



COG Housing Inc. November 2020 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
- 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%	Repayable	2%	5-10 years
51%-80%	Repayable	4%	5-10 years

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 Specialist*, aowen@region12cog.org
 Nancy Muhlbauer, *Housing Inspector*, nmuhlbauer@region12cog.org
 Keith Brincks, *Housing Inspector*, kbrincks@region12cog.org
 JoAnn Olberding, *Executive Secretary*, jolberding@region12cog.org



Uses of Funds

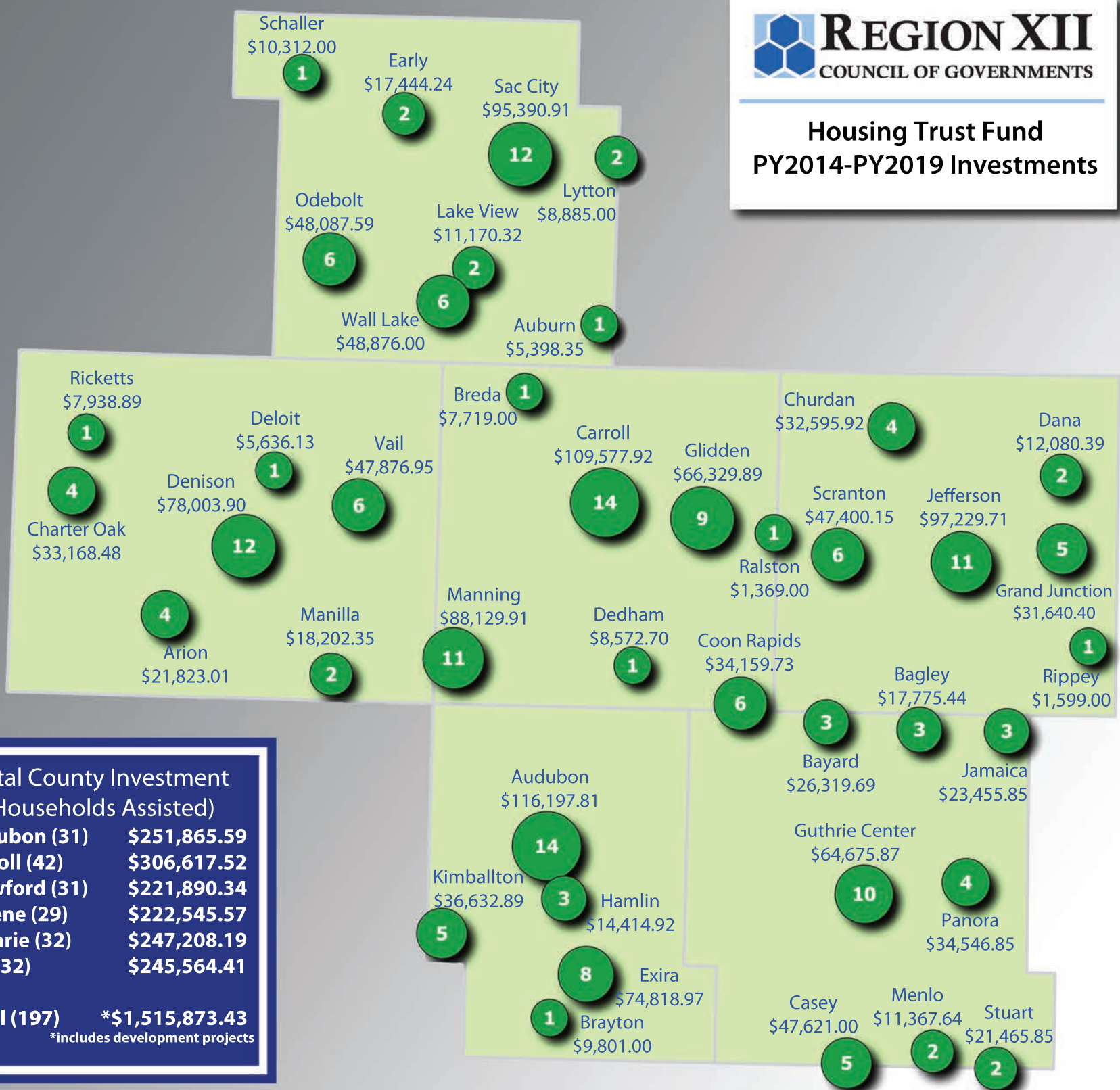
All funding will be provided to low to moderate-income families (those with an adjusted annual income of not more than 80% of the greater of county or statewide non-metro median income limit as published annually by the Iowa Finance Authority). At least 30% of HTF funds will be reserved for persons of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

COG Housing Board:

Rick Thompson, *County Supervisor (Audubon County)*
 Shane Lange, *Landmands National Bank (Audubon County)*
 Rich Ruggles, *County Supervisor (Carroll County)*
 Jim Gossett, *Raccoon Valley Electric Cooperative (Carroll County)*
 Eric Skoog, *County Supervisor (Crawford County)*
 Coletta Weeda, *(Crawford County)*
 John Muir, *County Supervisor (Greene County)*
 Linda Eighmy, *Iowa Realty (Greene County, Jefferson)*
 Jack Lloyd, *County Supervisor (Guthrie County)*
 Ranell Drake, *County Supervisor (Sac County)*
 Steve Spotts, *Iowa State Bank (Sac County, Sac City)*
 Vacant *(Guthrie County)*



Housing Trust Fund PY2014-PY2019 Investments



Total County Investment (Households Assisted)	
Audubon (31)	\$251,865.59
Carroll (42)	\$306,617.52
Crawford (31)	\$221,890.34
Greene (29)	\$222,545.57
Guthrie (32)	\$247,208.19
Sac (32)	\$245,564.41
Total (197)	*\$1,515,873.43
	<small>*includes development projects</small>