



2024-2025 PottCoHTF Annual Report

Report Period: October 1, 2024 – September 30, 2025

The Pottawattamie County Housing Trust Fund (PottCoHTF) had a total available balance of \$183,634 as of October 1, 2024, and a balance of \$252,885 as of August 31, 2025. In 2025 PottCoHTF received a Local Housing Trust Fund (LHTF) award from Iowa Finance Authority (IFA) in the amount of \$372,334. This award was implemented to provide grant assistance to support eight nonprofit housing service providers operating throughout Pottawattamie County. These sub-grantees primarily serve low- and moderate-income households.

Local private and public sector match in the amount of \$93,120 for the 2025 IFA grant were secured from the following sources: Pottawattamie County, the City of Council Bluffs, Dodge Cares, the Iowa West Foundation, Veridian Credit Union, and other private donations.

At the end of the reporting period, the 2024 and 2025 LHTF grants remain open. The final reimbursement request for grant year 2023 was disbursed in May 2025. The 2024 IFA grant is under contract to close out by December 31, 2025. Although we are expecting that grantees will be able to spend down their funds, an extension may be necessary to allow for grantees to complete their programs/projects. Contracts for grant year 2025 were finalized in May 2025. 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 September 2025 executive committee meeting. PottCoHTF continues to contract with the Omaha-Council Bluffs Metropolitan Area Planning Agency (MAPA) for LHTF program administration.

Since October 1, 2024, PottCoHTF has expended \$32,894 for administration and is anticipating \$9,000 in audit fees for the year ending 12/31/24. In addition, \$398,905 in reimbursement payments have been approved for 2023, 2024, and 2025 projects. These include accessibility improvements and repairs for homeowners, down payment assistance for 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
23-LHTF-18	2023	Closed	100%
24-LHTF-14	2024	In Progress	67%
Connections Area Agency on Aging	2024	In Progress	98%
Habitat for Humanity CB (Down Payment)	2024	In Progress	60%
Habitat for Humanity CB (Home Repair)	2024	Complete	100%
Inter-Faith Response	2024	In Progress	0%
Iowa Legal Aid	2024	In Progress	0%
MICAH House	2024	In Progress	86%
New Visions Homeless Services	2024	Complete	100%
Peace Haven Association	2024	Complete	100%
Pottawattamie County General Assistance	2024	Complete	100%
MAPA (LHTF Administration)	2024	In Progress	60%
25-LHTF-15	2025	In Progress	1%
Connections Area Agency on Aging	2025	In Progress	0%
Habitat for Humanity CB (Home Ownership)	2025	In Progress	0%
Habitat for Humanity CB (Home Repair)	2025	In Progress	4%
Iowa Legal Aid	2025	In Progress	0%
MICAH House	2025	In Progress	0%
Municipal Housing Agency of CB	2025	In Progress	0%
NeighborWorks Home Solutions	2025	In Progress	0%
New Visions Homeless Services	2025	In Progress	0%
Peace Haven Association	2025	In Progress	15%
MAPA (LHTF Administration)	2025	In Progress	0%

Updated: 09/02/25