



Johnson County Affordable Housing Report

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November 8, Board of Supervisors Work Session*

Johnson County Data



- ▶ Population has increased 38% since 2000
- ▶ One of fastest growing counties in Iowa
- ▶ Housing supply has not kept up with population growth
- ▶ Fewer than 10% of income eligible households in Johnson County receive a Housing Choice Voucher.
- ▶ 2022 and 2023 record number of evictions filed

Affordability - Johnson County



- ▶ Residents who spend more than 30% of their income on rent/mortgage are considered housing cost burdened
 - ▶ 55% of renters
 - ▶ 17% of homeowners
- ▶ Residents who spend more than 50% of their income on rent/mortgage are considered severely housing cost burdened
 - ▶ 38% of renters
 - ▶ 5% of homeowners

Area Median Income



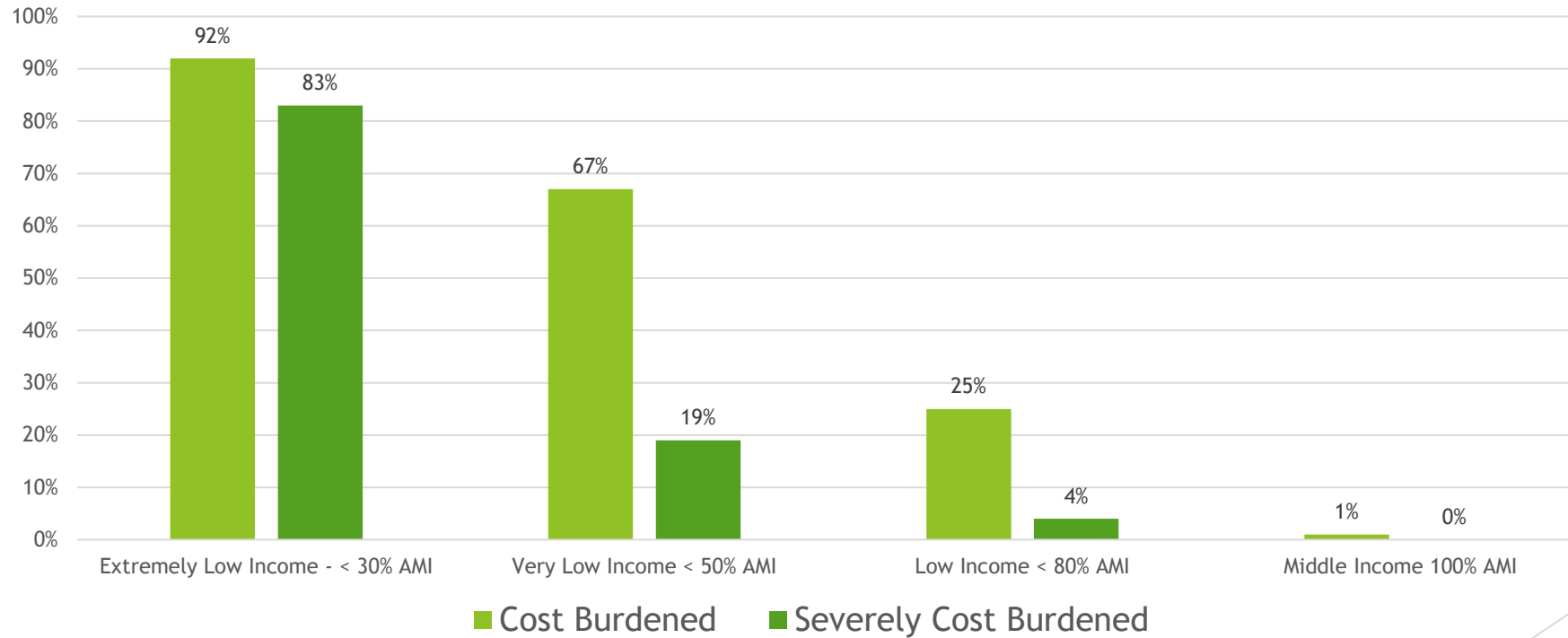
FY 2023 U.S. Housing and Urban Development AMI - Johnson County, Iowa

Median Family Income	Household Size	Extremely low income (less than 30% Median Income)	Very low income (less than 50% Median Income)	Low income (less than 80% Median Income)
\$129,500	1	\$24,250	\$40,400	\$64,650
	2	\$27,700	\$46,200	\$73,850
	3	\$31,150	\$51,950	\$83,100
	4	\$34,600	\$57,700	\$92,300

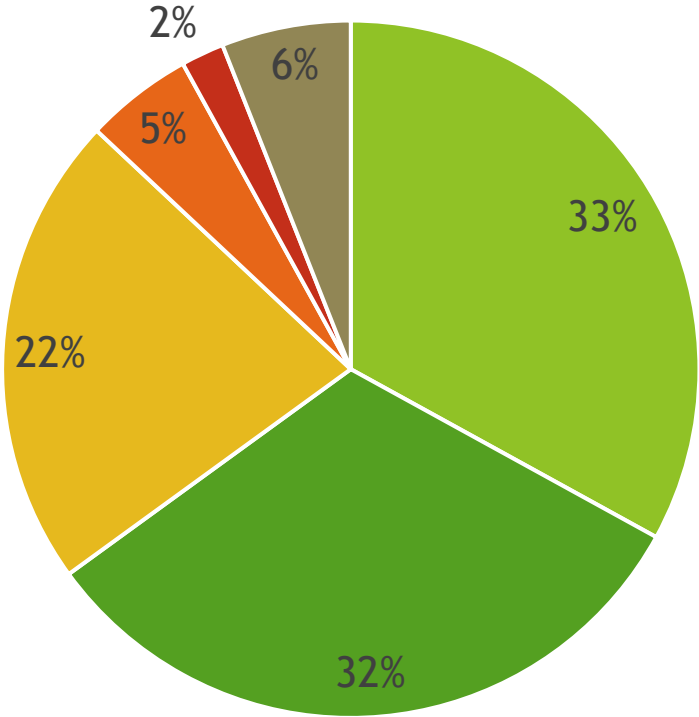
Housing Cost Burdened Renters



Johnson County Housing Cost Burdened By Income Group



Extremely Low-Income Iowa Renters

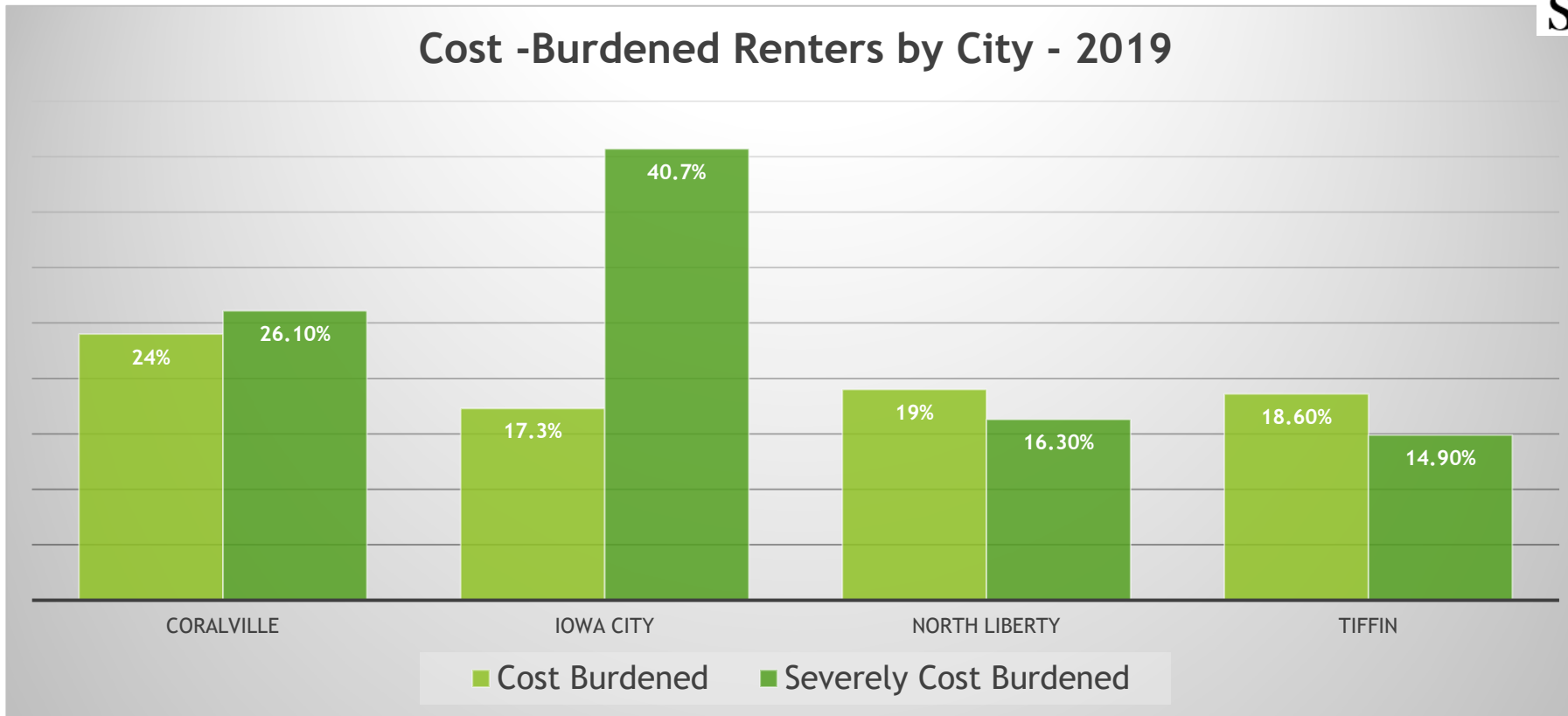


■ In Labor Force ■ Senior ■ Disabled ■ School ■ Single Caregiver ■ Other

Cost-Burdened Renters by City



Cost -Burdened Renters by City - 2019



Housing Wage by Area



Most Expensive Areas	Housing Wage
Iowa City HMFA/ Johnson County	\$21.67
Omaha- Council Bluffs HMFA	\$20.93
Des Moines - West Des Moines MSA	\$20.65
Ames MSA	\$18.87
Des Moines County	\$17.46

Housing Wage & Fair Market Rent Comparison



State/County/City	2 Bedroom Housing Wage	1 Bedroom Housing Wage	Fair Market - 2br	Fair Market - 1br
Iowa	\$18.12	\$14.52	\$943	\$755
Johnson County	\$21.67	\$17.69	\$1,127	\$922
Iowa City	\$21.73	\$17.69	\$1,130	\$920
East Iowa City	\$23.65	\$19.42	\$1,230	\$1,010
West Iowa City	\$21.91	\$17.88	\$1,140	\$930
Coralville	\$21.54	\$17.69	\$1,120	\$920
North Liberty	\$25.19	\$20.58	\$1,310	\$1,070
Tiffin	\$22.69	\$18.65	\$1,180	\$970
Oxford	\$20.38	\$16.73	\$1,060	\$870
Hills	\$20.00	\$16.35	\$1,040	\$850
Solon	\$18.46	\$15.00	\$960	\$780
Lone Tree	\$18.46	\$14.81	\$960	\$770
Riverside	\$20.96	\$16.15	\$1,090	\$840
Swisher	\$18.46	\$14.81	\$960	\$770

Johnson County Affordable and Available Units Based on Income

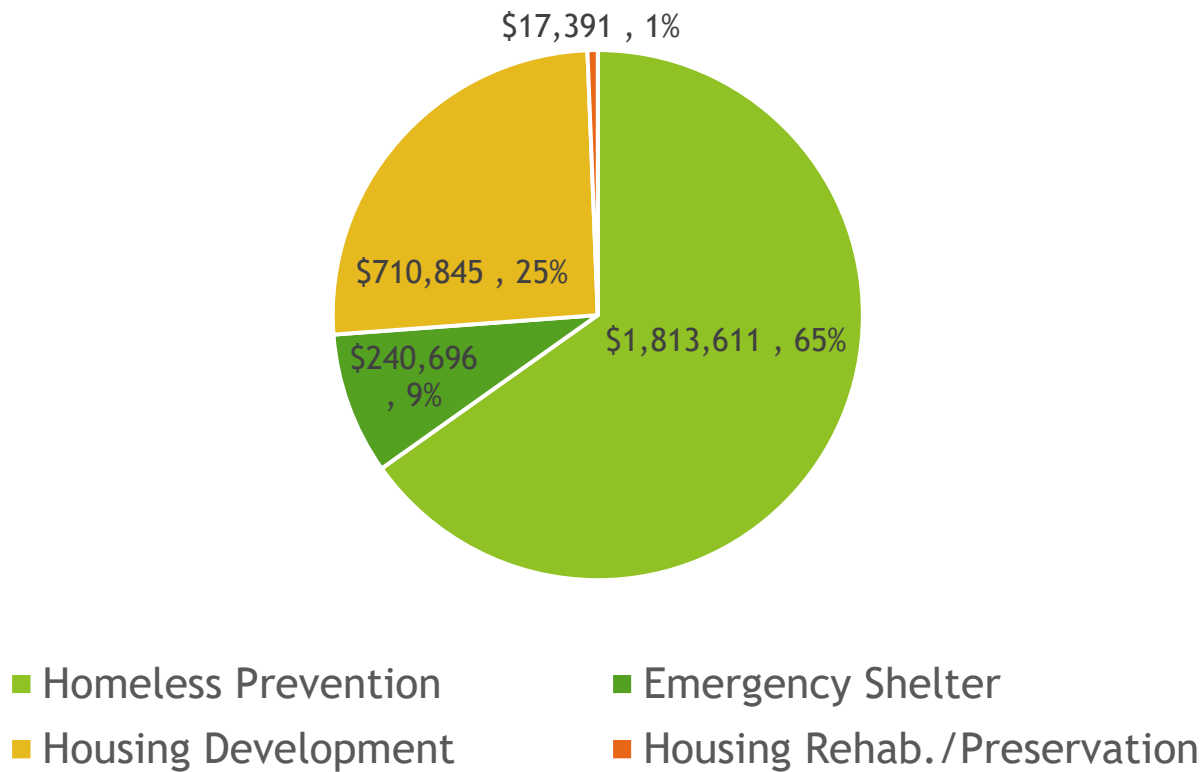


Area Median Income	Number of Renter Households	Number of Units Affordable and Available	Surplus or Deficit in Affordable & Available Units	Available & Affordable Units/100 Renters
30% or below	10,020	1,815	-8,205	18
50% or below	14,800	10,645	-4,175	72
80% or below	19,220	19,210	-10	100

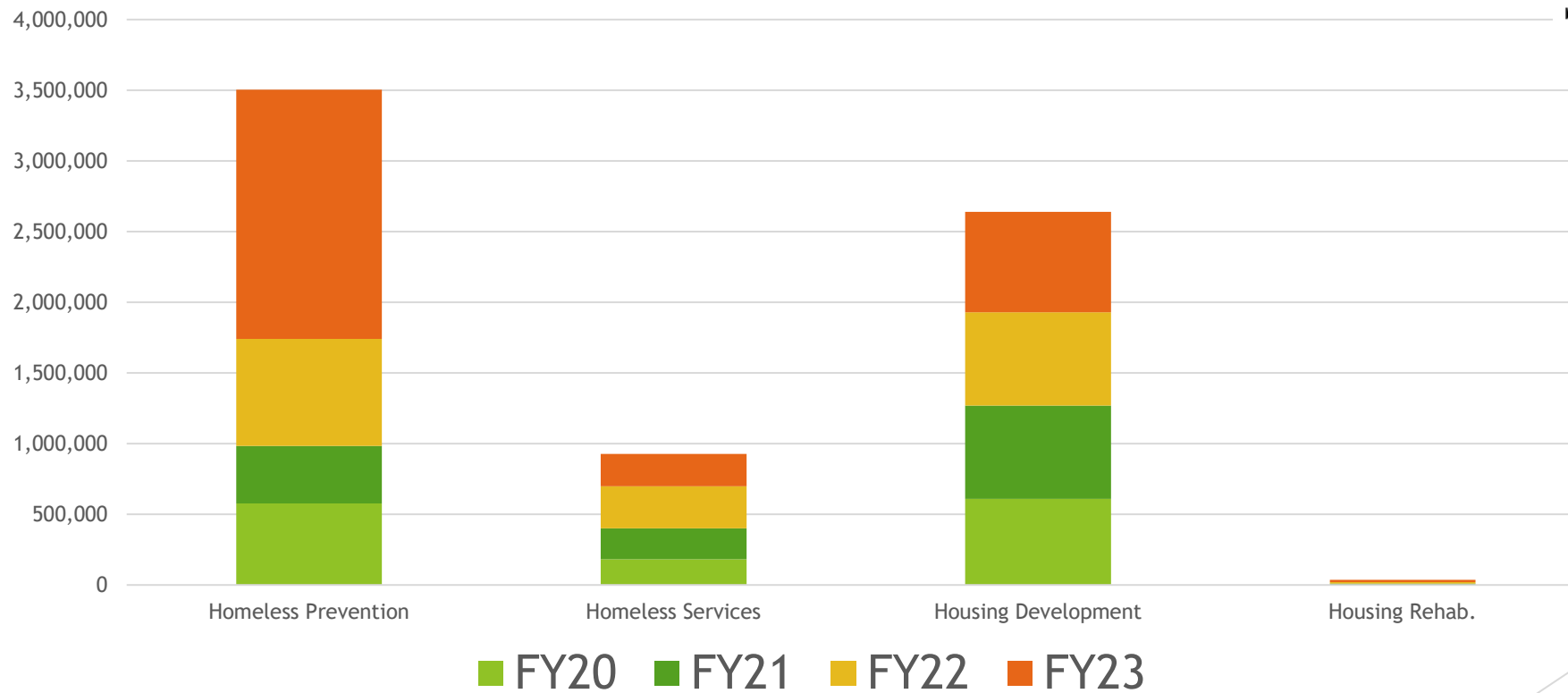
Johnson County Investment in Affordable Housing	FY23	FY22	FY21	FY20	Source of funds
Homeless Prevention					
Johnson County General Assistance	\$1,763,035	\$1,127,676	\$407,732	\$575,702	County/ARPA (FY22 & 23)- County (FY21)
Eviction Diversion	\$50,576	\$13,333	\$11,250		Federal ARPA (FY23) -County (FY21 & 22)
Emergency Rent and Utility Assistance				\$9,500	County Emergency Grant
Emergency Shelter - Homeless Services					
Emergency Shelter	\$74,200	\$72,400	\$72,400	\$70,000	County
Winter Shelter	\$69,180	\$15,000	\$15,000	\$15,000	County
Domestic Violence Shelter	\$73,336	\$71,200	\$71,200	\$69,780	County
Shelter Services - Infrastructure	\$12,500	\$61,000	\$14,250		County Emergency Grant
Non-congregate Shelter - COVID response	\$11,480	\$78,443	\$44,404	\$27,884	Federal - FEMA
Expand Housing Stock					
Home Ownership	\$10,445	\$10,150	\$10,150	\$8,125	County
Housing Trust Fund of Johnson County	\$700,400	\$650,000	\$650,000	\$600,000	County
Rehab - Home Owners					
Housing Rehab/Home Repair	\$17,391	\$9,500	\$10,000		Federal ARPA (FY23) County (FY20 - FY23)
TOTAL	\$2,782,543	\$2,108,702	\$1,306,386	\$1,375,991	



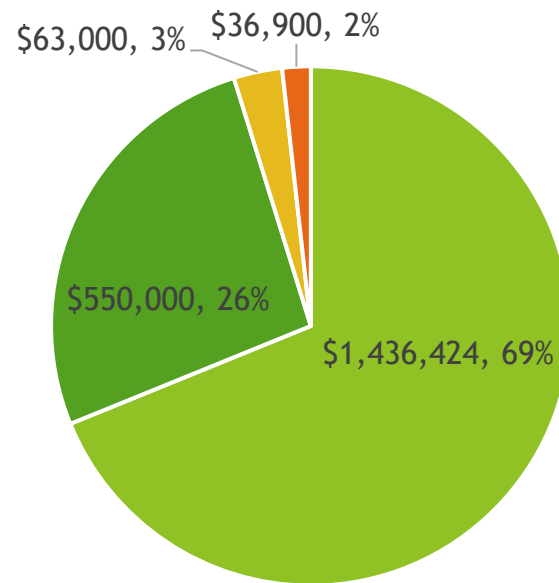
FY23 Johnson County Investment in Affordable Housing



Johnson County Affordable Housing Investment Historical Comparison

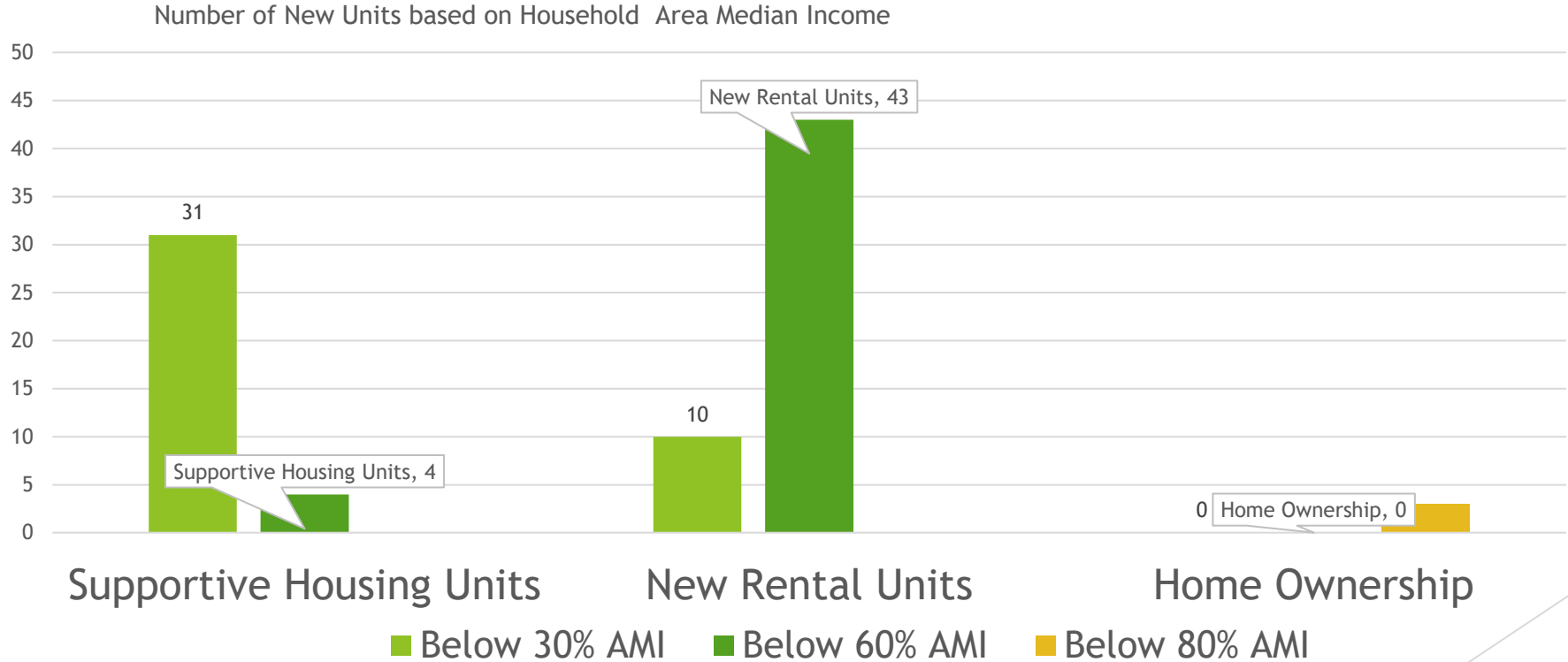


Housing Trust Fund of Johnson County - County Funding Investments 2020 -2023



- Supportive Housing Units
- New Rental Units
- Home Ownership
- Homeless Services

Units Developed with Johnson County Investment to Housing Trust Fund



Future Johnson County Affordable Housing Solutions



Recommendations	Initiatives
<p>Increase the number of affordable rental units, prioritizing development of units for those with incomes at or below 30% of the area median income and households with dependent children</p>	<ul style="list-style-type: none"> • Increase partnerships with local municipalities, and the Housing Trust Fund to invest in the development of new rental units. • Preserve existing affordable rental units. • Explore opportunities for development of housing on County owned property including acquisition of new property.
<p>Preserve affordable owner- occupied housing</p>	<ul style="list-style-type: none"> • Increase investment in preservation of affordable housing occupied by low-income homeowners.
<p>Expand income supports to low-income renters</p>	<ul style="list-style-type: none"> • Pilot implementation of income-based, long-term rental assistance. • Pilot a basic/guaranteed assistance program. • Invest in transitional and permanent supportive housing programs that provide critical wrap- around services, especially for families with dependent children. • Maintain eviction diversion supports and increase funding for rental arrears
<p>Increase nightly capacity for emergency shelter services</p>	<ul style="list-style-type: none"> • Invest in expansion of the number of emergency shelter beds