



HOMES FOR IOWA

ICOG Staff Retreat

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Mike Norris

Executive Director, Southeast Iowa Regional Planning Commission

Board President, Homes for Iowa, Inc.

mnorris@seirpc.com

Homes for Iowa Principles

- Train incarcerated men in the building trades by building homes
- Connect Iowa employers and Homes for Iowa crewmembers
- Reduce recidivism
- Produce high-quality, affordable homes for Iowans delivered statewide



Homes for Iowa Inspiration



The Governor's House program in South Dakota provided the model for Iowa.

Homes for Iowa Structure

A Public-Private Partnership

Public: Iowa Prison Industries

Builds and moves homes, trains men, manages site

Private: Homes for Iowa, Inc.

A 501c3 organization, sets program policies, orders homes from IPI, takes home orders, sells homes to buyers/developers, pays for home building and training costs through sales

Homes for Iowa Structure

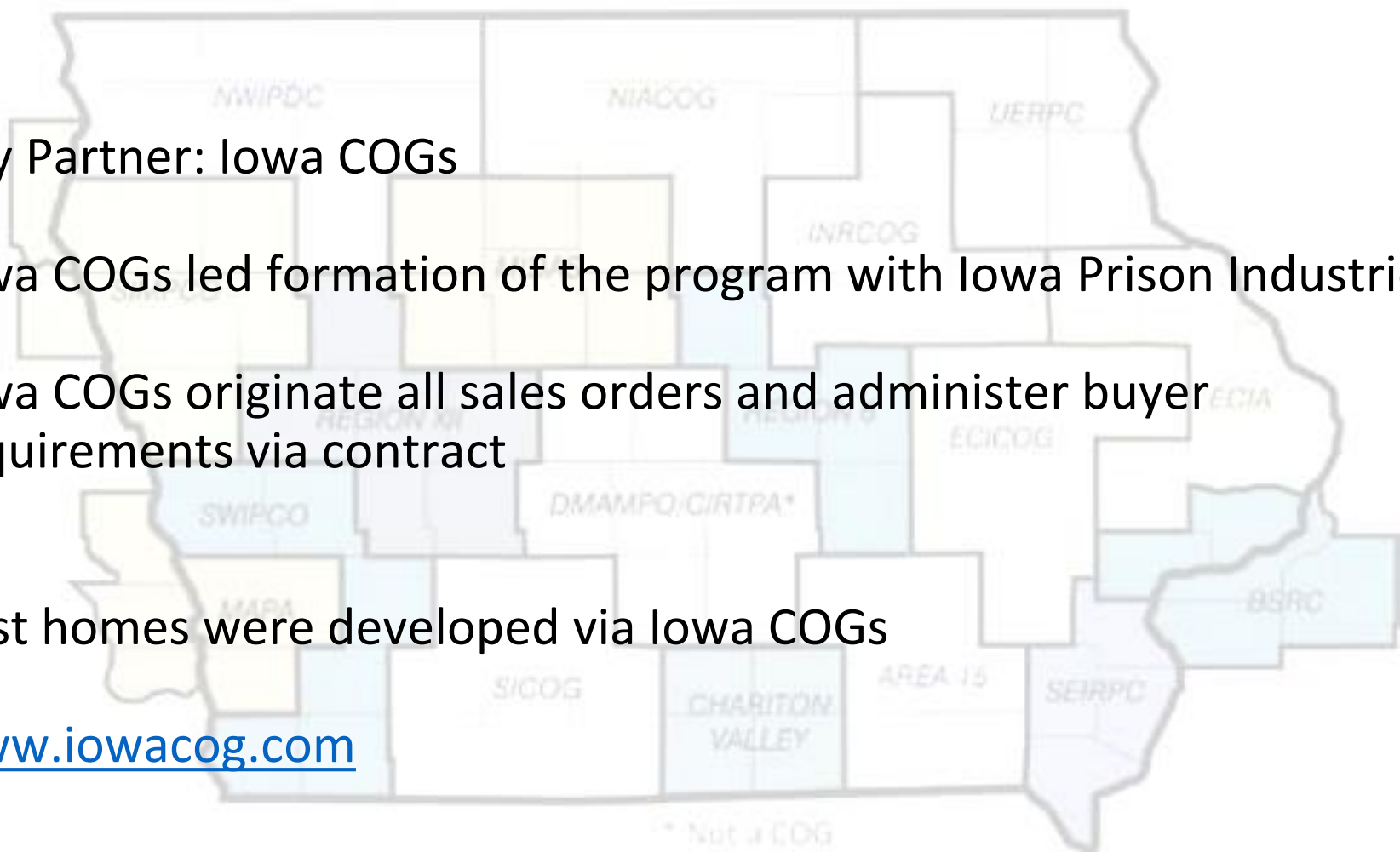
Key Partner: Iowa COGs

Iowa COGs led formation of the program with Iowa Prison Industries

Iowa COGs originate all sales orders and administer buyer requirements via contract

First homes were developed via Iowa COGs

www.iowacog.com



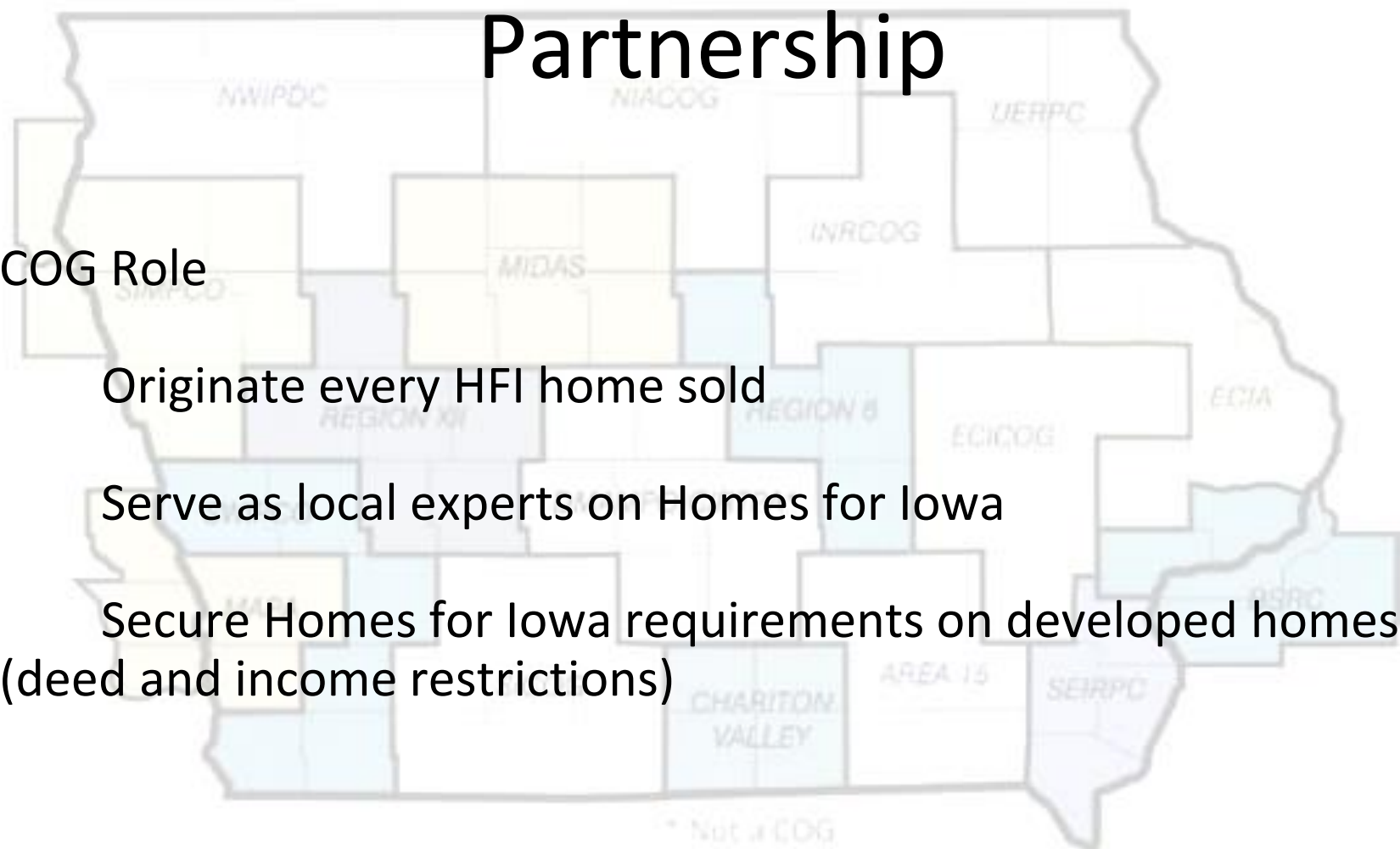
Homes for Iowa/ COG Partnership

- COG Role

Originate every HFI home sold

Serve as local experts on Homes for Iowa

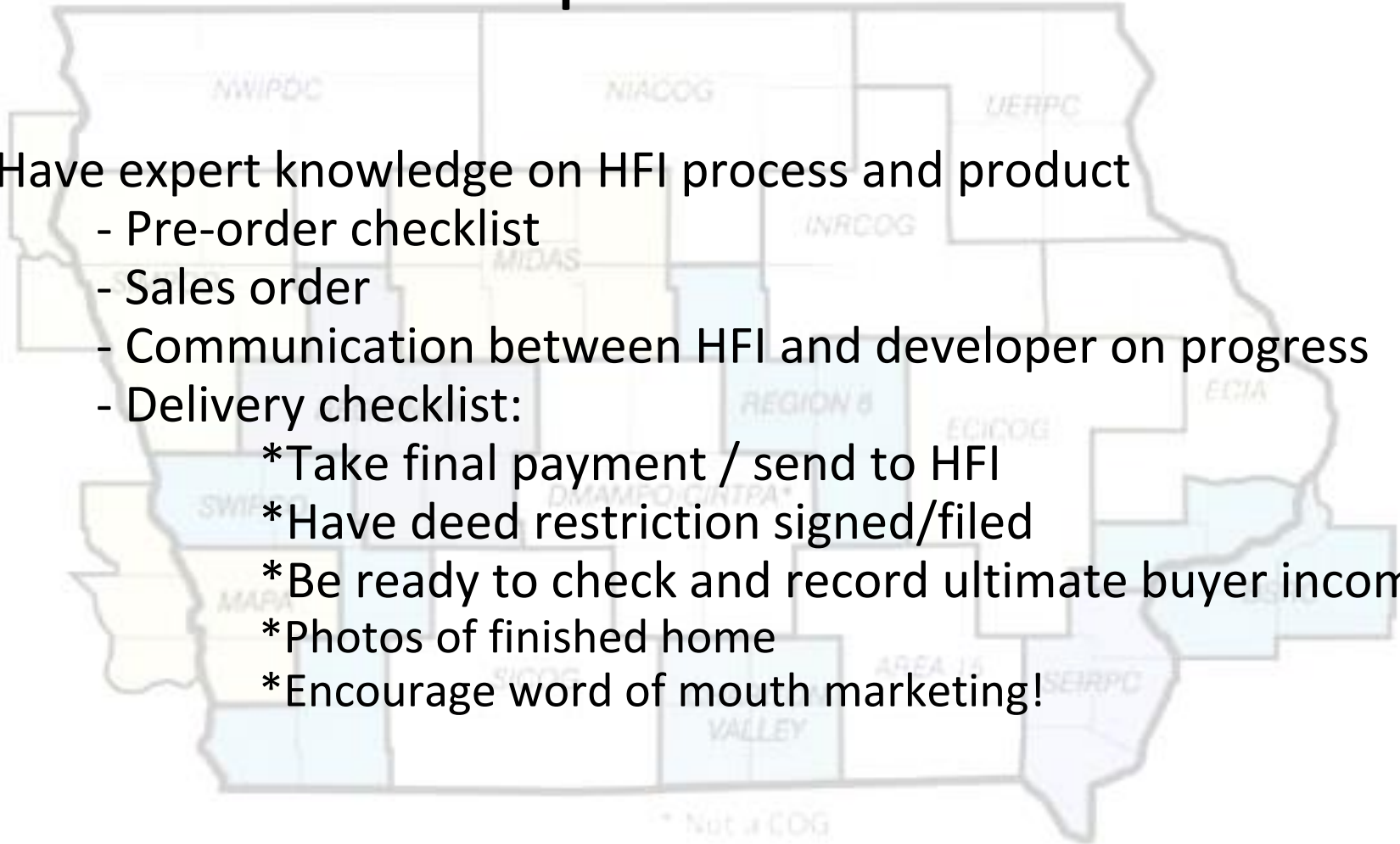
Secure Homes for Iowa requirements on developed homes
(deed and income restrictions)



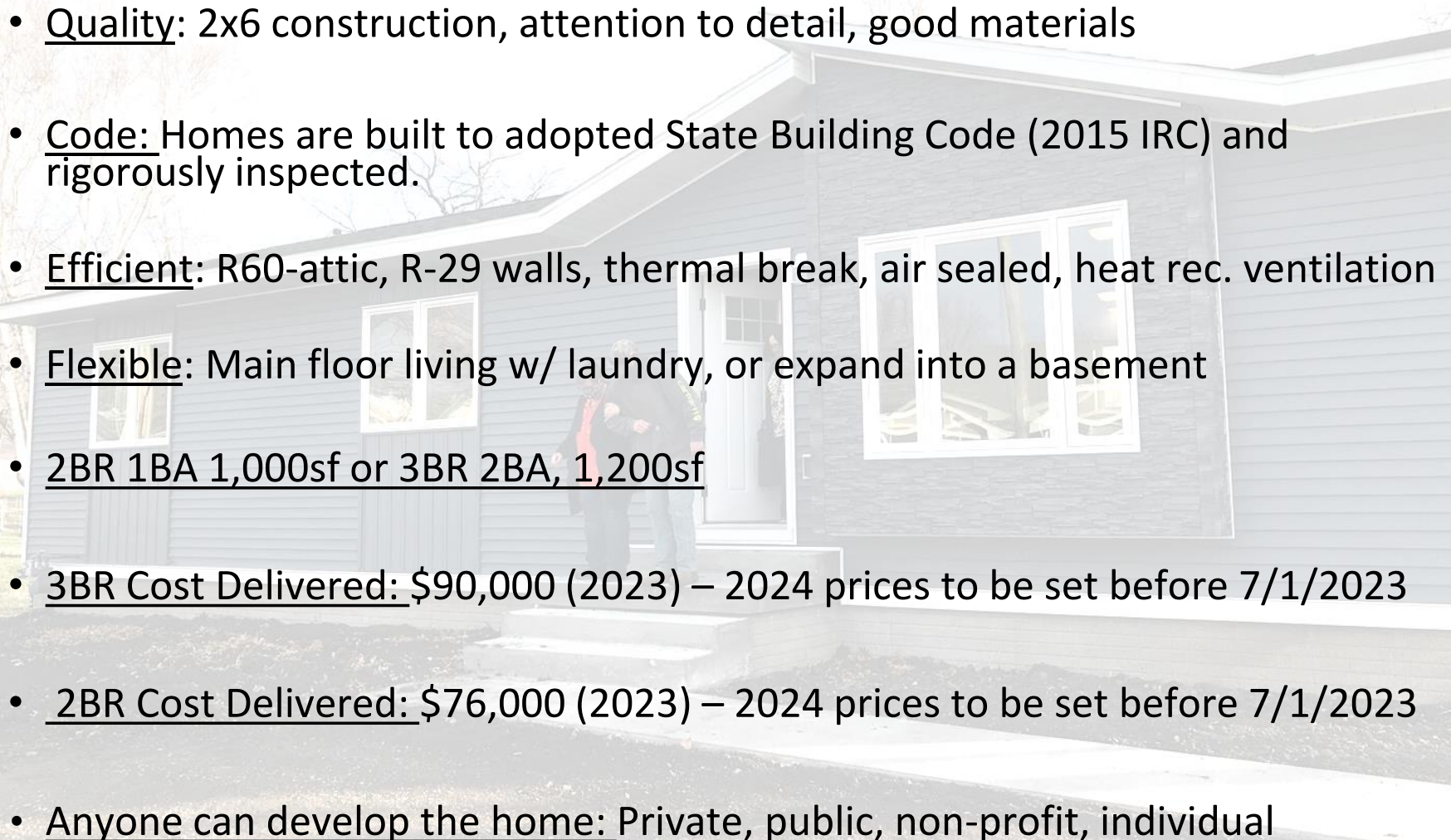
Homes for Iowa/ COG Expectations



- Have expert knowledge on HFI process and product
 - Pre-order checklist
 - Sales order
 - Communication between HFI and developer on progress
 - Delivery checklist:
 - *Take final payment / send to HFI
 - *Have deed restriction signed/filed
 - *Be ready to check and record ultimate buyer income
 - *Photos of finished home
 - *Encourage word of mouth marketing!



Homes for Iowa Homes

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- The background image shows a modern, single-story house with blue horizontal siding and white trim around the windows and doors. The house has a gabled roof and a small front porch. Two people are standing on the porch, and a dog is visible. The house is set in a grassy area with trees in the background.
- Quality: 2x6 construction, attention to detail, good materials
 - Code: Homes are built to adopted State Building Code (2015 IRC) and rigorously inspected.
 - Efficient: R60-attic, R-29 walls, thermal break, air sealed, heat rec. ventilation
 - Flexible: Main floor living w/ laundry, or expand into a basement
 - 2BR 1BA 1,000sf or 3BR 2BA, 1,200sf
 - 3BR Cost Delivered: \$90,000 (2023) – 2024 prices to be set before 7/1/2023
 - 2BR Cost Delivered: \$76,000 (2023) – 2024 prices to be set before 7/1/2023
 - Anyone can develop the home: Private, public, non-profit, individual

The logo for "Homes for Iowa" features a stylized house outline in blue and red. The word "HOMES" is in blue, and "FOR IOWA" is in red, with a small outline of the state of Iowa to the right of the word "IOWA".[illegible]

NOTE:
MIRROR IMAGE
LOCATIONS A

GENERAL NOTES:

1. CASEMENT WINDOWS / UNLESS TEMP. GLASS AS REQ. BY I
2. IT IS THE RESPONSIBILITY O CONTRACTOR TO INSURE TH ARE INSTALLED PER MFR. F
3. IT IS THE RESPONSIBILITY O ELECTRICAL AND HVAC SUB BUILD THEIR SYSTEMS AND SYSTEMS ARE INSTALLED A
4. IT IS THE OWNER OR CONE

Homes for Iowa Homes



As delivered

With floor and appliances



Homes are built complete – owners need provide flooring and appliances only

Homes for Iowa Homes



Home in progress – a narrow 3BR model

Homes for Iowa Buyer Limits



Buyer Eligibility and Restrictions

- Ultimate buyer household income under \$113,000 taxable (after all credits and deductions applied on form 1040)
- Five year expiring deed restriction:
 - Home cannot be rented
 - Must be primary residence
 - Receding claw back if initial appraisal higher than initial sale price

Homes for Iowa Moving



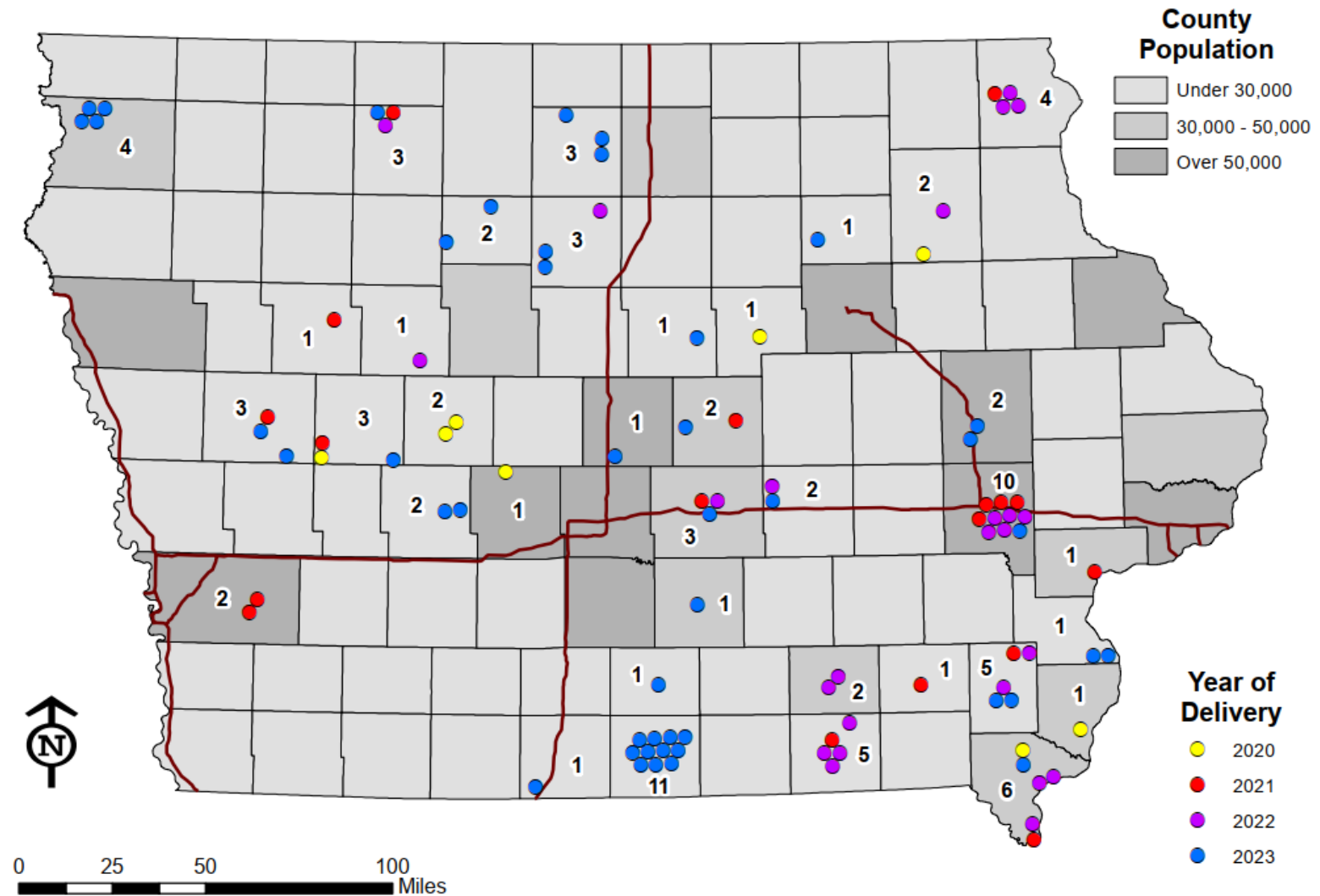
Homes for Iowa moves its own homes and sometimes partners with private movers. A home can safely travel 200 miles in a day.

Homes for Iowa Moving



Homes for Iowa Towns

Homes for Iowa - Full Statewide Inventory, 2020-2023



Homes for Iowa Towns



Mount Pleasant, IA E Becky Lane (private developer)

Homes for Iowa Towns



Mount Pleasant, IA E Becky Lane (private developer)

Homes for Iowa Towns



Mount Pleasant, IA E Becky Lane (private developer)

Homes for Iowa Towns



West Burlington, Iowa (non-profit developer Southeast Iowa Housing, Inc.)

Homes for Iowa Towns



Rural Winfield, Iowa, 105th St, Individual homeowner

Homes for Iowa Towns



West Point, Iowa (private developer)

Homes for Iowa Towns



Keokuk, Iowa (non-profit / non-profit partnership Keokuk Area Habitat for Humanity and Southeast Iowa Housing, Inc.)

Homes for Iowa Costs

- Anywhere from \$170,000 to \$225,000

- Depends on conditions -

- Land price
- Basement or crawlspace
- Developer profit or not
- Garage
- Finished basement

• Homes for Iowa 3BR home	\$90,000
• Basement/concrete/util	\$50,000
• Garage	\$20,000
• Lot	\$15,000
• Flooring	\$6,000
• Site carpentry	\$12,000
• Developer fee	<u>\$12,000</u>
TOTAL	\$205,000 or \$171/sf

Homes for Iowa Training



Classroom:

Flagger Certificate
OSHA 10 Certificate
NCCER Construction Laborer Curriculum
Apprenticeships: Plumbing, Electrical, Home
Performance Laborer

Building homes:

Framing, Roof, Windows, Siding
Electrical
HVAC
Plumbing
Drywall hanging/finishing
Interior trim, cabinets, doors

Homes for Iowa Training



Crew members voluntarily apply to the program and are minimum-security level.

Crew members transfer into the program from other minimum-security facilities to participate.

HFI has a full-time recruiting/placement coordinator that helps with resumes and job connections.

HFI partners with DMACC to instruct courses and uses professional staff.

HFI currently has 60 crew members onsite.

Homes for Iowa Opportunities

Moderately Priced Housing

Housing Churn

Value anchors in aging areas

Lower Recidivism

Skilled workforce

Population retention/attraction

Lending Opportunities
Construction LOC
Mortgage
HELOC

Contracting Opportunities
Electrical
Plumbing
Concrete
Carpentry
Finishes, Appliances

Positive futures

Homes for Iowa and Opportunities for Iowa COGs



YOU ARE INVITED

to visit our homebuilding and training site near Newton, IA

- Infill development on demolition lots
- New subdivisions
- New taxable valuation
- Good for young families or older adults
- Connecting with trades and contractors for crewmembers

Homes for Iowa is always looking to connect with partners!



THANK YOU

Mike Norris

Executive Director, Southeast Iowa Regional Planning Commission

Board President, Homes for Iowa, Inc.

319-753-4310

mnorris@seirpc.com

www.seirpc.com

www.homesforia.com