

# HTFJC FY25 Annual Report



# The Realities

- Johnson County remains one of the most expensive places to live in Iowa.
- Housing Wage is \$21.25 per hour - to rent a two-bedroom apartment (\$1,105/month).
  - **Annual** income required \$44,200
  - 2.9 full time jobs at minimum wage
- Estimated hourly mean wage of renter working full time is \$13.65.
  - Affordable rent is \$710.
  - 1.6 full time jobs to rent two-bedroom apartment at hourly mean renter wage.

# Affordable Rent (2025)

- 100% Annual AMI = \$118,200 for a household with four people –
  - Affordable rent is \$2,955
- 30% AMI income = \$35,460 for a household with four people –
  - Affordable rent is \$887
- Person receiving Supplemental Security Income (little to no income or resources and has a disability or are 65 years of age or older) –
  - Affordable rent is \$377

## Need for Housing That is Affordable - Income

- Consolidated Planning/CHAS Data – 2021 (updated 9/24), Johnson County

Income Level	Owner HH	Rental HH	Total Households	% of All Households
Below 30% AMI (Extremely Low)	2,250	8,935	11,185	18.5%
30% to Below 50% AMI (Very Low)	2,855	5,280	8,135	13.4%
50% to Below 80% AMI (Low)	5,250	4,995	10,245	16.9%
Total – HH Low Income	10,355	19,210	29,575	48.8%

## Need for Housing That is Affordable – Cost Burden

- Consolidated Planning/CHAS Data – 2021 (updated 9/24), Johnson County

Cost Burden Level	Owner HH	Rental HH	Total Households	% of All Households
>30% of income to <50% of income	3,750	5,650	9,400	15.5%
> 50% of income (Extremely)	1,750	7,160	8,910	14.7%
Total # of Households Cost Burdened	5,500	12,810	18,310	30.2%

# FY25 Income

Source	Amount	Percentage
Local Government	\$1,314,424	60%
State Housing Trust Fund	\$ 444,945	20%
Grants	\$ 191,818	9%
Interest Income	\$ 167,102	7%
Contributions	\$ 89,682	4%
Miscellaneous	\$1,054	<.05%
Total	\$2,209,025	

# FY25 Expenses

Plus \$994,806  
paid out in  
forgivable loans  
and loan

Expenses	Amount	Percentage
Programs Including Grants	\$611,860	78%
Payroll, Taxes and Benefits	\$117,810	15%
Administration	\$ 56,342	7%
Education and Advocacy	\$ 2,001	.2%
<b>Total</b>	<b>\$788,013</b>	

# FY25 Funded Revolving Loan Program

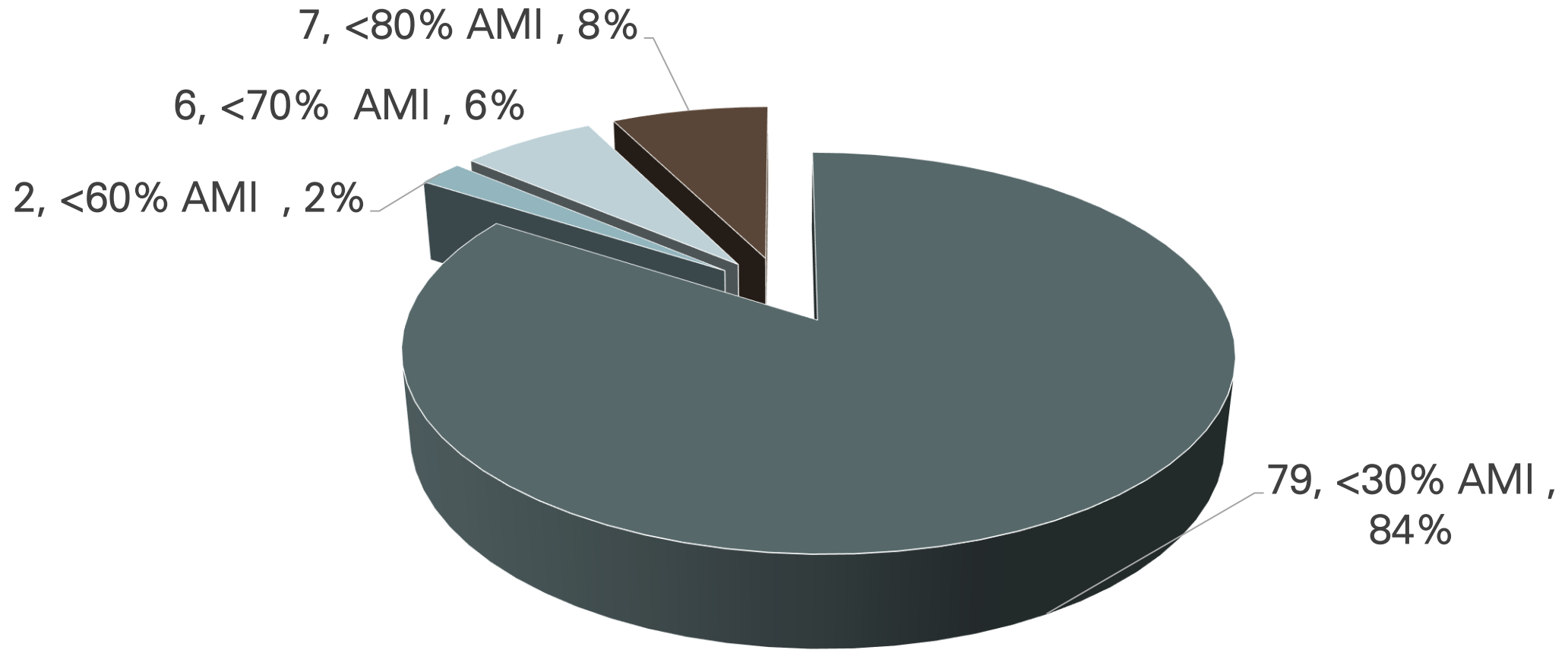
- \$1,357,093.86 paid out
- 79 households
  - 30 households in emergency shelter
  - 29 households helped with rent and deposit assistance
  - 13 new rental households
  - 7 new homeownership households



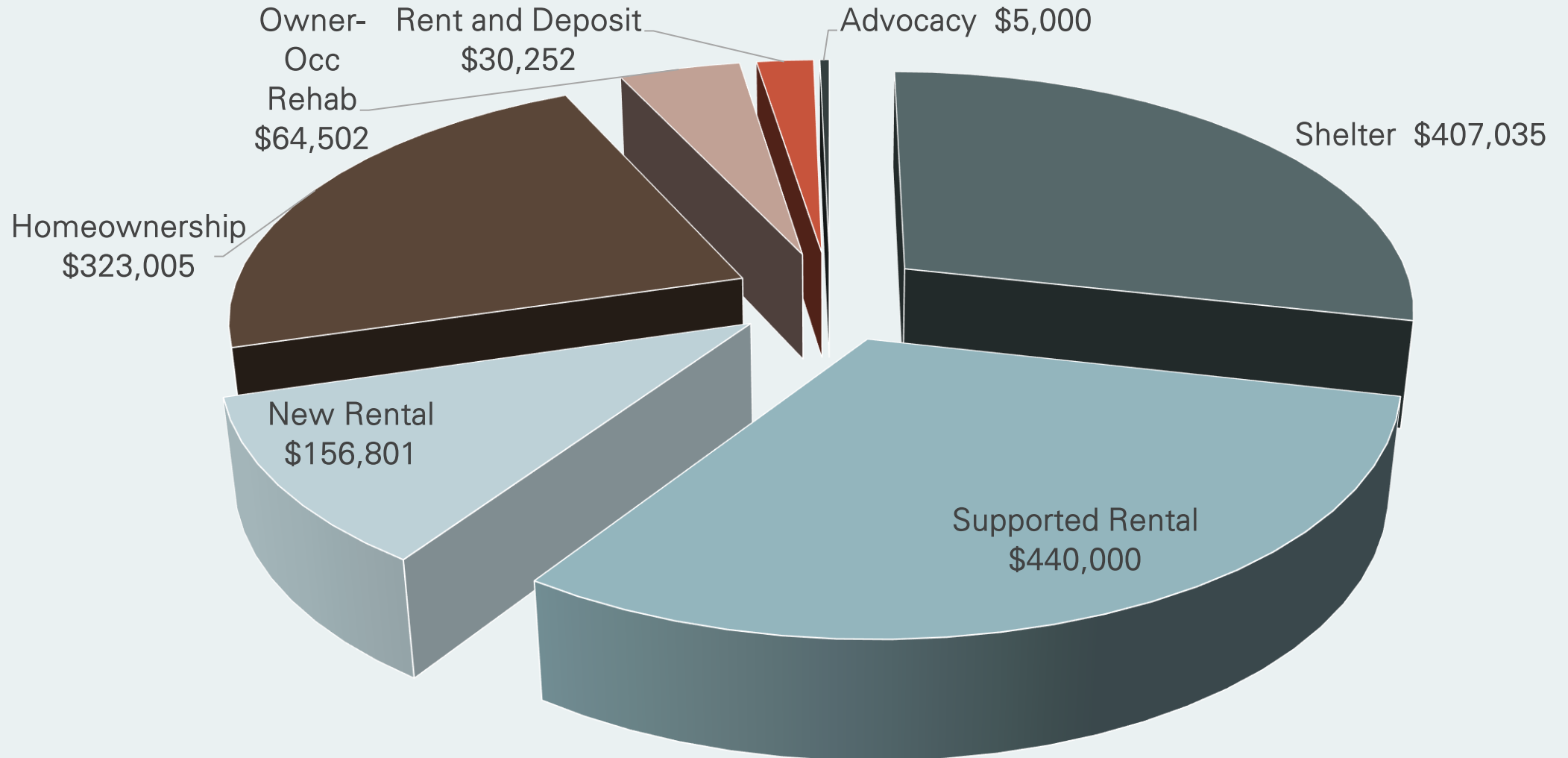
# Funding Paid Out in FY25

Project	HTFJC Funding	Location	Housing Type and HH	Incomes
Owner Occupied Rehab	\$64,502	Multiple	O-Occupied – 15 HH	5 <25%, 4 <30%, 6 <70%
Johnson County Affordable Housing Coalition	\$5,000	NA	Advocacy - NA	NA
Mayor's Youth Empowerment Program	\$60,000	Iowa City	Supported Rental– 3 HH	<30%
THF/UAY- Transitional	\$380,000	Iowa City	Supported Rental – 8 HH	<30%
THF - Student Build I	\$ 6,801	Iowa City	Rental – previously counted	<60%
SH – Rent and Deposit Grant	\$30,252	Varied	Rent and Deposit - 29 HH	<30%
IVHH - Memorial Builds	\$208,005	Iowa City	Homeownership – 2 HH	<80%
Shelter House – Shelter Rehab Grant	\$332,035	Iowa City	Shelter – 30 HH	<30%
Shelter House – Rehab Forgivable Loan	\$75,000	Iowa City	Shelter – included above	<30%
THF - Student Build II	\$100,000	Iowa City	Rental – 1 HH	<60%
THF – Acquisition	\$50,000	Iowa City	Rental – 1 HH	<60%
IVHH – Aiden Street Lots	\$115,000	Iowa City	Homeownership – 5 HH	<80%
<b>Totals</b>	<b>\$1,426,595</b>		<b>94 HH</b>	<b>See graph</b>

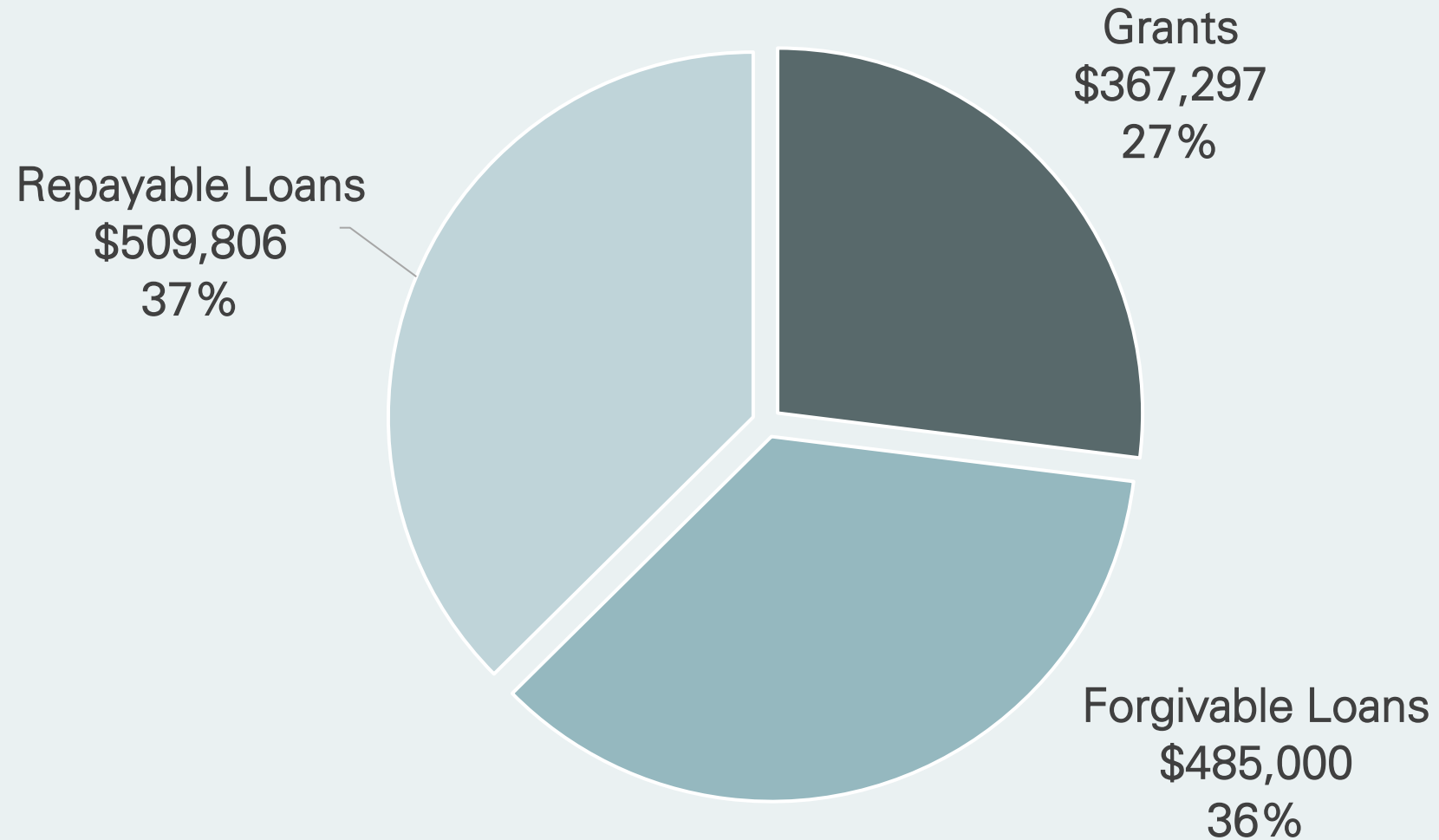
# FY25 Funded - Income Levels Served



# FY25 Funded - Housing Type



# FY25 Funded by Type of Award



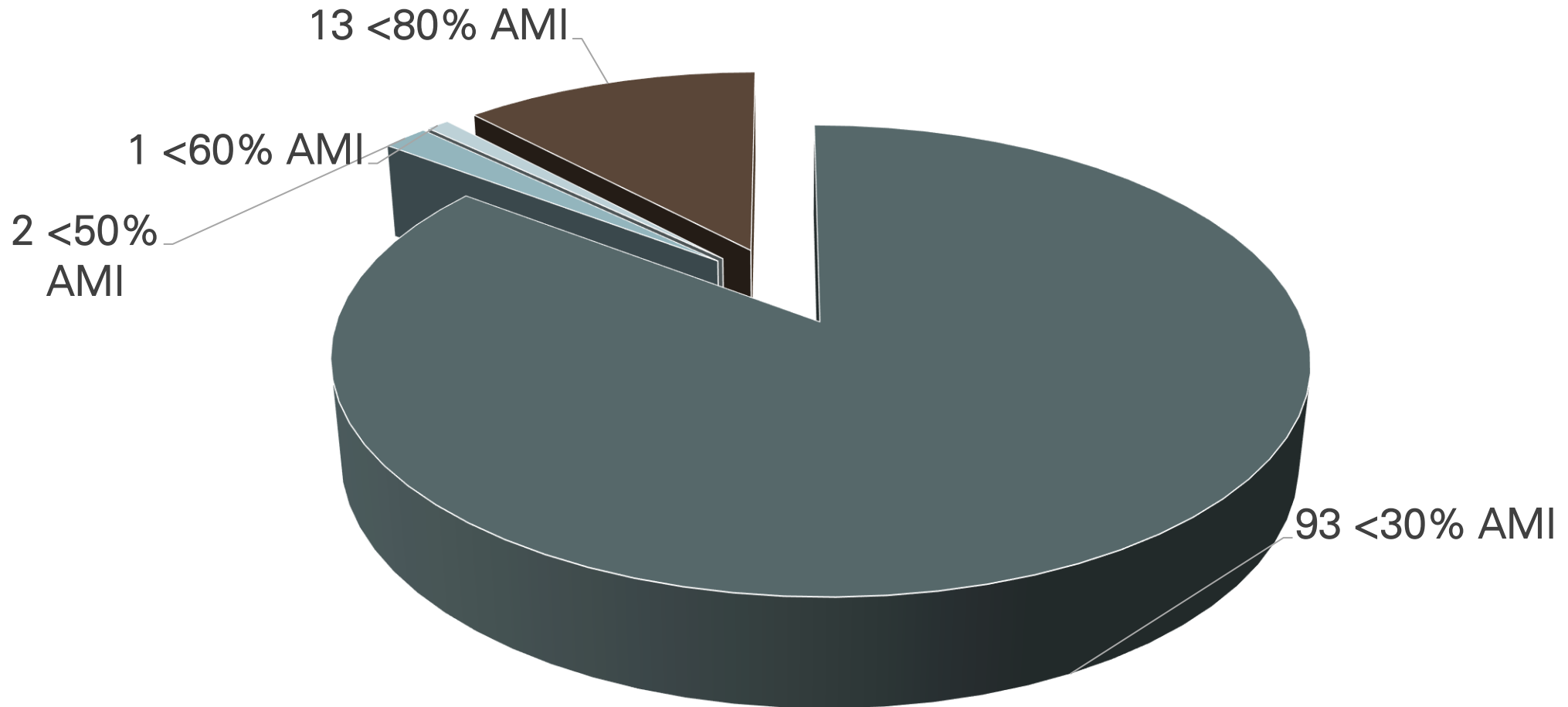
# FY25 Leveraged

HTFJC Investment	Leveraged	<u>Total</u> Investment In Housing That is Affordable
\$1,421,595	\$3,401,872	\$4,823,467

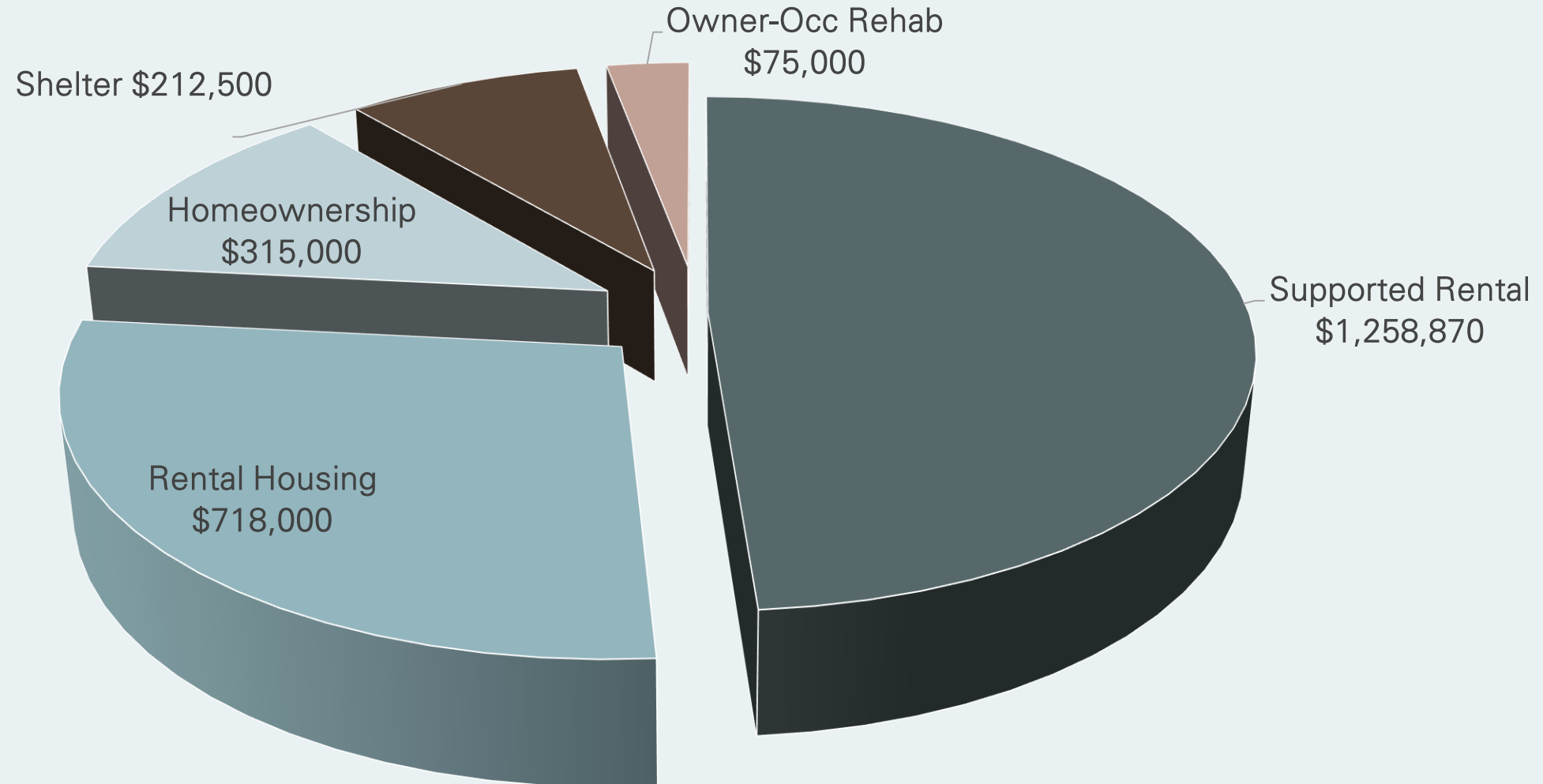
# FY25 Revolving Loan Fund **Awarded - 16**

Project	HTFJC Funding	Form of Award	Location	Housing Type and HH	Incomes
Shelter House – Emergency Shelter Rehab	\$75,000	Forgivable	Iowa City	Shelter – 30 HH	0-<30%
Iowa Valley Habitat for Humanity – Aiden	\$115,000	Loan	Iowa City	Homeownership – 5 HH	<80%
Shelter House – Cross Park Place Rehab	\$116,370	Forgivable	Iowa City	Supportive Rental – 24 HH	0-<30%
Iowa Valley Habitat for Humanity	\$200,000	Forgivable	IC/CV	Homeownership – 8 HH	<80%
Reach for Your Potential – B Street	\$50,000	Loan	Iowa City	Rental – 1 HH	<60%
TMLD for Reach	\$200,000	Loan	Iowa City	Supportive Rental – 4 HH	<30%
Iowa Valley Habitat for Humanity NL ARPA	\$368,000	Loan	North Liberty	Homeownership – 5 HH	<80%
Community and Family Resources Recovery	\$400,000	Loan	Iowa City	Supportive Rental – 8 HH	<30%
Immigrant Welcome Network – Welcome	\$275,000	Forgivable	Iowa City	Shelter/Transitional – 6 HH	<30%
Systems Unlimited – Friendship Rehab	\$105,000	Loan	Iowa City	Supportive Rental – 3 HH	<30%
The Housing Fellowship – Homes Back	\$150,000	Forgivable	Iowa City	Rental Rehab – 3 HH	<30%
IC Housing Authority – NL ARPA	\$368,000	Forgivable	North Liberty	Rental Housing – 2 HH	<50%
Mayor’s Youth Empowerment #3	\$100,000	Forgivable	Iowa City	Supportive Rental – 3 HH	<30%
Reach for Your Potential – Willow Street	\$200,000	Forgivable	Iowa City	Supportive Rental – 4 HH	<30%
IA Valley Habitat – Helping Hands	\$75,000	Grant	Varied	Owner-O Rehab – 7 HH	<30%
The Housing Fellowship – Student Build III	\$200,000	Forgivable/Loan	Iowa City	Rental Housing – 2 HH	<30% /<60%
<b>Totals</b>	<b>\$2,579,370 (net)</b>	<b>9 Forgivable, 5 Loans, 1 Grant (net)</b>		<b>109 HH (net)</b>	<b>93 HH &lt;30%, 2 HH &lt;50%, 1 HH &lt;60%, 13 HH &lt;80%</b>

# FY25 Awarded - Income Levels

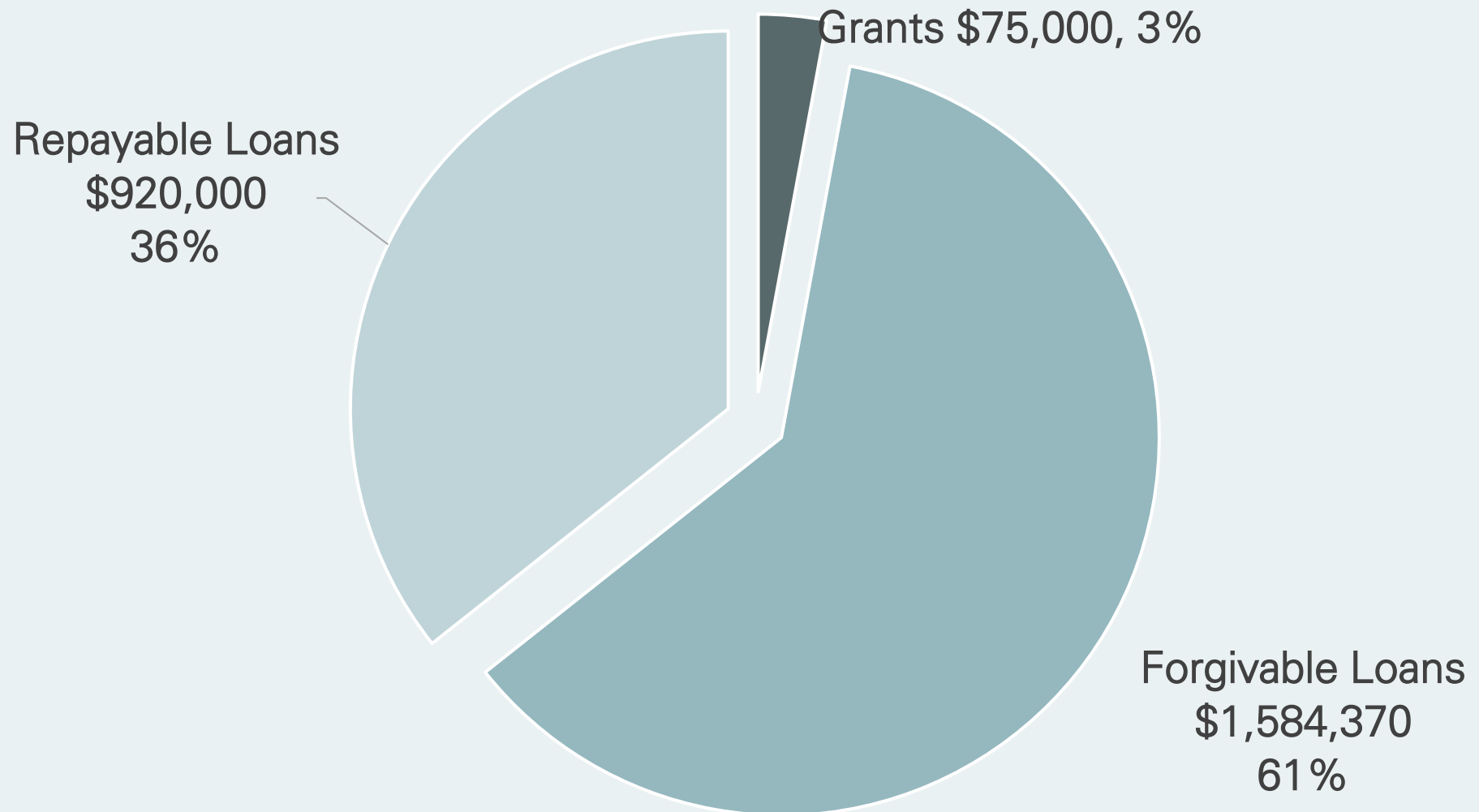


# FY25 Awarded - Housing Type





# FY25 Awarded by Type of Award



# Five-Year Look Back

Year	Doors	HTFJC Funding
FY21	81	\$739,452
FY22	122	\$2,423,719
FY23	84	\$872,574
FY24	111	\$2,033,028
FY25	94	\$1,426,595
TOTALS	492	\$7,485,368
Averages	98	\$1,497,073

# FY26 Awards to Date

- Three awards for 205 doors
- \$3.2 million committed
- HTFJC's funding will leverage **\$67,578,377** for housing that is affordable
- Or,
- \$21.12 for every dollar invested by HTFJC