

ANNUAL REPORT

FISCAL YEAR 2023



NEED FOR HOUSING THAT IS AFFORDABLE - INCOME

- Consolidated Planning/CHAS Data – **2019**, Johnson County

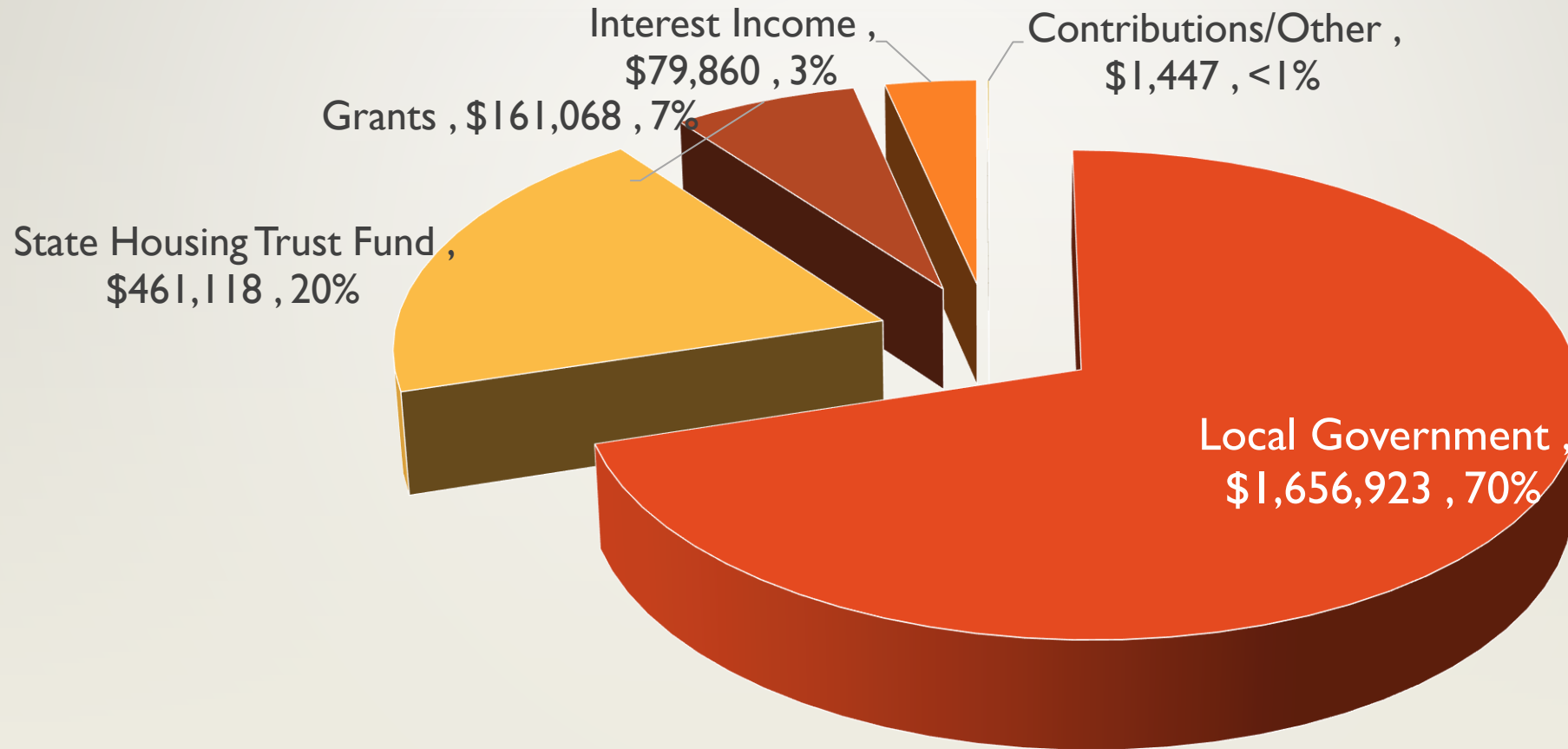
Income Level	Owner HH	Rental HH	Total Households	% of All Households	Change from Prior Year
Below 30% AMI (Extremely Low)	2,010	10,020	12,030	20.3%	+ 910 HH
30% to Below 50% AMI (Very Low)	3,195	4,780	7,975	13.4%	+ 1,235 HH
50% to Below 80% AMI (Low)	5,440	4,420	9,860	16.6%	+ 838 HH
Total – HH Low Income	10,645	19,220	29,865	50.3%	+ 2,980 HH

NEED FOR HOUSING THAT IS AFFORDABLE – COST BURDEN

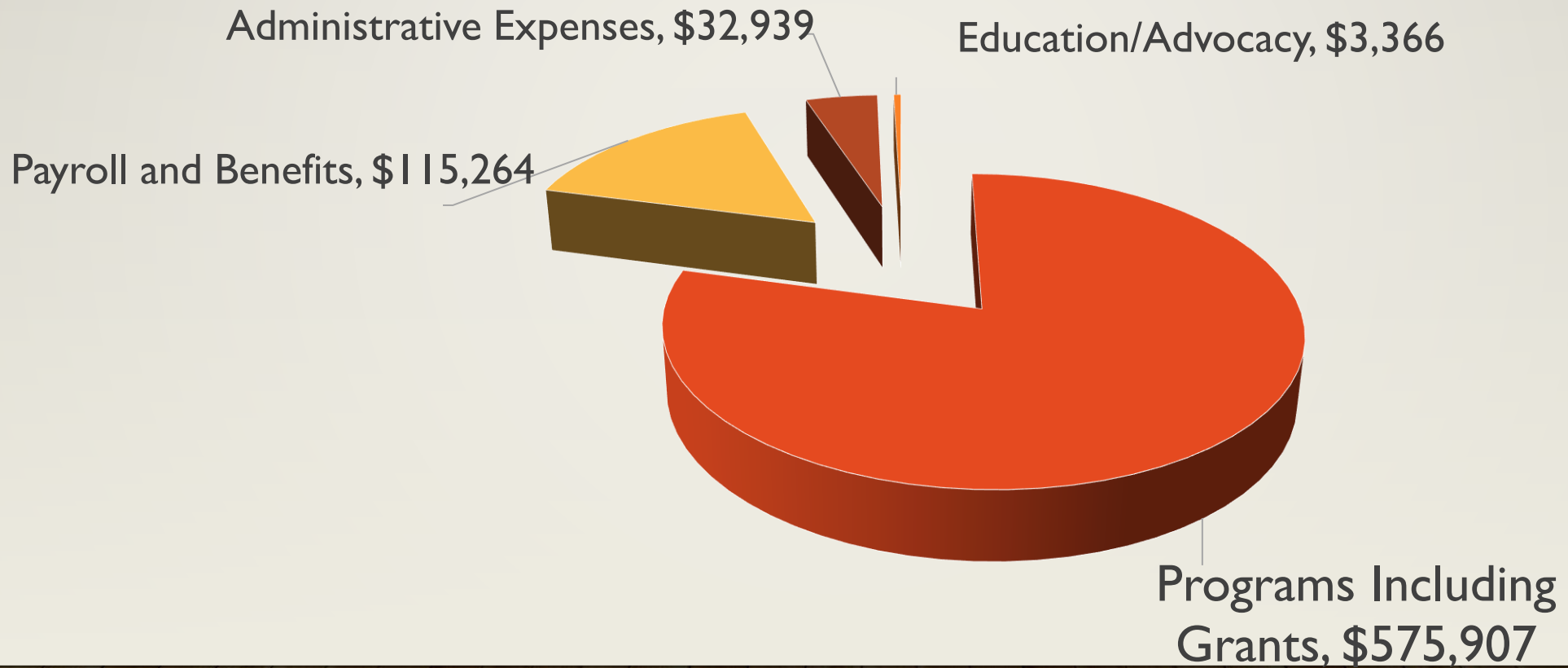
- Consolidated Planning/CHAS Data – 2019, Johnson County

Cost Burdened	Owner HH	Rental HH	Total Households	% of All Households	Change from FY22
> 30% of income to below 50% of income	3,530	4,165	7,695	13%	- 255 HH
> 50% of income (extremely cost burdened)	1,700	8,295	9,995	16.9%	+ 260 HH
Total – Cost Burdened	5,230	12,460	17,690	29.9%	+ 5HH

FY23 INCOME - \$2,360,416



FY23 EXPENSES - \$727,476



FY23 OWNER-OCCUPIED REHABILITATION

PRESERVATION

- 16 households with 30 people
- HTFJC FHLB \$ 39,895
- FHLB funding leveraged \$141,568
- HTFJC Habitat \$ 26,752

Total Investment \$ 208,215

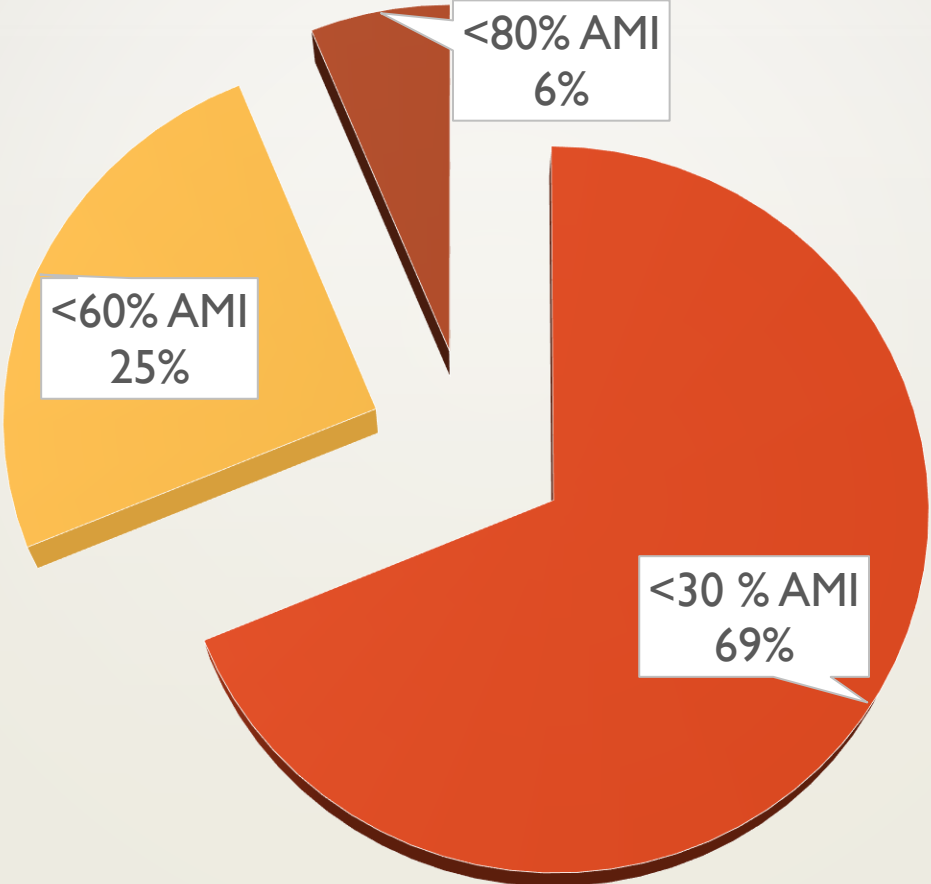
HTFJC Invested - \$ 66,647 (32%)

HTFJC Secured - \$141,568 (68%)

COMMUNITIES & INCOMES SERVED

- Rural Iowa City – six households
- Coralville – five households
- North Liberty – three households
- Oxford – one household
- Iowa City – one household (complex and urgent needs)
- **Household Incomes Served**
- Below 20% AMI – 5 households (31%)
- Below 30% AMI – 6 households (38%)
 - Subtotal 69% of households below 30% AMI
- Below 60% AMI – 4 households (25%)
- Below 80% AMI - 1 household (6%)

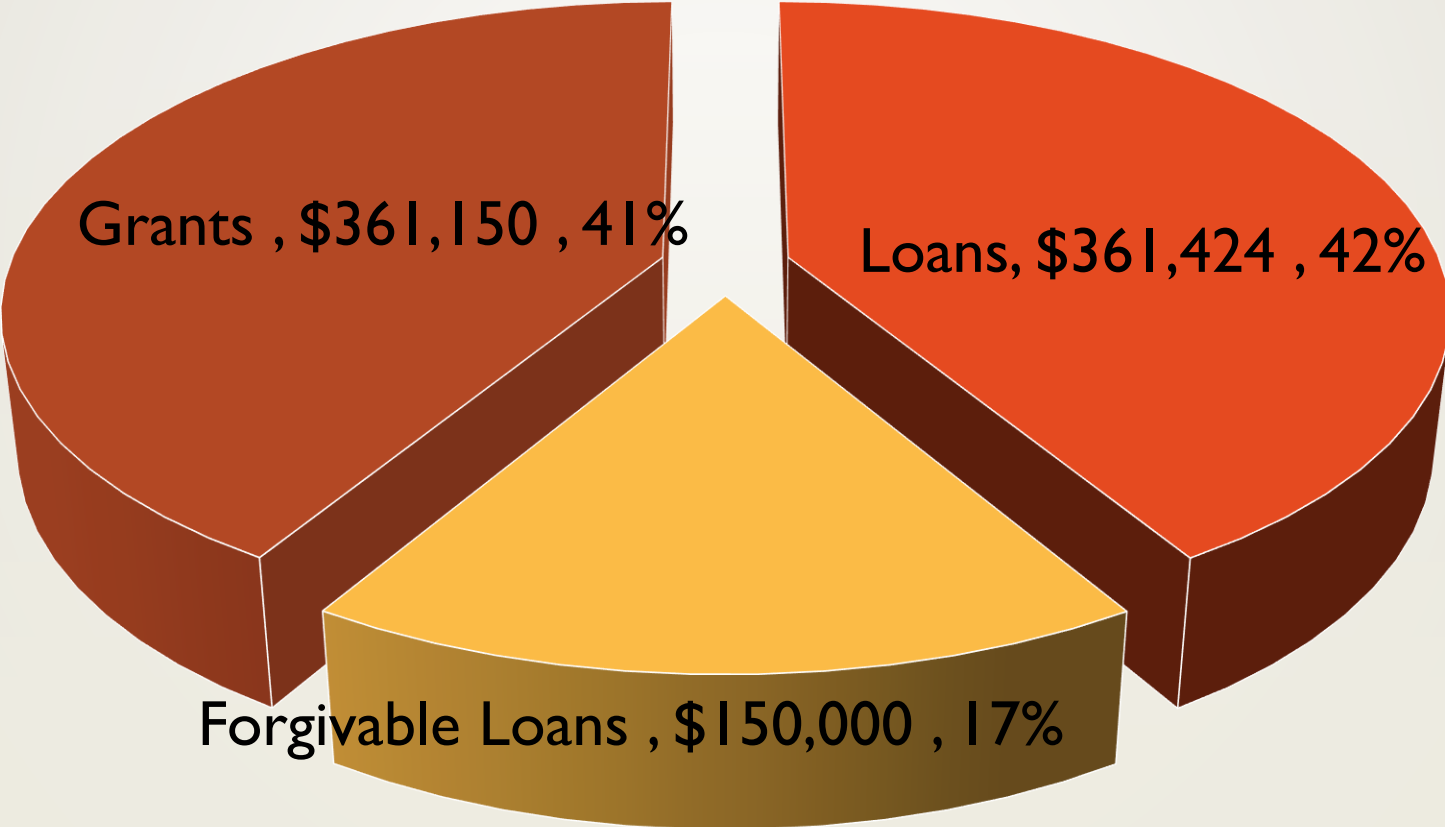
FY23 INCOME LEVELS SERVED — OWNER-OCCUPIED REHAB



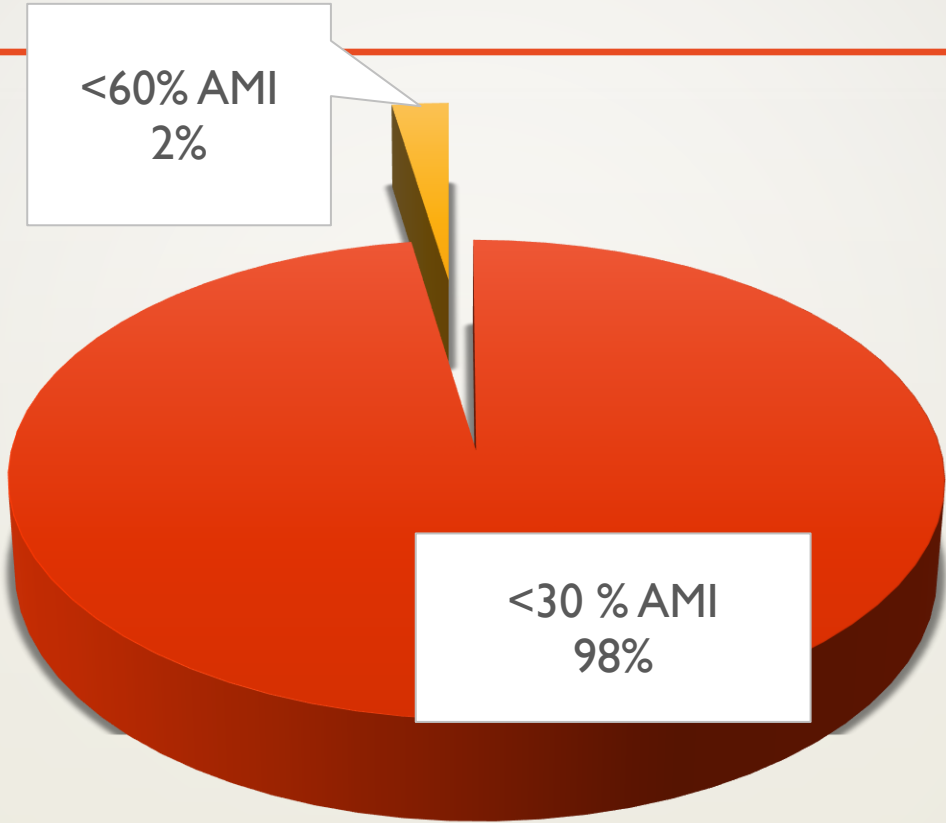
FY23 PROJECTS - AFFORDABLE HOUSING FUNDED

Project	Type	Households	Incomes	Location	Amount Paid	Leveraged
Charm Homes	New Supportive	10	< 30%	IC and CV	\$ 183,500	\$ 409,800
Mayor's Youth	New Supportive	3	< 30%	Iowa City	\$ 100,000	\$ 175,000
The Housing Fellowship	Rental Preservation	2	<60%	Iowa City	\$ 32,000	\$ 68,000
Inside Out	New Supportive	6	<30%	Iowa City	\$ 175,000	\$ 210,000
Systems Unlimited	Rental Preservation	3	<30%	Iowa City	\$ 20,924	\$ 0
SH HVAC Grant	Shelter Rehab	30	< 30%	Iowa City	\$ 111,150	\$ 425,000
DVIP Grant	New Shelter	30	<30%	Iowa City	\$ 250,000	\$ 5,750,000
7 projects		84 HH		1 in CV & IC, 6 in IC	\$ 872,574	\$ 7,037,800

TYPE OF FUNDING – FY23 PAID OUT

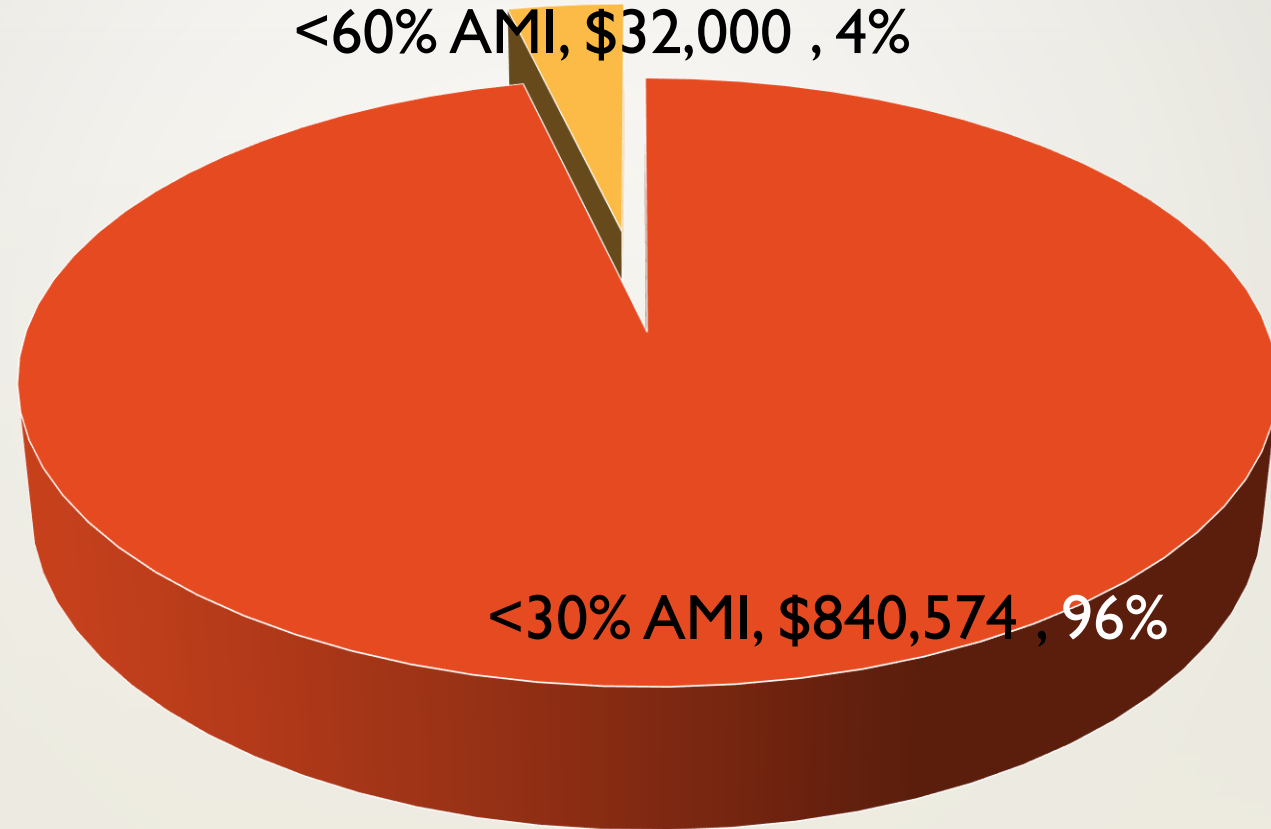


FY23 HH INCOME LEVELS SERVED — REVOLVING LOAN FUND

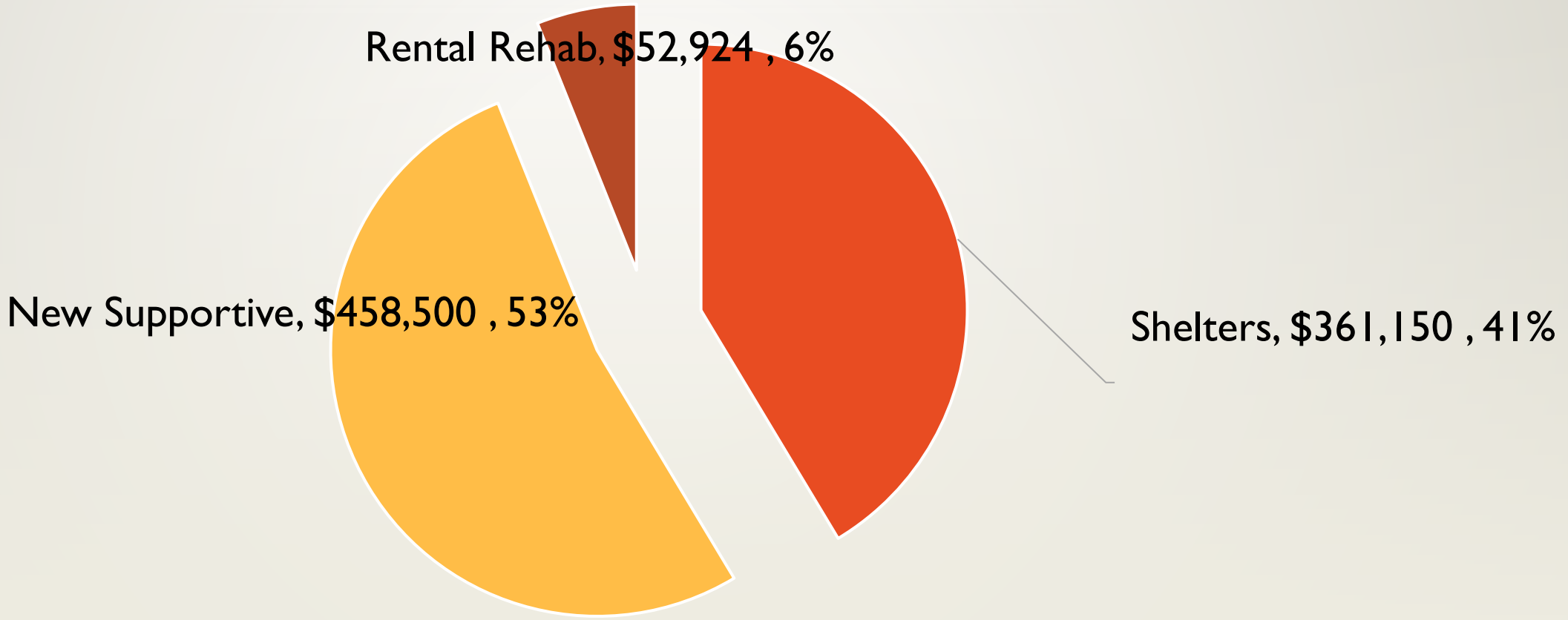


FY23 INVESTMENT BY INCOME LEVEL

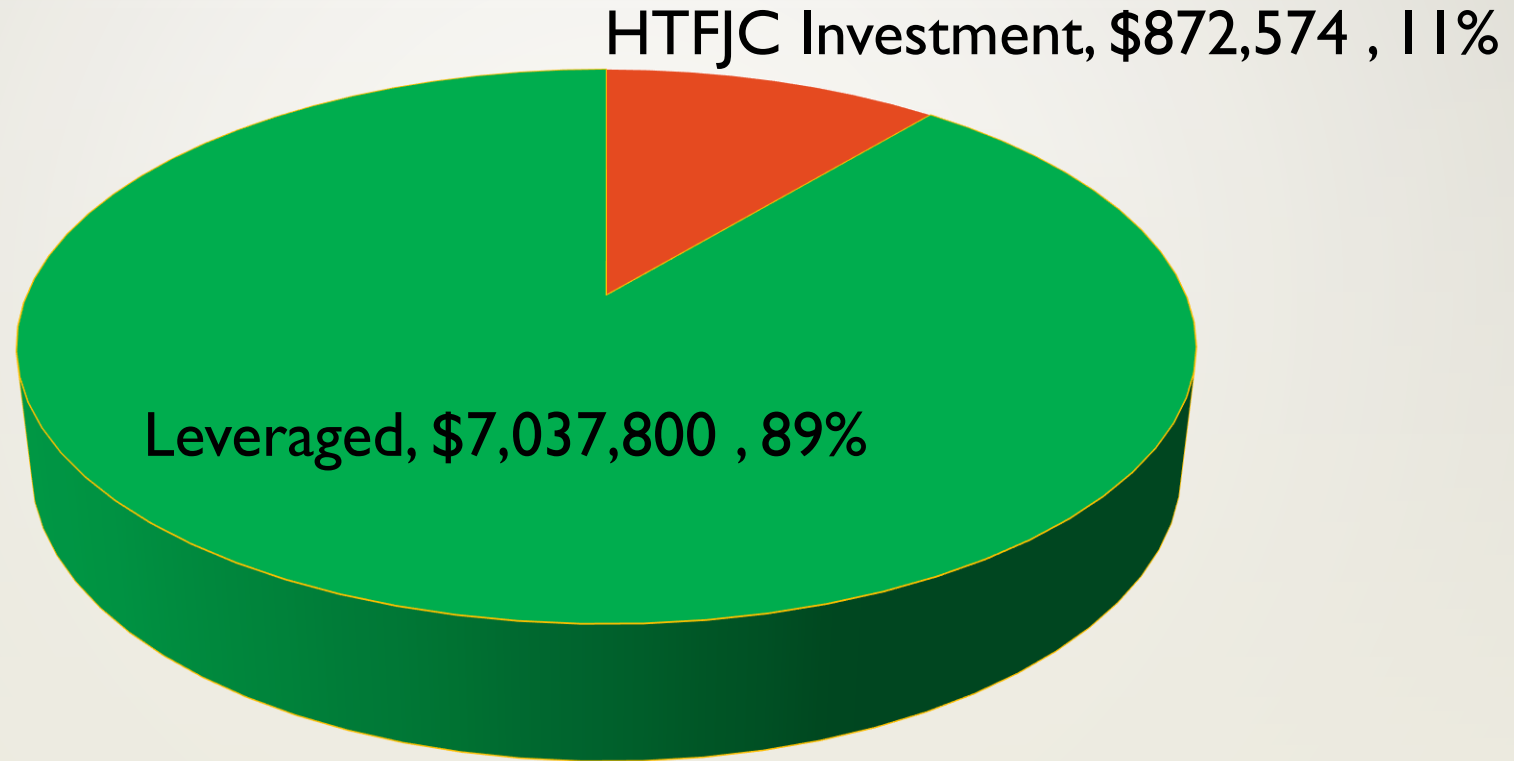
(AREA MEDIAN INCOME %)



FY 23 INVESTMENT BREAKDOWN BY TYPE OF HOUSING



RETURN ON INVESTMENT – FUNDED IN FY23



MAYOR'S YOUTH - NEW SUPPORTIVE



INSIDE OUT – NEW TRANSITIONAL



FY23 FUNDED (PAID OUT) TOTAL – **ALL PROGRAMS**

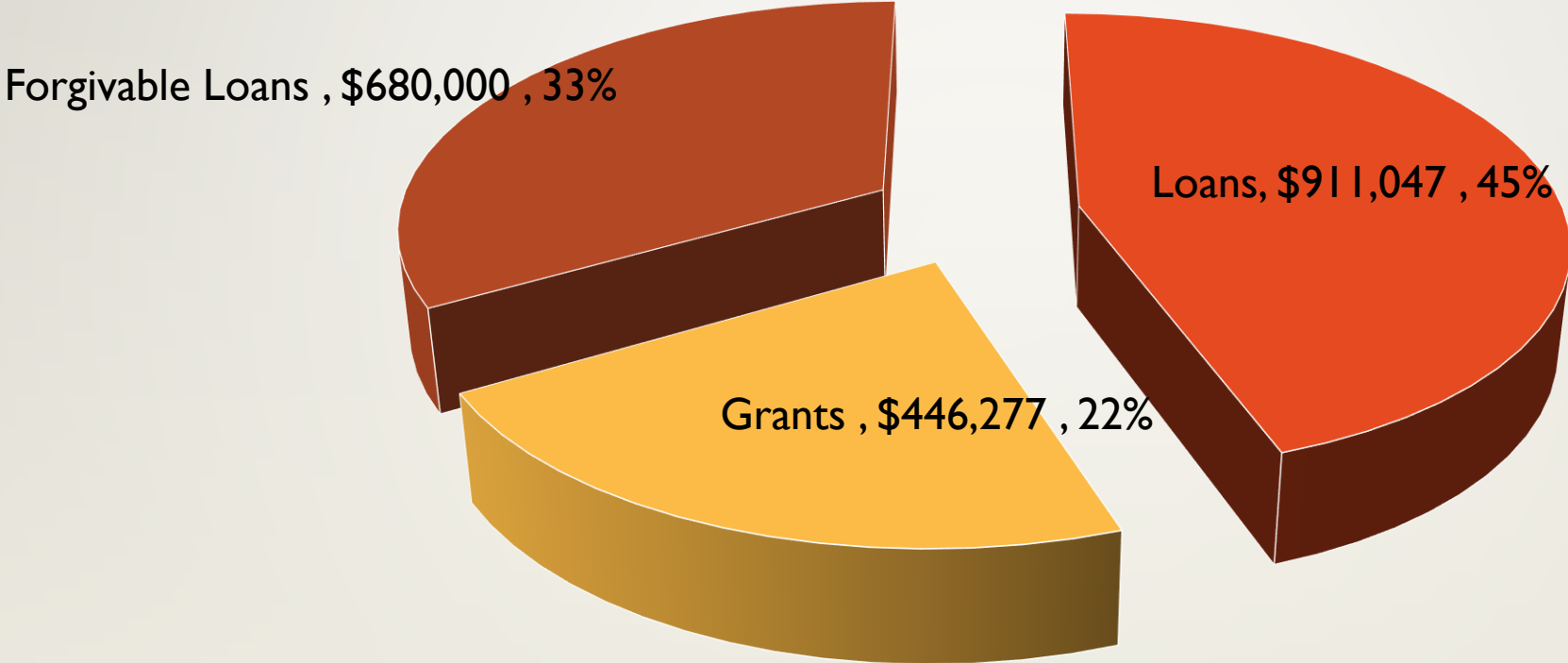
100 Households

- **Continuum of Housing –**
 - Advocacy, Johnson County Affordable Housing Coalition - \$5,000 (.4%)
 - People experiencing homelessness, new shelter and shelter rehabilitation - \$361,150 (33%)
 - Supportive housing, new and rehabilitation - \$479,424 (44%)
 - Rental Preservation - \$32,000 (3%)
 - Homeownership, preservation through rehabilitation - \$208,215 (19.6%)
- Total Investment
 - **\$1,085,789**

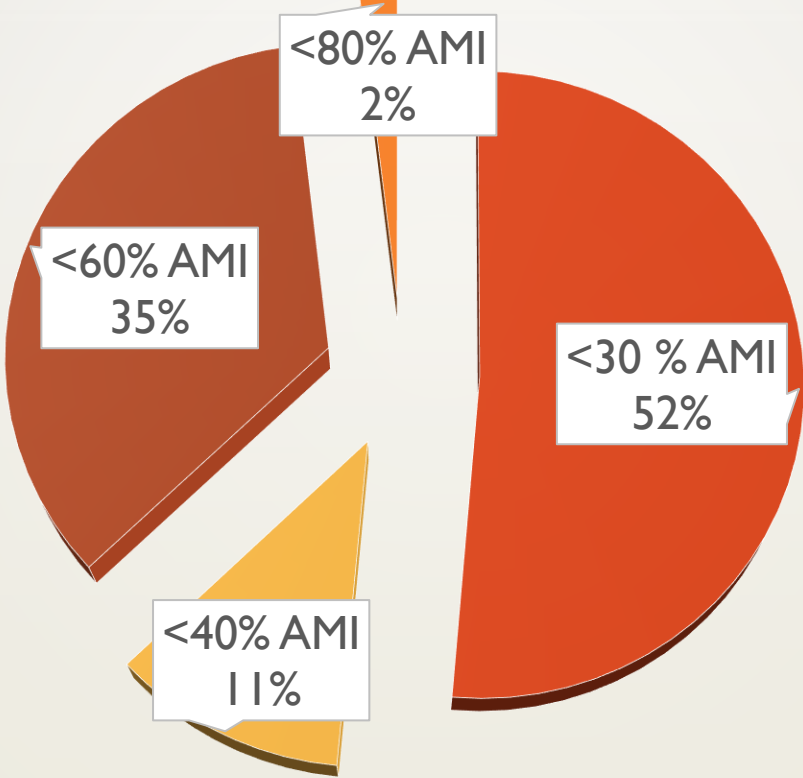
FY23 AWARDS (* = PROJECTS PAID OUT PARTIAL OR FULL IN FY23)

Project Name	Type of Housing	Households	Incomes	Location	Type of Award	HTFJC Funding	Total Project Cost
Mayor's Youth Empowerment *	New Supportive	3	<30% AMI	Iowa City	Loan/Forgivable Loan	\$ 100,000	\$ 275,000
IA Valley Habitat for Humanity – Helping Hands *	Owner Occupied Rehabilitation	5	<30% AMI	Outside of IC	Grant	\$ 50,000	\$ 65,600
Systems Unlimited *	Supportive Rehab	3	<30% AMI	Iowa City	Loan	\$ 31,047	\$ 31,047
United Action for Youth Transitional	New Supportive	8	<30% AMI	Iowa City	Forgivable Loan	\$ 380,000	\$ 800,000
Domestic Violence Intervention Program	New Shelter	Na	<30% AMI	Iowa City	Forgivable Loan/Loan	\$ 500,000	\$ 6,000,000
Better Together 2030 3D Build	Homeownership	2	<80% AMI	Iowa City	Loan	\$ 100,000	\$ 1,819,440
North Liberty Apartments	New Multi-Family	48	<40%, <60%	North Liberty	Loan	\$ 430,000	\$ 14,477,749
Shelter House Shelter Rehab	Shelter Rehab	30	<30% AMI	Iowa City	Grant	\$ 396,277	\$ 912,455
The Housing Fellowship – Student Built Affordable Rental	New Rental	1	<60% AMI	Iowa City	Loan	\$ 50,000	\$ 434,000
9 Awards		100		7 in IC, 1 in NL, 1 varied outside IC		\$2,037,324	\$24,815,291

TYPE OF FUNDING – FY23 AWARDS



FY23 AWARDS HH INCOME LEVELS TO BE SERVED



PRIOR YEAR (PRE-FY23) AWARDS PENDING

Project	Amount
Nex Senior (expected to draw in Q1 or Q2 FY24)	\$720,000
Iowa City Sober Living (paid out in early FY24)	\$75,000
Total	\$795,000

SAMPLE IMPACT – CORAL NORTH

- \$450,000 Loan
- ~\$12 Million to build
- 30-year affordability
 - Eight HH below 30% AMI
 - 15 HH below 40% AMI
 - 21 HH Below 60% AMI
- 44 total supported units
- 3%, 2@4%, 5%, 8%,9%, 2 at 10% AMI
- 65% female headed households
- 45% households with a disability
- 45% of households people of color

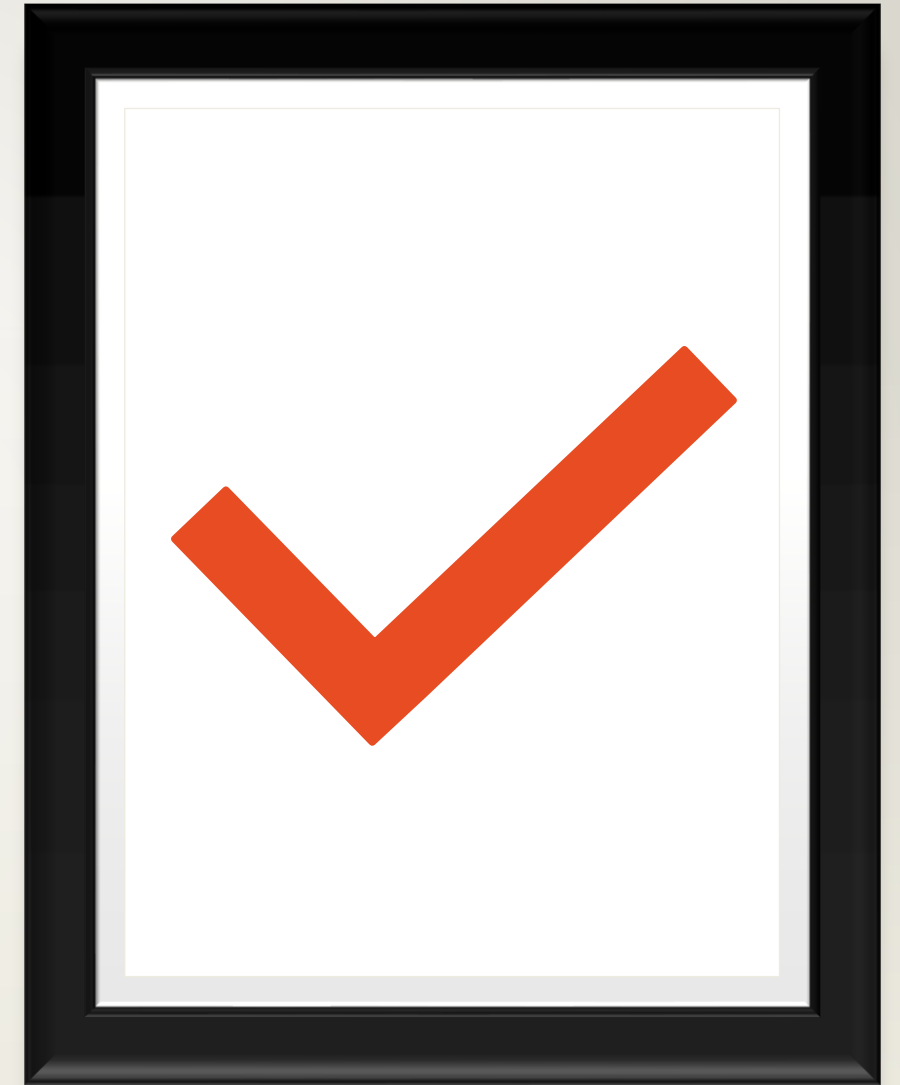


FIVE -YEAR LOOK BACK – AVERAGES

Year	Awarded	Paid Out	Leveraged	# of Units
FY19	\$1,265,000	\$2,484,276	\$22,806,828	156
FY20	\$1,226,117	\$ 712,214	\$12,488,835	141
FY21	\$2,105,115	\$ 739,452	\$16,889,979	81
FY22	\$1,856,900	\$2,423,719	\$ 5,706,085	122
FY23	\$2,037,324	\$ 872,574	\$ 7,037,800	84
Averages	\$1,698,912	\$1,446,447	\$12,985,908	117

FIVE-YEAR LOOK BACK TOTALS

- \$ 8,490,456 awarded
- \$ 7,232,235 paid out
- \$64,929,525 leveraged
- 584 units supported



HTFJC IMPACT 2004-2023



AWARDED

\$15,197,621



1,143 HOUSEHOLDS

HTFJC TOTAL IMPACT IN UNITS BY YEAR

