

ANNUAL REPORT

July 1, 2025 – June 30, 2026

Fiscal Year 2026



Housing Trust Fund
of
Johnson County



Iowa and Johnson County

National Low Income Housing Coalition, Out of Reach, 2026

Iowa Housing Wage - \$21.39

- Rent affordable at median income = \$2,586
- Rent affordable to person on Supplemental Security Income - \$298
- 118 hours per week at minimum wage to afford a two-bedroom unit

Johnson County remains one of the most expensive places to live in Iowa

\$21.94

Housing Wage

Full time per hour needed to afford a modest two-bedroom unit (\$1,141 mo.) in Johnson County

\$45,640

Annual Salary

To afford the modest two-bedroom unit

\$14.00

Estimated Mean Renter Wage

\$728 per month for rent

The Need - Income

- **29,120** households in Johnson County have incomes below 80% of the Area Median Income (AMI)
- **48.2%** of all households in Johnson County have incomes below 80% AMI
- **Comprehensive Housing Affordability Strategy (CHAS)**
HUD, 2022 (updated 12/2025)

18% Extremely Low

11,200 HH have incomes below 30% AMI, up to \$36,400 for a HH of four

13% Very Low

8,170 HH have incomes between 30% and 50% AMI, up to \$60,700 for a HH of four

17% Low

9,750 HH have incomes between 50% AMI and 80% AMI, up to \$97,100 for a HH of four

The Need – Cost Burden

A household is cost burdened when they spend **more than 30% of their income** on housing costs.

Households spending **more than 50% of their income** on housing costs are extremely cost burdened.

Comprehensive Housing Affordability Strategy
(CHAS), HUD, 2022 (updated 12/2025)

9,610

Cost-Burdened

16% of all households in Johnson County are cost burdened

9,534

Extremely Cost Burdened

15% of all households in Johnson County are extremely cost burdened

19,144

Total Cost Burdened

31% of all households in Johnson County are cost burdened by their housing

The Need – Cost Burden Renters

- Comprehensive Housing Affordability Strategy (CHAS), HUD, 2022 (updated 12/2025)

7,474 HH

Extremely Cost-Burdened – Renters

30% of all renter HHs are extremely cost burdened

5,680 HH

Cost Burdened -Renters

22% of all renter HH are cost burdened

52%

Total Cost Burdened - Renters

13,154 renter households in Johnson County are cost burdened or extremely cost burdened by their housing

HTFJC Overview



Mission – To impact community development through the **promotion and support** of affordable housing in Johnson County

Vision – Access to safe, decent and affordable housing for all in Johnson County

Established 2004- 22 years ago

Two programs:

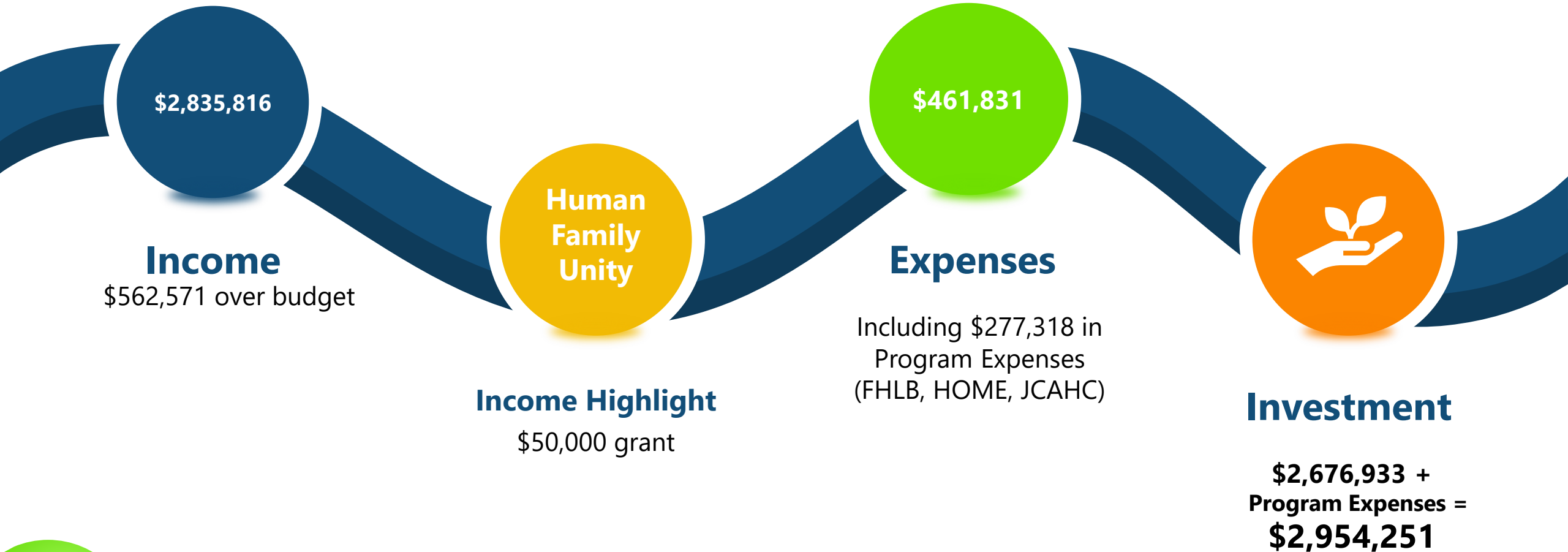
Owner-Occupied Rehabilitation

Revolving Loan Fund

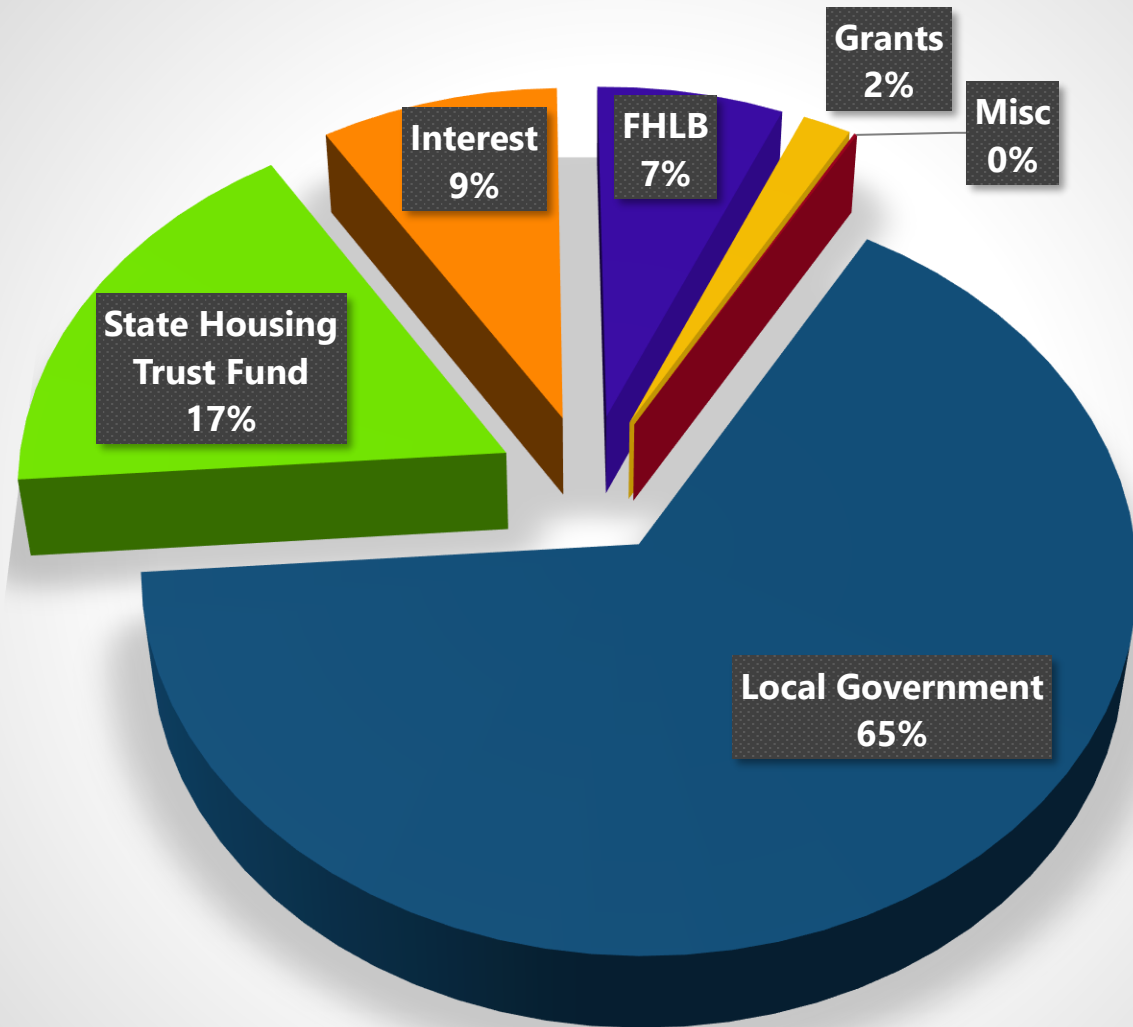


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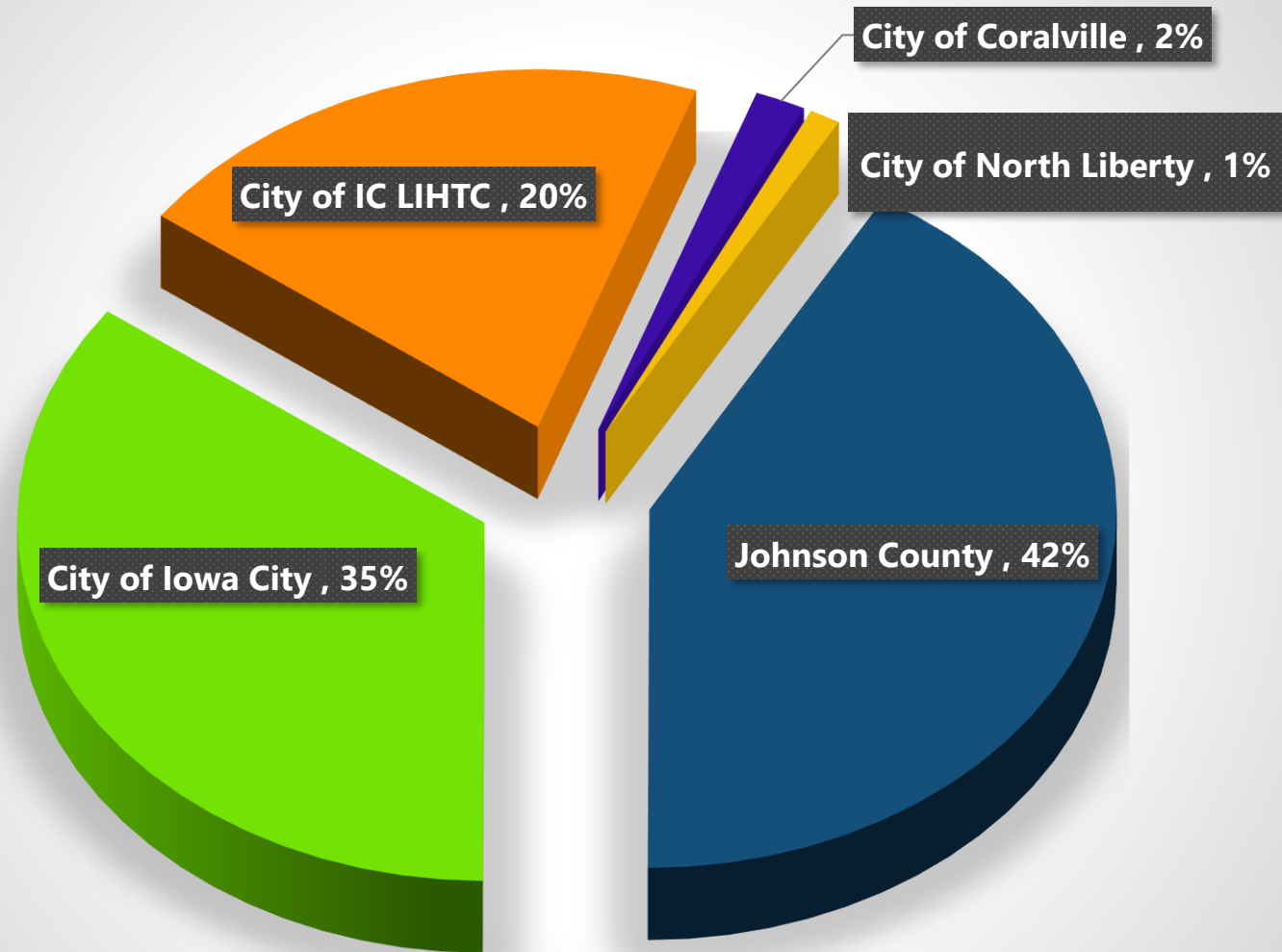
FY26 Financial Overview



HTFJC Income Sources FY26



Local Government Income Sources FY26



FY26 Impact Highlights

15 Projects Funded
Most ever in a single year

15 Homeowners
Assisted with Federal Home Loan Bank
Owner-Occupied Rehabilitation



\$2,948,589 paid out
75 Households



Including \$242,320 paid out to assist
15 homeowner households with 28 people



\$4,968,425 leveraged



\$5,854,300 awarded for 393 households
Potential leverage **\$121,831,972**

FY26 Impact – Owner Occupied Rehabilitation

Location

- ➔ Iowa City – 7 HH
- ➔ No. Liberty – 3 HH
- ➔ Coralville – 3 HH
- ➔ Oxford – 2 HH

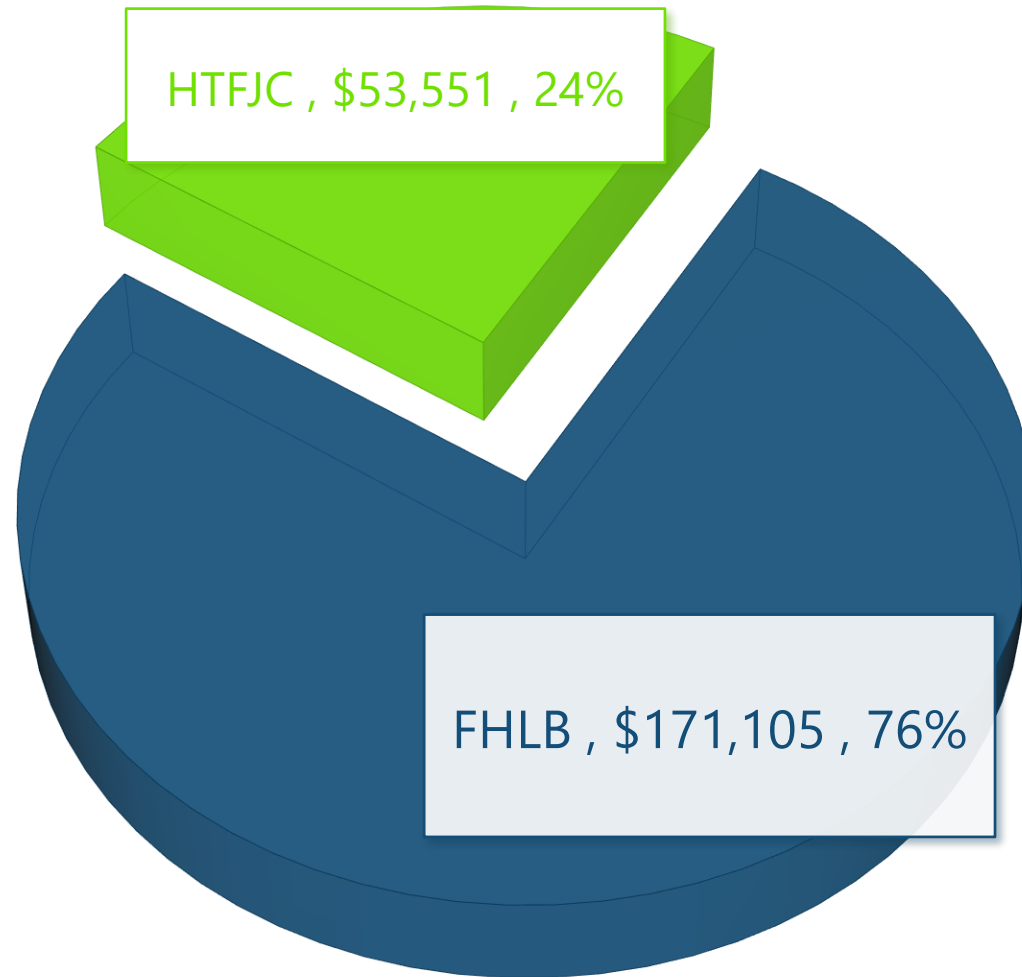
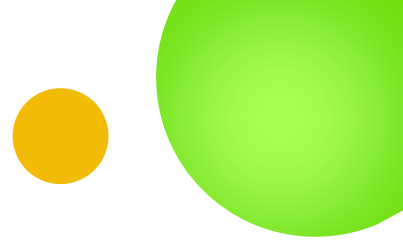
Income - AMI

- ➔ Below 30% - 3 HH
- ➔ Below 40% - 2 HH
- ➔ Below 60% - 4 HH
- ➔ Below 70% - 2 HH
- ➔ Below 80% - 4 HH

Added Barriers

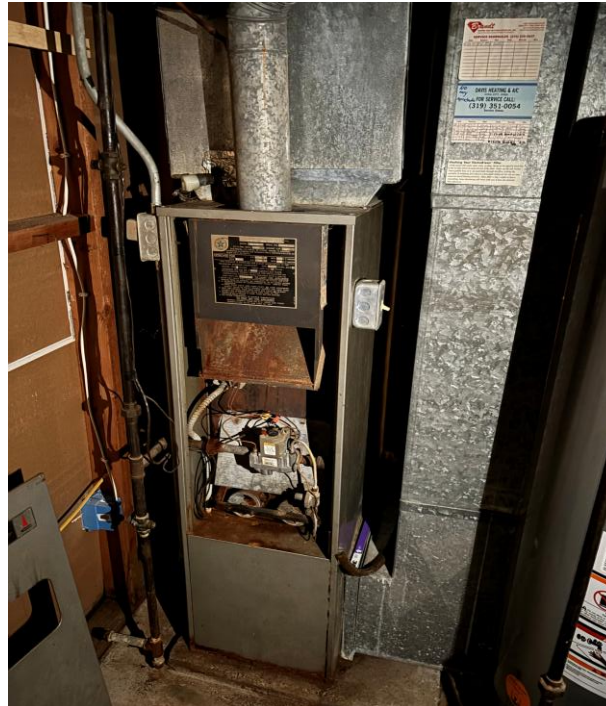
- ➔ 46% of households **below** very low income
- ➔ 73% of households have an additional barrier beyond having a low income - such as a disability, elderly, victim of abuse, etc.

Owner- Occupied Rehab Expenses FY26



FHLB Owner-Occupied Housing

- 54 degrees
- Furnace the same day
- Other work, including windows, addressed over time



HOME Downpayment Assistance

- The **first of five** homeowners received assistance in FY26.
- \$35,000 in assistance, plus counseling
- Purchase price \$180,000 for a one bedroom, one bathroom
- Homeowner's income is 42% AMI, Mortgage+ = \$710 per month
- Daily commute is now shorter, closer to her Mom and Grandmother



Projects Funded (paid out) – FY26



Two Homes
And Downpayment Assistance

\$345,000



Successful Living

\$150,000



DVIP/RVAP
Six transitional homes

\$155,000

housing 
fellowship

3 Homes
Back Online

\$150,000

Projects Funded (paid out) – FY26 Continued



**TMLD for
Reach**

\$200,000



**Reach
Willow**

\$200,000



**CFR
Transitional**

\$380,604



**Cross Park
Place Rehab**

\$63,329

Projects Funded (paid out) – FY26 Continued



Systems Rehab

\$105,000



Immigrant Welcome

\$275,000



MYEP Acquisition

\$100,000



THF Student Build

\$150,000

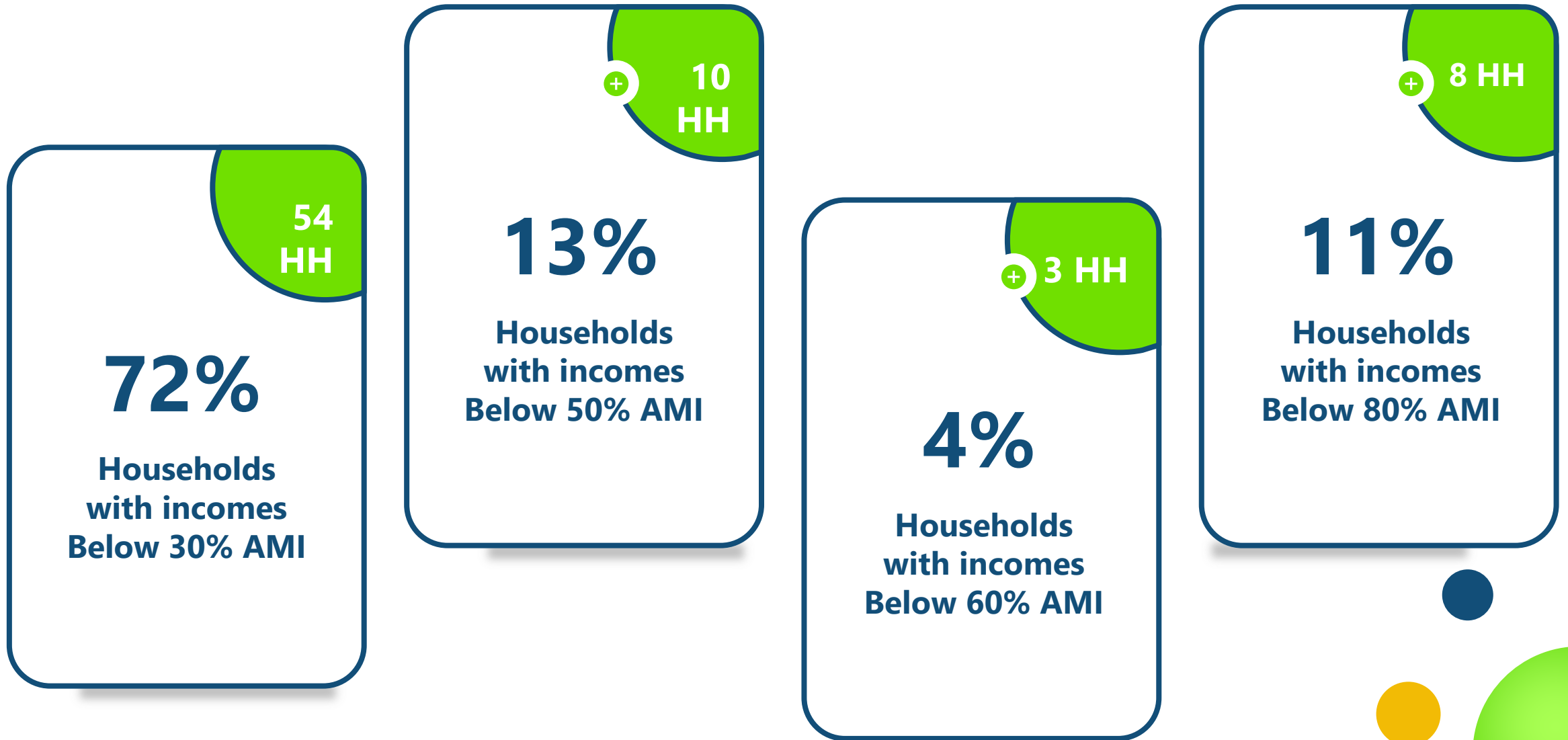
Projects Funded (paid out) – FY26 Continued



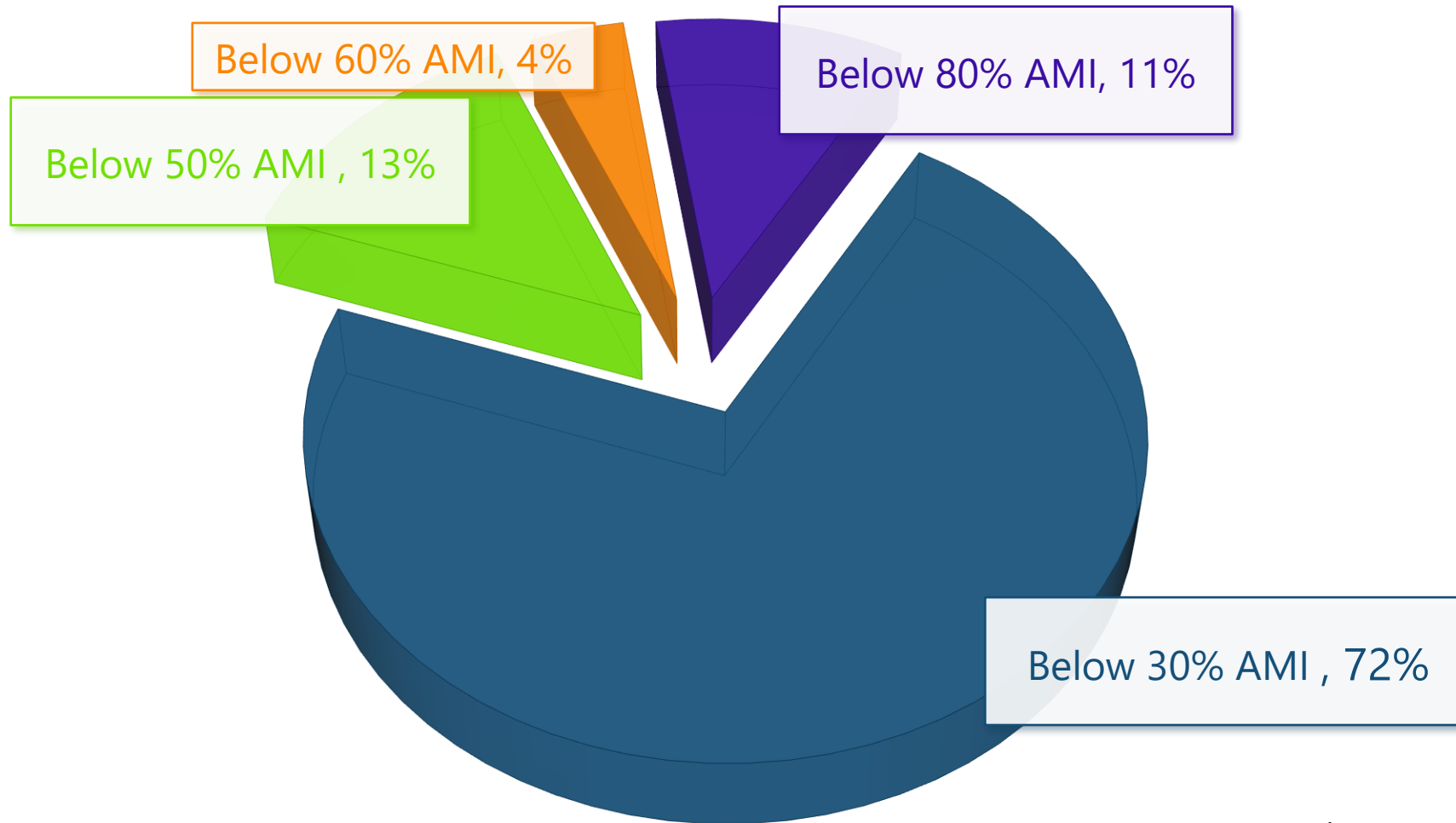
**City of IC
NL ARPA**

\$368,000

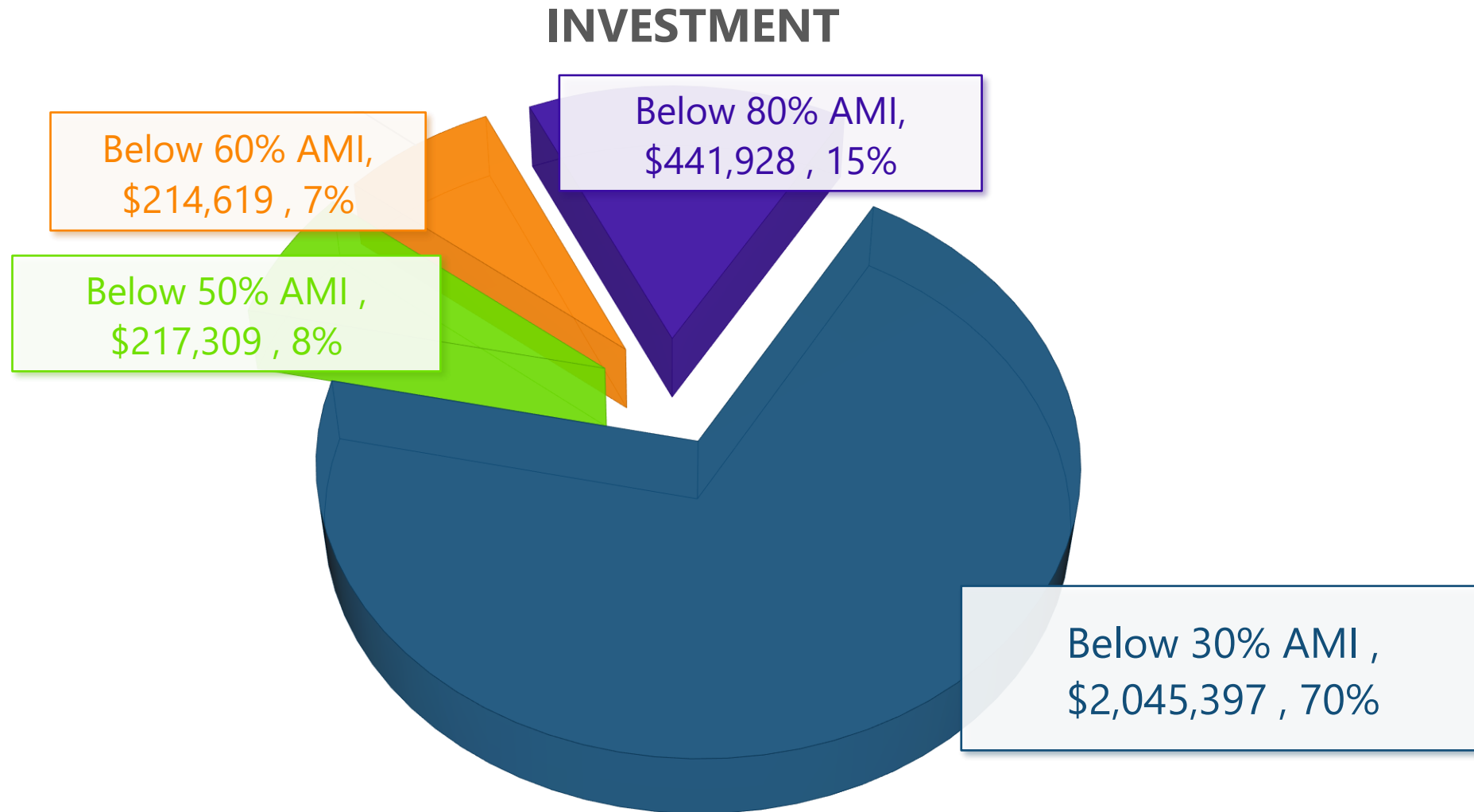
Incomes Served – 75 Households



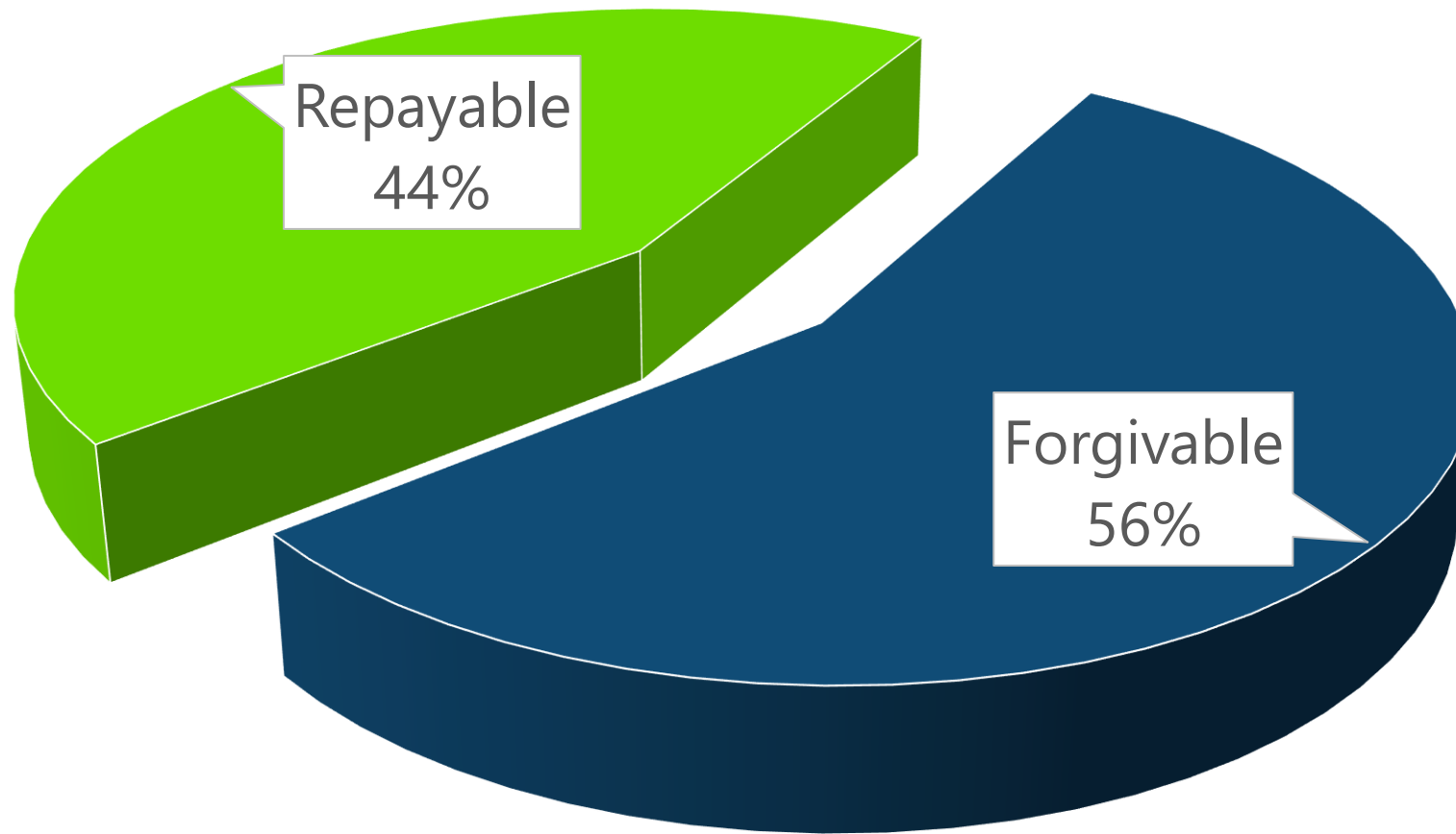
Incomes Served Households FY26



Investment: Incomes Served FY26



Loan Breakdown - FY26



Funding Rounds – FY26

	Funding Requested
Summer	\$ 8,850,000
Fall	\$ 900,000
Winter	\$ 8,550,700
Spring	\$ 1,350,000
Total	\$ 13,550,000

Awards – FY26

(completed or underway, withdrawn)

Entity	Location	Award Amount	Proposed Leverage	Type	Incomes	Households
IVHfH	Iowa City/Coralville	\$ 300,000	\$ 233,000	Homeownership	<80%	2
Shelter House	Iowa City	\$ 2,250,700	\$ 9,986,791	Supportive Rental	0- <30%	48
Union Develop.	Iowa City	\$ 949,300	\$ 57,482,393	Rental Housing	15 <50%, 140 <60%	155
TWG	Iowa City	\$ 2,200,000	\$ 52,085,070	Rental housing	<60%	187
Successful Living	Iowa City	\$ 150,000	\$ 200,000	Supportive Rental	<50%	5
DVIP/RVAP	Iowa City	\$ 155,000	\$ 2,632,508	Supportive Rental	<30%	6
City of Iowa City	Iowa City	\$ 1,800,000	\$ 8,949,001	Rental Housing	12 <30%, 24 <50%	36
IVHfH	Iowa City	\$ 300,000	\$ 250,000	Homeownership	<80%	2
Totals	Net – 7 IC 1 CV	\$ 8,105,000 Net - \$5,854,300	\$ 131,818,763 Net – \$ 121,831,972		Net – 18 <30% 44 <50% 327 <60% 4 < 80%	Net - 393

STRATEGIC PLAN KEY METRICS – FY26



INCREASE REVENUE

\$7,643 SHTF
\$50,000 HFU FOUNDATION



INCREASE REQUESTS FOR FUNDING

FY 25 REQUESTS = \$ 3,689,370
FY 26 REQUESTS = \$13,550,000

267% increase

Key Connections

Two added in FY26 –

- Funding
- United Way/JCAHC Strategic Doing



Local Homeless Coordinating Board

Fiscal agent and founder



Greater IC Community Development Innovation Council



Jo Co Affordable Housing Coalition Board of Directors



Others

- Local Option Sales Tax
- Home Builders – HBA
- Livable Communities
- Greater IC Apartment Association



**"Never doubt that a small
group of thoughtful,
committed citizens can
change the world; indeed, it is
the only thing that ever has."**

Margaret Mead

**Staff
Hired support
Volunteers:
Officers, Board Members,
Committee Members**

Thank You!