

HOUSING TRUST FUND OF JOHNSON COUNTY



ANNUAL REPORT



2006

PROJECTS UNDERWAY IN 2006

In 2005, the Trust Fund focused on raising funds, developing distribution criteria, and overseeing the application process.

In FY 2006, organizations receiving Trust Fund awards have begun construction with several projects already complete and others expected to be done by the end of this year.

Since January, 2005, the Board of Directors has approved awards of \$431,000 which will assist with the construction of five single family homes and six rental units. All projects will be affordable to households with income at or below 80% of the area median. All awards are in the form of low interest loans and repaid funds will be made available in future funding rounds.

Information about the Trust Fund's application process and funding criteria is posted on the website at www.htfjc.org.



(Above) The Housing Fellowship, a nonprofit developer, is building six affordable rental duplexes in Iowa City. Trust Fund money is one source of construction financing for the project.

(Below) Iowa Valley Habitat for Humanity has completed two homes with assistance from the Trust Fund while funds distributed have also assisted with the purchase of an additional lot where a home will be constructed in 2007.



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



(Above) According to the Iowa City Area Association of Realtors, the average cost of a lot in Johnson County in 2005 was \$60,000, making the cost of land a significant barrier to the development of affordable housing. In a "community land trust" program, a homeowner buys a home but ownership of the land is retained by another entity. Trust Fund money will assist with the construction of two land trust homes by the Housing Fellowship. Pictured is the plans for the home currently under construction. The home is expected to be ready for purchase by the end of the year.





You may contact HTFJC Executive Director Andy Johnson by calling 358-0212 or emailing him at htfjc@avalon.net.

FROM THE EXECUTIVE DIRECTOR.....

What does “affordable housing” mean to you? I have learned that the phrase carries many different meanings to different people. Unfortunately, the images that it brings to mind often include the crime-ridden tenement style public housing projects of the past.

In fact, if you live in a home or apartment, hopefully YOU have found “affordable housing” — that is, housing that does not cost you more than 30% of your gross in-

come to keep and maintain.

For the health of our community and for the stability of our economic development, however, we must work to ensure that there are affordable housing opportunities for people across the economic spectrum. While we have seen healthy economic growth and job creation in this area, many of the new jobs are in lower paying sectors of the economy. Investments in housing opportunities for those workers ulti-

mately results in a more stable workforce. There is significant evidence that indicates that stable, decent housing in safe neighborhoods also results in better school attendance and performance.

“Affordable housing” means having a variety of housing choices throughout the community so that people with a variety of incomes and circumstances have the opportunity to establish the roots that help make a house (or condo, townhouse or apartment) a home.

HOUSING ADVOCATES, FINANCE AUTHORITY AND LAWMAKERS COOPERATE ON FUNDING

Iowa ranks 47th in the amount of state funding that is directed toward housing activities. Housing advocates have been working with the Iowa legislature to address this shortfall by directing a portion of the real estate transfer tax to the State Housing Trust Fund. While these efforts have been unsuccessful to date, progress was made during the last legislative session when law makers agreed allow a redistribution of assets held by the Iowa Finance Authority that will result in \$2.3 million to the state fund in FY 07.

A dedicated funding stream remains an important objective. However, the funding approved by the legislature

will enable local housing trust funds to continue to build credibility by establishing a track record of effective investments in housing activities that benefit their communities.

There are currently 17 housing trust funds in Iowa, working in 50 counties that represent over 60% of the state’s population. At least two local funds are in the process of being established. As the number of trust funds grows and as more people and communities are affected by their activities, we look forward to a growing level of support for statewide funding.

HTFJC appreciates the active support by local legislators of these efforts.

Housing Trust Fund of Johnson County Balance Sheet As of June 30, 2006

ASSETS

Current Assets:

Checking/Savings:	\$383,146.16
Prepaid Insurance:	\$ 368.00
Accrued Interest Receivable:	<u>\$ 155.60</u>

Total Current Assets: \$383,699.78

Fixed Assets:

Computer	\$ 1,789.95
Printer	\$ 216.26
Accum. Depreciation	<u>\$ -770.50</u>

Total Fixed Assets: \$ 1,235.71

Other Assets: Loan Receivable: \$ 50,000.00

Total Assets: \$434,905.49

LIABILITIES & EQUITY

Current Liabilities:

State and Fed. W/H Tax Payable:	<u>\$ 1,763.35</u>
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Total Current Liabilities: \$ 1,763.35

Equity:

Reserve Income from Prior FY:	\$ 74,122.83
Restricted Equity	\$341,464.08
Net Income:	<u>\$ 17,555.23</u>

Total Equity: \$433,142.14

Total Liabilities and Equity: \$434,905.49

HOUSING SUMMIT, NOVEMBER 14

On Tuesday, November 14th, the Housing Trust Fund, in conjunction with the City of Iowa City and other other community partners will host a countywide housing summit.

Carl Guardino, CEO of the Silicon Valley Leadership Group (SVLG), will be a keynote speaker for the event. SVLG was founded by David Packard, co-founder of Hewlett-Packard, to involve business leaders in cooperative efforts with community efforts to address major issues involving the economic vitality and quality of life in Silicon Valley. Guardino has been actively involved in a number of housing initiatives on behalf of SVLG.

The keynote address will be followed by a discussion of local housing goals and opportunities. The event is open to the public. Anyone interested in attending is asked to rsvp to htfjc@avalon.net

TRUST FUND PARTNERS TO RECEIVE REHAB GRANT

In partnership with Hills Bank, HTFJC and the East Central Iowa Council of Governments (ECICOG) have obtained a grant from the Federal Home Loan Bank that will assist 20 rural homeowners with the costs of home rehabilitation and repair. Funds are distributed in the form of loans, with 20% of the loan balance being forgiven each year that the

homeowner remains in the home.

To date, HTFJC has distributed funds for projects in Lone Tree, Hills, Solon and rural Riverside. Projects assisted to date have included new floor coverings and drilling of a new well .

Information and application materials are available on the Trust Fund's website.

Some budding home-builders use Legos to build a home at the Trust Fund's booth at the Johnson County Fair in July. The house was a hit with kids of all ages.



As an example of the flexibility offered by Trust Fund money, a donation of \$2,500 was made to the disaster relief fund of the United Way of Johnson County. These funds were designated to help low income residents affected by the April tornado with housing related expenses.

WAYS TO SUPPORT THE HOUSING TRUST FUND

One of the core values of HTFJC as identified by the Board of Directors is "Collaboration and consensus with public and private partnerships". It is only through those partnerships that HTFJC will make meaningful progress toward its vision of alleviating the affordable housing crisis in Johnson County. There are a number of ways that groups and individuals can partner with the Trust Fund to help achieve this vision:

* Support efforts to create a dedicated sources of funding for housing trust funds. Let-

ters, phone calls and emails to lawmakers make a real difference. You can be added to our contact list.

* Make a tax deductible contribution to the Housing Trust Fund. Contributions will help to capitalize the fund and support the operations of HTFJC.

* Support the efforts of organizations that address the housing needs of low income residents.

* Invite HTFJC to make a presentation to your group or organization regarding housing needs in Johnson County.



HOUSING TRUST FUND OF JOHNSON COUNTY

1700 S. First Avenue, Suite 25B
Iowa City, Iowa 52240

Phone: 319-358-0212
Fax: 319-358-0053
E-mail: htfjc@avalon.net



We're on
the web at:

www.htfjc.org

THE HOUSING TRUST FUND OF JOHNSON COUNTY

Our Mission: To provide a flexible and innovative source of funds to produce new and preserve existing affordable rental and transitional housing, promote homeownership and support homeless services in Johnson County.

Our Vision: To alleviate the affordable housing crisis in Johnson County.

Our Values: 1.) Access to decent, safe and affordable housing. 2.) Collaboration and consensus with public and private partnerships. 3.) Advocacy and education concerning affordable housing 4.) Equal opportunity

New Members Join Board of Directors - Officers Elected

Four individuals were recently elected as new members of the Board of Directors. **Peggy Doerge** of Iowa State Bank and Trust, **Kirsten Frey**, an attorney with the firm of Kennedy, Cruise, Frey and Gelner, **Steve Gordon** of AM Management and **Ellen Habel**, Assistant City Administrator for Coralville were elected at the board's annual meeting on August 25th. They join the following officers and directors:

Sally Stutsman, President, *Johnson County Board of Supervisors*

Bob Dvorsky, Vice President, *State Senator, 15th District*

Dayna Ballantyne, Secretary, *Crisis Center*

Jake Young, Treasurer, *McGladry and Pullen*

Jerry Anthony, *University of Iowa Department of Urban and Regional Planning*

Bob Burns, *Burns & Burns, L.C.*

Crissy Cangenelli, *Shelter House*

Amy Correia, *Iowa City Council*

Bart Floyd, *US Bank*

Steve Long, *Iowa City Planning and Community Development*

Cheryl Nelson, *Iowa City Area Association of Realtors*

Larry Wilson, Secretary, *University of Iowa Facilities Management*

Maryann Dennis, Ex Officio, *The Housing Fellowship*