



IOWA FINANCE  
AUTHORITY

# PERFORMANCE REPORT

Performance Results for  
Fiscal Year 2014

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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 the Iowa Finance Authority programs during fiscal year 2014. It does not include information about programs that were inactive during the fiscal year.

Highlights of the report include the following:

- In FY14, the Iowa Finance Authority invested more than \$153 million to assist more than 1,500 Iowans in realizing their dream of homeownership through the Iowa Finance Authority's affordable homeownership programs.
- More than 650 Iowa families will have access to affordable housing through more than \$7.6 million in Housing Tax Credits that were awarded in 2014.
- More than \$99 million was loaned through the State Revolving Fund to assist communities, municipalities, landowners and homeowners with a wide-array of water quality efforts.
- Iowa Title Guaranty issued more than 75,309 residential and commercial title certificates, covering more than \$11.8 billion worth of Iowa real estate in FY14 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.

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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 issues tax-exempt bonds to finance a variety of economic development activities and infrastructure projects.

In addition, the Iowa Finance Authority administers the Iowa Title Guaranty Division, which works in partnership with attorneys, abstractors and closers to help assure the integrity of Iowa's land-title system.

The Iowa Finance Authority also jointly administers the State Revolving Fund with the Iowa Department of Natural Resources; the fund provides low-cost financing for water quality infrastructure.

The Iowa Agricultural Development Division was established by the Iowa General Assembly in 1980 to provide financial assistance to Iowa's grain and livestock producers. The Iowa Finance Authority assumed administration of the IADD on July 1, 2013.

The Iowa Finance Authority has one office location at 2015 Grand Ave. in Des Moines and has approximately 90 full-time employees (FTE).

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

**Iowa 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.

**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 FY14:

### **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 FY14, the Iowa Finance Authority purchased 194 *FirstHome* loans totaling more than \$17.2 million.

### **FirstHome Plus**

The *FirstHome Plus* program provides a cash grant of up to \$2,500 for entry cost assistance to home buyers who use a FirstHome mortgage loan. In FY14, 125 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 1,360 loans totaling more than \$131.5 million in FY14.

### **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 entry cost assistance to home buyers who use a Homes for Iowans mortgage loan. In FY14, 805 home buyers received entry-cost 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 military personnel who served or serve on active duty since September 11, 2001. In FY14, the program helped 419 service members purchase homes.

### **Take Credit! Mortgage Credit Certificates**

The Take Credit! Program provided eligible first-time home buyers a federal income tax credit of up to \$2,000 per year for up to 30 years (or the life of the mortgage whichever is less). Funding for the program was made available by converting \$38.4 million in expiring tax-exempt bond volume cap which allowed IFA to issue mortgage credit certificates benefitting 316 home buyers in FY14.

### **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 \$7.6 million in 9% housing tax credits for the construction or preservation of 650 affordable rental units in 2014. The actual awards exceed more than \$76 million because the credit is committed annually for a ten-year period.

## **HOME**

The HOME Investment Partnership Program transitioned from the Iowa Economic Development Authority 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 CY14, IFA awarded more than \$14.4 million in HOME funds which will serve 509 households. Sixty-two affordable rental units were produced or preserved, 76 homebuyers were assisted and 371 renters received rental or security/utility deposit assistance.

### **Multifamily Loan Program**

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 FY14, the Multifamily Loan Program provided \$1.13 million in financing to support two affordable rental projects and a total of 60 units.

### **State Housing Trust Fund**

The State Housing Trust Fund receives a standing appropriation of \$3 million from the Rebuild Iowa Infrastructure Fund and an escalating percentage of the Real Estate Transfer Tax, up to a maximum of \$3 million annually. The State Housing Trust Fund helps ensure decent, safe and affordable housing for Iowans through two programs. 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. In FY14, more than \$7.5 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 program awarded \$429,000 in FY 14. As of the end of FY14, the SHTF leveraged an additional \$3.48 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 FY14, nearly \$639,000 in subsidies were provided to assist an average of 333 individuals each month. A total of 499 unique individuals were assisted in FY14.

### **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 FY14 the Iowa Finance Authority issued nearly \$54,000 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 2014, Section 16.100A, 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 \$4.5 million was awarded through the program in FY14.

### **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 FY14 the Iowa Finance Authority awarded nearly \$2 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 shelters for homeless and domestic violence shelters. Eligible applicants for annual funding include city governments, county governments and nonprofit service agencies across Iowa. More than \$945,000 was awarded through the program in FY14.

### **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 FY14, more than \$383,000 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 Section 8 Contract currently covers 215 properties providing affordable housing to approximately 12,000 low-income Iowa households in 71 counties throughout the state.

### **Iowa Title Guaranty**

Iowa Title Guaranty offers low-cost title protection for real estate located in Iowa. Iowa Title Guaranty issued more than 75,309 residential and commercial title certificates, covering more than \$11.8 billion worth of Iowa real estate in FY14. The Iowa Title Guaranty Division successfully partners with nearly 1,600 participating attorneys, abstractors and closers to help assure the integrity of Iowa's land-title system. Iowa Title Guaranty Commercial closed approximately 45 transactions generating \$149,193.00 in Escrow fees.

### **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 \$8.8 billion in tax-exempt bonds, the proceeds of which are loaned to borrowers to finance qualified projects. In FY14, the Iowa Finance Authority issued more than \$500 million of tax-exempt bonds on behalf of 14 projects through the Economic Development Bond program.

### **Private Activity Bond Cap**

The State of Iowa received \$309 million of volume cap for allocation to certain private activity bonds in CY14. The Iowa Finance Authority has allocated \$16 million through the program in so far in CY14.

### **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 51 low-cost loans for clean water and drinking water projects in FY14 totaling more than \$87 million. This financing provided affordable, quality water for 885,000 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 FY14, 31 Planning & Design Loans were closed totaling more than \$10.8 million, providing assistance that will benefit 155,000 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 and brownfield remediation. In FY14, 5 projects were funded through loans totaling more than \$3 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 FY14 104 homeowners were assisted through this program through a total of more than \$997,000 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, 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 FY14 the program deposited more than \$5.4 million in banks to subsidize 28 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 FY14 the LWPP program deposited more than \$2.9 million in banks to subsidize 135 projects.



**Iowa Agricultural Development Program**

The Iowa Agricultural Development Division was established by the Iowa General Assembly in 1980 to provide financial assistance to Iowa's grain and livestock producers. The Iowa Finance Authority assumed administration of the IADD on July 1, 2013. Operating expenses for the IADD are derived from modest application and service fees paid by program participants. The IADD also earns interest from a trust fund, but it does not receive any state tax dollars.

**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 the beginning farmers a lower interest rate. The tax-exempt interest income earned by lenders and contract sellers enables them to charge borrowers a lower interest rate. Beginning farmer loans typically carry interest rates from one to four percentage points below prevailing market rates. In FY14, 39 Iowa farmers received a Beginning Farmer Loan and the total amount loaned through the program was \$11,055,000.

**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 credit for the leasing of agricultural land, depreciable machinery or equipment, breeding livestock and buildings. In CY13, 194 new applications were approved for \$1.87 million in tax credits. So far in CY14, 301 new applications have been approved for over \$2 million in beginning farmer tax credits.

**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 assisted 10 Iowa farmers in CY13 through a total of \$29,000 in tax credits.

## 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 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	FY11	FY12	FY13	FY14
Equity/ asset ratio > 25.0%	17.0%	24.6%	32.0%	37.2%
Return on assets ≥ 0.85%	0.97%	1.88%	1.65%	1.21%
Loans/ asset ratio > 75%	64.2%	73.5%	77.8%	75.2%

**What was achieved:** In FY14, the Iowa Finance Authority continued to diversify its funding sources and strengthened its ability to execute new strategies to maintain volume in the single-family program. 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 Production*

**Description:** Single-Family Loan Production consists of mortgage loans and entry cost assistance grants funded through the FirstHome, FirstHome Plus, Homes for Iowans, Homes for Iowans Plus and the Military Homeownership Assistance Program programs.

**Why we are doing this:** To provide opportunities for Iowans 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 entry cost assistance to help eligible home buyers overcome cost barriers to homeownership.
- Provide affordable mortgage financing to borrowers

#### Results

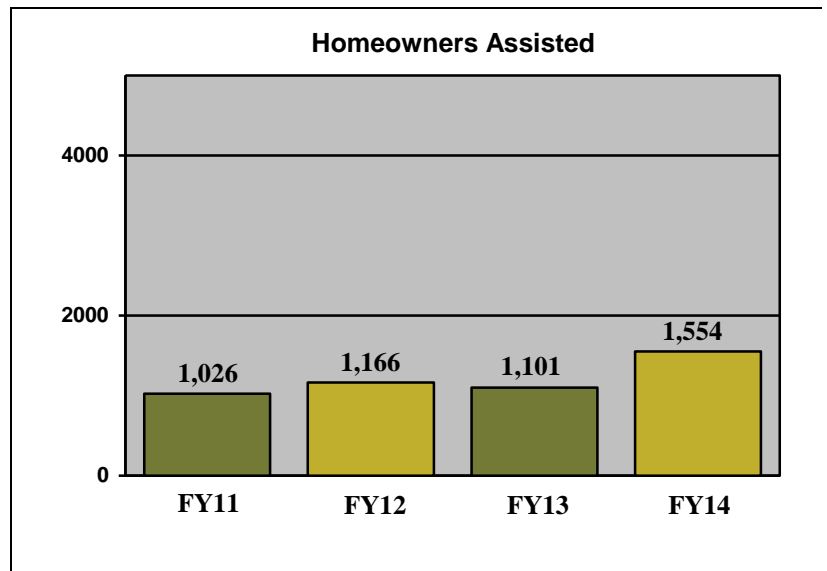
**Performance Measure:**

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:** 1,554 new borrowers benefited from the single-family homeownership mortgage programs in FY14.

**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:** Iowa Title Guaranty

**TITLE GUARANTY**

**Description:** Iowa 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:** 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:**

- 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:**

Iowa Title Guaranty  
Revenues

**Performance**

**Goal/Target:**

\$6,878,327

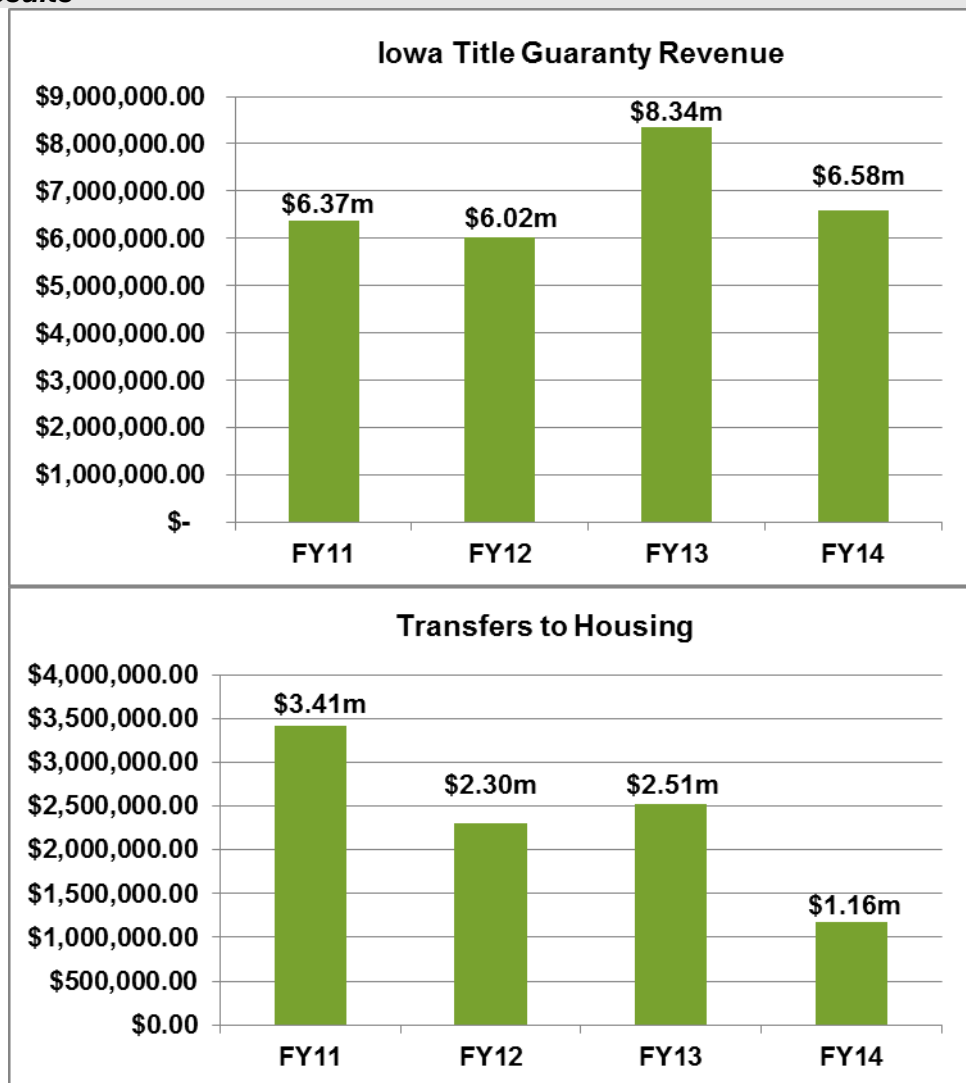
**Performance Measure:**

Transfer to Housing

**Performance**

**Goal/Target:**

\$1,337,016



**What was achieved:** In FY14, Title Guaranty generated \$6.58 million in revenue, a decrease from \$8.34 million in revenue in FY13.

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

**Resources:** Iowa Title Guaranty is supported by revenues earned by issuing Iowa Title Guaranty Certificates. Iowa 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 51 communities through Clean Water and Drinking Water Loans totaling more than \$87 million.
- Provided 0% financing for the Planning & Design phase of water quality projects in 31 communities, for a total of \$10.8 million in loans.
- The SRF program helped to subsidize over \$14 million in loans in FY14 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 loaned \$178 million for nonpoint source projects that help to improve the quality of Iowa's water.

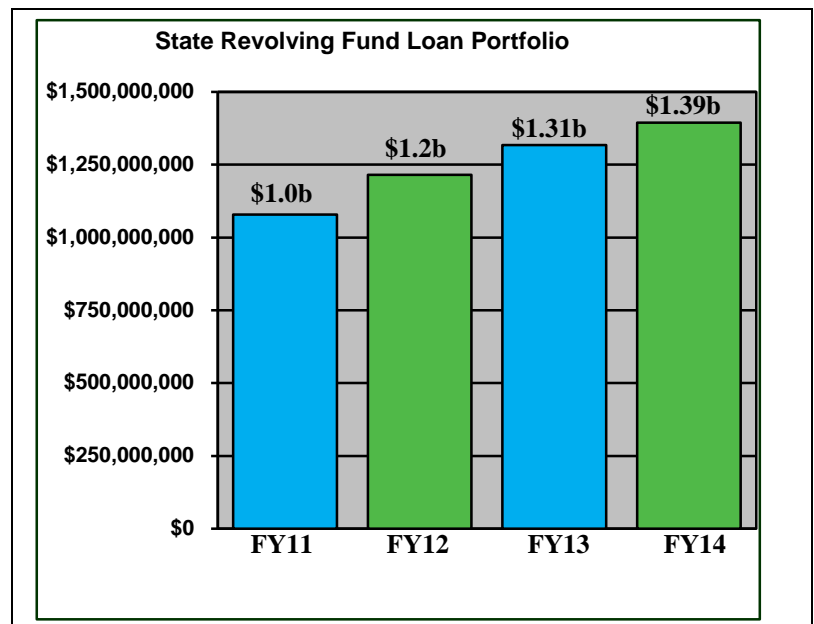
### Results

#### Performance Measure:

State Revolving Fund

#### Performance Goal/Target:

Increase SRF Portfolio by 5 percent



**What was achieved:** The portfolio increased to \$1,394,097,078 in FY14 compared to the FY13 portfolio value of \$1,327,080,585.

**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.			
Performance Measure	Performance Target	Performance Actual	Performance Comments & Analysis
<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 loan purchases</b>	<b>\$148.7 million</b>	<b>What Occurred:</b> More than \$100 million in FirstHome and Homes for Iowans loan purchases.  <b>Data Source:</b> Iowa Finance Authority*
	<b>Serve 1,420 borrowers</b>	<b>1,554</b>	<b>What Occurred:</b> A combined total of 1,554 borrowers were served through the FirstHome 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			
Performance Measure	Performance Target	Performance Actual	Performance Comments & Analysis
<b>Military Homeownership Assistance Program</b>	<b>Allocate 100% of \$1 million 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			
Performance Measure	Performance Target	Performance Actual	Performance Comments & Analysis
<b>Multifamily Loans Closed</b>	<b>\$15 million in loans closed</b>	<b>\$1.13 million</b>	<b>What Occurred:</b> \$1.13 million in multifamily loan funds were awarded to assist two projects with a total of 60 affordable units in FY14.  <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			
Performance Measure	Performance Target	Performance Actual	Performance Comments & Analysis
<b>Housing Tax Credits</b>	<b>Develop or preserve 620 multifamily units</b>	<b>650</b>	<b>What Occurred:</b> The competitive Housing Tax Credit Program exceeded the performance goal by the development and preservation of 650 affordable multifamily units in FY14.  <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 FY14.  <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.			
Performance Measure	Performance Target	Performance Actual	Performance Comments & Analysis
<b>Housing Tax Credit Compliance</b>	<b>Complete 100% of scheduled compliance</b>	<b>100%</b>	<b>What Occurred:</b> 100% of scheduled compliance visits were completed in FY14.  <b>Data Source:</b> Iowa Finance Authority*

	visits		
<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.			
Performance Measure	Performance Target	Performance Actual	Performance Comments & Analysis
Section 8 Contract Administration	Have 90% of customers served be satisfied with service	95%	<b>What Occurred:</b> IFA earned 95% overall satisfaction from its Section 8 Customers in FY14.  <b>Data Source:</b> Iowa Finance Authority*
	Earn 100% of Section 8 payments	100%	<b>What Occurred:</b> All FY14 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			
Performance Measure	Performance Target	Performance Actual	Performance Comments & Analysis
Home & Community Based Services Rent Subsidy	Provide rental assistance to an average of 390 persons each month, appropriated funds of \$658,000	333	<b>What Occurred:</b> In FY14 an average of 333 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			
Performance Measure	Performance Target	Performance Actual	Performance Comments & Analysis
State Housing Trust Fund Local Housing Trust Fund Program	Award 100% of appropriated or otherwise available State Housing Trust Fund monies	100%	<b>What Occurred:</b> More than \$7.5 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.			
Performance Measure	Performance Target	Performance Actual	Performance Comments & Analysis
State Housing Trust Fund Project-Based Program	Award 100% appropriated or otherwise available State Housing Trust Fund monies	100%	<b>What Occurred:</b> \$429,000 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			
Performance Measure	Performance Target	Performance Actual	Performance Comments & Analysis
Revenue transferred	\$970,000	\$1.16 million	<b>What Occurred:</b> The Iowa Title Guaranty Division transferred \$1.16 million in revenue to affordable housing programs in FY14.  <b>Data Source:</b> Iowa Finance Authority*
<b>Desired Outcome:</b> Increase percentage of Title Guaranty Certificates issued on file			
Performance Measure	Performance Target	Performance Actual	Performance Comments & Analysis
Iowa Title Guaranty	Obtain 85% of certificates issued by abstractors	95%	<b>What Occurred:</b> In FY14 95% of all Iowa Title Guaranty commitments and certificates were issued by participating attorneys, abstractors and real estate closers, helping to keep the transaction local.

	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			
<b>Performance Measure</b>	<b>Performance Target</b>	<b>Performance Actual</b>	<b>Performance Comments &amp; Analysis</b>
State Revolving Fund (SRF) Clean Water	Close \$160 million in clean water-eligible loans	\$54.5 million	<b>What Occurred:</b> The SRF closed \$54.5 million in SRF eligible clean water loans in FY14.  <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>
State Revolving Fund (SRF) Drinking Water	Close \$60 million in drinking water eligible loans	\$33.2 million	<b>What Occurred:</b> The SRF closed \$33.2 million in SRF eligible drinking water loans in FY14.  <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>
Planning & Design Loans	Approve \$10 million in Planning & Design Loans	\$10.8 million	<b>What Occurred:</b> 31 Planning & Design Loans were awarded in FY14 for a total of more than \$10.8 million.  <b>Data Source:</b> Iowa Finance Authority*
Non-Point Source Loans	\$5 million in Local Water Protection Program (LWPP)	\$2.9 million	<b>What Occurred:</b> In FY14 the LWPP Program loaned a total of \$2.9 million to 135 projects.  <b>Data Source:</b> Iowa Finance Authority*
	\$5 million in Livestock Water Quality (LWQ)	\$5.4 million	<b>What Occurred:</b> The LWQ Program awarded \$5.4 million to 28 farmers for water quality projects throughout the state.  <b>Data Source:</b> Iowa Finance Authority*
	\$5 million in General Non-Point (GNP)	\$3 million	<b>What Occurred:</b> In FY14 the GNP program awarded five loans for a total of \$3 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>
S&P Issuer Credit Rating (ICR)	AA Rating	AA	<b>What Occurred:</b> Standard and Poor's maintained Iowa Finance Authority's AA rating.  <b>Data Source:</b> Standard and Poor's
Timeliness of financial reporting	Board and financial reports completed by due dates	100%	<b>What Occurred:</b> All financial reports were prepared timely.  <b>Data Source:</b> Iowa Finance Authority Accounting Department
Availability of technological resources	99% availability of network devices, including PC's, printers and servers, along with email and internet access	99+%	<b>What Occurred:</b> 99+ percent of the time the network, devices, PCs, printers and servers were available to Iowa Finance Authority staff.  <b>Data Source:</b> Iowa Finance Authority Information Technology Department



## **RESOURCE REALLOCATIONS**

There are no material reallocations of personnel or resources to report in FY14.

## **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).

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