



IOWA FINANCE  
AUTHORITY

# PERFORMANCE REPORT

Performance Results for  
Fiscal Year 2017

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# INTRODUCTION

The Iowa Finance Authority (IFA) is dedicated to enhancing the quality of life for Iowans by making affordable financing possible for home and community.

Every year, more Iowans benefit from the Iowa Finance Authority's (IFA) programs. Everything IFA does enhances the quality of life for Iowans and every time someone uses one of our programs, it helps them build momentum in their life.

The Iowa Finance Authority helps thousands of Iowa families each year by helping them: become homeowners, get back on their feet during times of need or move into a rental home that they can call their own. All of these milestones in turn mean more economic development, more community stability and more jobs for Iowa.

The Iowa Finance Authority also helps new farmers begin their farming operations, communities affordably upgrade their water infrastructure and homeowners have title protection while reinvesting the profits back into the state.

Thousands of Iowans have made great strides thanks to the Iowa Finance Authority's programs.

The following report illustrates the performance of the Iowa Finance Authority programs during FY17. It does not include information about programs that were inactive during the fiscal year.

## Highlights of the impact IFA had on Iowans in FY17 include:

- **2,300** Iowans realized their dream of homeownership through the Iowa Finance Authority's affordable homeownership programs, a 17.5 percent increase over the previous fiscal year and the most in any single year since 2008.
- **501** military service members and veterans received up to \$5,000 in down payment and closing cost assistance to purchase a home in Iowa through the Military Homeownership Assistance Program.
- **497** Iowa families will have access to affordable housing through more than \$7.7 million in Housing Tax Credits that were awarded in 2017. These projects leveraged an additional \$4.6 million in local contributions.
- **62** communities received low-cost State Revolving Fund loans for water quality projects totaling nearly \$240 million, **the most since 2011**. In addition nearly \$19 million in Planning and Design loans were awarded to assist communities with the first phases of their water infrastructure projects at zero percent interest, **the most since 2012**.
- **\$14.5 billion** worth of Iowa residential and commercial real estate was covered by Iowa Title Guaranty and **\$1.3 million** in revenues were kept in Iowa to support affordable housing.
- **517** beginning farmers received assistance beginning their farming operations through the Iowa Agricultural Development Division.
- Moody's Investor Services **upgraded the Authority's issuer rating to Aa2 from Aa3 with a stable outlook**. The stronger credit rating will allow the Authority to borrow with more favorable terms, in turn allowing us to pass the savings along to Iowans.

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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.

The Iowa Finance Authority has one office location at 2015 Grand Ave. in Des Moines and has approximately 95 full-time employees.

### **Core Focus:**

Enhance the quality of life for Iowans by making affordable financing possible for home and community.

### **Core Values:**

**Integrity** – Our employees, partners and customers can count on IFA to be honest and trustworthy

**Mission Oriented** – We keep a constant focus on the Iowans our programs benefit

**Purposeful Work Ethic** – We nurture a culture of outstanding work ethic, teamwork and diligence

**Accountability** – We accept responsibility and honor our commitments

**Customer Service Focus** – We are friendly, courteous and responsive

**Trusted Resource** – We are a reliable resource for Iowans

### **Core Functions:**

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

- **Affordable Housing:** Provides opportunities for all Iowans to obtain safe, affordable and accessible housing.
- **Iowa Title Guaranty:** Offers 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:** Provides low-cost financing to Iowa communities for clean water and drinking water projects.
- **Community Development:** Provides low-cost financing for community and economic development projects.
- **Iowa Agricultural Development:** Provides affordable financing for Iowa beginning farmers in establishing a crop or livestock operation.

**Programs:** The Iowa Finance Authority executed its core functions through the following programs and services in FY17:

### **FirstHome**

The Iowa Finance Authority's FirstHome program provides affordable mortgage financing to qualified home buyers. Mortgage loans are provided to borrowers through more than 400 participating lender locations across the state. In FY17, the Iowa Finance Authority purchased 1,103 *FirstHome* loans totaling more than \$104.3 million.

### **FirstHome Plus**

The FirstHome Plus program provides a cash grant of up to \$2,500 for down payment assistance to home buyers who use a FirstHome mortgage loan. In FY17, 972 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. Mortgage loans are provided to borrowers through an extensive network of Participating Lenders across the state. The program made 1,197 loans totaling more than \$143 million in FY17.

### **Homes for Iowans Plus**

The Home for Iowans Plus program was established in FY12 and provides a cash grant of up to \$2,500 for down payment assistance to home buyers who use a Homes for Iowans mortgage loan. In FY17, 734 home buyers received down payment assistance through the program.

### **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 successive year, the Legislature has allocated additional funds for this program, which provides grants of \$5,000 toward the purchase of a home to eligible military service members and veterans. In FY17, the program helped 501 service members purchase homes in Iowa.

### **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 \$7.7 million in 9% housing tax credits for the construction or preservation of 497 affordable rental units in 2017. The actual awards exceed more than \$77 million because the credit is committed annually for a ten-year period.

### **HOME**

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 CY17, IFA awarded more than \$3.2 million in HOME funds which will serve more than 600 households.

### **National Housing Trust Fund**

The National Housing Trust Fund (NHTF) was federally funded for the first-time in FY17. The program complements existing federal, state and local efforts to increase and preserve the supply of affordable housing for extremely low- and very low-income households, including homeless families.

NHTF funds may be used for the production or preservation of affordable housing through the acquisition, new construction, reconstruction and/or rehabilitation of non-luxury housing with suitable amenities. The NHTF awarded \$2.7 million in FY17 to support 24 households.

### **Workforce Housing Loan Program**

The Iowa Finance Authority created the Workforce Housing Loan Program in FY16 to assist communities in meeting workforce rental housing demands. The program offers low-cost repayable loans to cities and counties and awarded a total of more than \$1.6 million to the cities of West Des Moines and Mt. Pleasant for the development of new workforce rental housing in FY17.

### **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 FY17, the Multifamily Loan Program provided \$140,000 in financing to support one affordable rental project with four units.

### **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 Section 8 Contract currently covers 209 properties providing affordable housing to approximately 12,000 low-income Iowa households in 70 counties throughout the state.

### **State Housing Trust Fund**

The State Housing Trust Fund was created by the Iowa Legislature in 2003 to help ensure decent, safe and affordable housing for Iowans. The fund is administered through two programs, the Local Housing Trust Fund Program and the Project-Based Housing Program. The Local Housing Trust Fund Program receives at least 60 percent of the SHTF allocation to provide grants for organizations certified by the Iowa Finance Authority as a Local Housing Trust Fund.

The State Housing Trust Fund receives a standing appropriation of \$3 million from the Rebuild Iowa Infrastructure Fund and 30 percent of the Real Estate Transfer Tax, up to a maximum of \$3 million annually.

In FY17, nearly 2,330 families were assisted through more than \$6.4 million in funding to help finance affordable housing activities. More than \$6.2 million in grants were awarded to Local Housing Trust Funds. The remaining funding goes to the Project-Based Housing Program, which aids in the development of affordable single-family and multifamily housing. The Project-Based program awarded \$200,000 in FY17. The SHTF leveraged an additional \$.50 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 FY16, more than \$628,000 in subsidies was provided to assist an average of 354 individuals each month. A total of 504 unique individuals were assisted in FY17.

### **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 in 2004 in partnership with the Iowa Department of Human Services. In FY17 the Iowa Finance Authority issued \$104,000 in subsidies.

### **Iowa Council on Homelessness**

The Iowa Finance Authority is the administering agency for the Iowa Council on Homelessness. The Council is governed by Iowa Code Chapter 16.2D and is made up of 38 voting members from across the state. The Iowa Finance Authority provides staff support to the Council to submit an annual Balance of State coordinated application for federal funds through the U.S. Department of Housing and Urban Development's Continuum of Care (CoC) Homeless Assistance Program. Approximately \$4.7 million was awarded through the program in FY17.

### **Emergency Solutions Grant Program**

The Emergency Solutions Grant program (ESG) 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 FY17 the Iowa Finance Authority awarded more than \$2.3 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 operations of homeless and domestic violence shelters. Eligible applicants for annual funding include city governments, county governments and nonprofit service agencies across Iowa. More than \$730,000 was awarded through the program in FY17.

### **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 FY17, more than \$430,000 was awarded through the program.

### **Iowa Title Guaranty**

Iowa Title Guaranty offers low-cost title protection for real estate located in Iowa. In FY17, Iowa Title Guaranty issued 85,774 title certificates, covering more than \$14.5 billion worth of Iowa real estate. Iowa Title Guaranty successfully partners with more than 1,496 participating attorneys, abstractors and independent closers to help assure the integrity of Iowa's land-title transfer system.

### **Iowa Title Guaranty Commercial**

Iowa Title Guaranty Commercial offers customer-focused title services for commercial projects of all sizes in Iowa. Iowa Title Guaranty Commercial services can be used as a one-stop shop to obtain title coverage, hold earnest money in escrow, close a transaction, and provide disbursements during the construction process. Each Iowa Title Guaranty Commercial service can also be offered a la carte to fit the needs of the customer. In FY17 Iowa Title Guaranty Commercial issued title certificates to 300 commercial transactions providing coverage for real estate valued at more than \$467 million.

### **Mortgage Release**

The mortgage release certificate program provides a simple and inexpensive way to obtain a release of a mortgage that has been paid in full, but not properly released of record. In FY17, Iowa Title Guaranty released 507 mortgages.

### **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 \$10.8 billion in tax-exempt bonds, the proceeds of which are loaned to borrowers to finance qualified projects. In FY17, the Iowa Finance Authority issued \$497 million in tax-exempt bonds on behalf of 18 projects through the Economic Development Bond program.

### **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 as well as a variety of projects designed to improve water quality. The SRF provided low-cost loans for clean water and drinking water projects to 110 communities in FY17 totaling nearly \$240 million. This financing provided affordable infrastructure improvements for 712,000 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 FY17, 48 communities received a Planning & Design Loan for a total of more than \$18.7 million.

### **General Non-Point Source Program**

This program was established to provide low-cost funds for a wide range of water quality-related projects. Qualified projects include: restoration of wildlife habitat, stream bank stabilization, lake restoration, watershed protection and wetland flood prevention areas. Low-interest loans can also be used for the water quality components of other projects, such as municipal landfill closure and brownfield remediation. In FY17, 7 projects were funded through loans totaling more than \$8.8 million.

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

The OSWAP provides assistance to homeowners 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 with the Iowa Finance Authority acting as the financial agent. In FY17, 87 homeowners were assisted through this program through nearly \$870,000 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, 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 units. The Division of Soil Conservation of the Iowa Department of Agriculture and Land Stewardship administers the program and the Iowa Finance Authority is the financial agent. In FY17 the program deposited more than \$1.8 million in banks to subsidize 12 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 FY17 the LWPP program deposited more than \$1.7 million in banks to subsidize 103 projects.

### **Iowa Agricultural Development Division**

The Iowa Agricultural Development Authority (IADA) was established by the Iowa General Assembly in 1980 to provide financial assistance to Iowa's grain and livestock producers. In 2013, the IADA became the Iowa Agricultural Development Division (IADD) within the Iowa Finance Authority.

### **Beginning Farmer Loan Program**

The Iowa Beginning Farmer Loan Program (BFLP) was established in 1981 to assist new farmers in acquiring agricultural property. Beginning Farmer Loans are financed by participating lenders or contract sellers with the issuance of federal tax-exempt bonds offered by the IADD. Interest received on contract sales or direct loans by individuals is also exempt from state income taxes. The tax-exempt interest income earned by lenders and contract sellers enables them to charge borrowers a lower interest rate, which will typically result in an approximate 25 percent rate reduction. Fifty-five beginning farmers were assisted through the program in FY17 with a total of nearly \$13.5 million in loans.

### **Beginning Farmer Tax Credit Program**

The Beginning Farmer Tax Credit Program was enacted by the Iowa legislature during the 2006 legislative session as an incentive to keep land in production agriculture, by allowing agricultural asset owners to earn tax credit for leasing their land to beginning farmers. The program includes tax credits for the leasing of agricultural land, depreciable machinery or equipment, breeding livestock and buildings. The program assisted 427 beginning farmers with a total of \$2.8 million in tax credits in FY17.

### **Custom Hire Tax Credit Program**

The Iowa Legislature created the Custom Hire Tax Credit Program in 2013 as an incentive for hiring beginning farmers. The program offers a tax credit to anyone hiring a beginning farmer to do agricultural contract work for the production of crops or livestock in Iowa. The program provided a total of nearly \$65,000 in tax credits to 18 landowners in FY17.

### **Loan Participation Program**

The Loan Participation Program (LPP) was established in 1996 to assist low income farmers secure loans and make down payments. IADD's participation can be used to supplement the borrower's down payment, thereby helping a farmer secure a loan more readily. The lender's risk is also reduced since the IADD provides a "last-in/last-out" loan participation for the financial institution. In FY17, 17 farmers were assisted through the program with a total of more than \$1.9 million.

## KEY RESULTS

**Name:** *Issuer Credit Rating*

**Description:** An issuer credit rating reflects the Authority’s creditworthiness through 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 Aa2 category of Moody’s Investors.
- Looking for opportunities to generate income while managing risk.

### 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	FY14	FY15	FY16	FY17
Equity/ asset ratio > 25.0%	33.5%	42.5%	44.3%	41.0%
Return on assets ≥ 0.85%	1.30%	2.11%	-0.4%	1.62%
Loans/ asset ratio > 75%	75.2%	74.5%	73.6%	71.2%

**What was achieved:** The Iowa Finance Authority’s AA S&P credit rating outlook was revised from stable to positive during FY 2016. IFA’s general obligation rating was upgraded to Aa2 by Moody’s in FY 2017.

**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 Production*

**Description:** Single-Family Loan Production consists of mortgage loans and down payment assistance grants funded through the FirstHome, FirstHome Plus, Homes for lowans, Homes for lowans Plus and the Military Homeownership Assistance Program 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:**

- Administer the Military Homeownership Assistance Program grant funds for the State
- Provide down payment assistance to help eligible home buyers overcome cost barriers to homeownership.
- Provide affordable mortgage financing to borrowers

### Results

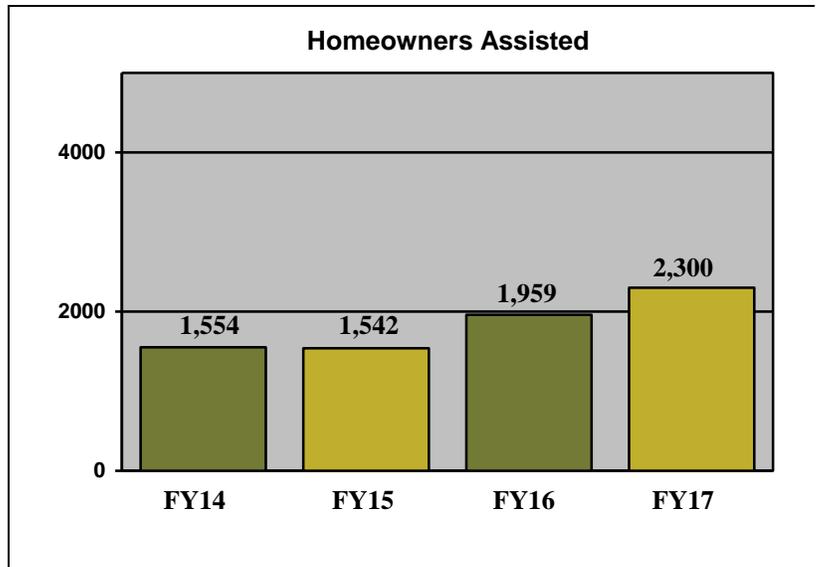
**Performance Measure:**

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.

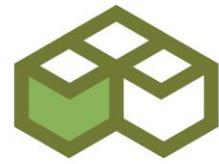


**What was achieved:** 2,300 new home buyers benefited from the single-family homeownership mortgage programs in FY17, the most in any single year since 2008.

**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



**IOWA TITLE GUARANTY**  
A DIVISION OF IOWA FINANCE AUTHORITY

## CORE FUNCTION

**Name:** Iowa Title Guaranty

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

**Why we are doing this:** Iowa 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:

- Provide free owner’s coverage
- Continue to move commitment and certificate production to Iowa Title Guaranty participating attorneys, abstractors and independent closers in the local market.

### Results

**Performance Measure:**

Iowa Title Guaranty Revenues

**Performance Goal/Target:**

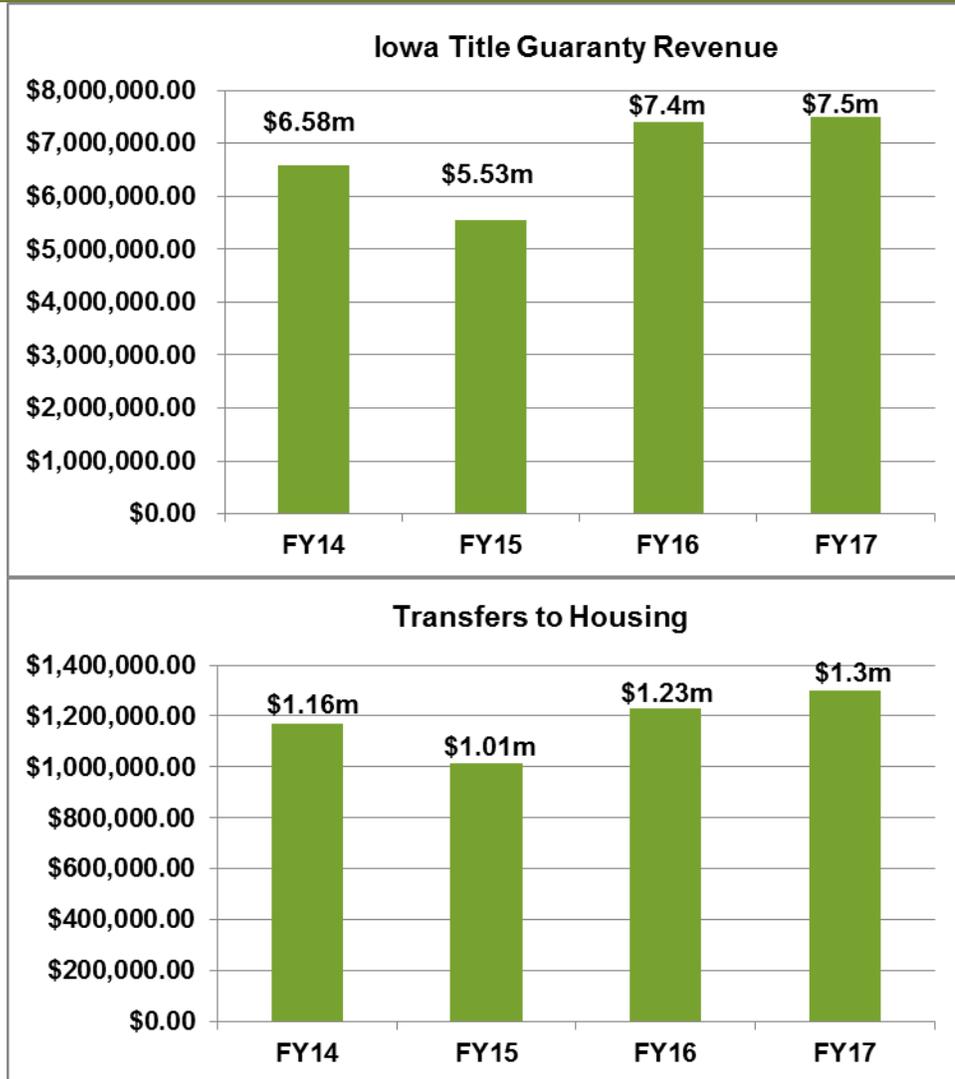
\$6 million

**Performance Measure:**

Transfer to Housing

**Performance Goal/Target:**

\$1 million



**What was achieved:** In FY17, Iowa Title Guaranty (ITG) generated \$7.5 million in revenue, an increase from \$7.4 million in revenue in FY16. ITG transferred \$1.3 million in revenues in excess of operating expenses to affordable housing programs in FY17, an increase from \$1.23 million in FY16.

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

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

# KEY RESULTS



## CORE FUNCTION

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

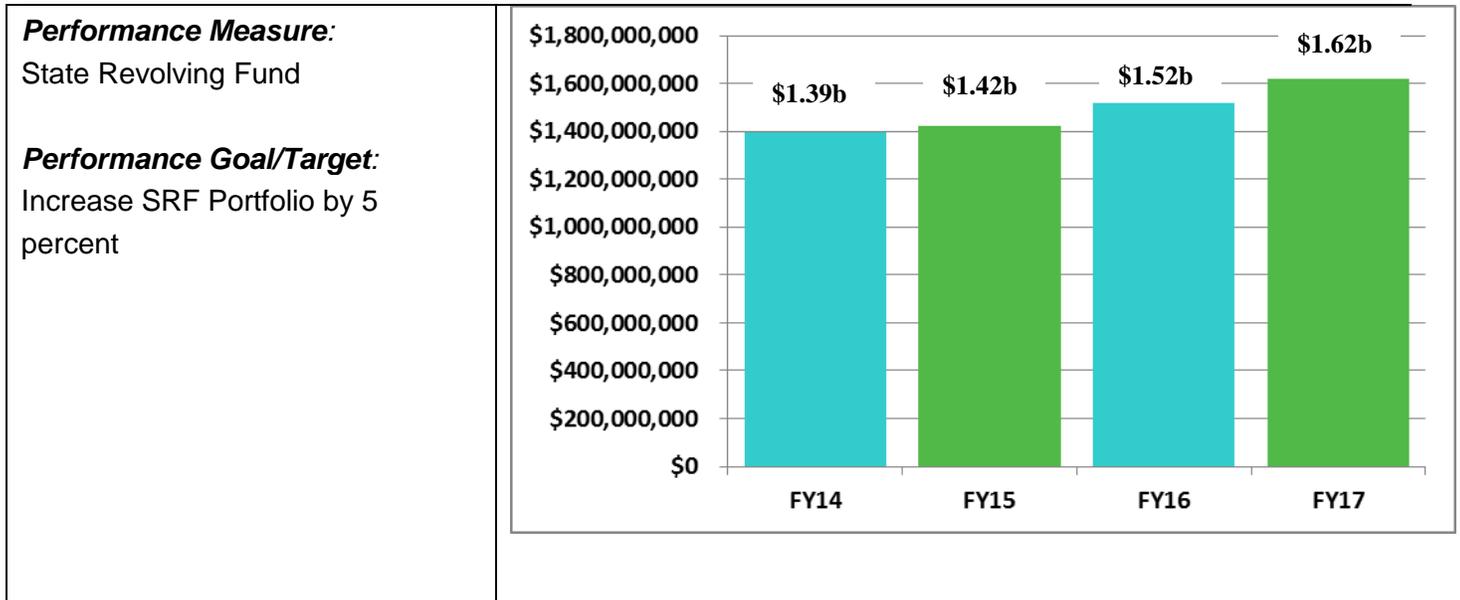
**Description:** The State Revolving Fund provides low-cost loans to assist with the costs of infrastructure projects for Clean Water and Drinking Water. The Iowa Finance Authority operates the program in cooperation with the Department of Natural Resources. The program is funded through capitalization 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 62 communities through Clean Water and Drinking Water Loans totaling more than \$239 million.
- Provided 0% financing for the Planning & Design phase of water quality projects in 48 communities, for a total of more than \$18.7 million in loans.
- The SRF program helped to subsidize more than \$18.7 million in loans in FY17 for nonpoint source projects 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 manage urban storm water. Since FY03, the SRF has made loans to 4,939 Iowa homeowners, landowners, farmers and nonprofits to assist with nonpoint source projects to help to improve the quality of Iowa's water.

### Results



**What was achieved:** The portfolio increased to \$1.62 billion in FY17 compared to the FY16 portfolio value of \$1.52 billion, a 6.5 percent increase.

**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>Core Purpose: Enhance the quality of life for Iowans.</b>			
<b>Core Focus: Making affordable financing possible for home and community.</b>			
<b>Services, Products, Activities:</b> Assist home buyers in obtaining a sustainable homeownership loan and/or up to \$2,500 for down payment assistance.			
<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>\$135 million in loan purchases</b>	<b>\$247.3 million</b>	<b>What Occurred:</b> More than \$247.3 million in FirstHome and Homes for Iowans loan purchases.  <b>Data Source:</b> Iowa Finance Authority*
	<b>Serve 1,385 home buyers</b>	<b>2,300</b>	<b>What Occurred:</b> A combined total of 2,300 home buyers were served through the FirstHome and Homes for Iowans programs.  <b>Data Source:</b> Iowa Finance Authority*
	<b>Assist 700 home buyers with down payment assistance</b>	<b>1,706</b>	<b>What Occurred:</b> A combined total of 1,706 home buyers received down payment assistance through the FirstHome Plus and Homes for Iowans Plus programs.  <b>Data Source:</b> Iowa Finance Authority
	<b>3% of IFA mortgages serving minority families</b>	<b>9.31%</b>	<b>What Occurred:</b> 9.31% of IFA mortgages served minority families in FY17, an increase from 8.1% in FY16.  <b>Data Source:</b> Iowa Finance Authority
<b>Desired Outcome: Provide financial assistance up to \$5,000 for home purchases in Iowa communities for qualified military service members and veterans</b>			
<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 \$2.5 million appropriated funds</b>	<b>100%</b>	<b>What Occurred:</b> The program allocated 100% of appropriated funds in FY17.  <b>Data Source:</b> Iowa Finance Authority*
<b>Desired Outcome: Provide and maintain housing that is affordable and accessible to low and moderate income Iowans</b>			
<b>Performance Measure</b>	<b>Performance Target</b>	<b>Performance Actual</b>	<b>Performance Comments &amp; Analysis</b>
<b>Multifamily Loans Closed</b>	<b>\$5 million in loans closed</b>	<b>\$140,000</b>	<b>What Occurred:</b> \$140,000 in multifamily loan funds were awarded to assist one project with a total of 4 affordable units in FY17.  <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>	497	<b>What Occurred:</b> The competitive Housing Tax Credit Program assisted in the development and preservation of a total of 497 affordable multifamily units in FY17.  <b>Data Source:</b> Iowa Finance Authority*
	<b>Award 100% of tax credits</b>	100%	<b>What Occurred:</b> The IFA Board approved 100% of total tax credits available in FY17.  <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 compliance visits</b>	100%	<b>What Occurred:</b> 100% of scheduled compliance visits were completed in FY17.  <b>Data Source:</b> Iowa Finance Authority*
<b>Desired Outcome:</b> Provide HOME funds for affordable rental units for qualified renter households.			
<b>Performance Measure</b>	<b>Performance Target</b>	<b>Performance Actual</b>	<b>Performance Comments &amp; Analysis</b>
<b>Percent of HOME units occupied</b>	<b>99% of HOME rental units completed are initially occupied</b>	100%	<b>What Occurred:</b> 100% of HOME rental units were initially occupied in FY17.  <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>	96%	<b>What Occurred:</b> IFA earned 96% overall satisfaction from its Section 8 Customers in FY17.  <b>Data Source:</b> Iowa Finance Authority*
	<b>Earn 100% of Section 8 payments</b>	100%	<b>What Occurred:</b> All FY17 Section 8 payments were earned, with no disincentive fee assessed.
<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 350 persons each month, appropriated funds of \$658,000</b>	354	<b>What Occurred:</b> In FY17 an average of 354 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 requested State Housing Trust Fund monies</b>	<b>100%</b>	<b>What Occurred:</b> More than \$6.2 million, or 100% of requested 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% appropriated or otherwise requested State Housing Trust Fund monies</b>	<b>100%</b>	<b>What Occurred:</b> \$200,000 or 100% of requested funds were awarded through the Project-Based program.  <b>Data Source:</b> Iowa Finance Authority*
<b>Desired Outcome:</b> Provide support of affordable housing programs through transfer of revenue in excess of operating expenses.			
<b>Performance Measure</b>	<b>Performance Target</b>	<b>Performance Actual</b>	<b>Performance Comments &amp; Analysis</b>
<b>Revenue transferred</b>	<b>\$1 million</b>	<b>\$1.3 million</b>	<b>What Occurred:</b> Iowa Title Guaranty transferred \$1.3 million in revenue to affordable housing programs in FY17.  <b>Data Source:</b> Iowa Finance Authority*
<b>Desired Outcome:</b> Provide a low-cost mechanism to guarantee title to real property in Iowa.			
<b>Performance Measure</b>	<b>Performance Target</b>	<b>Performance Actual</b>	<b>Performance Comments &amp; Analysis</b>
<b>Revenue generated</b>	<b>\$6 million</b>	<b>\$7.5 million</b>	<b>What Occurred:</b> The Iowa Title Guaranty Division generated \$7.5 million in revenue in FY17.  <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 Target</b>	<b>Performance Actual</b>	<b>Performance Comments &amp; Analysis</b>
<b>Certificate Field Issuance</b>	<b>Obtain 90% of certificates issued by abstractors and attorneys</b>	<b>93%</b>	<b>What Occurred:</b> In FY17 93% of all Iowa Title Guaranty commitments and certificates were issued by participating attorneys, abstractors and real estate closers, helping to keep the transaction local.  <b>Data Source:</b> Iowa Finance Authority*
<b>Desired Outcome:</b> Assist communities with the costs of upgrading or constructing local waste water projects			
<b>Performance Measure</b>	<b>Performance Target</b>	<b>Performance Actual</b>	<b>Performance Comments &amp; Analysis</b>
<b>State Revolving Fund (SRF) Clean Water</b>	<b>Close \$60 million in clean water-eligible loans</b>	<b>\$175.9 million</b>	<b>What Occurred:</b> The SRF closed \$175.9 million in SRF eligible clean water loans in FY17.  <b>Data Source:</b> Iowa Finance Authority*

<b>Desired Outcome:</b> Assist communities with the costs of upgrading or constructing local drinking water projects			
<b>Performance Measure</b>	<b>Performance Target</b>	<b>Performance Actual</b>	<b>Performance Comments &amp; Analysis</b>
<b>State Revolving Fund (SRF) Drinking Water</b>	<b>Close \$40 million in drinking water eligible loans</b>	<b>\$63.3 million</b>	<b>What Occurred:</b> The SRF closed \$63.3 million in SRF eligible drinking water loans in FY17.  <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			
<b>Performance Measure</b>	<b>Performance Target</b>	<b>Performance Actual</b>	<b>Performance Comments &amp; Analysis</b>
<b>Planning &amp; Design Loans</b>	<b>Approve \$15 million in Planning &amp; Design Loans</b>	<b>\$18.7 million</b>	<b>What Occurred:</b> 48 Planning & Design Loans were awarded in FY17 for a total of more than \$18.7 million.  <b>Data Source:</b> Iowa Finance Authority*
<b>Non-Point Source Loans</b>	<b>\$6 million in Local Water Protection Program (LWPP)</b>	<b>\$1.7 million</b>	<b>What Occurred:</b> In FY17 the LWPP Program loaned a total of \$1.7 million to 103 projects.  <b>Data Source:</b> Iowa Finance Authority*
	<b>\$8 million in Livestock Water Quality (LWQ)</b>	<b>\$1.8 million</b>	<b>What Occurred:</b> The LWQ Program awarded \$1.8 million to assist Iowa farmers with 12 water quality projects.  <b>Data Source:</b> Iowa Finance Authority*
	<b>\$5 million in General Non-Point (GNP)</b>	<b>\$8.8 million</b>	<b>What Occurred:</b> In FY17 the GNP program awarded 7 loans for a total of more than \$8.8 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.			
<b>Performance Measure</b>	<b>Performance Target</b>	<b>Performance Actual</b>	<b>Performance Comments &amp; Analysis</b>
<b>S&amp;P Issuer Credit Rating (ICR)</b>	<b>AA Rating</b>	<b>AA/Positive</b>	<b>What Occurred:</b> S&P Global Ratings AA/Positive  <b>Data Source:</b> Standard and Poor's

## RESOURCE REALLOCATIONS

There are no material reallocations of personnel or resources to report in FY16.

## AGENCY CONTACTS

Copies of the Iowa Finance Authority's Annual Performance Report may be requested by contacting Wes Peterson at 515-725-4896 or [wes.peterson@iowa.gov](mailto:wes.peterson@iowa.gov).

Iowa Finance Authority  
2015 Grand Avenue  
Des Moines, IA 50312  
[IowaFinanceAuthority.gov](http://IowaFinanceAuthority.gov)

515-725-4900  
800-432-7230 (toll free)  
515-725-4901 (fax)

[IowaFinanceAuthority.gov](http://IowaFinanceAuthority.gov)

