S&P Global Ratings

Research

Iowa Finance Authority; General Obligation

Primary Credit Analyst:
Daniel P Pulter, Centennial (1) 303-721-4646; Daniel.Pulter@spglobal.com

Secondary Contact:
Marian Zucker, New York (1) 212-438-2150; marian.zucker@spglobal.com

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Iowa Finance Authority; General Obligation

Credit Profile		
Iowa Fin Auth ICR		
Long Term Rating	AA+/Stable	Affirmed

Rating Action

S&P Global Ratings affirmed its 'AA+' issuer credit rating (ICR) on Iowa Finance Authority (IFA, or the authority). At the same time, S&P Global Ratings affirmed its 'AA+' long-term rating on the authority's Multifamily Housing Bond Resolution debt and its dual 'AA+/A-1' rating on the debt. The outlook is stable.

Credit Overview

The ICR reflects our opinion of the authority's:

- Increasing equity position, with the authority's net position reaching approximately $326.3 million in fiscal 2019, indicating sufficient resources to sustain operations through economic downturns and uncertainties;
- Strong asset quality, with a high-quality and low-risk asset base consisting primarily of 'AA+' rated MBS, coupled with very low rates of whole loan delinquencies;
- Strong profitability metrics, as demonstrated by a five-year average return on average assets of 1.14% (reaching 1.21% in fiscal 2019); and
- A track record of strong senior management, that has continued to strategically plan and implement growth through well-embedded, formalized practices and policies amid top leadership changes.

Partially offsetting these strengths, in our view, is the authority's slightly lower net equity-to-total assets ratio--a primary metric used in our rating methodology--relative to similarly rated peers. Despite growing on an absolute basis in fiscal 2019, total equity and net equity alike decreased relative to total assets year-over-year, due to a proportionately higher rate of growth in liabilities corresponding with the issuance of bonded debt. While the authority's profitability metrics previously demonstrated substantial volatility due to structural imbalance of grant income and expenses, resulting in an operating deficit in fiscal 2016, net income has normalized and remained relatively stable in the years since.

IFA has demonstrated robust financial strength, an ability to implement strategic objectives, and stable net equity levels over the past five years. It has also grown its asset base for three consecutive fiscal years by shifting some of its single-family loan originations from the to-be-announced market to bond financing. In fiscal 2019, IFA issued two new bond series totaling approximately $141 million to purchase mortgage-backed securities (MBS) and provide down payment assistance (DPA). This led to a 15.3%, or $73.4 million, increase in low-risk, high-quality program assets, consisting of securitized MBS with enhancement from Fannie Mae, Freddie Mac, or Ginnie Mae. Furthermore, IFA's capital-adequacy ratios reflect a low-risk profile consistent with its current rating and solidly in line with those of other 'AA+' rated housing finance agencies (HFAs).

The stable outlook reflects our view of IFA's strong equity balances, excellent governance, and strong balance sheet comprised of very low-risk assets. We also note that IFA has historically demonstrated an ability to successfully navigate mortgage industry turmoil while maintaining strong asset quality and leverage ratios, as evidenced by its performance throughout the Great Recession. Accordingly, we believe that the authority's strong equity and capital adequacy ratios position it well to maintain its credit quality even in the event of a contracting business cycle. Therefore, we do not expect to change the rating within the one-year outlook period.

Environmental, Social, and Governance Factors

We have analyzed IFA's environmental, social, and governance risks (ESG) relative to its ICR in terms of asset quality; management, legislative mandate, and federal designation; and the local economy, and determined that all are in line with our view of the sector standard. While we believe the COVID-19 pandemic represents a social risk, and that the associated economic fallout could have an effect on state housing finance agencies, the degree and duration of the effect on IFA is unknown. In response to the spike in unemployment and sudden drop in economic activity, the U.S. government has announced restrictions limiting evictions for non-payment of rent or mortgages, precluding foreclosures on federally-backed mortgages in the short term. However, the strong overcollateralization of IFA's indentures, strong equity levels, a high-quality asset base predominately comprised of federally-backed MBS, and low-risk debt profile should mitigate any near-term liquidity impact. IFA uses a third-party master servicer for its outstanding loans, and due to required loan-advancing provisions, we do not expect any moratorium on borrower mortgage payments to adversely affect bond repayments. We will continue to monitor related developments and their impacts.

Stable Outlook

Downside scenario

If prior volatility in the authority's net income were to resume and materially weaken profitability and leverage ratios, or if the authority's asset quality were to deteriorate due to higher levels of non-performing assets (NPAs) in the midst of severe economic decline, we could take negative rating action.

Upside scenario

While we consider it unlikely in the midst of the pandemic and resulting financial turmoil, should the authority's financial strength and the overall economic strength of Iowa improve to the point where we view IFA's credit quality of to be stronger than the 'AA+' rating, we could take positive rating action.

Financial Strength

In order to gauge earnings quality and stability, we review financial performance for the most recent five years, with emphasis placed on any notable fluctuations. A premium is placed on consistency of performance. IFA's performance, as evidenced by the financial ratios in table 1 at the end of this report, has been consistently strong with few exceptions over the past five fiscal periods. Aside from prior volatility in profitability, analysis of the authority's trends over the past five years reveals them to be generally stable, as shown in table 2 at the end of this report.

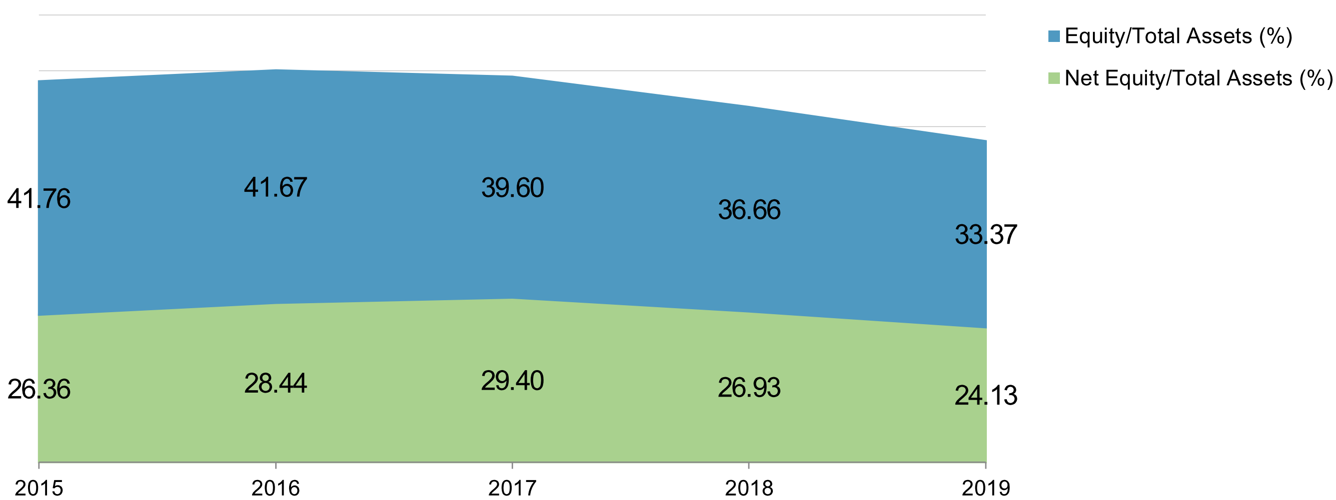
We also use income statement analysis to evaluate revenue sources, cost controls, and profitability in tandem with a balance sheet analysis of liquidity, capitalization, and asset quality. Both approaches involve evaluation of an organization's cash accumulation levels, types of investments, inter-fund borrowing, historical use of debt, loan loss reserves, real estate owned, net charge-offs, equity and quality of assets. The principal areas of analysis, which are discussed below as they pertain to our evaluation of IFA, are capital adequacy (including equity and leverage), profitability, asset quality, and liquidity.

Capital adequacy

We consider IFA to be well capitalized with strong capital adequacy and leverage ratios. The highest emphasis in our analysis is placed on net equity and the related ratios, which are therefore primary drivers in the authority's 'AA+' ICR. As defined in our criteria, equity refers to IFA's net position, excluding changes in the fair value of investments. Similarly, the term "net equity" refers to the authority's net position after S&P Global Ratings' adjustments for projected loan losses, loan loss reserves, and other program-specific factors--also excluding changes in fair value. In this regard, net equity indicates the resources available to sustain operations during difficult circumstances, authority programs that further the mission of expanding housing affordability, or pursue other strategic priorities. IFA's net equity was strong at $235.8 million as of June 30, 2019, up approximately 1.6% from fiscal 2018. The authority's net equity-to-total assets and net equity-to-total loans ratios likewise remained strong at 24.1% and 35.1%, respectively, despite declining slightly year-over-year due to comparably higher growth in liabilities. Chart 1 below shows IFA's equity to total assets and net equity to total assets over the past five fiscal periods.

Chart 1

IFA--Equity/Total Assets vs. Net Equity/Total Assets



e--Estimate. Source: S&P Global Ratings.

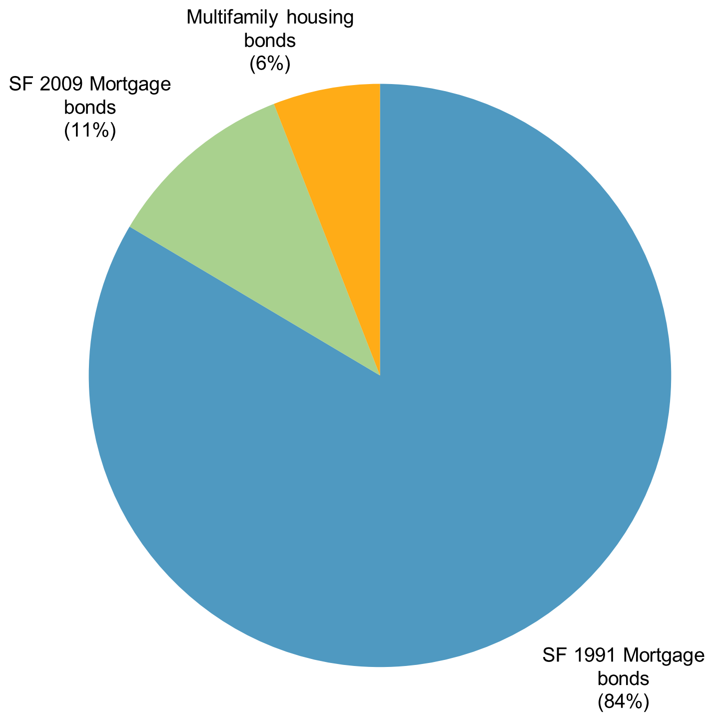
The authority has single-family bonds outstanding under two master indentures. The Single-Family Mortgage Bond Resolution was adopted in 1991 and is rated 'AAA', reflecting our opinion of the extremely high quality of IFA's pledged collateral--Ginnie Mae, Fannie Mae, and Freddie Mac MBS--the strong credit quality of investments, and cash-flow sufficiency. The 1991 indenture accounted for nearly 89% of the authority's total single-family bonds outstanding at the close of fiscal 2019, and 83.5% of total housing authority debt. The authority's remaining single-family bonds were issued under its single-family mortgage revenue bond resolution, adopted in 2009, and are also backed by MBS. The authority has multifamily general obligation bonds outstanding under two master indentures, which were adopted in 1978 and 2005. Chart 2 below shows the distribution among the different programs as of June 30, 2019.

As of June 30, 2019 the authority reported approximately $614.8 million in net debt outstanding--including bonded debt under its single and multi-family bond programs--representing an increase of 19.8% year-over-year and extending a three-year trend of rising debt levels as the authority uses bond financing to pursue its mission. However, because the authority's equity and net equity also increased during this time, leverage ratios decreased by a lesser degree, with equity-to-debt of 53.1% and net equity-to-debt of 38.4%. During fiscal 2019, IFA issued roughly $141 million in bonds within the Housing Agency Fund and made bond payments in the amount of approximately $43.4 million. In October 2018, the authority issued $59 million in single-family mortgage bonds for series CDE, the proceeds of which were used to finance the purchase of MBS, provide DPA, and pay costs of issuance. Series 2019 ABC, issued in June 2019, totaled another $82 million with the same uses of proceeds. Since the end of fiscal 2019, the authority has issued an additional two series of bonds for an aggregate par value of $183.35 million.

IFA continues to actively manage its variable-rate and counterparty exposure. At the end of June 2019, $188 million, equal to 23.9% of the authority's total debt outstanding, was issued at variable interest rates, with liquidity provided by Federal Home Loan Bank Des Moines (AA+/Stable/A-1+), US Bank N.A. (AA-/Stable/A-1+), and Wells Fargo Bank N.A. (A+/Stable/A-1). At the end of fiscal 2019, 71.3% of the authority's floating-rate exposure was hedged through interest rate swaps and caps, entered into with The Bank of New York Mellon (AA-/Stable/A-1+), Royal Bank of Canada (AA-/Stable/A-1+), Goldman Sachs Bank USA (A+/Stable/A-1), and Wells Fargo. As of June 30, 2019, the total notional amount of the authority's hedging derivatives was $134.1 million.

Chart 2

IFA: Debt Summary as of June 30, 2019



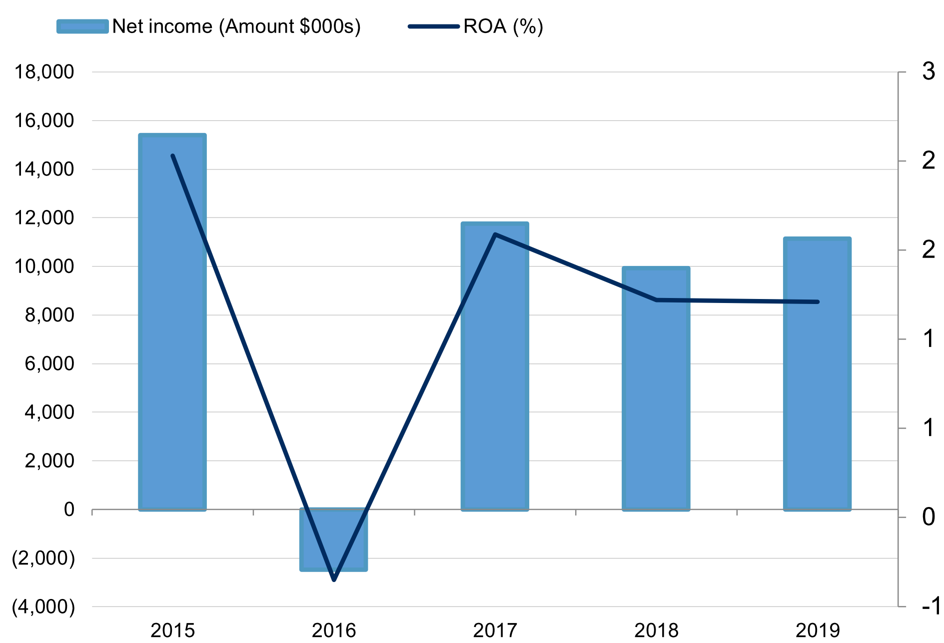
In our view, IFA's contingent liability position is very strong. At fiscal year-end 2019, it reported a total $38.537 million in directly placed issues between its various indentures, representing only 6.27% of debt outstanding. These direct placement bonds have been issued to the US Treasury and Federal Home Loan Bank, are secured with the MBS or loans purchased with bond proceeds, and have both principal and interest receipts pledged to bondholders. Furthermore, the authority's pension and other postemployment benefits (OPEB) expenses represented a mere 0.8% of total expenses in fiscal 2019. All full-time authority employees participate in the Iowa Public Employees' Retirement System (IPERS), a cost-sharing multiple-employer plan administered at the state level. As of June 30, 2019, the plan was 83.6% funded--calculated as plan fiduciary net position as a percent of the total pension liability--and at which time the authority reported a proportionate share of the total pension liability of $6.4 million. The authority does not fund OPEB, but employees are eligible for the State of Iowa OPEB plan, through which retirees must generally pay 100% of premiums, but also benefit from an implicit rate subsidy. Owing to the relatively minimal annual costs associated with IFA's pension and OPEB plans, and the generally strong funded status of the IPERS plan, we do not anticipate any fixed cost pressure resulting from IFA's pension and OPEB liabilities in the near future.

Profitability

We regard IFA's profitability as strong. In order to assess an entity's operating efficiency and potential future financial performance, we first examine profitability ratios--primarily return on assets (ROA). We calculated the authority's ROA as 1.21% in fiscal 2019, remaining level from 1.22% in fiscal 2018. Despite prior volatility in ROA due to grant income funding and timing differences between grant income and grant expense, we do not view this volatility as a significant risk. In fiscal 2019, total revenue increased 5.8% year-over-year to $132.3 million--excluding a net $17.6 million increase in the fair value of investments--far eclipsing a 1.6% growth in total expenses. Consequently, net income grew 12.26% year-over-year to $11.15 million in fiscal 2019, bringing the trailing five-year average to $9.15 million.

Chart 3

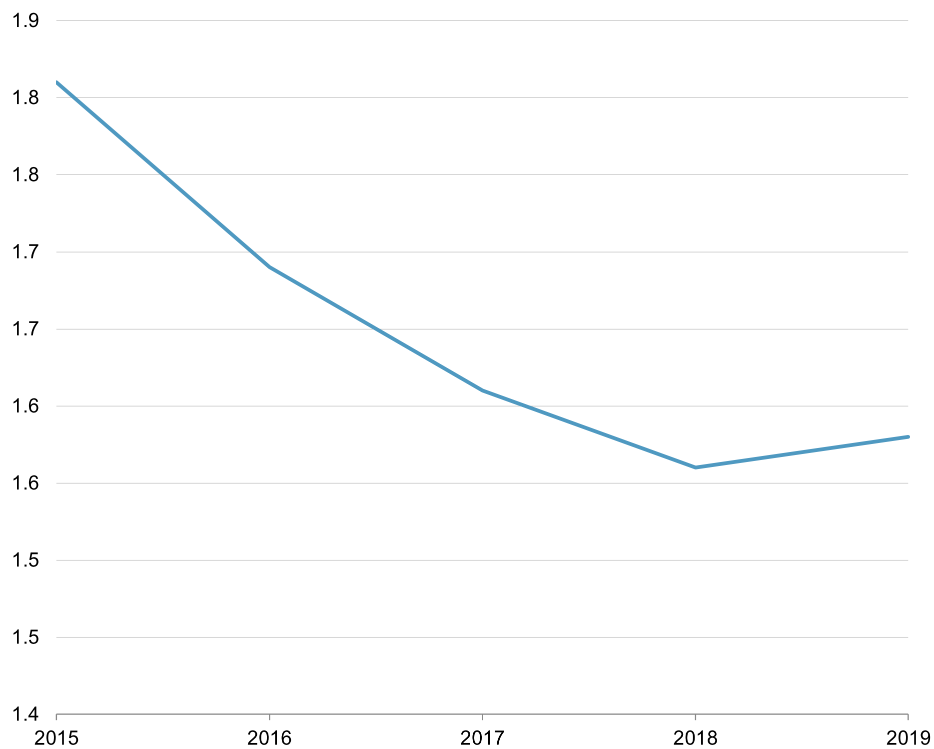
IFA--Net Income and ROA



Lastly, we include net interest margin in our assessment of an HFA's profitability, which indicates an entity's ability to issue debt at a low enough interest rate to support affordable loans at a higher rate--or earnings spread. After a 1.1% year-over-year increase in the authority's net interest margin to 1.58% in fiscal 2019, its five-year average improved slightly to 1.65%. Furthermore, its 1.64% average over fiscal years 2014 to 2018 remained well above the average for 'AA' rated HFAs at 1.42%. The authority reported a $16.1 million interest expense in fiscal 2019, representing a 16.7% year-over-year increase corresponding with issuance of new bonded debt, and a 23% increase over 2015 levels. Aggregate interest income from MBS and investments similarly increased by 15% year-over-year to $29.8 million in fiscal 2019, though this sum has experienced comparatively slower growth since 2015 when it was reported at $26.2 million.

Chart 4

IFA--Net Interest Margin



Asset quality

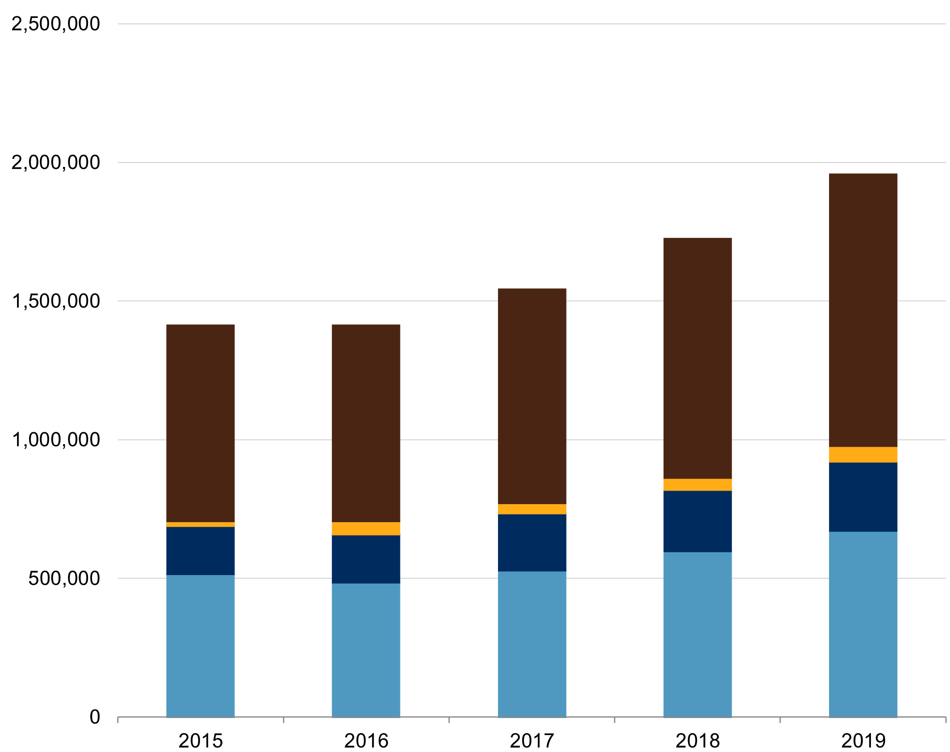
We view IFA's asset quality to be very strong and high performing. Because HFAs cannot levy taxes or raise user fees, the assessment of asset quality, in tandem with earnings quality or profitability, is of paramount importance to determining the ICR.

IFA's total assets grew by 13.4 %, or $115.86 million, in fiscal 2019, continuing a two-year trend of consecutive increases after previously shrinking between 2011 and 2016. The authority originated 2,012 single-family loans within the fiscal year, down slightly from 2,058 in 2018 and 2,300 in 2017--the post-recession peak. Total cash, cash equivalents, and investments grew by 11.9% in 2019, or $26.1 million, and total investments in MBS increased 15.3%, or $73.4 million, adjusted for fair value. The financial information used for these calculations excludes the state revolving fund that IFA administers, as well as any conduit bond issues, which have no recourse to the authority.

As of June 30, 2019, IFA's loan portfolio consisted of a majority Ginnie Mae, Fannie Mae, and Freddie Mac MBS, at 82% of net total loans and MBS, with multi- and single-family mortgage loans accounting for the remaining 18%. The proportion of MBS remains high relative to most HFAs. Approximately 56% of the authority's total asset portfolio consists of 'AA+' rated MBS. We generally view a high proportion of MBS as a positive credit factor due to the high credit quality, and the fact that MBS guarantees payment on the underlying loans. Accordingly, no reserves are required to cover potential losses. The MBS is serviced by the Idaho Housing and Finance Association, the authority's master servicer. The remaining whole loans on its balance sheet are performing well, in our opinion, and have sufficient excess assets to cover any potential credit shortfalls or liquidity issues. Reported delinquencies (or NPAs) as of June 30, 2019 were $6.08 million, or a very low 0.91% of total loans and MBS. While this ratio remains above historical lows (0.45% in 2014) following a decision by IFA to conservatively include impaired loans in NPAs, it represents a 49.5% decrease year-over-year, and a significant improvement from the 2017 high of 2.11%.

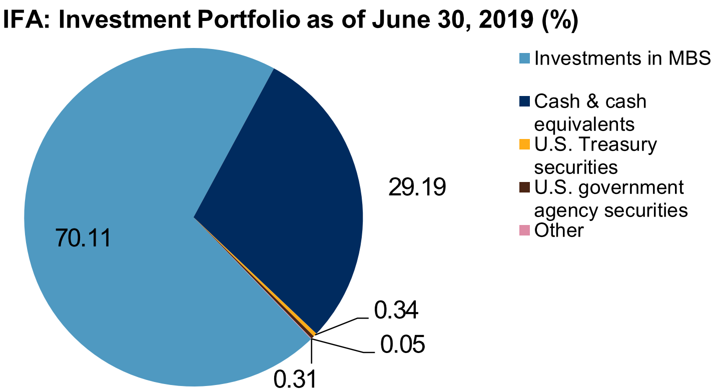
Chart 5

IFA--Total Assets ($000s)



IFA's investments are allocated in accordance with its investment policies and, in our opinion, are of high credit quality and provide sufficient liquidity (see chart 6). Management takes what we consider to be a conservative approach to the oversight and monitoring of the authority's investments. IFA's non-MBS investment portfolio grew 11.8% year-over-year to $245.7 million at June 30, 2019, and provided roughly 4.7% of revenue throughout the fiscal year. Of this sum, 97.6% was held in of short-term cash or cash equivalents, including highly rated money market funds, with the remainder held in certificates of deposit, municipal securities, agencies, and treasuries.

Chart 6



Liquidity

IFA has what we view to be strong and sufficient liquidity reserves. Liquidity ratios measure an organization's ability to cover short-term financial needs. Additionally, we consider asset-liability management as one of the primary mitigants to liquidity risk, since HFA balance sheets largely consist of long-term obligations, with maturity dates that are structured to match the maturities of long-term assets. We consider the ratios of total loans-to-total assets and short-term investments-to-total assets to be key measures of an organization's liquidity assessment. The authority's fiscal 2019 total loans-to-total assets ratio (inclusive of MBS) of 68.7% remains above average, in our view, when compared with that of rated HFAs, despite falling slightly from 69.3% year over year.

Management And Legislative Mandate

IFA is governed by a nine-member board of directors, each appointed by the governor and confirmed by the state senate, serving staggered six-year terms. The majority of board members claim experience in either the banking, business, or government sectors. A new executive director was appointed by the governor in January 2019, who has since led the Iowa Economic Development Authority and IFA simultaneously. Throughout this change in leadership, IFA's long-tenured and experienced senior management team remained unchanged. The authority continues to benefit from a strong relationship with the state, as evidenced by its consistent role in administering grant funding and associated responsibilities. In addition to its active single-family program, IFA manages numerous housing development and rehabilitation ventures meant to provide affordable housing and improve existing housing stock. It likewise administers several federal housing programs, further strengthening its legislative mandate.

The state has periodically tasked IFA with handling non-housing-related activities over the years, including serving as one of the state's primary bond-issuing authorities. The authority administers, in partnership with the Iowa Department of Natural Resources, the state revolving fund (SRF), which issues tax-exempt bonds to finance wastewater and drinking water facilities. SRF bonds are currently rated 'AAA' based on the large size and diversity of SRF's loan portfolios, program coverage and reserves, structural features, and management team with a proven track record. However, our analysis of the authority's ICR excludes SRF activities because its funds are legally obligated to the program and do not contribute to the authority's finances.

IFA's Title Guaranty Division (TGD) was established in 1986 to supplement the abstract-attorney's title opinion system by providing a low-cost mechanism for guaranties of real-property titles, to facilitate mortgage lenders' participation in the secondary market, and to add to the integrity of the land-title transfer system in the state. We consider the TGD when evaluating the authority's ICR as surplus funds from TGD, in accordance with state code, are available to support IFA's affordable housing activities. We believe risk associated with the title guaranty to the ICR is minimal, as adequate reserves and reinsurance are in place to cover potential claims.

Economy

According to IHS Global Insight, Iowa will be relatively resilient to the headwinds presented by the coronavirus 2019 (COVID-19) mitigation efforts. The state's economy is heavily based on agriculture and food manufacturing given its rural nature. Iowa ranks in the top five for agricultural, first in pork and corn export values across the United States. Although yields are high for agriculture, it is still subject to fluctuation in commodity prices which can decrease the demand for farm machinery, limiting the manufacturing sector.

Iowa has a relatively high concentration of manufacturing jobs – 14.4% of nonfarm employment, compared with nation's 8.5% average. COVID-19 mitigation efforts will heavily impact manufacturing, as the state already has seen the Tyson Fresh Meats facility in Waterloo close down due to becoming a hotspot for transmission. Iowa also produces more than 25% of the country's ethanol, which demand has drastically tapered off due to decreased gasoline consumption levels. Multiple ethanol plants in Iowa are already idling production as a result.

Offsetting agriculture and manufacturing, Iowa was successful in attracting renewable energy and hi-tech companies. MidAmerican Energy Co. announced a wind energy project, which, upon its completion in 2020 will allow the company to generate enough renewable energy to cover 100% of its customers' needs. Additionally, Facebook announced it will construct an additional 1-million-square-foot data center in Altoona.

Iowa is expect to see economic activity to pick back up in the third quarter of 2020, and recovery of payrolls are expected to return to pre-pandemic peaks in early 2023. IHS predicts that the state will still lag behind the national growth rate in total nonfarm payroll employment, average 0.4% compared to a 0.5% growth. The higher growth sectors include professional and business services and construction, which will see 2.0% and 1.6% annual growth.

Iowa's population growth has averaged 0.4% to just over 3.15 million in 2019, below the national average of 0.6% growth. This slow growth is caused by the state's struggle with persistent domestic outmigration, lacking the large urban centers, and lifestyle factors that attract and retain residents. The unemployment rate in March 2020 rose to 3.7% from 2.8% but remained well below the nation's jobless rate of 4.4% in March 2020. IHS Markit noted that the impact of COVID-19 restrictions will be revealed in the April employment release.

On the housing front, the state has maintained a slow, but steady pace over the past few years. Home prices have stayed consistent with overall income growth and advancing slowly. The average home price increased to $176,096 by the end of 2019 and projected to reach $188,403 by the end of 2023. Housing starts increased slightly in 2019, and are expected to increase in 2020 before a gradual decline in 2021. In previous years housing starts have displayed a negative trend, peaking at 13,500 units in 2016. In terms of composition, single-family units made up 81% and the remaining 19% were multifamily units in 2019.

For the fourth quarter of 2019, the total foreclosure rate of Iowa was 0.7%, compared with the national average of 0.8%. According to Mortgage Bankers Association, 0.5% of conventional loans (compared with 0.6% nationally) and 1% of FHA loans (compared with 0.9% nationally) entered foreclosure during that period. With these rates, Iowa ranked 18th in the nation for total loans in foreclosure.

Table 1

IFA -- Financial Ratios							
	--Fiscal year ended June 30--					**--Five-year average--**	
	2014	**2015**	**2016**	**2017**	**2018**	**2019**	**2015-2019**
Leverage (%)							
Total equity/total assets	35.20	41.76	41.66	39.60	36.66	33.37	38.61
Net equity/total assets	21.45	26.36	28.45	29.40	26.93	24.13	27.05
Total equity + reserves/total loans	55.15	76.91	83.05	78.30	70.99	63.80	74.61
Total equity/total debt	63.68	81.88	79.37	70.67	61.56	53.07	69.31
Net equity/total debt	38.81	51.67	54.20	52.46	45.22	38.38	48.39
Profitability (%)							
Return on average assets	0.71	2.03	(0.35)	1.59	1.22	1.21	1.14
Return on assets before loan loss prov & extraordinary items	0.79	1.57	0.34	1.56	1.20	1.20	1.17
Return on average equity	2.18	5.32	(0.85)	3.93	3.20	3.47	3.01
Net interest margin	1.54	1.81	1.69	1.61	1.56	1.58	1.65
Net interest margin (loans) (1)	1.99	1.64	1.57	1.48	1.29	1.17	1.43
Asset quality (%)							
NPAs/total loans + REO	0.45	0.81	2.07	2.11	1.79	0.91	1.54
Net charge-offs/average NPAs	(177.83)	(1589.57)	(80.54)	17.43	3.86	23.44	(325.08)
Loan loss reserves/total loans	5.67	19.75	22.55	20.54	18.15	15.24	19.24
Loan loss reserves/NPAs	1262.37	2450.35	1088.69	974.10	1012.08	1682.36	1441.52
Net charge-offs/average loans	(1.34)	(13.50)	(0.54)	0.24	0.07	0.40	N/A
Liquidity (%)							
Total loans/total assets	71.16	73.07	68.85	68.56	69.37	68.72	69.71
Short-term investments/total assets	21.25	22.04	22.33	25.52	25.17	25.29	24.07
Long-term investments/total assets	2.09	2.59	2.26	1.25	0.65	0.18	1.39
Total investments/total assets	23.34	24.63	24.59	26.77	25.82	25.47	25.46
Other assets/total assets	5.51	2.30	6.55	4.67	4.81	5.81	4.83

Table 2

IFA Five-Year Trend Analysis						
	2014	**2015**	**2016**	**2017**	**2018**	**2019**
Total assets	808,087.00	706,135.00	705,697.00	770,853.00	861,907.00	977,769.00
% change	(11.33)	(12.62)	(0.06)	9.23	11.81	13.44
Total debt	523,604.00	360,159.00	370,307.00	431,956.00	513,255.00	614,811.00
% change	(18.03)	(31.22)	2.82	16.65	18.82	19.79
Total equity	284,483.00	294,908.00	294,092.00	305,275.00	315,971.00	349,011.00
% change	4.37	3.66	(0.28)	3.80	3.50	10.46

Table 2

IFA Five-Year Trend Analysis (cont.)	2014	2015	2016	2017	2018	2019
Revenues	80,705.00	73,252.00	124,904.00	128,948.00	125,044.00	132,284.00
% change	(20.08)	(9.23)	70.51	3.24	(3.03)	5.79
Net income	6,071.00	15,399.00	(2,492.00)	11,769.00	9,932.00	11,150.00
% change	(61.31)	153.65	(116.18)	572.27	(15.61)	12.26
Total loans	145,557.00	146,581.00	117,546.00	121,179.00	117,800.00	118,381.00
% change	6.91	0.70	(19.81)	3.09	(2.79)	0.49
Nonperforming assets	2,583.00	4,159.00	10,061.00	11,142.00	10,722.00	6,086.00
% change	(61.33)	61.01	141.91	10.74	(3.77)	(43.24)
Loan loss reserves	32,607.00	101,910.00	109,533.00	108,534.00	108,519.00	102,395.00
% change	36.21	212.54	7.48	(0.91)	(0.01)	(5.64)

Table 3

Peer Comparison	Iowa Finance Authority		All AA+ rated entities	All AA rated entities	All AA- rated entities	All rated entities
	2015-2019 Average	2014-2018 Average	2014-2018			
Leverage (%)						
Total equity/total assets	38.91	38.98	35.87	28.79	21.94	28.31
Net equity/total assets	27.05	26.49	28.58	22.85	14.91	21.69
Total equity and reserves/total loans	74.61	72.88	57.47	47.56	43.16	48.83
Profitability (%)						
Return on average assets	1.14	1.04	0.97	0.93	1.39	1.22
Return on assets before loan loss provision and extraordinary item	1.17	1.09	0.94	1.13	1.44	1.31
Net interest margin	1.65	1.64	1.83	1.32	1.54	1.50
Asset Quality (%)						
NPAs/total loans and real estate owned	1.54	1.45	2.55	2.89	3.47	2.93
Loan loss reserves/total loans	19.14	17.33	2.24	4.61	3.29	3.85
Loan loss reserves/NPAs	1441.52	1357.53	349.50	152.43	234.40	225.95
Liquidity (%)						
Total loans/total assets	69.71	70.20	66.52	68.24	62.22	65.30

Ratings Detail (As Of May 15, 2020)

Iowa Fin Auth var rate multifam hsg		
Long Term Rating	AA+/A-1/Stable	Affirmed
Iowa Fin Auth GO		
Long Term Rating	AA+/Stable	Affirmed
Iowa Fin Auth GO		
Long Term Rating	AA+/A-1/Stable	Affirmed

Ratings Detail (As Of May 15, 2020) (cont.)		
Iowa Fin Auth GO		
Long Term Rating	AA+/Stable	Affirmed