

All Things Housing 2025

Upper Explorerland Regional Planning Commission (UERPC) has had a very busy year with home repairs and down payment assistance projects. With three different funding opportunities that were awarded in the later part of 2024 and implemented in 2025, we have **currently served 127 households since January 2025 with projects totaling over 2.4 million. All that project funding to do the great work in our region originated from: Northeast Iowa Regional Housing Trust Fund (NEIRHTF)** which gave opportunity to obtain funding from the Federal Home Loan Bank Repair Program, and Iowa Finance Authority Homeowner Assistance Fund Home Repair Pilot Program.

UERPC also assisted communities in our region with the Revolving Loan Fund (RLF) which is derived from the loan payments that originated with the NEIRHTF program. In the past five years the combined funding spent through the RLF program in our 5-county region was over 1 million dollars to provide county housing studies, community derelict home demolitions, non-profit housing grants, and matching dollars that created opportunities to seek other funds just like the ones described above.

The work completed is only made possible by county and city governments along with our banking community that has supported the NEIRHTF program. The amount of dollars spent and work that has been completed creates economic outcomes and benefits through partnerships using public funding with private investment. If you step back and look at how the partnership funding touches our region, together we have created or retained jobs in construction/trades, insurance, banking, real estate, services and administrative jobs directly. Indirectly together we have supported businesses through sales of goods from local suppliers, equipment, and transportation. Together we have also increased household earnings and improved stability of workers.

The ripple effect shows that for every 1 million dollars spent on capital investments; it generated an additional 1.89 million dollars in economic activity and supported numerous full-time jobs. Taking that into account, **the initial \$120,000 investment from our communities, counties and banks, has created \$6,191,584.03 in direct and indirect economic activity within our 5-county region.** That is something we can all celebrate and reminds us that working together we can truly make a difference.

One more thing to celebrate in 2025, **UERPC has once again been awarded funding from Iowa Finance Authority for the Home Investment Partnership (HOME) Program which will assist 15 to 20 households receive down payment assistance to buy their first home** within our 5-county region. To qualify for down payment assistance the program considers income, household size and property cost as primary factors to be eligible. **A household could qualify for up to \$32,000** in down payment funding.

Below you will find some example pictures of work completed in 2025. If you have questions regarding what UERPC and NEIRHTF do for housing and planning here in Northeast Iowa, please reach out to Chris Troendle at ctroendle@uerpc.org for more information.



