



2023-2024 PottCoHTF Annual Report

Report Period: October 1, 2023 – September 30, 2024

At the beginning of the reporting period, the Pottawattamie County Housing Trust Fund (PottCoHTF) had a total available balance of \$171,292. In 2024 PottCoHTF received a Local Housing Trust Fund (LHTF) award from Iowa Finance Authority (IFA) in the amount of \$341,367. This award was implemented to provide grant assistance to support 8 nonprofit housing service providers throughout Pottawattamie County. These sub-grantees primarily serve low- and moderate-income households.

Local private and public sector match for the 2024 IFA grant were secured from the following sources: Pottawattamie County, the City of Council Bluffs, Council Bluffs HTF mortgage payoffs, Amazon Smile donations, Availa Bank, Community Foundation of Western Iowa (Giving Tuesday), Dodge Cares, NP Dodge, TS Bank, and Veridian Credit Union. In-kind contributions totaling \$2,500 were received from Telpner Peterson Law.

At the end of the reporting period, the 2023 and 2024 LHTF grants remain open. The final reimbursement request for grant year 2022 was disbursed on July 18, 2024. The 2023 IFA grant is contracted to close out by December 31, 2024; however, an extension may be necessary to allow for grantees to complete their programs/projects. Contracts for grant year 2024 were finalized in March/April 2024. The table on the following page shows the status of each year's grant and grantee based on grantee reimbursement requests processed and approved by the PottCoHTF Board as of the August 2024 board meeting. PottCoHTF continues to contract with the Omaha-Council Bluffs Metropolitan Area Planning Agency (MAPA) for LHTF program administration.

Since October 1, 2023, PottCoHTF has expended \$31,781 for administration and is anticipating \$8,350 in audit fees for the year. In addition, \$269,679 in reimbursement payments have been approved for 2022 and 2023 projects; no reimbursements have been approved for 2024 projects to date. These include accessibility improvements and emergency repairs for homeowners, down payment assistance for low-income homebuyers, rehabilitation of rental units, renovation of emergency shelters, rental assistance to tenants, and legal aid to help tenants avoid eviction.



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Pottawattamie County Housing Trust Fund Project Status			
Grantee	Year	Status	% Complete
22-LHTF-13	2022	Closed	100%
23-LHTF-18			
	2023	In Progress	85%
Connections Area Agency on Aging	2023	In Progress	93%
Family Housing Advisory Services	2023	In Progress	20%
Habitat for Humanity CB (Downpayment)	2023	In Progress	67%
Habitat for Humanity CB (Home Repair)	2023	Complete	100%
Heartland Family Services	2023	Complete	100%
Inter-Faith Response	2023	In Progress	0%
Iowa Legal Aid	2023	In Progress	77%
MICAH House	2023	Complete	100%
New Visions Homeless Services	2023	Complete	100%
Pottawattamie County General Assistance	2023	In Progress	75%
MAPA (LHTF Administration)	2023	In Progress	64%
24-LHTF-14			
	2024	In Progress	2%
Connections Area Agency on Aging	2024	In Progress	0%
Habitat for Humanity CB (Downpayment)	2024	In Progress	0%
Habitat for Humanity CB (Home Repair)	2024	In Progress	11%
Inter-Faith Response	2024	In Progress	0%
Iowa Legal Aid	2024	In Progress	0%
MICAH House	2024	In Progress	0%
New Visions Homeless Services	2024	In Progress	0%
Peace Haven Association	2024	In Progress	0%
Pottawattamie County General Assistance	2024	In Progress	0%
MAPA (LHTF Administration)	2024	In Progress	0%

Updated: 09/16/24