City of Carroll

112 E. 5th Street Carroll, Iowa 51401-2799 (712) 792-1000 FAX: (712) 792-0139

MEMO TO: Honorable Mayor and City Council Members

FROM: Mike Pogge-Weaver, City Manager MSP-W

DATE: January 4, 2017

SUBJECT: COG Housing, Inc., Housing Trust Fund – Funding Request

Rick Hunsaker from COG Housing, Inc. will be at the meeting to request and discuss an annual appropriation from the City to support the Housing Trust Fund. They will be requesting $2,000 a year from the City of Carroll. Attached is some information on their request.

Since this is a new funding request this request is being done now, and prior to the completion of the 2017/2018 budget books, so staff can include the request in the final budget if so directed by the Council.

Council of Governments Housing, Inc
1009 East Anthony Street, PO Box 768 Carroll Iowa 51401
Phone: (712) 792-9914 Fax: (712) 792-1751

December 28, 2016

Mike Pogge-Weaver
City of Carroll
112 East Fifth St
Carroll, IA 51401

Dear Mr. Pogge-Weaver:

COG Housing, Inc. is the state-recognized Housing Trust Fund for west central Iowa. Trust funds exist statewide to assist in the expansion and preservation of housing opportunities for low and very low income families and individuals in the region. COG Housing, Inc. is a non-profit corporation sponsored and staffed by Region XII COG, your local planning agency with 25 years' experience in delivering housing programs. The COG Housing service territory includes all rural and urban areas in Audubon, Carroll, Crawford, Greene, Guthrie, and Sac Counties.

COG Housing, Inc. receives funding annually from the State of Iowa's Local Housing Trust Fund Program. In 2016, COG Housing, Inc. was awarded $235,872. While this award is significant, HTF program funds require a **25% local match**. The Boards of Supervisors in Audubon, Carroll, Crawford, Greene, Guthrie and Sac Counties each contribute $3,000 annually to the HTF. Regionally, banks contribute an average of $5,500 annually towards the HTF program. In the past, Region XII COG and COG Housing, Inc. have provided an average of $37,500 to fulfill the remaining match requirement.

As, HTF funds decrease and the need for local matching funds increase (as types of acceptable match are redefined), I respectfully request that the City of Carroll support the COG Housing Trust Fund in FY2018 with a contribution of $2,000. Please know that any contribution for this program will be appreciated and beneficial for the continued operation of the HTF.

The trust fund provides funds to projects across the region, with many projects completed in Carroll since it began in 2003. While the location of projects varies each year, the map included in the enclosed summary depicts the location of COG Housing's projects over the last three years.

As part of your participation, you will be identified as a COG Housing contributor in all of our HTF articles and other applicable publications. If you have any questions or desire someone to visit the council at a meeting, please contact me at 712-775-7800 or via email at rhunsaker@region12cog.org.

Thank you for your consideration.

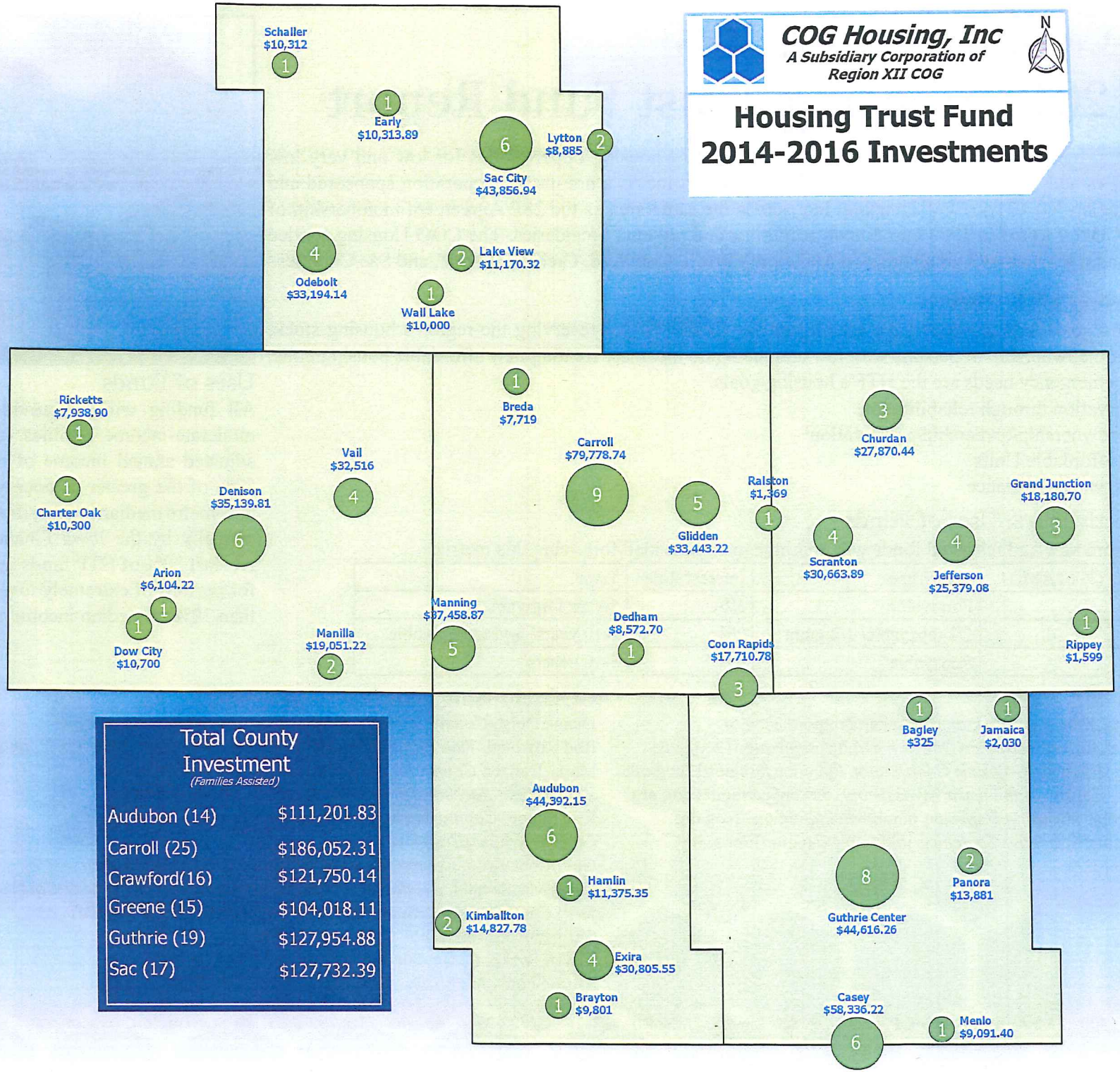
Sincerely,

Richard T. Hunsaker
Executive Director

COG Housing, Inc

A Subsidiary Corporation of Region XII COG

Housing Trust Fund 2014-2016 Investments



Total County Investment

(Families Assisted)

Audubon (14)	$111,201.83
Carroll (25)	$186,052.31
Crawford(16)	$121,750.14
Greene (15)	$104,018.11
Guthrie (19)	$127,954.88
Sac (17)	$127,732.39

COG Housing Inc.
2016 Housing Trust Fund Report

COG Housing, Inc. was founded to assist in the expansion of housing opportunities for low and very low income families and individuals in the region. COG Housing, Inc. is a non-profit corporation sponsored and staffed by Region XII COG. COG Housing, Inc. serves the same area as the 28E Agreement membership of Region XII COG, formed in 1973 based upon recommended regional boundaries. The COG Housing service territory includes all rural and urban areas in Audubon, Carroll, Crawford, Greene, Guthrie, and Sac Counties.

COG Housing HTF Goals

The following goals and activities have established for COGH HTF. Preserving the region's housing stock, facilitating homeownership of persons with low and moderate incomes, creating new affordable housing units, and meeting emergency needs are the HTF's housing goals.

- Preservation through rehabilitation
- Homeownership/ownership preservation
- New affordable Units
- Emergency Assistance

Eligible Activities & Uses of Funds

Assistance from new and revolved funds will continue to be provided following this matrix.

Income Level (% of AMI)	Loan Type	Interest Rate	Term
Below 30%	Forgivable	N/A	5-year forgivable
31%-50%	1/2 repayable/ 1/2 grant	2%	5-10 years/ 5-year forgivable
51%-80%	Repayable	4%	5-10 yeaers

Uses of Funds

All funding will be provided to low to moderate-income families (those with an adjusted annual income of not more than 80% of the greater of county or statewide non-metro median income limit as published annually by the Iowa Finance Authority). At least 30% of HTF funds will be reserved for persons of extremely low incomes (less than 30% of median income).

COG Housing Staff:

Rick Hunsaker, *Executive Director,* rhunsaker@region12cog.org
Chris Whitaker, *Local Assistance Director,* cwhitaker@region12cog.org
Karla Janning, *Housing Programs Coordinator,* kjanning@region12cog.org
Ashley Owen, *Housing Administrative Assistant,* aowen@region12cog.org
Nancy Muhlbauer, *Housing Inspector,* nmuhlbauer@region12cog.org
JoAnn Olberding, *Executive Secretary,* jolberding@region12cog.org

COG Housing Board:

Duane Deist, *County Supervisor (Audubon County, Rural Audubon)*
Rod Rowland, *Vice President, Landmands National Bank, Audubon County, Audubon)*
Marty Danzer, *County Supervisor (Carroll County, Carroll)*
Jim Gossett, *Raccoon Valley REC (Carroll County, Carroll)*
Eric Skoog, *County Supervisor (Crawford County, Denison)*
Coletta Weeda, *(Crawford County, Denison)*
Guy Richardson, *County Supervisor (Greene County, Jefferson)*
Craig MacDonald, *Realtor, MacDonald Insurance Agency (Greene County, Scranton)*
Jerry Caraher, *County Supervisor (Guthrie County, Rural Bayard)*
Carmen Atkinson, *(Guthrie County, Panora)*
Ranell Drake, *County Supervisor (Sac County, Odebolt)*
Steve Spotts, *Iowa State Bank (Sac County, Sac City)*

EQUAL HOUSING OPPORTUNITY
1009 East Anthony Street, PO Box 768 ⬢ Carroll, IA 51401 ⬢ (712) 792-9914 ⬢ Fax (712) 792-1751 ⬢ www.region12cog.org