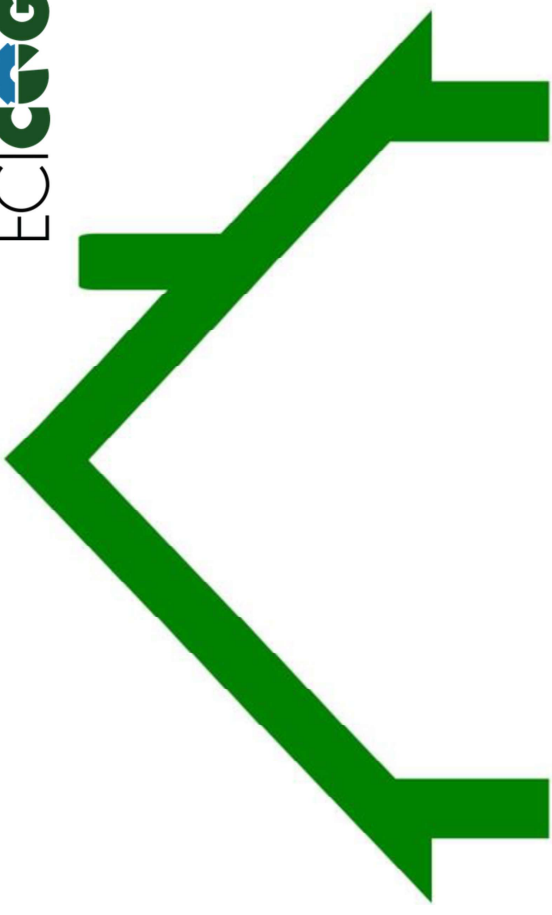


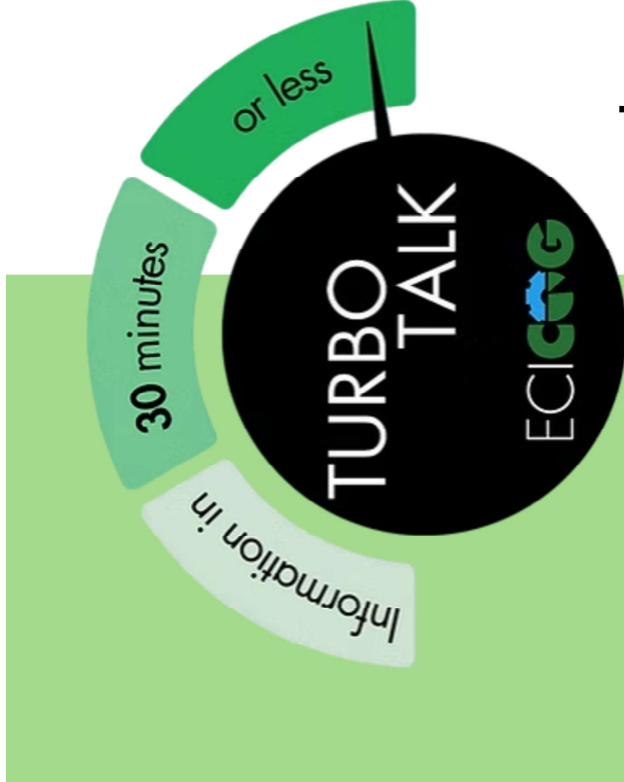


# East Central Iowa Housing Trust Fund

serving Benton, Iowa, Jones & Washington Counties

Deanna Robinson,  
Executive Director  
319-289-0060  
[www.ecicog.org/ecihff](http://www.ecicog.org/ecihff)





April 7, 1pm

## Iowa Public Agency Investment Trust (IPAIT)

Is your organization maximizing earnings on investments? Join Paul Kruse and Caleb Walter to learn more about how the Iowa Public Agency Investment Trust can boost interest revenue. They will also share information about their Cash Flow Management Program which helps clients understand their cash flow to maximize their investment potential

A large green square is positioned in the top left corner. To its right, there is a stylized green leaf graphic with several curved lines representing veins.

# WELCOME!

## Agenda:

### Brief Overview of the State Housing Trust Fund

#### Local Housing Trust Funds

- Map of Iowa Housing Trust Funds
- Funding Mechanisms
- Compliance and Oversight
- How Funding Can Be Used
- Project Summaries

# State Housing Trust Fund Program Overview



In 2003, Iowa legislature established the State Housing Trust Funds in response to:

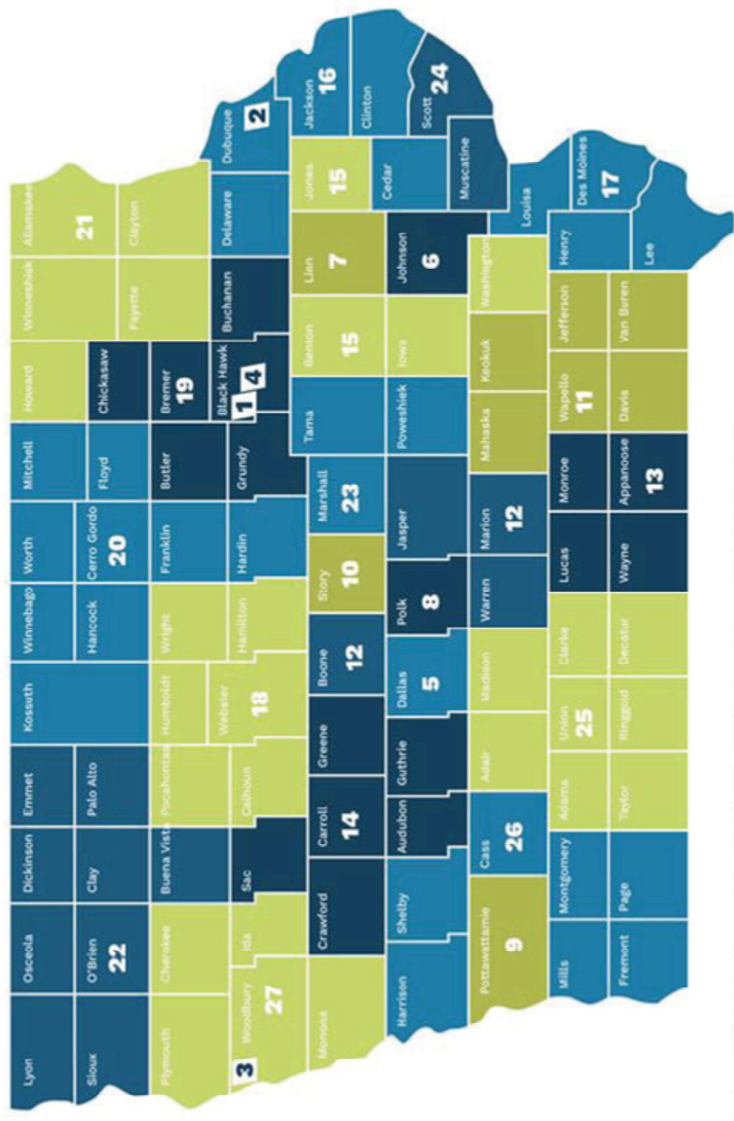
- Rural housing crisis where the problem was not just affordability but housing quality and livability due to aging housing stock.
- Shrinking Federal Housing Resources (CDBG & USDA).
- Recognition that housing shortages are an economic development issue.

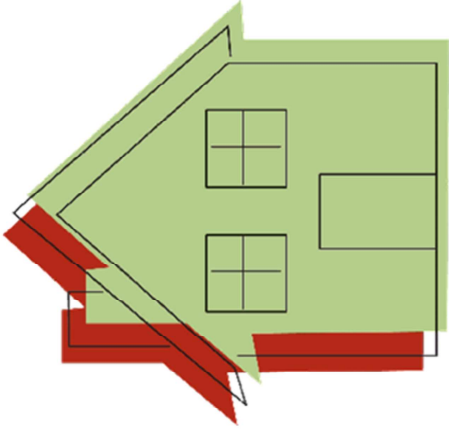
Goal: Create a permanent, **local and flexible**, funding source to support affordable housing development and preservation for low-income households statewide.



**Currently 26 LHTEs**

- **Each is Unique:**
- **Different priorities for funding**
- **Funding models vary, may be grants, loans, or a hybrid**
- **Specialize in different activities**





Housing Trust Fund  
of  
Johnson County

**Established in 2002**

**Ellen McCabe, Executive Director**

**319-358-0212**

**[emccabe@htfjc.org](mailto:emccabe@htfjc.org)**

ECICOG



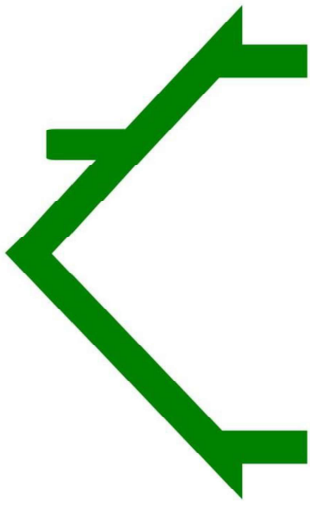
Housing Fund for Linn County

**Established in 2007**

**Sara Buck, Executive Director**

**319-289-0072**

**[housingfundlc@ecicog.org](mailto:housingfundlc@ecicog.org)**



## East Central Iowa Housing Trust Fund

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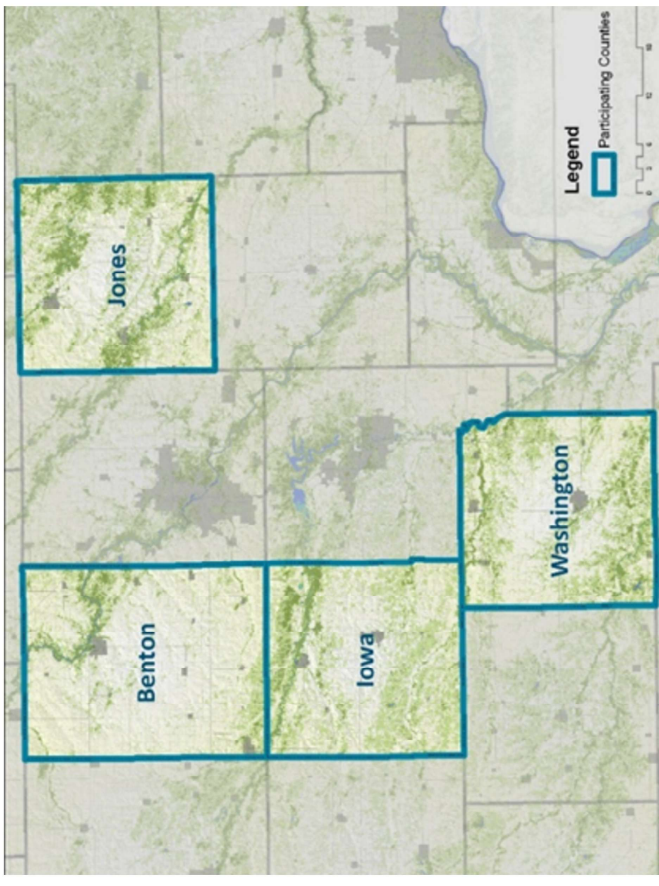
Established in 2010

Deanna Robinson, Executive Director

319-289-0060

[ecihousingfund@ecicog.org](mailto:ecihousingfund@ecicog.org)

ECICOG



Population: 85,548

2026-2027  
Board of Directors



**Benton County**

Tracy Seeman, Vice Chairperson  
Kate Robertson

**Jones County**

Derek Lumsden

Jon Zirkelbach, Secretary/Treasurer

**Iowa County**

Chris Montross  
Laura Sauser

**Washington County**

Bob Yoder, Chairperson  
Melanie Bimson



## Funding Allocation



### Dedicated Revenue Source:

- 30% of Real Estate Transfer Tax - Capped at 7 million
- 3 million from Rebuild Iowa Infrastructure Fund

**Funds are Administered through Iowa Finance Authority**

**FY26**

**SHTF Budget:**

\$12.68 million  
Local Housing  
Trust Funds

\$300,000  
Project Based  
Housing Program



**Set aside for projects that are not  
eligible for HTF assistance.**

Each HTF is eligible to receive a base allocation of \$200,000 each year plus a population share, ensuring small rural regions receive more funding per capita than larger metro regions.

HTFs are a critical resource for rural counties.



In many regions, every \$1 of SHTF funding leverages \$3–\$6 in additional housing investment.

## Compliance



- Apply for funds annually
- Submit a Housing Assistance Plan defining our priorities
- Funding is provided on a reimbursement basis
- **Undergo biannual monitoring of project files**

**30% of funds are dedicated to households earning less than 30% of AMI**  
**70% of funds are dedicated to households earning less than 80% of AMI**



# Eligible Projects

- New Construction
  - Homelessness Assistance Programs
  - Acquisition and/or Rehab of an Existing Property
  - Owner Occupied/Rental Rehab
- Targeted Rehab Projects**
- Accessibility Improvements for Seniors and Persons with Disabilities
  - Emergency Repair Program



**Community Housing Initiative \$84,600 Loan**



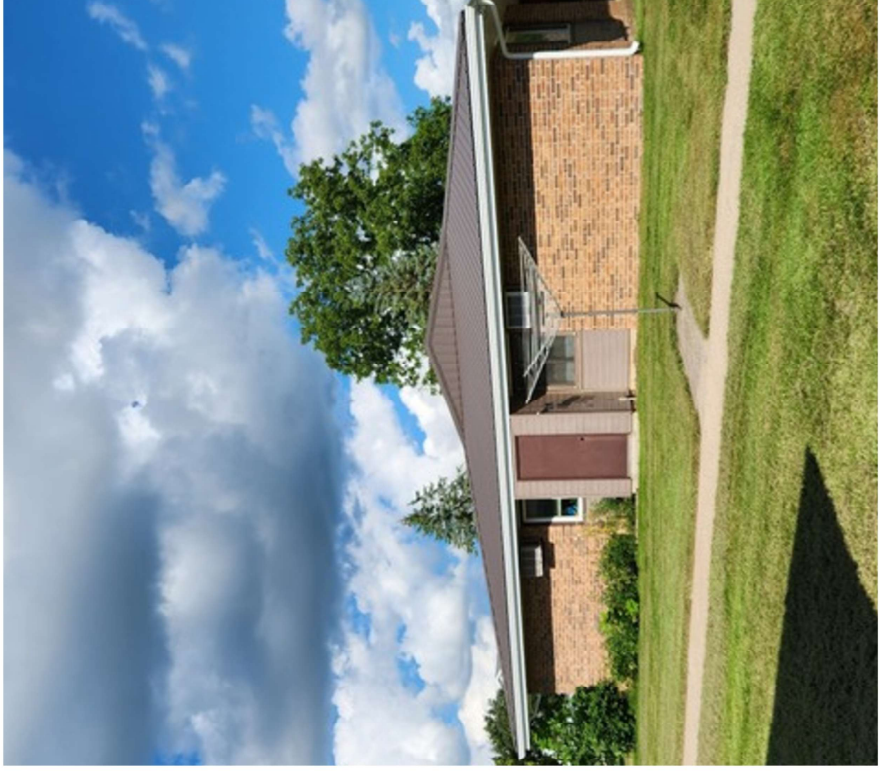
**Victor Senior Citizen Housing  
\$133,000 Grant \$25,500 Loan**



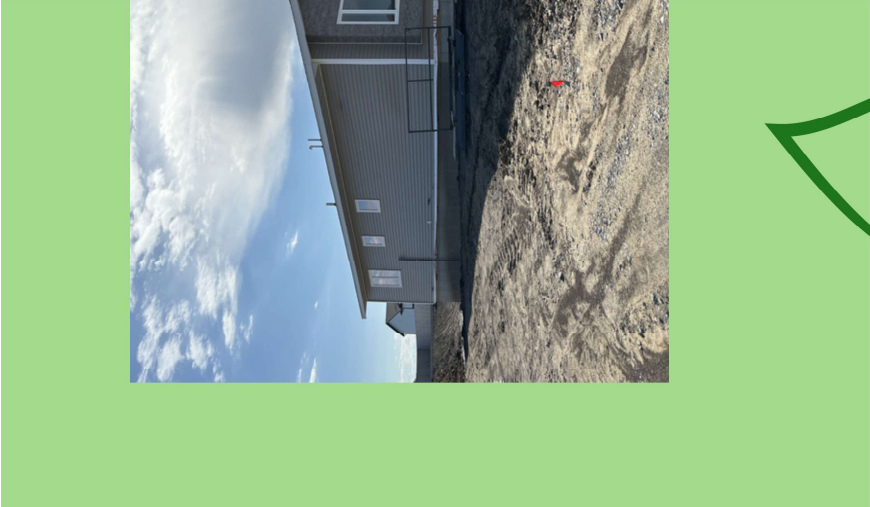
**Monticello Senior Housing \$70,400**



**Wyoming Senior Housing \$54,071**





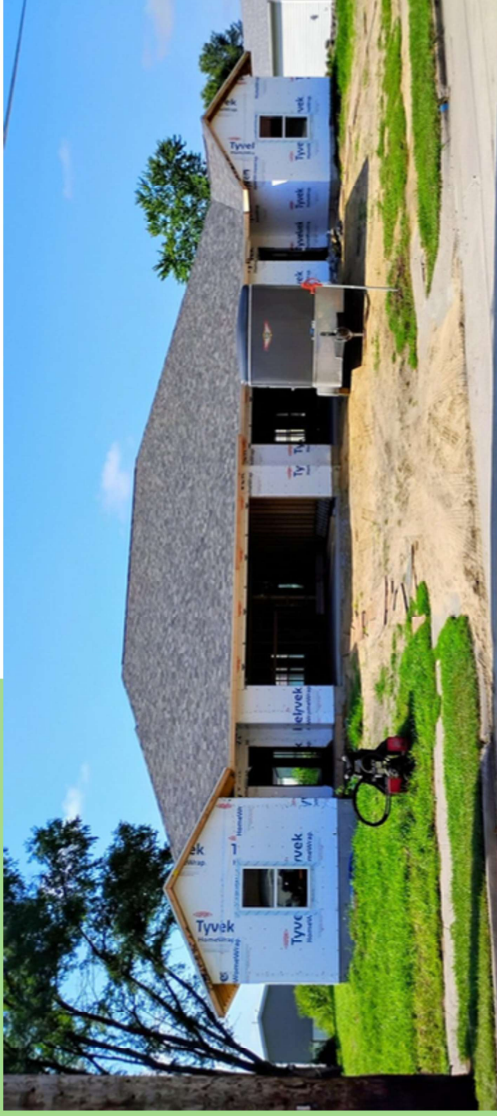


**3DB, LLC**  
**Anderson Creek Estates**  
**Down Payment Assistance**  
**4 Homebuyers**  
**\$135,500 Grant**



**City of Kalona  
2023  
Student Built Project  
313 and 315 C Avenue  
\$50,000**

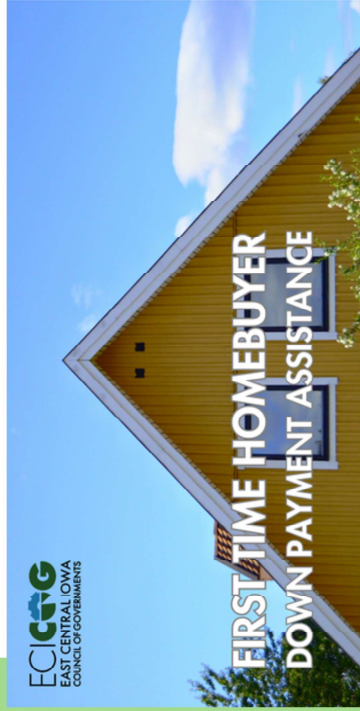




**City of Kalona  
2025  
Student Built Project  
502 and 504 A Avenue  
\$80,000**

**\$50,000 Down Payment  
\$30,000 Construction**





# HOME Down Payment Assistance

## \$20,900 ECIHTF Match

## \$206,250 Awarded

## \$37,500 Maximum Assistance

## Down payment and closing costs

## Including \$4,500 in

## lead hazard reduction costs

The FA Homebuyer Down Payment Assistance Program is to provide down payment assistance and minor rehabilitation to low-to-moderate income first-time homebuyers in Benton, Iowa, Jones & Washington Counties.

### HOW TO APPLY:

- Return a complete and accurate application with the required income documentation.
- Obtain mortgage preapproval from a qualified lender.
- Begin searching for a qualified home.
- Homes will be subject to inspection, lead/radon testing, and environmental review.

Questions may be directed to:

Emma Watkins at

(319) 289-0931 or

[emma.watkins@ecicog.org](mailto:emma.watkins@ecicog.org)

Please visit [ECICOG.org](http://ECICOG.org) for full details and other eligibility requirements.



ASSISTANCE UP TO  
**\$35,000**

### ELIGIBILITY



The home purchased must be buyer's primary residence.

Buyer must continue to own and occupy the property as their primary residence for 5-10 years, dependent on amount of assistance.



Buyer must obtain a fixed-rate mortgage with a term of at least 15 years.



Income limits apply. Must be at or below 80% Area Median Income for family size. Documentation for verification must be complete and will remain good for 12 months.

| County     | 1-person | 2-person | 3-person | 4-person | 5-person | 6-person  | 7-person  | 8-person  |
|------------|----------|----------|----------|----------|----------|-----------|-----------|-----------|
| Benton     | \$62,100 | \$70,950 | \$79,800 | \$88,650 | \$95,750 | \$102,850 | \$109,950 | \$117,050 |
| Iowa       | \$56,100 | \$64,100 | \$72,100 | \$80,100 | \$86,550 | \$92,950  | \$99,350  | \$105,750 |
| Jones      | \$56,750 | \$64,850 | \$72,950 | \$81,050 | \$87,550 | \$94,050  | \$100,550 | \$107,000 |
| Washington | \$53,100 | \$60,700 | \$68,300 | \$75,850 | \$81,950 | \$88,000  | \$94,100  | \$100,150 |





# HUD Lead Hazard Reduction Grant

## ECICOG Partnership

- \$100,000 ECIHTF Match
- \$296,498 Total Match
- \$3.1 Million Awarded
- Lead Abatement Training and Certification for 10 Contractors and 30 Workers
- 90 households in the region to be assisted through 2029

- 1 in 5 Iowa newborns have elevated blood lead levels at birth.
- 76% of Iowa children under the age of 6 had detectable lead in their blood. The fourth-highest rate in the nation.



## **Federal Home Loan Bank Affordable**

### **Housing Program**

#### **Owner-Occupied Rehab**

**\$42,240 ECIHTF Match  
\$179,520**

**Assist 12 households**

**Average Award \$12,000**

FHLB Owner-Occupied Project  
Wyoming





FHLB Owner-Occupied Project  
Luzerne



FHLB Owner-Occupied Project  
Williamsburg





FHLB Owner-Occupied Project  
Urbana



## Emergency Repair Onslow

EC|CNG





## FHLB Owner-Occupied Project Crawfordsville



FHLB Owner-Occupied  
Olin





## Emergency Repair - Anamosa

ECI  G



FHLB Owner-Occupied  
Marengo

ECICOG





FHLB Owner-Occupied Project  
Marengo



## Benefits of Housing Rehab

- Preserve Existing Housing Stock
- Stabilizes Neighborhoods
- Supports Aging In Place
- Strengthens Local Economy -

Projects Are Usually Bid By Local Businesses

- Protects Property Tax Base
- Does not require new land development

- **Encourages Additional Private Investment**

**\$1 generates \$2.84 health, safety, and cost savings for homeowner**

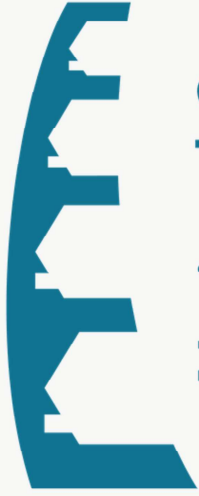
**\$1 generates \$1.90 in local economic activity**

**As a catalyst for economic development rehab programs are a valuable investment for municipalities.**



**Assessed value increased \$1.57 for every \$1 of subsidy used in home repairs/improvements in Cedar Rapids since 2018.**





## National Community Stabilization Trust

Home prices surrounding a rehabilitated property increase between 2.3 and 4 percent - a sizeable spillover effect.

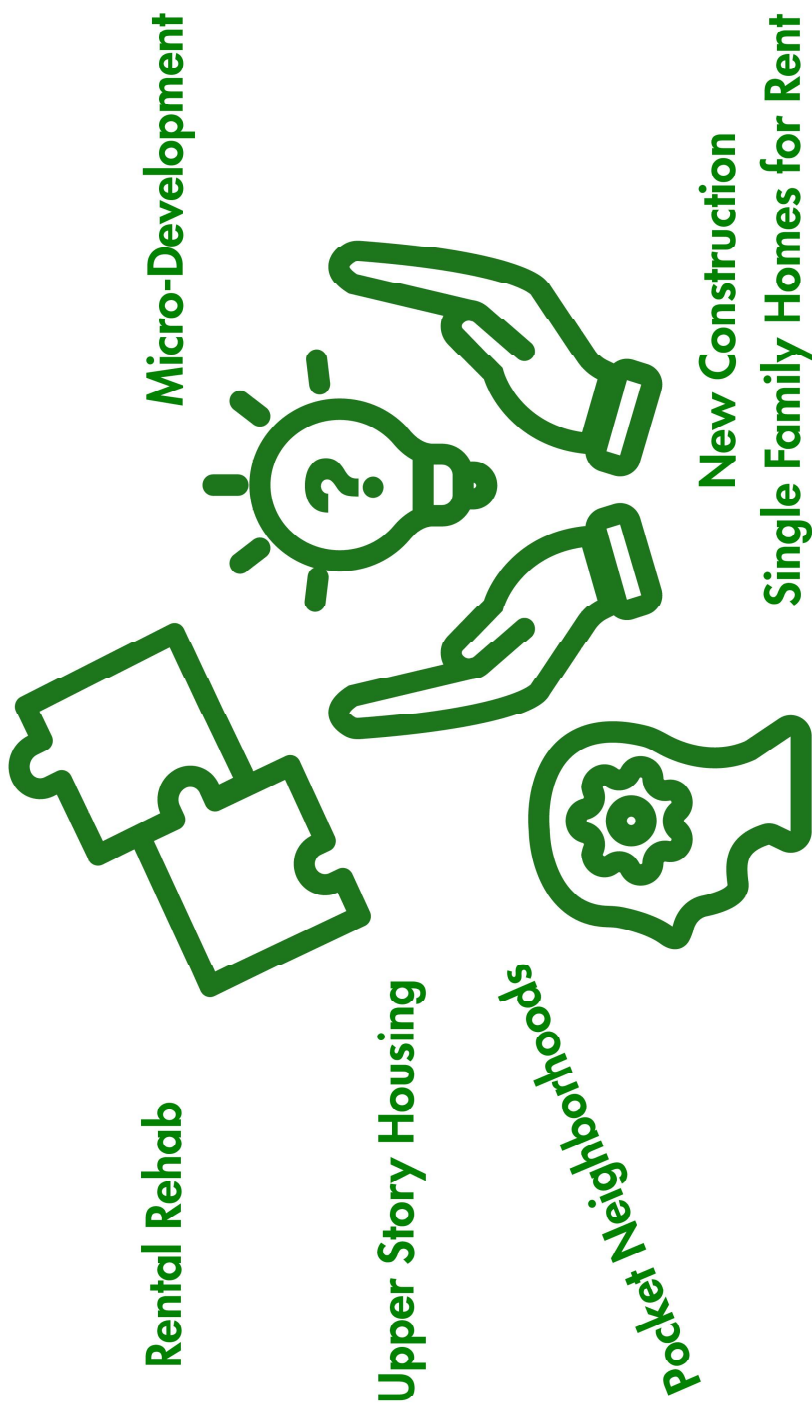
The average rehabilitation generates an aggregate home value gain for neighboring residents that is 3.8 times greater than the amount invested.

\$12,000 in rehab = \$45,600

**Research using large housing datasets has found that a homeowner's likelihood of renovating increases when neighbors renovate.**



My favorite phrase is "I have an idea..."





# Thank you!

**Benton County Board of Supervisors**  
**Iowa County Board of Supervisors**  
**Jones County Board of Supervisors**  
**Washington County Board of Supervisors**

## **Past and Present Partners:**

City of Ainsworth  
City of Washington  
City of Kalona

Riverside Elderly Development Corp.  
Hawkeye Area Community Action Program

### **ECICOG**

Ainsworth Community Housing  
Marengo Housing Corp.

Kalona Valley Apts.

Briarwood Partners

Oxford Junction Housing, Inc.

505 Walnut

Community Housing Initiatives

Iowa Valley Habitat for Humanity  
Cedar Valley Habitat for Humanity  
Fountains Charitable Foundation

Scheckel Rentals

Waypoint Services

Victor Senior Housing

Cedar Valley Bank & Trust

Sander Construction

Parkview Apartments

Benton County Apartments

Millersburg Housing, Inc.

Hessen Properties

Benton Co. Disaster Recovery



- COUNTY

- These trust funds are certified by the Iowa Finance Authority as Local Housing Trust Funds in accordance with Administrative Rules.

## REGIONAL

- [illegible]

- Regional Housing Trust Fund\*\*\***  
*Cherokee, Ida, Manana, Plymouth & Woodbury*

**Planning Council\*\***  
Chickasaw & Grady

\*\*\*Excludes City of Sioux City

<sup>22</sup>Excludes Cities of Waterloo and Cedar Falls.

\*Excludes City of Dubuque



## Iowa's Local Housing Trust Funds

The following trust funds have been certified by the Iowa Finance Authority (IFA) as local housing trust funds in accordance with Administrative Rules:

|                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>AHEAD Regional Housing Trust Fund</b><br>Counties Served: Davis, Jefferson, Keokuk, Mahaska, Van Buren and Wapello<br>Contact: Chris Bowers<br>641.684.6551<br><a href="mailto:chris.bowers@area15rpc.com">chris.bowers@area15rpc.com</a>                            | <b>Central Iowa Housing Trust Fund</b><br>Counties Served: Boone, Jasper, Marion and Warren<br>Contact: Lucas Young<br>515.304.3524<br><a href="mailto:lyoung@mid-iowa-planning.org">lyoung@mid-iowa-planning.org</a>                                                                      | <b>Charlton Valley Regional Housing Trust Fund, Inc.</b><br>Counties Served: Appanoose, Lucas, Monroe and Wayne<br>Contact: Rachel Mathews<br>641.436.1775<br><a href="mailto:charltonvalleyhousing@gmail.com">charltonvalleyhousing@gmail.com</a>                              | <b>City of Cedar Falls Housing Trust Fund</b><br>Area Served: City of Cedar Falls<br>Contact: Brian Schoon<br>319.235.0311<br><a href="mailto:bschoon@iwrpc.org">bschoon@iwrpc.org</a>                                                 |
| <b>City of Dubuque Housing Trust Fund</b><br>Area Served: City of Dubuque<br>Contact: Madeline Haverland<br>563.589.4239<br><a href="mailto:mhaverla@cityofdubuque.org">mhaverla@cityofdubuque.org</a>                                                                  | <b>Council of Governments Housing, Inc.</b><br>Counties Served: Audubon, Carroll, Crawford, Greene, Guthrie and Sac<br>Contact: Karla Janning<br>712.792.9914<br><a href="mailto:kjanning@region12.org.org">kjanning@region12.org.org</a>                                                  | <b>Dallas County Local Housing Trust Fund, Inc.</b><br>Area Served: Dallas County<br>Contact: Lucas Young<br>515.304.3524<br><a href="mailto:lyoung@mid-iowa-planning.org">lyoung@mid-iowa-planning.org</a>                                                                     | <b>East Central Iowa Housing Trust Fund</b><br>Counties Served: Benton, Iowa, Jones and Washington<br>Contact: Deanna Robinson<br>319.289.0060<br><a href="mailto:echhousingfund@ecicog.org">echhousingfund@ecicog.org</a>             |
| <b>Eastern Iowa Regional Housing Corporation Housing Trust Fund</b><br>Counties Served: Cedar, Clinton, Delaware, Dubuque (excluding the city of Dubuque) and Jackson<br>Contact: Carl Reimer<br>563.556.4166<br><a href="mailto:creimer@ecia.org">creimer@ecia.org</a> | <b>Great River Housing, Inc.</b><br>Counties Served: Des Moines, Henry, Lee and Louisa<br>Contact: Sara Hecox<br>319.753.4311<br><a href="mailto:shexco@grhpc.com">shexco@grhpc.com</a>                                                                                                    | <b>Heart of Iowa Regional Housing Trust Fund</b><br>Counties Served: Calhoun, Hamilton, Humboldt, Pocahontas, Webster and Wright<br>Contact: Paige Wheeler<br>515.576.4551, ext. 1201<br><a href="mailto:pwheeler@heartofiowaregional.org">pwheeler@heartofiowaregional.org</a> | <b>Housing Fund for Linn County</b><br>Area Served: Linn County<br>Contact: Sara Buck<br>319.289.0072<br><a href="mailto:housingfund@lincog.org">housingfund@lincog.org</a>                                                            |
| <b>Housing Trust Fund of Johnson County</b><br>Area Served: Johnson County<br>Contact: Ellen McCabe<br>319.358.0212<br><a href="mailto:emccabe@htrfc.org">emccabe@htrfc.org</a>                                                                                         | <b>Iowa Northland Regional Housing Council LHRF</b><br>Counties Served: Black Hawk (excluding the cities of Waterloo and Cedar Falls), Bremer, Buchanan, Butler, Chickasaw and Grundy<br>Contact: Brian Schoon<br>319.235.0311<br><a href="mailto:bschoon@iwrpc.org">bschoon@iwrpc.org</a> | <b>NIACOG Housing Trust Fund</b><br>Counties Served: Cerro Gordo, Floyd, Franklin, Hancock, Kossuth, Mitchell, Winnebago and Worth<br>Contact: Heidi Nielsen<br>641.423.0491, ext. 216<br><a href="mailto:hnielsen@niacog.org">hnielsen@niacog.org</a>                          | <b>Northeast Iowa Regional Housing Trust Fund</b><br>Counties Served: Allamakee, Clayton, Fayette, Howard, and Winneshiek<br>Contact: Rachelle Howe<br>563.382.6171, ext. 1311<br><a href="mailto:rhowe@iwrpc.org">rhowe@iwrpc.org</a> |

|                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Northwest Iowa Regional Housing Trust Fund, Inc.</b><br/> Counties Served: Buena Vista, Clay, Dickinson, Emmet, Lyon, O'Brien, Osceola, Palo Alto and Sioux<br/> Contact: Staci Kleinhesselink 712.262.7225, ext. 141<br/> <a href="mailto:staci.kleinhesselink@nwipdc.org">staci.kleinhesselink@nwipdc.org</a></p> | <p><b>Polk County Housing Trust Fund</b><br/> Area Served: Polk County<br/> Contact: Toby O'Berry 515.282.3233<br/> <a href="mailto:toberry@pcht.org">toberry@pcht.org</a></p>                 | <p><b>Pottawattamie County Housing Trust Fund, Inc.</b><br/> Area Served: Pottawattamie County<br/> Contact: Bradley Grefe 402.444.6865 ext. 3234<br/> <a href="mailto:brgrefe@mapacog.org">brgrefe@mapacog.org</a></p>                                                                  | <p><b>Region 6 Housing Trust Fund</b><br/> Counties Served: Hardin, Marshall, Poweshiek, and Tama<br/> Contacts: Mark Newberg, 641.752.3717,<br/> <a href="mailto:mnewberg@region6resources.org">mnewberg@region6resources.org</a><br/> Marty Wymore, 641.752.3978,<br/> <a href="mailto:mwymore@region6resources.org">mwymore@region6resources.org</a></p> |
| <p><b>Scott County Housing Council</b><br/> Counties Served: Muscatine and Scott<br/> Contact: Leslie Kilgannon 563.323.0420<br/> <a href="mailto:qchousingcluster@gmail.com">qchousingcluster@gmail.com</a></p>                                                                                                          | <p><b>Sioux City Housing Trust Fund</b><br/> Area Served: City of Sioux City<br/> Contact: Nickie Quinn 712.279.6245<br/> <a href="mailto:nquinn@sioux-city.org">nquinn@sioux-city.org</a></p> | <p><b>Southern Iowa COG Housing Trust Fund</b><br/> Counties Served: Adair, Adams, Clarke, Decatur, Madison, Ringgold, Taylor and Union<br/> Contact: Judy Brimm 641.782.8491<br/> <a href="mailto:jbrimm@sicog.com">jbrimm@sicog.com</a></p>                                            | <p><b>Southwest Iowa Housing Trust Fund</b><br/> Counties Served: Cass, Fremont, Harrison, Mills, Montgomery, Page, and Shelby<br/> Contact: Tammy DeBord 712.243.1196 ext. 234<br/> <a href="mailto:tammy.debord@swipco.org">tammy.debord@swipco.org</a></p>                                                                                               |
| <p><b>Story County Housing Trust</b><br/> Area Served: Story County<br/> Contact: Lucas Young 515.304.3524<br/> <a href="mailto:lyoung@midowaplanning.org">lyoung@midowaplanning.org</a></p>                                                                                                                              | <p><b>Waterloo Housing Trust Fund</b><br/> Area Served: City of Waterloo<br/> Contact: Brian Schoon 319.235.0311<br/> <a href="mailto:bschoon@wtrccog.org">bschoon@wtrccog.org</a></p>         | <p><b>Western Iowa Community Improvement Regional Housing Trust Fund</b><br/> Counties Served: Cherokee, Ida, Monona, Plymouth and Woodbury (excluding the city of Sioux City)<br/> Contact: Jenny Anderson 712.224.8912<br/> <a href="mailto:jenny@simpco.org">jenny@simpco.org</a></p> |                                                                                                                                                                                                                                                                                                                                                             |