



IOWA FINANCE  
AUTHORITY

# PERFORMANCE REPORT

Performance Results for  
Fiscal Year 2012

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# INTRODUCTION

The Iowa Finance Authority is dedicated to financing, administering, advancing and preserving affordable housing and promoting community and economic development for Iowans. Through a variety of programs, the Iowa Finance Authority improves the quality of life for Iowa's citizens and enhances the economic health of our state and its communities.

The following report illustrates the performance of many of the Iowa Finance Authority programs during fiscal year 2012. It does not include information about programs that were inactive during the fiscal year.

Highlights of the report include the following:

- In FY12 more than 1,000 working-class Iowans realized their dream of homeownership through the Iowa Finance Authority's affordable homeownership programs.
- More than 990 Iowa families will have access to affordable housing through more than \$9.6 million in Housing Tax Credits that were awarded in 2012.
- More than \$225 million was loaned through the State Revolving Fund to assist communities, municipalities, landowners and homeowners with a wide-array of water quality efforts.
- The Iowa Mortgage Help initiative has received more than 20,000 calls from Iowa home buyers in need of mortgage counseling.
- The Title Guaranty Division issued 66,200 residential and commercial title certificates, covering more than \$10.1 billion worth of Iowa real estate and kept the associated revenues in Iowa.
- Iowa Finance Authority maintained an AA rating from Standard & Poor's Rating Agency and an Aa3 from Moody's.

## ***IOWA FINANCE AUTHORITY BOARD OF DIRECTORS***

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## AGENCY OVERVIEW

The Iowa Finance Authority was established in 1975 with the purpose of advancing affordable housing in the state. Since then, the agency's role has expanded considerably. In addition to funding and administering housing programs that address a range of housing needs, the Iowa Finance Authority also issues tax-exempt bonds to finance a variety of economic development activities and infrastructure projects. In 1985, IFA's Title Guaranty Division was established.

**Vision:** The Iowa Finance Authority will improve the quality of life for Iowans by providing affordable housing opportunities and financing community and economic development.

**Mission:** To finance, administer, advance and preserve affordable housing and to promote community and economic development for Iowans.

**Guiding Principles:** These core values describe how the Iowa Finance Authority conducts itself in carrying out its mission:

- Customer Focus
- Results Orientation
- Long-range Thinking
- Data-based Decisions
- Continuous Improvement
- Collaborative Leadership
- Employee Participation
- Financial Responsibility and Integrity

**Core Functions:** The Iowa Finance Authority performs its mission through the following core functions:

**HousingIowa:** Provide opportunities for all Iowans to obtain and maintain safe, affordable and accessible housing.

**Title Guaranty:** Offer a low-cost mechanism to guarantee title to real property in Iowa, working with attorneys, abstractors, and lenders throughout the state to ensure the integrity of the land title transfer system and facilitate transactions in the secondary mortgage market.

**Water Quality Programs:** Provide financing for loans to Iowa communities for clean water and drinking water projects.

**Community Development:** Provide low-cost financing for community and economic development projects.

**Section 8:** Provide oversight to 223 project-based properties in Iowa.

**Resource Management:** Provide timely and accurate services and infrastructural needs to agency staff, housing partners, and other state agencies economically.

**Programs:** The Iowa Finance Authority executed its core functions through the following programs and services in FY12:

### **FirstHome**

The Iowa Finance Authority's FirstHome program provides affordable mortgage financing to qualified home buyers. The Iowa Finance Authority issues tax-exempt mortgage revenue bonds to fund the program, and mortgage loans are provided to borrowers through more than 400 participating lender locations across the state. In FY12, the Iowa Finance Authority purchased 1,032 *FirstHome* loans totaling more than \$87.6 million.

### **FirstHome Plus**

The *FirstHome Plus* program provides cash assistance of up to \$2,500 for entry cost assistance. In FY12, 683 home buyers were provided down payment or closing cost assistance through a FirstHome Plus grant.

### **Homes for Iowans**

The *Homes for Iowans* program was created in FY10 to assist eligible repeat and first-time home buyers who are not eligible for the FirstHome program. The program made 134 loans totaling more than \$14 million in FY12.

### **Military Homeownership Assistance program**

In partnership with the Iowa Department of Veterans Affairs, the Iowa Finance Authority administers the Military Homeownership Assistance Program. The program was created by the Iowa Legislature in 2005 with a \$1.05 million state allocation. In 2006 and each succeeding year, the Legislature has allocated additional funds for this program, which provides grants of \$5,000 toward the purchase of a home to military personnel who served or serve on active duty since September 11, 2001. In FY12, the program helped 222 service members buy homes.

### **NewHome**

The Iowa Finance Authority's *NewHome Program* provides low-interest loan funds for qualified entities to build affordable single-family homes in Iowa. Applicants include non-profit 501(c)(3) organizations, cities or counties, community housing development organizations, economic development corporations, local housing trust funds and public school or community colleges with a trade class apprenticeship program. The program disbursed \$115,496 in FY12.

### **Housing Tax Credits**

The Iowa Finance Authority has served as the tax credit allocating agency for the state of Iowa since 1986, through the *Housing Tax Credit Program*. The tax credit provides an incentive to developers to construct affordable housing units. These credits provide a dollar-for-dollar reduction to an investor's federal tax liability on ordinary income. The Internal Revenue Service annually allocates tax credits to states based on their populations. The Iowa Finance Authority awarded a total of more than \$9.6 million in 9% housing tax credits for the construction or preservation of 993 affordable rental units in 2012. The actual awards exceed more than \$96 million because the credit is committed annually for a ten-year period.

### **HOME**

The HOME Investment Partnership Program transitioned from the Iowa Department of Economic Development to the Iowa Finance Authority on July 1, 2010. The HOME program was created by the National Affordable Housing Act of 1990, and its primary objectives are to provide decent affordable housing to lower-income households, and to leverage private sector participation in affordable housing. The U.S. Housing and Urban Development annually allocates HOME funds to states based on their populations. In CY12, the total of more than \$6.5 million that was allocated in HOME funds will serve 405 households and will result in the production of 142 affordable units.

### **Multifamily Loan Program**

The Multifamily Loan Program seeks to preserve the existing supply of affordable rental units at risk of being lost and to foster the production of new affordable rental units in Iowa. During FY12, the Multifamily Loan Program provided \$6.2 million in financing to support one affordable rental project in Waterloo with 90 units.

### **State Housing Trust Fund**

The *State Housing Trust Fund* is held at the Iowa Finance Authority and was granted permanent funding by the Legislature in FY08. The initiative allocates funding through two programs. The Local Housing Trust Fund provides grants for communities, counties and organizations that wish to create a Local Housing Trust Fund. In FY12, more than \$4.8 million in grants were awarded to Local Housing Trust Funds. Additional funds go to the Project-Based Housing Program that aids the development and rehabilitation of affordable housing in areas not covered by a Local Housing Trust Fund. The program awarded more than \$300,000 in FY 12. The SHTF leverages an additional \$4.04 in other financing for every \$1 of SHTF investment

### **Home and Community-Based Rent Subsidy Program**

Since 1996, the *Home and Community Based Rent Subsidy Program* has assisted recipients to live successfully in their own home and can be used until the person becomes eligible for a Housing Choice voucher from the U.S. Department of Housing and Urban Development or any other kind of private or public rent subsidy. The Iowa Finance Authority has been administering this program since 2005 in partnership with the Iowa Department of Human Services. In FY12 more than \$620,000 in subsidies were provided and an average of 375 individuals were helped through the program each month in FY12.

### **Aftercare Rent Subsidy Program**

This program provides financial assistance for youth who are aging out of foster care and are participants in the Aftercare Services Program. The program's goal is to teach Iowa youth independence, life skills and responsibilities. The Iowa Finance Authority began administering this program since 2004 in partnership with the Iowa Department of Human Services. In FY12 the Iowa Finance Authority issued more than \$67,558 in subsidies.

### **Iowa Council on Homelessness**

The Iowa Finance Authority is the administering agency for the *Iowa Council on Homelessness*. The Council, codified by Senate File 2161 in FY08, is made up of 38 voting members from across the state.

### **Emergency Solutions Grant Program**

This is a federal program of the U.S. Department of Housing and Urban Development designed to assist people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. The Iowa Finance Authority manages the Iowa statewide allocation of ESG funds, with some cities in Iowa also managing additional independent federal allocations. Eligible applicants for annual funding include units of general purpose local governments (not to include local public housing authorities) and nonprofit service agencies across Iowa. In FY12 the Iowa Finance Authority awarded \$1.3 million in Emergency Solutions Grants to assist Iowans in need.

### **Shelter Assistance Fund**

The Shelter Assistance Fund is a state-funded program that supports the rehabilitation, expansion or costs of operations of group home shelters for the homeless and domestic violence shelters. Eligible applicants for annual funding include city governments, county governments and nonprofit service agencies across Iowa. More than \$381,000 was awarded through the program in FY12.

### **Housing Opportunities for Persons with AIDS**

The Housing Opportunities for Persons with AIDS program distributes funds to address the housing needs of persons living with HIV/AIDS and their families. In FY12, more than \$388,455 was awarded through the program.

### **Project-Based Section 8**

The Iowa Finance Authority holds a Performance-Based Annual Contribution Contract (ACC) with the U.S. Department of Housing and Urban Development to provide oversight of select project-based Section 8 properties in Iowa. The Iowa Finance Authority was awarded the new Section 8 Contract for the State of Iowa on July 1, 2011 following a nationwide rebidding of the contracts by HUD. The new ACC became effective October 1, 2011 and will be for an initial two year period renewable at HUD's discretion. The Section 8 Contract currently covers 223 properties providing affordable housing to 12,085 low-income Iowa households in 73 counties throughout the state.

### **Title Guaranty Division**

The Iowa Finance Authority's Title Guaranty Division offers low-cost title protection for real estate located in Iowa. Title Guaranty issued more than 66,200 residential and commercial title certificates, covering more than \$10.1 billion worth of Iowa real estate in FY12. The Title Guaranty Division successfully partners with nearly 1,700 participating attorneys, abstracters and closers to help assure the integrity of Iowa's land-title system.

### **Economic Development Bond Program**

The Economic Development Bond Program advances the development and expansion of business, nonprofit organizations and housing within Iowa. Since 1982, the Iowa Finance Authority has issued more than \$5 billion in tax-exempt bonds, the proceeds of which are loaned to borrowers to finance qualified projects. In FY12, the Iowa Finance Authority issued more than \$461.9 million of tax-exempt bonds on behalf of 18 projects through the Economic Development Bond program.

### **Private Activity Bond Cap**

The State of Iowa received \$291 million of volume cap for allocation to certain private activity bonds in FY12. The Iowa Finance Authority allocated more than \$44.4 million through the program in FY12.

### **Midwestern Area Disaster Bonds**

The Heartland Disaster Tax Relief Act (HDTRA) of 2008 provided assistance to areas in the Midwest that suffered severe storms, tornadoes and flooding in the spring and summer of 2008. One of the provisions of HDTRA was the creation of Midwestern Disaster Area (MDA) bonds. More than \$2.6 billion in MDA bonds were allocated to Iowa. Through Executive Order, the Iowa Finance Authority was charged with allocating MDA bonding authority to eligible projects. The Iowa Finance Authority allocated 100% of the \$2.6 billion in MDA bonds to a total of 61 projects throughout the state.

### **State Revolving Fund Construction Loans**

The Water Quality Division is a core function of the Iowa Finance Authority and is one of Iowa's primary sources for financing projects designed to improve the state's water quality. The Iowa Finance Authority and the Iowa Department of Natural Resources jointly administer the State Revolving Fund (SRF). The fund, capitalized by the U.S. Environmental Protection Agency grants, assists Iowa communities with the costs of upgrading or constructing local wastewater and drinking water infrastructure projects. The SRF provided 59 low-cost loans for clean water and drinking water projects in FY12 totaling \$185,880,000. This financing provided affordable, quality water for 436,478 Iowans.

### **Planning & Design Loans**

The State Revolving Fund's Planning & Design Loan program is the first choice for many Iowa communities in the early stages of building or repairing water infrastructure facilities. One of the program's advantages is the special terms of 0% interest for up to three years. In FY12, 30 Clean Water and Drinking Water Planning and Design Loans were closed totaling nearly \$22 million, providing assistance that will benefit 127,870 Iowans.

**General Non-Point Source Program**

This program assists water quality efforts through low-interest loans. Qualified projects include: restoration of wildlife habitat, stream bank stabilization, urban stormwater management, the remediation of storage tanks, water conservation and reuse and wetland flood prevention areas. Low-interest loans can also be made for the water quality components of other projects, such as municipal landfill closure, brownfield remediation, bird sanctuaries, and urban stormwater. In FY12 nine projects were funded through loans totaling more than \$2.4 million.

**On-Site Wastewater Assistance Program (OSWAP)**

The OSWAP provides assistance to rural homeowners in unincorporated areas of Iowa not served by a public sewer. Homeowners may obtain a low-interest loan through a participating lender for the replacement of inadequate or failing septic systems. According to Iowa law, all septic systems, regardless of when they were installed, must have a secondary wastewater treatment system following the septic tank. The Iowa Department of Natural Resources administers the program in cooperation with County Sanitarians and the Iowa Finance Authority acts as the financial agent. In FY12 182 homeowners were assisted through this program through a total of nearly \$1.7 million in loans throughout the state.

**Livestock Water Quality Program**

This program offers low-interest loans through participating lenders to Iowa livestock producers for projects to prevent, minimize or eliminate non-point source pollution of Iowa's rivers and streams from animal feeding operations. The types of eligible projects include lagoons, manure management structures, equipment, vegetative filters and the development of manure management plans. Assistance is limited to existing facilities for animal feeding operations with less than 1,000 total animal unit capacities. The Iowa Department of Agriculture and Land Stewardship administers the program, and the Iowa Finance Authority is the financial agent. In FY12 the program awarded more than \$7.9 million in loans to 35 projects.

**Local Water Protection Program**

The Local Water Protection Program offers low-interest loans through participating lenders to Iowa landowners for projects to control the runoff of sediment, nutrients, pesticides or other non-point source pollutants from entering Iowa waters. The types of eligible projects include composting facilities, contour buffer strips, field borders or windbreaks, filter strips, riparian forest buffers, terraces, grade stabilization structures, grassed waterways or other practices that are shown to improve or protect water quality. The Division of Soil Conservation of the Iowa Department of Agriculture and Land Stewardship administers the program through its local Soil and Water Conservation Districts. The Iowa Finance Authority acts as the financial agent. In FY12 the LWPP program awarded 252 loans for a total of more than \$5.8 million.



# KEY RESULTS

**Name: Issuer Credit Rating**

**Description:** An issuer credit rating reflects the Authority’s creditworthiness through from an analysis of the agency’s management, asset quality, financial performance and capital adequacy.

**Why we are doing this:** Securing a strong issuer credit rating lowers the cost of funding and provides the financial strength to enable the Authority to keep program interest rates relatively low and provides more financial flexibility to support expanded programming.

**What we are doing to achieve results:**

- Managing the Iowa Finance Authority to the “AA” rating category level of Standard and Poor’s (S&P) and the Aa3 category of Moody’s Investors.
- Monthly tracking of S&P and Moody’s Investors financial ratios.

**Results**

**Performance Measure:**

S&P Issuer Credit Rating

**Performance Goal/Target:**

Profitably grow IFA’s financial assets, diversify funding sources, and maintain an AA rating.

Ratio	FY07	FY08	FY09	FY10	FY11	FY12
Equity/asset ratio > 15%	14.1%	12.6%	12.4%	12.8%	18.7%	24.4%
Return on assets ≥ 1%	0.81%	.78%	.47%	.48%	3.56%	2.01%
Loans/asset ratio > 70%	79.7%	78.8%	77.7%	65.6%	70.8%	72.9%

**What was achieved:** In FY12, the Iowa Finance Authority continued to diversify its funding sources, strengthened its ability to execute new strategies to maintain volume in the single-family program and provided increased funding to multifamily rental projects. The Iowa Finance Authority completed its participation in the US Treasury sponsored New Issue Bond Program (NIBP) when it issued final bonds in November 2011. The Authority improved its ability to manage interest rate and earnings risk and continues to manage its debt and derivative portfolio under the challenges of a rapid prepayment environment. The Iowa Finance Authority’s credit ratings remained stable at AA for S&P and Aa3 Moody’s.

**Data Sources:** Iowa Finance Authority, Standard and Poor’s and Moody’s.

**Resources:** IFA is a self-funded public agency. With its nine-member Board of Directors and its employees, IFA is well-positioned to strengthen its efforts on behalf of Iowa’s communities and citizens.

# KEY RESULTS

## CORE FUNCTION

**Name:** *Single-Family Loan Portfolio*

**Description:** The Single-Family Loan Portfolio consists of assets purchased under the FirstHome, FirstHome Plus, Homes for lowans and homes for lowans Plus programs.

**Why we are doing this:** To provide opportunities for lowans to purchase safe, affordable, and accessible housing; increase homeownership opportunities to underserved populations; and to provide sustainable homeownership opportunities.

**What we're doing to achieve results:**

- Managed the Military Homeownership Assistance Program grant funds for the State
- Continue to provide up to \$2,500 in cash assistance to assist eligible home buyers with entry costs.
- Maintain lower-cost mortgage financing to borrowers

### Results

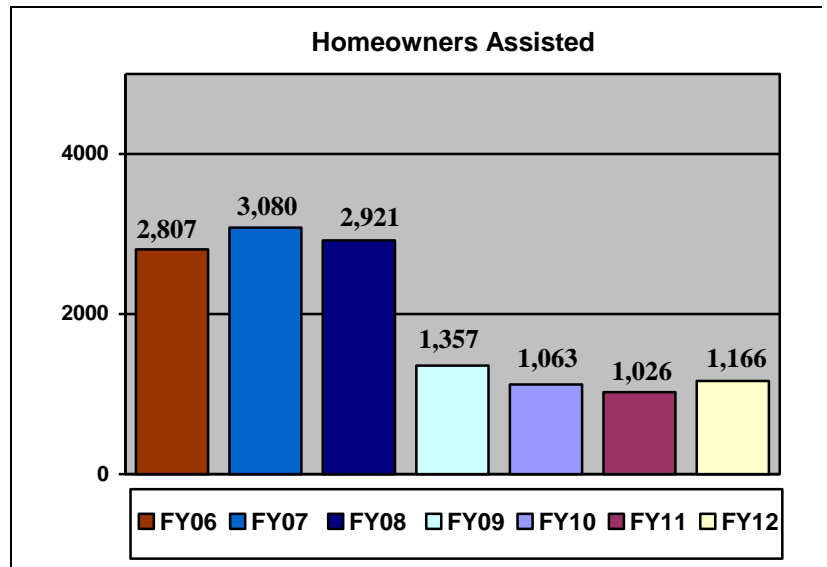
**Performance Measure:**

Single Family Loan Volume  
Number of homeowners served

**Performance Goal/Target:**

Increase number of homeowners served by 10 percent.

Increase single family loan volume by 10 percent.



**What was achieved:** 1,166 new borrowers benefited from the single-family homeownership programs, an increase of more than 13% over FY11.

**Data Sources:** Iowa Finance Authority\*

**Resources:** The Iowa Finance Authority self-funds its single family mortgage programs in the municipal bond market and supplements its down payment assistance programs.

# KEY RESULTS

## CORE FUNCTION

**Name:** *Title Guaranty Division (TGD)*

**Description:** Title Guaranty provides a low-cost mechanism to guarantee title to real property to ensure the integrity of the land title transfer system and to facilitate transactions in the secondary mortgage market.

**Why we are doing this:** Title Guaranty ensures the integrity of the Iowa land title transfer system and facilitates lenders participation in the secondary mortgage market.

**What we are doing to achieve results:**

- Increased participation in field issuing program
- Provide free owner's coverage
- Continue to move production to Title Guaranty participating attorneys, abstractors and independent closers in the local market.

### Results

**Performance Measure:**

Title Guaranty Revenues

**Performance**

**Goal/Target:**

Title Guaranty Revenue

**Performance Measure:**

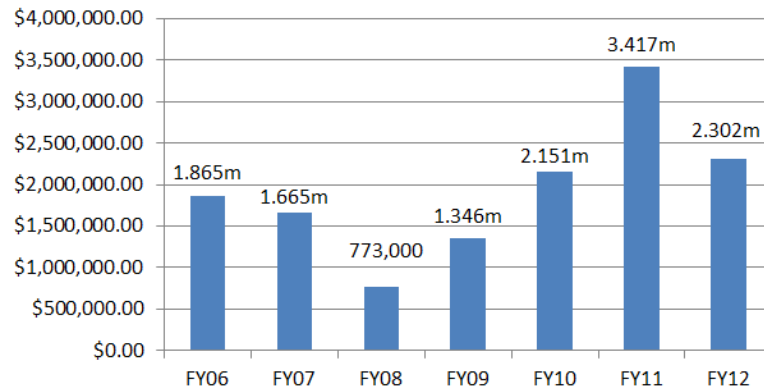
Transfer to Housing

**Performance**

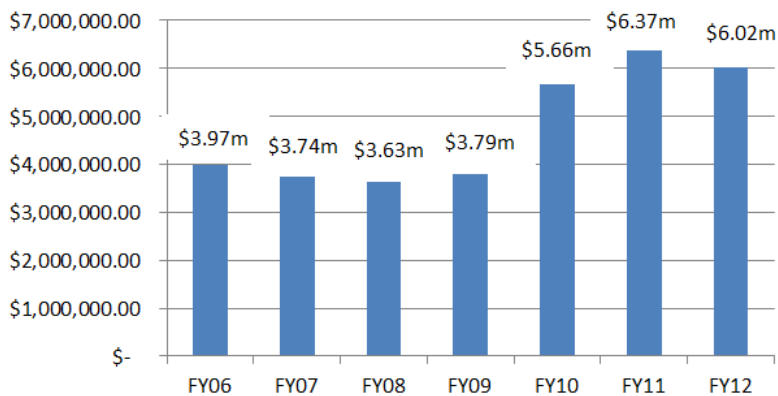
**Goal/Target:**

Total Transfers

### Transfers to Housing



### Title Guaranty Revenue



**What was achieved:** In FY12, Title Guaranty generated \$6,027,953 in revenue. Title Guaranty also increased participation in field issuing program, a total of 95% of all Certificates.

**Data Sources:** Iowa Finance Authority\*

**Resources:** The Title Guaranty Division is supported by revenues earned by issuing Title Guaranty Certificates. Title Guaranty works with lenders, abstractors, and attorneys throughout the state to ensure the integrity of the land title transfer system and to facilitate lender sales to the secondary mortgage market.

# KEY RESULTS

## CORE FUNCTION

**Name:** *Water Quality Programs - State Revolving Fund*

**Description:** The State Revolving Fund provides low-cost loans to assist with the costs of infrastructure projects for Clean Water and Drinking Water. The Iowa Finance Authority operates the program in cooperation with the Department of Natural Resources. The program is funded through capitalization grants from the U.S. Environmental Protection Agency, proceeds of bonds issued by Iowa Finance Authority and loan repayments.

**Why we are doing this:** There is a critical need for low-cost funds to assist communities with financing improvements to their drinking water and wastewater infrastructure.

### What we are doing to achieve results:

- Assisted projects in more than 50 communities through Clean Water and Drinking Water Loans totaling more than \$185.8 million.
- Provided 0% financing for the Planning & Design phase of water quality projects in 27 communities, for a total of nearly \$22 million in loans.
- The SRF program helped to subsidize nearly \$18 million in loans in FY12 through four programs designed to improve water quality through a wide-range of eligible projects. The projects range from repairing failing septic systems to building buffer strips on farmland to helping clean up an urban brownfields. Since FY03, the SRF has loaned nearly \$127 million for nonpoint source projects that help Iowa's water.

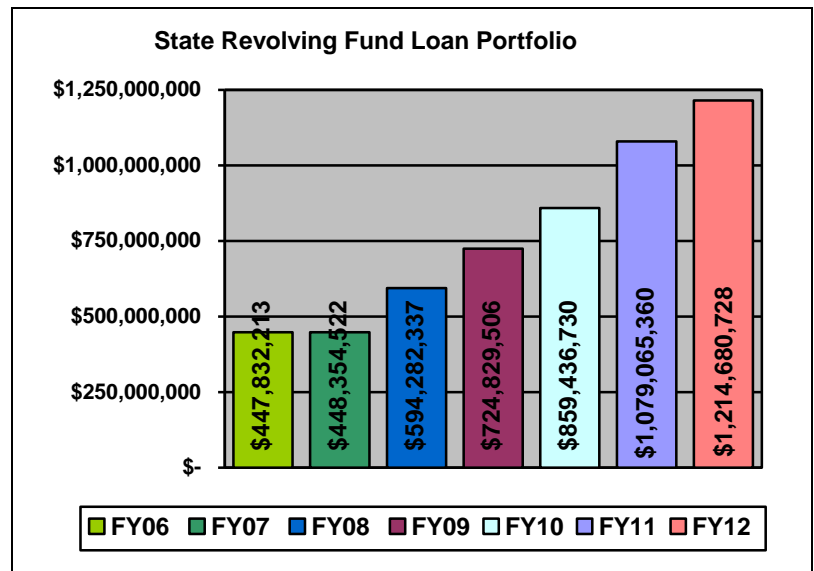
### Results

#### Performance Measure:

State Revolving Fund

#### Performance Goal/Target:

Increase SRF Portfolio by 5 percent



**What was achieved:** The portfolio increased to \$1,214,680,728 in FY12 compared to the FY11 portfolio value of \$1,079,065,360.

**Data Sources:** Iowa Finance Authority\*

**Resources:** The U.S. Environmental Protection Agency (EPA) annually administers capitalization grants to states for state revolving funds for clean water and drinking water. IFA and the Iowa Department of Natural Resources jointly administer the State Revolving Fund. The program is funded year to year by the EPA capitalization grants, proceeds of bonds issued by IFA, and repayments under the loan agreements to participating public and private water systems. The Iowa Finance Authority has six FTEs working in SRF.

# AGENCY PERFORMANCE PLAN RESULTS

<b>Name of Agency: Iowa Finance Authority</b>			
<b>Agency Mission: To finance, administer, advance and preserve affordable housing and to promote community and economic development for Iowans.</b>			
<b>Core Function: Community Coordination and Development</b>			
<b>Services, Products, Activities:</b> Assist first time home buyers obtain a low-cost mortgage loan for home purchases in Iowa or cash assistance, closing costs or minor repairs.			
<b>Performance Measure</b>	<b>Performance Target</b>	<b>Performance Actual</b>	<b>Performance Comments &amp; Analysis</b>
<b>Desired Outcome: Provide opportunities for Iowans to purchase safe, affordable and accessible housing.</b>			
<b>Single-Family Loan Portfolio</b>	<b>\$125 million in FirstHome Loan purchases</b>	<b>\$87.6 million</b>	<b>What Occurred:</b> More than \$87.6 million in FirstHome Loan purchases.  <b>Data Source:</b> Iowa Finance Authority*
	<b>Serve 1,420 FirstHome borrowers</b>	<b>1,166</b>	<b>What Occurred:</b> A combined total of 1,166 borrowers were served through the FirstHome program and Homes for Iowans programs.  <b>Data Source:</b> Iowa Finance Authority*
<b>Desired Outcome:</b> Provide financial assistance up to \$5,000 for home purchases in Iowa communities for qualified military members			
<b>Performance Measure</b>	<b>Performance Target</b>	<b>Performance Actual</b>	<b>Performance Comments &amp; Analysis</b>
<b>Military Homeownership Assistance Program</b>	<b>Allocate 100% of \$1 million in appropriated funds</b>	<b>100%</b>	<b>What Occurred:</b> The program allocated 100% of appropriated funds.  <b>Data Source:</b> Iowa Finance Authority*
<b>Desired Outcome:</b> Provide and maintain housing that is affordable and accessible to low and moderate income Iowans			
<b>Performance Measure</b>	<b>Performance Target</b>	<b>Performance Actual</b>	<b>Performance Comments &amp; Analysis</b>
<b>Multifamily Loans Closed</b>	<b>\$15 million in loans closed</b>	<b>\$6.2 million</b>	<b>What Occurred:</b> \$6.2 million in multifamily loan funds were awarded to assist one project with 90 affordable units.  <b>Data Source:</b> Iowa Finance Authority*
<b>Desired Outcome:</b> Provide a source of funds to developers and property owners for the construction and/or rehabilitation of restricted affordable units			
<b>Performance Measure</b>	<b>Performance Target</b>	<b>Performance Actual</b>	<b>Performance Comments &amp; Analysis</b>
<b>Housing Tax Credits</b>	<b>Develop or preserve 620 multifamily units</b>	<b>993</b>	<b>What Occurred:</b> The Housing Tax Credit Program exceeded the performance goal by the development and preservation of 993 affordable multifamily units in FY12.  <b>Data Source:</b> Iowa Finance Authority*
	<b>Award 100% of tax credits</b>	<b>100%</b>	<b>What Occurred:</b> The IFA Board approved 100% of total tax credits available in FY12.  <b>Data Source:</b> Iowa Finance Authority*
<b>Desired Outcome:</b> Monitor compliance with tax credit regulations by performing compliance reviews and providing tax credit compliance manual.			
<b>Performance Measure</b>	<b>Performance Target</b>	<b>Performance Actual</b>	<b>Performance Comments &amp; Analysis</b>
<b>Housing Tax Credit Compliance</b>	<b>Complete 100% of scheduled</b>	<b>100%</b>	<b>What Occurred:</b> 100% of scheduled compliance visits were completed in 2012.

	<b>compliance visits</b>		<b>Data Source:</b> Iowa Finance Authority*
<b>Desired Outcome:</b> Perform as Performance-Based Contract Administrator (PBCA) for the U.S. Department of Housing and Urban Development (HUD) in accordance with the Annual Contribution Contract.			
<b>Performance Measure</b>	<b>Performance Target</b>	<b>Performance Actual</b>	<b>Performance Comments &amp; Analysis</b>
<b>Section 8 Contract Administration</b>	<b>Have 90% of customers served be satisfied with service</b>	<b>95%</b>	<b>What Occurred:</b> IFA earned 95% overall satisfaction from its Section 8 Customers in FY12. The performance based contract with the U.S. Department of Housing & Urban Development currently covers 12,085 units in 73 counties.  <b>Data Source:</b> Iowa Finance Authority*
	<b>Earn 100% of Section 8 payments</b>	<b>100%</b>	<b>What Occurred:</b> All FY12 Section 8 payments were earned
<b>Desired Outcome:</b> Provide a temporary rent subsidy for community living opportunities for Medicaid-eligible consumers that would otherwise be living in a medical institution			
<b>Performance Measure</b>	<b>Performance Target</b>	<b>Performance Actual</b>	<b>Performance Comments &amp; Analysis</b>
<b>Home &amp; Community Based Services Rent Subsidy</b>	<b>Provide rental assistance to an average of 390 persons with appropriated funds of more than \$700,000</b>	<b>375</b>	<b>What Occurred:</b> In FY12 an average of 375 individuals received rental assistance each month.  <b>Data Source:</b> Iowa Finance Authority*
<b>Desired Outcome:</b> Provide grants from the State Housing Trust Fund to certified Local Housing Trust Funds (LHTF) and individual projects in areas of the state not affiliated with a local housing trust fund			
<b>Performance Measure</b>	<b>Performance Target</b>	<b>Performance Actual</b>	<b>Performance Comments &amp; Analysis</b>
<b>State Housing Trust Fund Local Housing Trust Fund Program</b>	<b>Award 100% of appropriated or otherwise available State Housing Trust Fund monies</b>	<b>100%</b>	<b>What Occurred:</b> More than \$4.8 million, or 100% of available funds were awarded to Local Housing Trust Funds.  <b>Data Source:</b> Iowa Finance Authority*
<b>Desired Outcome:</b> Provide grants from the State Housing Trust Fund to Project-Based projects.			
<b>Performance Measure</b>	<b>Performance Target</b>	<b>Performance Actual</b>	<b>Performance Comments &amp; Analysis</b>
<b>State Housing Trust Fund Project-Based Program</b>	<b>Award 100% of appropriated or otherwise available State Housing Trust Fund monies</b>	<b>100%</b>	<b>What Occurred:</b> 320,183 or 100% of the available monies were awarded through the Project-Based program.  <b>Data Source:</b> Iowa Finance Authority*
<b>Desired Outcome:</b> Provide a method of releasing mortgages which have been paid in full and no effective release has been filed of record			
<b>Performance Measure</b>	<b>Performance Target</b>	<b>Performance Actual</b>	<b>Performance Comments &amp; Analysis</b>
<b>Revenue transferred</b>	<b>\$970,000</b>	<b>\$2,302,679</b>	<b>What Occurred:</b> The Title Guaranty Division transferred \$2,302,679 in revenue to affordable housing programs in FY12.  <b>Data Source:</b> Iowa Finance Authority*
<b>Desired Outcome:</b> Increase percentage of Title Guaranty Certificates issued on file			
<b>Performance Measure</b>	<b>Performance</b>	<b>Performance</b>	<b>Performance Comments &amp; Analysis</b>

	Target	Actual	
<b>Title Guaranty</b>	<b>Obtain 85% of certificates issued by abstractors and attorneys</b>	<b>95%</b>	<b>What Occurred:</b> In FY12 Title Guaranty Division transferred 95% of certificates issued by abstractors and attorneys.  <b>Data Source:</b> Iowa Finance Authority*
<b>Desired Outcome:</b> Assist communities with the costs of upgrading or constructing local waste water projects			
Performance Measure	Performance Target	Performance Actual	Performance Comments & Analysis
<b>State Revolving Fund (SRF) Clean Water</b>	<b>Close \$175 million in clean water-eligible loans</b>	<b>\$131.1million</b>	<b>What Occurred:</b> The SRF closed 131.1 million in SRF eligible clean water loans in FY12.  <b>Data Source:</b> Iowa Finance Authority*
<b>Desired Outcome:</b> Assist communities with the costs of upgrading or constructing local drinking water projects			
Performance Measure	Performance Target	Performance Actual	Performance Comments & Analysis
<b>State Revolving Fund (SRF) Drinking Water</b>	<b>Close \$60 million in drinking water eligible loans</b>	<b>\$54.7 million</b>	<b>What Occurred:</b> The SRF closed \$54.7 million in SRF eligible drinking water loans in FY12.  <b>Data Source:</b> Iowa Finance Authority*
<b>Desired Outcome:</b> Provide loans to cover costs incurred in the planning and design phase of a proposed water infrastructure project. These loans will have 0% interest for up to three years with no initiation or servicing fees			
Performance Measure	Performance Target	Performance Actual	Performance Comments & Analysis
<b>Planning &amp; Design Loans</b>	<b>Approve \$20 million in planning &amp; design loans</b>	<b>\$21.9 million</b>	<b>What Occurred:</b> 30 Planning & Design loans were awarded in FY12 for a total of more than \$21.9 million.  <b>Data Source:</b> Iowa Finance Authority*
<b>Non-Point Source Loans</b>	<b>\$5 million in Local Water Protection Program (LWPP)</b>	<b>\$5.8 million</b>	<b>What Occurred:</b> In FY12 the LWPP Program loaned a total of \$5.8 million to 252 projects.  <b>Data Source:</b> Iowa Finance Authority*
	<b>\$5 million in Livestock Water Quality (LWQ)</b>	<b>\$7.9 million</b>	<b>What Occurred:</b> The LWQ Program awarded \$7.9 million to 35 farmers for water quality projects throughout the state.  <b>Data Source:</b> Iowa Finance Authority*
	<b>\$5 million in General Non-Point (GNP)</b>	<b>\$2.4 million</b>	<b>What Occurred:</b> In FY12 the GNP program awarded nine loans for a total of \$2.4 million.  <b>Data Source:</b> Iowa Finance Authority*
<b>Desired Outcome:</b> Efficient management of Iowa Finance Authority's assets; financial, physical and human to maximize financial leverage, and minimize costs for maximum impact on mission.			
Performance Measure	Performance Target	Performance Actual	Performance Comments & Analysis
<b>S&amp;P Issuer Credit Rating (ICR)</b>	<b>AA Rating</b>	<b>AA</b>	<b>What Occurred:</b> Standard and Poor's maintained Iowa Finance Authority's AA rating.  <b>Data Source:</b> Standard and Poor's
<b>Timeliness of financial reporting</b>	<b>Board and financial reports completed by due dates</b>	<b>100%</b>	<b>What Occurred: What Occurred:</b> All financial reports were prepared timely.  <b>Data Source:</b> Iowa Finance Authority Accounting Department
<b>Availability of technological resources</b>	<b>99% availability of network devices,</b>	<b>99+%</b>	<b>What Occurred:</b> 99+ percent of the time the network, devices, PCs, printers and servers were available to Iowa Finance Authority staff.

	<b>including PC's, printers and servers, along with email and internet access</b>		<b>Data Source:</b> Iowa Finance Authority Information Technology Department
<b>Timeliness of performance evaluations</b>	<b>100% of performance evaluations given within prescribed timeframes</b>	<b>100%</b>	<b>What Occurred:</b> 100% of performance evaluations were completed timely.  <b>Data Source:</b> Iowa Finance Authority Human Resource Department

**\*Iowa Finance Authority's financial statements have been audited by KPMG LLP, an independent auditor**



## **RESOURCE REALLOCATIONS**

There are no material reallocations of personnel or resources to report in FY12.

## **AGENCY CONTACTS**

Copies of the Iowa Finance Authority's Annual Performance Report may be requested by contacting Wes Peterson at 515-313-5785 or [wes.peterson@iowa.gov](mailto:wes.peterson@iowa.gov).

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