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## FISCAL TOPICS

Fiscal Services Division

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## Iowa Rental and Mortgage Emergency Assistance Programs

The [Iowa Finance Authority \(IFA\)](#) has administered multiple rental and mortgage emergency assistance programs, including the [Iowa Rent and Utility Assistance Program](#), the [Iowa Homeowner Foreclosure Prevention Program](#), and the [Iowa Eviction and Foreclosure Prevention Program](#).

**Background.** The Iowa Rent and Utility Assistance Program is a successor program to the Iowa Eviction and Foreclosure Prevention Program. The following households are eligible:

- Renter households with incomes of no more than 80.0% of the Area Median Income (AMI).
- Renter households in which one or more individuals in the household has qualified for unemployment benefits or has experienced a reduction in household income, incurred significant costs, or experienced other financial hardship due directly or indirectly to the COVID-19 outbreak.
- Renter households that can demonstrate a risk of experiencing homelessness or housing instability, which may include a past due utility or rent notice or eviction notice.

Residents of Polk County or the City of Des Moines are required to apply to local programs through the [Emergency Rental Assistance Program \(ERAP\)](#). More information can be found [here](#).

For the Iowa Homeowner Foreclosure Prevention Program, the following households are eligible:

- Current homeowners at imminent risk of foreclosure.
- Homeowners at risk of foreclosure due to a documented COVID-19-related loss of income on or after March 13, 2020.
- Households that do not exceed 80.0% of the AMI at the time of application.

For the Iowa Rent and Utility Assistance Program, an eligible tenant may be awarded up to 12 months of rental assistance, including no more than three months of future rent, and may receive assistance for past balances of utilities. There is no dollar amount cap. For the Iowa Homeowner Foreclosure Prevention Program, an eligible homeowner may receive mortgage assistance for up to four months (this can include payments up to two months in arrears), beginning with the April 1, 2020, mortgage payment, up to a \$3,600 maximum. There is no time limit on applying for funds in both programs; applications will be accepted until the entire allocation is utilized. A total of \$195.1 million was allocated from the federal [Consolidated Appropriations Act](#) of 2021 to help fund these programs.

The Iowa Eviction and Foreclosure Prevention Program included rent payment assistance beginning April 1, 2020, for up to four months (\$3,200 maximum) and mortgage payment assistance beginning April 1, 2020, for up to four months (\$3,600 maximum). The Program received \$37.4 million of federal Coronavirus Aid, Relief, and Economic Security (CARES) Act ([H.R. 748](#)) funding out of a discretionary \$1.250 billion allocated to the State, and [assisted](#) at least 14,323 renters and 874 homeowners in Iowa.

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### More Information

Iowa Housing Recovery: [www.iowafinance.com/about/covid-19-ifa-recovery-assistance](http://www.iowafinance.com/about/covid-19-ifa-recovery-assistance)

Emergency Rental Assistance in Iowa: [home.treasury.gov/policy-issues/coronavirus/American-Rescue-Plan-Act-of-2021](http://home.treasury.gov/policy-issues/coronavirus/American-Rescue-Plan-Act-of-2021)

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The general eligibility requirements for the Iowa Eviction and Foreclosure Prevention Program for current renter or homeowner applicants is as follows:

- At risk of eviction or foreclosure due to a documented COVID-19-related loss of income (either job loss or reduction in employment hours and/or pay) on or after March 17, 2020.
- Household income not exceeding [80.0%](#) of the median family income (MFI) for the applicant's county of residence at the time of application.
- Can show pay stub or other appropriate documentation prior to and after loss of income.
- Can show latest mortgage statement (for mortgage payment assistance only).

Applicants to the Iowa Eviction and Foreclosure Prevention Program whose household included an adult member who received [Federal Pandemic Unemployment Compensation \(FPUC\) Program](#) assistance, the \$600 additional weekly federal CARES Act stimulus unemployment benefit, in one or more payments in June and/or July 2020, were ineligible to receive rent or mortgage assistance in arrears but were eligible to receive assistance beginning with the August 2020 payment.

The CARES Act enacted a 120-day federal eviction moratorium on renters that expired on July 24, 2020. On September 4, 2020, the Center for Disease Control and Prevention (CDC) [enacted](#) a temporary eviction moratorium, which was extended through July 31, 2021. The CDC's goal with the moratorium was to limit the spread of COVID-19 while protecting renters from eviction during the economic downturn as low-income Americans, those most likely to rent, especially those working in the leisure and hospitality industries, were most likely to lose employment due to the pandemic. As of [June 2021](#), Iowa is still 18,800 leisure and hospitality jobs below the amount of jobs in February 2020 and overall employment in Iowa is 71,100 below the amount of January 2020.

The [American Rescue Plan Act of 2021](#) allocated another \$166.0 million in funding to [emergency rental assistance programs](#) in Iowa, which is [available](#) through federal fiscal year (FFY) 2027 if obligated by the end of FFY 2022.

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