
FISCAL UPDATE Article

Fiscal Services Division

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COVID-19 — IOWA EVICTION AND FORECLOSURE PREVENTION PROGRAM — DECEMBER 2020

Program. The Iowa Finance Authority (IFA) has established the [Iowa Eviction and Foreclosure Prevention Program](#) to assist Iowans who have been economically impacted by COVID-19 and may be facing housing hardships. The Program includes:

- **Rental Assistance.** Rent payment assistance beginning April 1, 2020, for up to four months (\$3,200 maximum).
- **Mortgage Payment Assistance.** Mortgage payment assistance beginning April 1, 2020, for up to four months (\$3,600 maximum). An announcement was made by the IFA on August 24, 2020, increasing the maximum from \$3,000.

Funding. The Coronavirus Aid, Relief, and Economic Security (CARES) Act ([H.R. 748](#)) provided the State with \$1.250 billion for COVID-19-related expenses. Governor Reynolds has allocated \$37.4 million of the federal funding to the Program, including a \$9.0 million allocation on October 22, 2020, and a [\\$5.0 million allocation](#) on November 18, 2020. The funds go directly to the landlord or mortgage provider. The Program operates as long as funds are available, and awards are made to the first applicants who are ready to proceed.

As of November 30, 2020, the IFA has provided approximately \$27.7 million to assist 11,733 renters and provided approximately \$1.4 million to assist 533 homeowners. COVID-19 has inordinately affected the service industry and small business owners, whose employees are more likely to rent than own. Additional statistics are available [here](#).

Eligibility. The general eligibility requirements are as follows:

- Current renter or homeowner.
- 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 whose household includes an adult member who received Federal Pandemic Unemployment Compensation (FPUC) Program assistance, the \$600 additional monthly federal CARES Act stimulus unemployment benefit, in one or more payments in June and/or July 2020 are ineligible to receive rent or mortgage assistance in arrears but may receive assistance beginning with the August 2020 payment.

Assistance. Legal assistance for those at risk of eviction or foreclosure is available from Iowa Legal Aid at no cost by phone at 800.332.0419 or [online](#). The IFA's Housing Recovery Help Line can be reached by phone at 855.300.5885.

Application Information. The application deadline for the latest \$9.0 million allocation to the Program is December 4, 2020, at 5:00 p.m. More information and application materials can be found [here](#).

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