND

- The National Housing Trust Fund (NHTF) is an affordable housing production program aimed at increasing and preserving the supply of affordable housing for extremely low-income households earning no more than **30%** of the area median income, including homeless families.
- NHTF is a federal block grant program administered by states. Iowa received **\$3** million in FFY 2016 – 2019 (minimum allocation by law)
- 30-year affordability period
- Compliance monitoring required for income and rent restrictions and property inspections

NHTF ELIGIBLE ACTIVITIES

An eligible NHTF activity is RENTAL:



RENTAL

- New Construction
- Adaptive Reuse
- Rehabilitation
- Extremely Low-Income Households earning at/below 30% AMI
- Emphasis on permanent supportive housing

NATIONAL HOUSING TRUST FUND

FFY 2016

\$2.7 million NHTF award to Shelter House for Cross Park Place in Iowa City:

24 one-bedroom unit FUSE-Housing First permanent supportive housing project targeting chronically homeless persons who are frequent users of high cost services at public expense. Tenants are offered various services onsite, including offices and an exam room for case managers and health and behavioral health providers.

CROSS PARK PLACE, IOWA CITY



NATIONAL HOUSING TRUST FUND

FFY 2017

\$2.7 million NHTF award to Manasseh House/Operation Empower for Liberty Recovery Community in Dubuque:

24 one-bedroom units to provide permanent supportive housing to individuals working to overcome substance use disorders. Another building, Liberty Recovery and Training Center, will provide daily classes, groups, meetings, therapies and critical continued recovery support services.

NATIONAL HOUSING TRUST FUND

FFY 2018

\$2.7 million NHTF award to Central Iowa Shelter & Services in Des Moines:

24 studio apartments, to be built adjacent to the current CISS location, that will provide supportive housing for homeless persons who are ready to transition into independent living. Although not required, individuals living in the new apartments will have access to case management, behavioral health specialists, dental, healthcare and substance abuse services, life skills support, job training programs, emergency food pantry, clothing closet and three meals per day served at the existing shelter.



Proposed 24 units of housing for the homeless made from shipping containers by FEH Design. (Photo: Special to the Des Moines Register/FEH Design)

NHTF Cross-Cutting Requirements

Including but not limited to the following:

- Environmental Review
- Americans with Disabilities Act and Section 504
- Section 3
- Debarred, Suspended or Ineligible Contractors
- Site and Neighborhood Standards (new construction)
- Lead-Based Paint Regulations
- Energy Efficiency Standards
- Affirmative Fair Housing Marketing Plan (AFHMP)
- Fair Housing Act
- Nondiscrimination and Equal Opportunity
- Violence Against Women Act (VAWA)

NHTF APPLICATION



**ELECTRONIC
APPLICATION**



**DEFICIENCY
PROCESS**



SCORING

Scoring criteria includes Targeted Populations (Families Experiencing Homelessness), Fully Accessible Units, Project-Based Rental Assistance, Opportunity Index Census Tracts, Leverage, Flexible Tenant Screening Criteria, Zoning and Nonprofit Ownership

NHTF Rental

- The rental applications go through underwriting to ensure their financial stability for the entire affordability period
- Award provided in the form of a conditional grant
- 30-year affordability period with compliance monitoring for HUD published income, rent restrictions and physical inspections for property standards
- Capacity review is key

NHTF Capacity Review

- Housing and IFA Program Experience (past 5 years) of the following:
 - Developer
 - Ownership Entity/General Partner(s)
 - Management Company
- Staff Experience for Proposed Project
 - Name(s) of specific company, staff responsible and years of experience
 - Developer Experience – Rental Projects
 - Marketing
 - Property Management
 - Contract Management



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HOME PROGRAM

Rita Eble, HOME Program Analyst

HOME TBRA

Tenant Based Rental Assistance

- Forms of Assistance for tenant at/below 80% AMI:
 - Monthly rental assistance payments
 - Security deposit
 - Utility deposit (cannot use alone)
- TBRA is portable, it moves with the tenant, and is paid directly to the landlord or the utility provider on behalf of the tenant
- Next HOME funding round scheduled to open on December 2, 2019 and will close on February 4, 2020

HOME TBRA

2019 HOME Award

Grant for the Benefit of
Homeless Individuals to
Achieve Addiction
Substance Use
Recovery (GBHI)

- Grantee: Affordable Housing Network, Inc.
- Community Partner: Area Substance Abuse Council
- \$620,070 HOME grant awarded, including administration
- Counties: Clinton & Linn
- 100 households to be served



Overview

- Statewide service helping landlords and tenants find each other
- Increasing access to housing information – FREE to search and list
- Available online 24-7
- Supported by a toll-free, bilingual call center, Monday – Friday, 8:00 a.m. – 7:00 p.m. Central Time
- Detailed property listings include pictures, map links and more
- Current stats: 3,870 listings including 54,602 units with 1,300 searches per week



For Agencies

- One-stop shop for people in need of housing and related resources; help with hard-to-house individuals and families
- Easy-to-use **rent reasonableness**
- **Affordable and accessible** housing listings
- Up-to-date housing listings are a critical resource for displaced **disaster** victims
- Outreach and education to landlords and property providers about housing programs

THANK YOU

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