

PHA Plans
Streamlined 5-Year/Annual
Version

**U.S. Department of Housing and
Urban Development**
Office of Public and Indian Housing

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years
2005 - 2009
Streamlined Annual Plan for Fiscal Year
2005

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Iowa City Housing Authority

PHA Number: IA022

PHA Fiscal Year Beginning: 07/2004

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**

Number of public housing units: 88 Number of S8 units: Number of public housing units:

Number of S8 units: 1,213

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

| Participating PHAs | PHA Code | Program(s) Included in the Consortium | Programs Not in the Consortium | # of Units Each Program |
|----------------------|----------|---------------------------------------|--------------------------------|-------------------------|
| Participating PHA 1: | | | | |
| Participating PHA 2: | | | | |
| Participating PHA 3: | | | | |

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans and attachments (if any) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices

Streamlined Five-Year PHA Plan PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is:
- *To help improve the quality of life for those we serve, the Iowa City Housing Authority will act as a community leader on affordable housing by providing:*
 - *Information and education*
 - *Housing assistance*
 - *Public and private partnership opportunities*

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

The measure(s) of success for reaching each goal/objective is referenced below the stated objective and is supported by one or more of the following documents:

1. Public Housing Assessment System (PHAS):

PHAS evaluates a PHA by assessing the following: (a) the physical condition of the PHA properties; (b) the PHA's financial condition; (c) the PHA's management operations; and (d) the resident assessment of the PHA's performance.

2. Section 8 Management Assessment Program (SEMAP):

SEMAP evaluates the management performance of the Section 8 Program by assessing the following: (a) compliance with policies for selecting from selecting from the waiting list; (b) reasonableness of rents; (c) when determining adjusted income, is information properly verified and documented; (d) is the utility allowance schedule up-to-date; (e) are a certain number of HQS re-inspections done to ensure quality control; (f) is the timely correction of HQS deficiencies being enforced; (g) are actions being taken to encourage housing opportunities outside areas of poverty and minority concentration; (h) Fair

Market Rent limit and Payment Standard; (i) are annual reexaminations done for all participants; (j) are tenant rent calculations correct; (k) does each unit pass HQS inspection before the beginning date of the assisted lease and contract; (l) are all units inspected annually; (m) is the lease-up rate for the fiscal year being met; (n) are families being enrolled in the Family Self Sufficiency (FSS) as required.

3. The Annual Plan:

The Annual Plan is required by Housing and Urban Development (HUD) and is required to be updated annually. The Annual Plan provides details about the agency's immediate operations, program participants, programs and services, and the agency's strategy for handling operational concerns, resident's concerns and needs, programs and services for the upcoming fiscal year

4. Section 8 Administrative Plan:

The Section 8 Administrative Plan is required by Housing and Urban Development (HUD). The Section 8 Administrative Plan defines the Iowa City Housing Authority's policies for the operation of the Section 8 Program, incorporating Federal, State and local law.

5. Admissions and Continued Occupancy Policy:

The Admissions and Continued Occupancy Policy is required by Housing and Urban Development (HUD). The Admissions and Continued Occupancy Policy defines the Iowa City Housing Authority's policies for the operation of the Public Housing Program, incorporating Federal, State and local law.

6. CITY STEPS 2006-2011:

CITY STEPS is the City of Iowa City's consolidated plan as required by Housing and Urban Development (HUD). CITY STEPS defines policies and strategies for providing assistance to Iowa City's low-income population over a period of five years.

7. Family Self-Sufficiency Program (FSS):

The Family Self-Sufficiency Program is funded by Housing and Urban Development (HUD). The Family Self Sufficiency Program promotes self-sufficiency and asset development by providing supportive services to improve participants' employability, increase the number of employed participants, and encourage an increase in savings through an escrow savings program.

8. Resident Opportunity Self-Sufficiency (ROSS):

ROSS is a grant-funded program that provides participants with resources to improve their employment skills through job coaching and educational opportunities. The program also

links clients to resources to meet employment needs, like transportation, childcare, and clothing.

9. Affordable Dream Home Ownership Program (ADHOP):

The Affordable Dream Home Ownership Program is not required by Housing and Urban Development (HUD). It is a home ownership program implemented and administered by the Iowa City Housing Authority offering an opportunity for income eligible families to purchase newly constructed or newer homes.

10. Tenant To Ownership Program (TOP):

The Tenant To Ownership Program is funded by Housing and Urban Development (HUD). The Tenant to Ownership Program offers an opportunity for low to very low income families to purchase a single family house owned by the ICHA.

11. Section 8 Homeownership Program

The Section 8 Homeownership Program of the Iowa City Housing Authority (ICHA) permits eligible participants in the Section 8 Housing Choice Voucher Program, including participants with portable vouchers, the option of purchasing a home with their Section 8 assistance rather than renting. The homeownership option is limited to three percent (3%) of the total Section 8-voucher program budgeted by the ICHA in any fiscal year, excluding disabled and elderly families.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

PHA Goal: Expand the supply of assisted housing

Objectives:

Apply for additional rental vouchers:

- *Seize opportunities to apply for additional vouchers to reduce our waiting list and serve eligible families while maintaining Housing and Urban Development (HUD) required staff/tenant caseload ratios.*
- *The Housing Authority applied for 75 "Fair Share" vouchers in March 2002.*
- *The Housing Authority applied for 20 Mainstream Vouchers in July 2004.*

Reduce public housing vacancies:

- *Employs effective maintenance and management policies to minimize the number of public housing units off-line. For FY03, received a Certificate of Exemplary Performance and recognized with High Performer status in the Public Housing Assessment System (PHAS). Total PHAS score of 96.*

Leverage private or other public funds to create additional housing opportunities

(See below):

Acquire or build units or developments *(See below):*

- *The Greater Iowa City Housing Fellowship (GICHF) and the Housing Authority started construction (Spring 2004) of a 10 unit affordable housing complex within the "Peninsula Project", which is a neo-traditional, mixed-income neighborhood design.*
- *Construction of two (2) affordable housing units in the Longfellow Neighborhood will begin in the Spring of 2005. The total project plan is to build 10 units over a five-year timeframe. Our intent is to pre-sell these accessible Longfellow Neighborhood units to eligible elderly or disabled families.*
- *The City of Iowa City supported the efforts of the Housing Trust Fund of Johnson County to leverage \$200,000 in State Housing Trust Fund Moneys. To this end, the City committed \$20,000 to the efforts to provide homeownership opportunities in Iowa City.*

Other (list below)

PHA Goal: Improve the quality of assisted housing
Objectives:

Improve public housing management: (PHAS score) 100

- *For FY03, received a Certificate of Exemplary Performance and recognized with High Performer status in the Public Housing Assessment System (PHAS). The total PHAS score was 96, with the Housing Authority receiving the maximum score of 30 points for Public Housing Management Operations.*

Improve voucher management: (SEMAP score) 100

- *Received a 100% score for Section 8 Management Assessment Program (SEMAP) certification. Overall occupancy for FY04 was 99% and total Budget Authority expenditures were 100%.*

Increase customer satisfaction:

Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)

Renovate or modernize public housing units:

Demolish or dispose of obsolete public housing:

Provide replacement public housing:

Provide replacement vouchers:

Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords

- *The Housing Authority continues marketing efforts targeting landlords, educating them on the general nature and mechanics of the program, and providing free advertising by maintaining a current rental listing of vacant units. Our website features a section dedicated to landlord specific information:*

<http://www.icgov.org/housing/authority/landlord/index.htm>

- *Utilize existing or create new partnerships to develop and deliver workshops/seminars targeting both landlords and tenants. The components of the training include:*
 - *Understanding the Rental Process.*
 - *Qualities of a Good Tenant.*
 - *The Importance of Financial Responsibility.*
 - *Maintaining Positive Tenant/Landlord Relations.*
 - *Legal Responsibilities of Landlord and Tenants.*

- Increase voucher payment standards
- Implement voucher homeownership program (*See below*):
- Implement public housing or other homeownership programs (*See below*):

- *Tenant Ownership Program (TOP): Fifteen (15) home have been sold and three (3) resold since May 1998.*
- *Affordable Dream Home Ownership Program (ADHOP): Seven (7) homes (one a "Universal Design" home) have been sold since May 1999.*
- *Section 8 Homeownership Program: Twelve (12) Section 8 Vouchers used to purchase homes since January 2003.*
- *Continuing to leverage private or other public funds to create additional housing opportunities.*
- *Continuing to work with others to provide handicap accessible units.*
- *In FY03, the Housing Authority received a Certificate of Achievement for Housing Choice Voucher Homeownership Program Success.*
- *Maintain schedule of preparing and selling 3 Public Housing units per year.*
- *The Housing Authority received a grant award of \$51,240 from HUD under the Housing Choice Voucher (HCV) Family Self-Sufficiency (FSS) Program Coordinator Funding to provide administrative support to the 3 homeownership programs operated by the housing authority.*

- Convert public housing to vouchers:
 Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 Implement public housing security improvements:

- *Improving security performing criminal record checks on applicants, reviewing daily police log for criminal activity and changing the locks when a tenant vacates a unit.*

- Designate developments or buildings for particular resident groups (elderly, persons with disabilities):

- *The Greater Iowa City Housing Fellowship (GICHF) and the Housing Authority started construction (Spring 2004) of a 9 unit affordable housing complex within the "Peninsula Project", which is a neo-traditional, mixed-income neighborhood design. This project will target market to eligible elderly and disabled families.*
- *Construction of two (2) affordable housing units in the Longfellow Neighborhood will begin in the Spring of 2005. The total project plan is to build 10 units over a five-year timeframe. Our intent is to pre-sell these accessible Longfellow Neighborhood units, targeting eligible elderly or disabled families.*

- Other (*See below*):

- **Public Housing Scattered Sites Policy and Definition:**

- *The Iowa City Housing Authority policy on Public Housing is the intentional development of low-density scattered site housing. This policy fosters the concept of providing a safe, stable environment for families.*
- *Definition: The policy and practice of developing, purchasing, and renting to residents units that are located in single family homes, duplexes, zero-lot lines, or small apartment buildings scattered throughout Iowa City.*
- *The last expansion of our Public Housing program was completed in 1996 (Whispering Meadows Development).*

- ***Expanding Partnerships with Law Enforcement Officials:***

- ***The Housing Authority is participating in the MATS 2005 training program for all law enforcement personnel in Johnson County, Iowa. Participants in the training represent: The City of Iowa City, The City of Coralville, The City of North Liberty, University Heights, Johnson County Sheriff***

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

- ***The Housing Authority promotes self-sufficiency and asset development of families' and individuals through the FSS and ROSS programs.***

Objectives:

Increase the number and percentage of employed persons in assisted families:

- ***Thirty-one (31%) percent of all family members receive an income from employment. Ninety-one (91%) percent of all participants and tenants are either, elderly, disabled, or working families. Taking into consideration non-elderly able-bodied families only, seventy-four (74%) receive income from employment.***

Provide or attract supportive services to improve assistance recipients' employability (*see below*):

Provide or attract supportive services to increase independence for the elderly or families with disabilities (*see below*):

The Housing Authority operates 2 Self-Sufficiency Programs:

The Family Self-Sufficiency (FSS) Program promotes self-sufficiency and asset development by providing supportive services to participants' to increase their employability, to increase the number of employed participants and encourages an increase in savings through an escrow savings program.

For FY04, 160 households participated in the Family Self-Sufficiency (FSS) program. Of these, approximately 80% have escrow accounts with an average monthly deposit of \$200.00 and an average balance of \$2,000.00. Ninety (90) graduates since the program inception (July 1999) reduces our original HUD mandated number of FSS graduates (83) to zero. Our FSS program enters FY 2005 as a completely voluntary program. Of our total graduates, 35 have moved to homeownership and most of the remaining 55 graduates have reached full rent or left housing permanently.

The Housing Authority also operates the Resident Opportunities and Self-Sufficiency (ROSS) Program. We continue to graduate and admit additional residents on an ongoing basis, with 163 referrals since June 2001. This number far surpassed the grant goal of serving 130 residents over three years. The ROSS program provides Housing Authority families with the services of a Vocational Specialist that include job seeking skills, job/career exploration, job development, and employment support.

Through the Self-Sufficiency Programs, the Housing Authority has offered a series of free computer classes that included giving away donated computers. Also offered was a series of budgeting and credit classes. To address the transportation issues the ROSS program developed a "Bike to Work" Program that resulted in nine participants receiving bicycles and safety helmets. The Housing Authority acted as a referral agency and case manager for Goodwill's "Wheels to Work" program which resulted in thirty-five (35) families receiving donated cars.

In FY03 the Housing Authority received a Certificate of Achievement for Family Self-Sufficiency Program Success from HUD.

A Family Self-Sufficiency Program Coordinating Committee (PCC) is utilized to provide program services and to enhance and expand existing public/private partnerships

In FY04, the Housing Authority received a total grant award of \$250,000 over three years (FY05 – FY08) to continue our Resident Opportunities and Self-Sufficiency (ROSS) program.

Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:

- *It is the policy of the Iowa City Housing Authority (ICHA) to comply fully with all federal, state, and local nondiscrimination laws, the Americans with Disabilities Act and the U.S. Department of Housing and Urban Development regulations governing Fair Housing and Equal Opportunity by meeting the following objectives.*

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability (*see below*):

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability (*see below*):

- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required (*see below*):

The Housing Authority continues to meet its goal of ensuring opportunity in housing for all Americans by providing the following services:

- ***Providing to applicants/tenants federal/state/local information regarding discrimination and recourse available if they believe they may be victims of discrimination. Information and discrimination complaint forms will be made available at the ICHA office. The ICHA continues to work with the City of Iowa City's Human Rights Department.***
- ***Providing reasonable accommodations to individuals with disabilities.***
- ***Providing accommodations for people who are not proficient in the English language. The ICHA has access to the City of Iowa City's subscription to a telephone interpreter service that provides interpretation in over 140 languages. At any time, a non-English speaking client family may request use of this service.***
- ***Expanded briefing process to better assist families with disabilities (providing reasonable accommodations).***
- ***Hired a bi-lingual (Spanish) student intern to explain program requirements, orient, and assist 2 families (1 from Puerto Rico, 1 from Miami, FL) to acclimatize themselves into the Iowa City community and to provide general support to a growing Hispanic population in our jurisdiction.***

Other: (list below)

Other PHA Goals and Objectives: (list below)

- ***Expand existing collaborative and cooperative efforts and public/private partnerships.***

Streamlined Annual PHA Plan PHA Fiscal Year 2005 [24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary

The University of Iowa and the Johnson County Rental Market:

The University of Iowa is the largest employer in Johnson County with 16,495 employees. The University of Iowa Hospitals and Clinics are second with a total employment of 6,130. ACT ranks third with 1,340 employees.

The total current enrollment at the University of Iowa is 29,745. Only 20% of University of Iowa students live in Campus housing. The remaining 80% are competing for private market rental units in Johnson County.

Of the total enrollment, 53% or 15,765 students live in private market rental units in the City of Iowa City; 6% or 1,785 students live in private market rental units in the City of Coralville. HCV participants are competing for private market rental units with University students. As of September 30, 2004, 67% or 815 of our HCV families live in the City Iowa City; 21% or 258 HCV families live in the City of Coralville.

| By Comparison: | | Total University Of Iowa Students living in Private Market Rental Units | % of Total Student Population | Total HCV Participants | % of Total HCV Participants |
|--|--------|--|--|-----------------------------------|--|
| Available Private Market Rental Units by Place and Number | | | | | |
| Iowa City | 15,600 | 15,765 | 53% | 815 | 67% |
| Coralville | 4,182 | 1,785 | 6% | 258 | 21% |

Johnson County Housing Market:

The low vacancy rates and the high instance of renter-occupied units significantly impact the ICHA housing programs. Comparing Johnson County to the State of Iowa shows Johnson County with lower vacancy rates and higher renter-occupied units than the State as a whole.

| | 1990 | | 2000 | |
|----------------------------------|---------------------------|----------------------|---------------------------|----------------------|
| | Johnson County | State of Iowa | Johnson County | State of Iowa |
| Housing Vacancy Rates | 3.1% | 6.9% | 3.8% | 6.8% |
| % Owner- occupied | 52.7% | 70.0% | 56.6% | 72.3% |
| % Renter- occupied | 47.3% | 30.0% | 43.4% | 27.7% |

Also, the following table represents the population increases for Johnson County from 1970 – 2000. Lower vacancy rates plus increased population creates more competition for rental units, which translates into higher rental rates.

| | 1970 | 1980 | 1990 | 2000 | % chan ge 1970- 1980 | % change 1980- 1990 | % change 1990- 2000 | % change 1970- 2000 |
|--|--------|--------|--------|---------|----------------------------------|------------------------------|------------------------------|------------------------------|
| Johnson County Population Changes | 72,127 | 81,717 | 96,119 | 111,006 | 13.3% | 17.6% | 15.5% | 53.9% |

Source: U.S. Department of Commerce, Bureau of the Census, Census of Population, 1990 & 2000.

Comparison of Average Monthly Rents v. Average Monthly HCV Housing Choice Voucher Payments (Average Monthly Rent Data is from the 2003 Iowa City Area Apartment Rent Survey Prepared by Cook Appraisal, Inc.):

| City | 1998 | 1999 | 2001 | 2003 |
|----------------------|-------|-------|-------|-------|
| Iowa City | 3.86% | 2.27% | 1.49% | 4.06% |
| Coralville | 1.01% | 1.50% | 0.89% | 7.19% |
| North Liberty | N/A | N/A | N/A | 1.14% |

| City | 1998 | 1999 | 2001 | 2002 | 2003 |
|----------------------|-----------|-----------|-----------|-----------|-----------|
| Iowa City | \$ 500.00 | \$ 507.00 | \$ 526.00 | \$ 538.00 | \$ 612.00 |
| Coralville | \$ 461.00 | \$ 468.00 | \$ 486.00 | \$ 539.00 | \$ 532.00 |
| North Liberty | N/A | N/A | N/A | \$ 570.00 | \$ 577.00 |

| Average Monthly Housing Assistance Payments (HAP)(All Unit Sizes) | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|
| Iowa City Housing Authority | 1998 | 1999 | 2001 | 2002 | 2003 |
| HAP Payments | \$ 274.00 | \$ 250.00 | \$ 352.00 | \$ 376.00 | \$ 362.00 |
| Total Vouchers | 1,070 | 1,086 | 1,086 | 1,149 | 1,213 |

Analysis of Public Housing Units:

Public housing was established to provide affordable, decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. The US Department of Housing and Urban Development (HUD) distributes federal subsidies to the Iowa City Housing Authority (ICHA), which owns and manages the housing.

The City of Iowa City owns eighty-eight (88) public housing units; the ICHA serves as the landlord and rents these units to eligible tenants. They are scattered throughout Iowa City and were constructed to conform and blend into the existing neighborhood architecture. Thirty-seven (37), or 3% of the renter occupied units, are in census tract 18. The ICHA sold eight (8) units South of Highway 6 through the TOP Program and three (3) sales are pending.

| Unit type | Number of units: |
|------------------|-------------------------|
| Single Family | 38 |
| Duplex/Zero Lot | 38 |
| Multi-Family | 8 |
| Row House | 4 |

Economic Impact:

- The 88 Public Housing units represent .006% of the total number of rental units in the City of Iowa City.
- The total FY04 rental income from our Public Housing properties = \$240,746.
- The ICHA Payment in Lieu of Taxes (PILOT) for the Public Housing properties in FY04 was \$20,613
- Approximately \$300,000 is paid annually to local private sector contractors for the capital improvement, general maintenance, and repair of the Public Housing units

Public Housing Assessment System (PHAS): PHAS evaluates a Public Housing Authority (PHA) by assessing the following: (a) the physical condition of the PHA properties; (b) the PHA's financial condition; (c) the PHA's management operations; and (d) the resident assessment of the PHA's performance.

- **Fiscal Year 2004 PHAS score = 96% Designation Status = High Performer.**

Analysis of Housing Choice Voucher (HCV) Units:

The Housing Choice Voucher Program (HCV) is funded by the U.S. Department Housing and Urban Development (HUD) with the intent of increasing affordable housing choices for low-income families, the elderly, and persons with disabilities. Families with a HCV voucher choose and lease safe, decent, and affordable privately owned rental housing. All participants must be income eligible and have no incidents of violent or drug related criminal activity for the past five (5) years. Number of available vouchers = 1,213.

Economic Impact:

As of September 30, 2004, eight hundred and eleven (811) of our HCV families reside in Iowa City. These vouchers represent 5% of the total rental units in the City of Iowa City.

In FY04, the HCV program paid approximately \$3,861,551 of Housing Assistance Payments to landlords/owners of rental properties in the City of Iowa City.

The remaining \$1,914,111 was distributed to landlord/owners of rental properties in 16 additional communities in our jurisdiction.

Section 8 Management Assessment Program (SEMAP): SEMAP evaluates the management performance of the Housing Choice Voucher Program by assessing the following: (a) compliance with policies for selecting from the waiting list; (b) reasonableness of rents; (c) when determining adjusted income, is information properly verified and documented; (d) is the utility allowance schedule up-to-date; (e) are a certain number of HQS re-inspections done to ensure quality control; (f) is the timely correction of HQS deficiencies being enforced; (g) are actions being taken to encourage housing opportunities outside areas of poverty and minority concentration; (h) Fair Market Rent limits and Payment Standards; (i) are annual reexaminations done for all participants; (j) are tenant rent calculations correct; (k) does each unit pass HQS inspection before the beginning date of the assisted lease and contract; (l) are all units inspected annually; (m) is the lease-up rate for the fiscal year being met; (n) are families being enrolled in the Family Self Sufficiency (FSS) as required.

- Fiscal Year 2003 SEMAP score = 100%. Designation Status = High Performer.***

ICHA Participant Characteristics. *Definition of Participant (participant family): A person or family that has been admitted to the Iowa City Housing Authority's HCV or Public Housing program and is currently assisted in the program.*

Family Characteristics (1,314 Total Families as of 9/30/2004):

| | |
|---|--------------|
| <i>Elderly, Disabled and Working Families</i> | <i>= 91%</i> |
| <i>Female Head of Household</i> | <i>= 72%</i> |
| <i>White Head of Household</i> | <i>= 69%</i> |
| <i>Disabled or Elderly Families</i> | <i>= 56%</i> |
| <i>All Families with Minor Children</i> | <i>= 54%</i> |

| | |
|--|-------|
| <i>Working Families</i> | = 51% |
| <i>African American Head of Household</i> | = 29% |
| <i>Disabled and/or Elderly and Working</i> | = 15% |

Income Sources (All Family Members over the age of 18)

| | |
|---|---------|
| <i>Employment</i> | = 29% * |
| <i>Social Security (SS)</i> | = 22% |
| <i>Supplemental Security Income (SSI)</i> | = 17% |
| <i>Family Investment Program (FIP)(Welfare)</i> | = 9% |
| <i>Other Non-Wage Sources</i> | = 7% |
| <i>Child Support</i> | = 5% |
| <i>Pensions</i> | = 3% |
| <i>Income from self-employment</i> | = 1% |
| <i>Unemployment Insurance (UI)</i> | = 1% |

Comparative Analysis of Combined Housing Programs by Jurisdiction for December 1, 2002 through December 31, 2002 (United States, State of Iowa, Iowa City Housing. ICHA Participants:

- *Are more likely to have incomes <30% of the jurisdiction's Median Income than the United States and State of Iowa.*
- *Have Average Annual Incomes below the United States, but above the State of Iowa.*
- *Are more likely to report wages as a Source of Income than the United States and State of Iowa.*
- *Are less likely to report Welfare as a Source of Income than the United States and State of Iowa.*
- *Pay less towards their rent than the United States, but more towards rent than the State of Iowa.*

When were the ICHA Participants admitted to the Housing Authority programs and where did they come from?

Housing Choice Voucher (HCV) program:

- *15% of HCV participants were admitted prior to 1998.*
- *23% of HCV participants were admitted from 1998 – 2000.*
- *70% of HCV participants were admitted prior to January 1, 2003.*
- *88% of HCV participants lived in Iowa prior to admission.*
- *6% lived in Illinois prior to admission.*
- *6% lived in all other States prior to admission.*

Public Housing Program:

- *27% of Public Housing tenants were admitted prior to 1998.*

- 22% of Public Housing tenants were admitted from 1998 – 2000.
- 76% of Public Housing tenants were admitted prior to January 1, 2003.
- 77% of Public Housing tenants lived in Iowa prior to admission.
- 6% lived in Illinois prior to admission.
- 18% unknown (16 of the participants admitted prior to 1998 whose data did not survive conversion from DOS to Windows based management system).

Program Performance/Integrity Calendar Year and Fiscal Year 2003, the ICHA:

- **Processed 363 Processed 363 applicants on our waiting lists. Of these applicants, 91 (25%) were denied participation (e.g., prior drug-related activity, prior violent criminal activity, etc).**
- **Ended the participation of 221 program participants. Of these participants, 89 (40%) were formally terminated through our hearing process. Terminations were primarily for drug-related activity, violent criminal activity, and lease violations.**

Employers with 6 or more ICHA participants on their payroll:

| | |
|---|----|
| University of Iowa | 86 |
| Goodwill Industries of SE Iowa | 59 |
| NCS | 29 |
| Iowa City Community School District | 20 |
| Staff Management | 19 |
| Hy-Vee | 16 |
| Access Direct | 13 |
| DHS | 12 |
| MCI | 11 |
| System's Unlimited | 11 |
| Wal-Mart | 11 |
| Cambridge Tempositions Inc | 9 |
| McDonald's Restaurant | 9 |
| Mercy Hospital | 9 |
| Iowa City Rehabilitation & Health Care Center | 8 |
| Kelly Services | 8 |
| Reach For Your Potential | 8 |
| Westaff | 8 |
| Ch Robinson Company | 7 |
| Employment Systems | 7 |
| HACAP | 7 |
| Sheraton Hotel | 7 |
| City of Iowa City | 6 |
| Lone Star Steakhouse & Saloon | 6 |
| Office Detailers | 6 |

Housing Choice Voucher Contracts by Owner [10 or more vouchers] as of September 30, 2004:

| <i>Owner</i> | <i># of Vouchers</i> | <i># of Available Units</i> | <i>Location (Primary Address)</i> |
|---|-----------------------------|------------------------------------|---|
| <i>Town & Campus Apartments</i> | 60 | 100 | <i>Arthur Street, Iowa City</i> |
| <i>Greater Iowa City Housing Fellowship</i> | 51 | 63 | <i>Iowa City & Coralville</i> |
| <i>Coralville Housing Associates</i> | 48 | 102 | <i>Coralville</i> |
| <i>Villa Garden Apartments</i> | 29 | 44 | <i>Crosspark Avenue, Iowa City</i> |
| <i>KSA Investments</i> | 28 | 100 | <i>Keokuk Street, Iowa City</i> |
| <i>Coronet Apartments</i> | 26 | 34 | <i>Broadway Street, Iowa City</i> |
| <i>Concord Terrace</i> | 22 | 30 | <i>Shannon Drive, Iowa City</i> |
| <i>Penn Oaks Condominiums</i> | 21 | 38 | <i>North Liberty</i> |
| <i>Pennigroth Apartments</i> | 21 | 38 | <i>Wayne Avenue/Dubuque Street, Iowa City</i> |
| <i>Grandview Court Apartments</i> | 19 | 92 | <i>Grandview Court, Iowa City</i> |
| <i>Regency Heights (1010 Building)</i> | 18 | 37 | <i>Scott Park Drive, Iowa City</i> |
| <i>JAI RAM</i> | 18 | 28 | <i>Coralville</i> |
| <i>Lexington Place Apartments</i> | 17 | 30 | <i>Shannon Drive, Iowa City</i> |
| <i>Eastern Iowa Properties Ltd.</i> | 17 | 40 | <i>Coralville, Iowa City</i> |
| <i>Regency Heights (1060 Building)</i> | 17 | 38 | <i>Scott Park Drive, Iowa City</i> |
| <i>Cedarwood Apartments</i> | 16 | 64 | <i>Broadway Street, Iowa City</i> |
| <i>Liberty Housing Co. LLC.</i> | 14 | 30 | <i>North Liberty</i> |
| <i>Lakeside Manor</i> | 14 | 400 | <i>HWY 6 East, Iowa City</i> |
| <i>Hawkeye Community Action Program</i> | 14 | 18 | <i>Broadway Street, Iowa City</i> |
| <i>D & S Enterprises</i> | 14 | 74 | <i>Iowa City & Coralville</i> |
| <i>Saratoga Springs</i> | 12 | 12 | <i>Clearwater Court, Iowa City</i> |
| <i>Terrace Apartments</i> | 12 | 24 | <i>Coralville</i> |
| <i>Citizen Building Ltd. Partnership</i> | 11 | 18 | <i>E Washington Street, Iowa City</i> |
| <i>Lynch, Lawrence</i> | 11 | 21 | <i>Iowa City, Coralville, North Liberty</i> |
| <i>MECCA</i> | 11 | 12 | <i>Southgate Avenue, Iowa City</i> |
| <i>Systems Unlimited, Inc.</i> | 11 | 23 | <i>Iowa City</i> |

Average Size of Housing Choice Voucher Households. As of October 12, 2004 the Housing Authority has 1,234 active vouchers. Of these vouchers:

- 574 (46.5%) are single heads of households, no other family members in the household.
- 591 (47.9%) are families with children under 18.
- (5.5%) are all other families.

Historical Program Data for the HCV program by family composition:

| | <i>Elderly/Disabled</i> | <i>All Other</i> |
|--|-------------------------|------------------|
| <i>Participant Characteristics as of June 30, 2004</i> | 52% | 48% |
| <i>FY 2003</i> | 49% | 51% |
| <i>FY 2002</i> | 54% | 46% |
| <i>FY 2001</i> | 53% | 47% |
| <i>FY 1999</i> | 50% | 50% |
| <i>FY 1998</i> | 48% | 52% |

Current Data:

| Tenants and Participants By Bedroom Size as of October 12, 2004 | | | | | | | |
|--|----------|----------|----------|----------|----------|----------|------|
| <i>Program</i> | <i>0</i> | <i>1</i> | <i>2</i> | <i>3</i> | <i>4</i> | <i>5</i> | |
| <i>Combined Programs</i> | 19 | 339 | 576 | 339 | 45 | 1 | 1319 |
| <i>Public Housing</i> | 0 | 2 | 22 | 48 | 14 | 0 | 86 |
| <i>Housing Choice Voucher</i> | 19 | 337 | 554 | 291 | 31 | 1 | 1233 |

| Tenants and Participants By % Bedroom Size as of October 12, 2004 | | | | | | |
|--|----------|----------|----------|----------|----------|----------|
| <i>Program</i> | <i>0</i> | <i>1</i> | <i>2</i> | <i>3</i> | <i>4</i> | <i>5</i> |
| <i>Combined Programs</i> | 1.4% | 25.7% | 43.7% | 25.7% | 3.4% | 0.1% |
| <i>Public Housing</i> | 0.0% | 2.3% | 25.6% | 55.8% | 16.3% | 0.0% |
| <i>Housing Choice Voucher</i> | 1.5% | 27.3% | 44.9% | 23.6% | 2.5% | 0.1% |

Historical Data:

| December 1, 2002 through December 31, 2003 | | | | | | | | |
|---|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| Program | 1 person | 2 persons | 3 persons | 4 persons | 5 persons | 6 persons | 7 persons | 8+ persons |
| Combined Programs | 42% | 21% | 15% | 11% | 7% | 2% | 1% | 0% |
| Public Housing | 7% | 10% | 26% | 21% | 30% | 4% | 2% | 0% |
| Housing Choice Voucher | 45% | 21% | 14% | 10% | 5% | 2% | 1% | 0% |

Source: Housing Authority Electronic Data Submission to the Housing and Urban Development (HUD) Public and Indian Housing (PIH) Data Center.

| June 1, 2003 through September 30, 2004 | | | | | | | | |
|--|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| Program | 1 person | 2 persons | 3 persons | 4 persons | 5 persons | 6 persons | 7 persons | 8+ persons |
| Combined Programs | 44% | 20% | 15% | 11% | 6% | 3% | 1% | 0% |
| Public Housing | 6% | 21% | 22% | 16% | 28% | 5% | 1% | 0% |
| Housing Choice Voucher | 46% | 20% | 14% | 10% | 5% | 2% | 1% | 0% |

Source: Housing Authority Electronic Data Submission to the Housing and Urban Development (HUD) Public and Indian Housing (PIH) Data Center.

1. a. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

| Housing Needs of Families on the PHA's Waiting Lists | | | |
|---|---------------|---------------------|-----------------|
| Waiting list type: (select one) | | | |
| <input type="checkbox"/> Section 8 tenant-based assistance | | | |
| <input checked="" type="checkbox"/> Public Housing | | | |
| <input type="checkbox"/> Combined Section 8 and Public Housing | | | |
| <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) | | | |
| If used, identify which development/subjurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 1,229 | | |
| Extremely low income <=30% AMI | 541 | 44% | |
| Very low income (>30% but <=50% AMI) | 0 | 0% | |
| Low income (>50% but <80% AMI) | 61 | 5% | |
| Families with children | 845 | 69% | |
| Elderly families | 46 | 4% | |
| Families with Disabilities | 389 | 32% | |
| Race/ethnicity-Black | 731 | 59% | |
| Race/ethnicity-White | 453 | 37% | |
| Race/ethnicity-Asian | 11 | 1% | |
| Race/ethnicity-All Other | 13 | 1% | |
| Characteristics by Bedroom Size | | | |
| 1BR | 421 | 34% | |
| 2 BR | 456 | 37% | |
| 3 BR | 272 | 22% | |
| 4 BR | 67 | 5% | |
| 5 BR | | | |
| 5+ BR | 12 | 1% | |
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | | | |
| If yes: | | | |
| How long has it been closed (# of months)? | | | |
| Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes | | | |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed? | | | |
| <input type="checkbox"/> No <input type="checkbox"/> Yes | | | |

1.b. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

| Housing Needs of Families on the PHA's Waiting Lists | | | |
|---|---------------|---------------------|-----------------|
| Waiting list type: (select one) | | | |
| <input checked="" type="checkbox"/> Section 8 tenant-based assistance | | | |
| <input type="checkbox"/> Public Housing | | | |
| <input type="checkbox"/> Combined Section 8 and Public Housing | | | |
| <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) | | | |
| If used, identify which development/subjurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 1,906 | | |
| Extremely low income <=30% AMI | 1,735 | 91% | |
| Very low income (>30% but <=50% AMI) | 57 | 3% | |
| Low income (>50% but <80% AMI) | 210 | 11% | |
| Families with children | 1285 | 67% | |
| Elderly families | 103 | 5% | |
| Families with Disabilities | 584 | 31% | |
| Race/ethnicity-Black | 1,129 | 59% | |
| Race/ethnicity-White | 705 | 37% | |
| Race/ethnicity-Asian | 21 | 1% | |
| Race/ethnicity-All Other | 19 | 1% | |
| Characteristics by Bedroom Size | | | |
| 1BR | 710 | 37% | |
| 2 BR | 669 | 35% | |
| 3 BR | 421 | 22% | |
| 4 BR | 88 | 5% | |
| 5 BR | | | |
| 5+ BR | 18 | 1% | |
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | | | |
| If yes: | | | |
| How long has it been closed (# of months)? | | | |
| Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes | | | |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed? | | | |
| <input type="checkbox"/> No <input type="checkbox"/> Yes | | | |

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

The ICHA intends to continue its programs, pursue expansion of the amount of rental assistance available, address the need for improved communication and education between tenants and landlords, facilitate and enhance the development of self sufficiency programs, assist families in purchasing their own homes, encourage residents to maintain involvement and participate in the Annual Plan developmental process to ensure coordination with broader community strategies.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing

- ***Public/Private Partnerships: Greater Iowa City Housing Fellowship, Housing Trust Fund of Johnson County..***

Pursue housing resources other than public housing or Section 8 tenant-based assistance.

- ***Affordable Dream Home Ownership Project.***

Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

- ***Employ admissions preferences aimed at families' involuntary displaced, families with children 18 years of age and under or elderly or disabled families.***

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

- ***Employ admissions preferences aimed at families' involuntary displaced, families with children 18 years of age and under or elderly or disabled families.***

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

- *FY99, applied and received 100 mainstream vouchers for people with disabilities. This includes elderly. Continues to be funded.*
- *In June 2004 and January 2005, the Housing Authority through a mass mailing effort, notified all elderly families on our HCV and Public Housing waiting lists of immediate vacancies at Capitol House, a Project Based Section 8 Facility.*

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

- *FY99, Applied and received 100 mainstream vouchers for people with disabilities (including elderly). Continues to be funded.*
- *The Housing Authority applied for 20 Mainstream Vouchers in July 2004.*
- *Educate local non-profit agencies that assist families with disabilities. Expand the briefing process to include these agencies and their employees as needed.*

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

- *Educate tenants and owners on fair housing rights through the Administrative Plan, Briefing Sessions and information packets.*
- *Also, the ICHA works extensively with the City of Iowa City's Human Rights Department to ensure fair housing rights.*
- *Provide reasonable accommodations as needed.*
- *Provide information and access to community/housing resources through the Housing Authority website.*

<http://www.icgov.org/housing/authority/links/index.htm>

Other Housing Needs & Strategies: (list needs and strategies below)

- *The Housing Authority recognizes the need for improved communication and education between tenants and landlords/owners. The Housing Authority continues marketing efforts targeting landlords, educating them on the general nature and mechanics of the program, and providing free advertising by maintaining a current rental listing of vacant units. The Housing Authority will utilize existing or create new partnerships to develop and deliver workshops/seminars targeting both landlords and tenants (e.g., How You Can Enforce Your Lease, How to be a Good Tenant, etc). Our website features a section dedicated to landlord specific information:*

<http://www.icgov.org/housing/authority/landlord/index.htm>

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

| Financial Resources: Planned Sources and Uses | | |
|---|-------------------|---------------------------|
| Sources | Planned \$ | Planned Uses |
| 1. Federal Grants (FY 2005 grants) | | |
| a) Public Housing Operating Fund | \$207,763 | |
| b) Public Housing Capital Fund | \$182,573 | |
| c) HOPE VI Revitalization | | |
| d) HOPE VI Demolition | | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | \$6,372,592 | |
| f) Resident Opportunity and Self-Sufficiency Grants | \$83,333 | |
| g) Community Development Block Grant | | |
| h) HOME | | |
| Other Federal Grants (list below) | | |
| HCV FSS/Homeownership Grant | \$114,240 | Salaries |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | | |
| | | |
| | | |
| 3. Public Housing Dwelling Rental Income | \$219,490 | Public Housing Operations |
| | | |
| 4. Other income (list below) | | |
| | | |
| | | |
| 4. Non-federal sources (list below) | | |
| HCV Fraud Recovery | \$22,899 | HCV HAP |
| | | |
| | | |
| Total resources | \$7,202,890 | |

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- When families are within a certain number of being offered a unit: (state number)
 - When families are within a certain time of being offered a unit: **(15-30 days)**
 - Other: (describe)

- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- Criminal or Drug-related activity
 - Rental history
 - Housekeeping
 - Other (describe)

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? **(The Housing Authority may request a check through the FBI's NCIC).**

(2)Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- Community-wide list
 - Sub-jurisdictional lists
 - Site-based waiting lists
 - Other (describe)

- ***Date and time applications are received, first giving preference to individuals and families involuntarily displaced, then giving preferences to families with children 18 years of age and under, or elderly or disabled families, finally giving preference to families with no children under 18 years of age. Also, based on the size (# of bedrooms) of the unit when it becomes available. (See Iowa City Housing Authority's Admissions and Continued Occupancy Policy, page 14)***

- b. Where may interested persons apply for admission to public housing?
- PHA main administrative office
 - PHA development site management office
 - Other (list below)

- ***Housing Authority Website:***
<http://www.icgov.org/housing/authority/documents/prelimapp.pdf>

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

| Site-Based Waiting Lists | | | | |
|--|----------------|--|---|--|
| Development Information: (Name, number, location) | Date Initiated | Initial mix of Racial, Ethnic or Disability Demographics | Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL | Percent change between initial and current mix of Racial, Ethnic, or Disability demographics |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) **Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
 If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously
 If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

- ***Currently, the Housing Authority exceeds the 40% requirement and if it becomes necessary, the Housing Authority will target persons 30% or below.***

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to

subsection (5) Occupancy

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

All applications are treated equally. The Iowa City Housing Authority will select families based on the following preferences **:

- A. Displaced: Individuals or families displaced by government action or whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to federal disaster relief laws.***
- B. Families with children 18 and under or elderly or disabled families;***
- C. Families with no children under 18 years of age;***

*****Special Exception may be given to following:***

- Families referred by the Department of Human Services (DHS) for the Family Unification Program.***
- Families referred by the Mid Eastern Council on Chemical Abuse (MECCA).***
- Public housing tenants who have resided in their Public Housing unit longer than 1 year and whose total tenant payment is higher than \$499.***

- The date and time of application will be noted and utilized to determine the sequence within the above-prescribed preferences.***

- ***Accessible public housing units will be first offered to families who may benefit from the accessible features. Applicants for these units will be selected utilizing the same preference system as outlined above.***

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)

All applications are treated equally. The Iowa City Housing Authority will select families based on the following preferences**:

- A. Displaced: Individuals or families displaced by government action or whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to federal disaster relief laws.***
- B. Families with children 18 and under or elderly or disabled families;***
- C. Families with no children under 18 years of age;***

*****Special Exception may be given to following:***

- ***Families referred by the Department of Human Services (DHS) for the Family Unification Program.***
- ***Families referred by the Mid Eastern Council on Chemical Abuse (MECCA).***

- *The date and time of application will be noted and utilized to determine the sequence within the above-prescribed preferences.*
- *Accessible public housing units will be first offered to families who may benefit from the accessible features. Applicants for these units will be selected utilizing the same preference system as outlined above.*

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

- *Statement of Family Responsibility for Public Housing.*
- *Addendum to Lease (Public Housing Tenant Responsibilities).*

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

| Deconcentration Policy for Covered Developments | | | |
|---|-----------------|---|--|
| Development Name | Number of Units | Explanation (if any) [see step 4 at §903.2(c)(1)(iv)] | Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)] |
| | | | |
| | | | |
| | | | |

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors):
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (*The Housing Authority may request a check through the FBI's NCIC.*)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)
- *Upon request, the Landlord is given client's previous address.*

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program

Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance?
(select all that apply)

- PHA main administrative office
 Other

- **Housing Authority Website:**

<http://www.icgov.org/housing/authority/documents/prelimapp.pdf>

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

- ***The Housing Authority issues vouchers for a 120-day period to search for a unit. Reasonable accommodations, medical or extenuating circumstances may warrant a 60-day extension beyond the 120-day period.***

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

All applications are treated equally. The Iowa City Housing Authority will select families based on the following preferences**:

- A. Displaced: Individuals or families displaced by government action or whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to federal disaster relief laws.***
- B. Families with children 18 and under or elderly or disabled families;***
- C. Families with no children under 18 years of age;***

*****Special Exception may be given to following:***

- Families referred by the Department of Human Services (DHS) for the Family Unification Program.***
- Families referred by the Mid Eastern Council on Chemical Abuse (MECCA).***
- Public housing tenants who have resided in their Public Housing unit longer than 1 year and whose total tenant payment is higher than \$499.***

- The date and time of application will be noted and utilized to determine the sequence within the above-prescribed preferences.***

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing

- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)

All applications are treated equally. The Iowa City Housing Authority will select families based on the following preferences**:

- A. Displaced: Individuals or families displaced by government action or whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to federal disaster relief laws.***
- B. Families with children 18 and under or elderly or disabled families;***
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- Families referred by the Mid Eastern Council on Chemical Abuse (MECCA).***
- Public housing tenants who have resided in their Public Housing unit longer than 1 year and whose total tenant payment is higher than \$499.***

- The date and time of application will be noted and utilized to determine the sequence within the above-prescribed preferences.***

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
 Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

- *If it becomes necessary to meet the statutory requirement that 75% of newly admitted families in any fiscal year be families who are extremely low-income as defined by HUD, the Iowa City Housing Authority retains the right to skip higher income families on the waiting list to reach extremely low-income families. This measure will only be taken if it appears the goal will not otherwise be met.*

(5) Special Purpose Section 8 Assistance Programs

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
 Briefing sessions and written materials
 Other

Housing Authority Website:

<http://www.icgov.org/housing/authority/section8/index.htm>

- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
 Other (list below)

- ***Direct contact and communication with other community service providers, Federal, State, and Local agencies. Direct contact with existing direct referral agencies (e.g., Department of Human Services: Family Unification Program).***

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one of the following two)

- The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))
- The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

If the family requests a hardship exemption, the Iowa City Housing Authority may suspend the minimum rent for the family until the Housing Authority can determine whether the hardship exists and whether the hardship is of a temporary or long-term nature. 24 CFR 5.630(b)

A. A hardship may exist in the following circumstances:

- 1. When the family has lost eligibility for or is waiting an eligibility determination for a Federal, State, or local assistance program; 24 CFR 5.630(b)(i).*
- 2. When the family would be evicted as a result of the imposition of the minimum rent requirement; 24 CFR 5.630(b)(ii).*
- 3. When the income of the family has decreased because of changed circumstances, including loss of employment; 24 CFR 5.630(b)(iii).*

- 4. *When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items; 24 CFR 5.630(b)(v).*
- 5. *When a death has occurred in the family. 24 CFR 5.630(b)(iv)*

B. No hardship. *If the Housing Authority determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent for the time of suspension. 24 CFR 5.630(b)(v)(2)(B)(iii)*

C. Temporary hardship. *If the Housing Authority reasonably determines that there is a qualifying hardship but that it is of a temporary nature, the minimum rent will not be imposed for a period of 90 days from the date of the family's request. At the end of the 90-day period, the minimum rent will be imposed retroactively to the time of suspension. The Housing Authority will offer a repayment agreement in accordance with the Section 19 of this policy for any rent not paid during the period of suspension. During the suspension period the Housing Authority will not evict the family for nonpayment of the amount of tenant rent owed for the suspension period. 24 CFR 5.630(b)(2)(v)(2)(C)*

D. Long-term hardship. *If the Housing Authority determines there is a long-term hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists. 24 CFR 5.630(b)(2)(v)(2)(B)*

E. Appeals. *The family may use the grievance procedure (see Section 8.5 of this document) to appeal the Housing Authority's determination regarding the hardship. No escrow deposit will be required in order to access the grievance procedure. 24 CFR 5.630(b)(2)(v)(2)(C)(3)*

c. Rents set at less than 30% of adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

- *With the Flat Rent option in Public Housing, it is possible to pay less than 30% of adjusted income.*

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)

- *All changes in household income and composition must be reported to the ICHA within 10 days of the change.*
- *Reported decreases of household income will be processed and made effective the first of the month following reporting. Exception: reduction in welfare benefits due to fraud or failure to participate in self-sufficiency or work activity.*
- *In accordance with Section 13.2.1 of the ICHA Administrative Plan, the ICHA will conduct interim exams to increase rent in the event of maternity leave, voluntary leave of absence from employment and temporary decreases in income such as those employed by the school district off for summer months or quitting employment at annual renewal time. Zero income households may also be subject to special reexaminations.*

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)
- At or above 90% but below 100% of FMR
 - 100% of FMR
 - Above 100% but at or below 110% of FMR

Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

If the household requests a hardship exemption, the ICHA will suspend the minimum rent for the household beginning the month following the household's hardship request. The suspension will continue until the ICHA can determine whether hardship exists and whether the hardship is of a temporary or long-term nature. During suspension, the household will not be required to pay a minimum rent and the Housing Assistance Payment will be increased accordingly.

1. *A hardship exists in the following circumstances:*
 - a. *When the household has lost eligibility for or is awaiting an eligibility determination for a federal, state or local assistance program;*
 - b. *When the household would be evicted as a result of the imposition of the minimum rent requirement;*
 - c. *When the income of the household has decreased because of changed circumstances, including loss of employment (excludes termination or voluntary dismissal);*
 - d. *When the household has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items; or*
 - e. *When a death has occurred in the household.*
2. *No hardship: If the ICHA determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent to the ICHA for the time of suspension.*
3. *Temporary hardship: If the ICHA determines that there is a qualifying hardship, but that it is of a temporary nature, the minimum rent will not be imposed for a period of 90 days from the date of the household's request. At the end of the 90-day period, the minimum rent will be imposed retroactively to the time of suspension. The ICHA will offer a reasonable repayment agreement for any minimum rent back payment paid by the ICHA on the household's behalf during the period of suspension.*
4. *Long-term hardship: If the ICHA determines there is a long-term hardship, the household will be exempt from the minimum rent requirement until the hardship no longer exists.*
5. *Appeals: The household may use the informal hearing procedure to appeal the ICHA's determination regarding the hardship.*

5. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the

upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.

- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
Development name:
Development (project) number:
Status of grant: (select the statement that best describes the current status)
 Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved
 Activities pursuant to an approved Revitalization Plan underway
- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
- e. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If "No", skip to component 7; if "yes", complete one activity description for each development on the following chart.)

| Demolition/Disposition Activity Description | |
|---|--|
| 1a. Development name: | |
| 1b. Development (project) number: | |
| 2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/> | |
| 3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/> | |
| 4. Date application approved, submitted, or planned for submission: (DD/MM/YY) | |
| 5. Number of units affected: | |
| 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development | |
| 7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity: | |

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (1) Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

(2) Program Description

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? 36

b. PHA-established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

The homeownership option is limited to three percent (3%) of the total HCV program budgeted by the Housing Authority in any fiscal year, excluding disabled and elderly families. Eligible participants for the Section 8 Homeownership Program must have completed at minimum a one-year lease term with Section 8 rental assistance. They must not owe the Housing Authority or any other housing authority an outstanding debt and must meet the eligibility criteria set forth in the HCV Administrative Plan.

c. What actions will the PHA undertake to implement the program this year (list)?

Participants must meet established eligibility and selection criteria, attend and successfully complete Homeownership Education, and obtain private lender financing. Clients interested in the program contact the Homeownership Coordinator to schedule an eligibility assessment. If the current income, assets, and allowances information in the HCV rental file is no older than 60 days, that information is used to compute an estimated HAP for homeownership. Otherwise, the client completes a Tenant Information Form to provide current household, income, asset, and expense information and signs authorizations to release information.

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- a. Establishing a minimum homeowner down-payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).

- *Affordable Dream Home Ownership Program (ADHOP): A home ownership program implemented and administered by the ICHA offering an opportunity for income eligible families to purchase newly constructed or newer homes. Seven (7) homes (one a "Universal Design" home) have been sold since May 1999.*

- ***Tenant-to-Ownership Program (TOP):*** *The Tenant-to-Ownership program offers an opportunity for low to very low-income families to purchase a single-family house owned by the ICHA. A unit may be available for sale under TOP when it becomes vacant or a tenant may purchase the rental unit in which they are currently living. No family renting a PH unit will be displaced in order to make it available for sale. Fifteen (15) homes have been sold and three (3) resold since May 1998.*
- *Twelve (12) Housing Choice Vouchers were used to purchase homes since January 2003.*

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2004.

- *Fiscal Year 2004 PHAS score = 96%*
- *Designation Status = **High Performer**.*

- *Fiscal Year 2004 SEMAP score = 100%.*
- *Designation Status = **High Performer***

Iowa City Housing Authority Mission and Strategies:

The Iowa City Housing Authority (ICHA) works to improve the quality of life for clients, acting as a community leader on affordable housing by providing information and education, housing assistance, and public and private partnership opportunities.

The ICHA intends to continue its programs, pursue expansion of the amount of rental assistance available, address the need for improved communication and education between tenants and landlords, facilitate and enhance the development of self sufficiency programs, assist families in purchasing their own homes, encourage residents to maintain involvement and participate in the Annual Plan developmental process to ensure coordination with broader community strategies.

Strategy 1: Maximize the number of affordable units available to the ICHA within its current resources by:

- *Employ effective maintenance and management policies to minimize the number of public housing units off-line.*
- *Minimize turnover time for vacated public housing units.*
- *Minimize time to renovate public housing units.*
- *Maintain HCV lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.*
- *Maintain HCV lease-up rates by continuing to market the program to owners, particularly those outside of areas of minority and poverty concentration.*
- *Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.*

Strategy 2: Increase the number of affordable housing units by:

- *Apply for additional HCV units should they become available.*
 - *Pursue housing resources other than public housing or HCV tenant-based assistance.*
 - *Leverage affordable housing resources in the community through the creation of mixed - finance housing through Public/Private Partnerships.*
- *The Greater Iowa City Housing Fellowship (GICHF) and the ICHA started construction (Spring 2004) of a 10 unit affordable housing complex within the "Peninsula Project", which is a neo-traditional, mixed-income neighborhood design.*
- *Construct two (2) affordable housing units in the Longfellow Neighborhood in 2005. The total project plan is to build 10 units over a five-year timeframe. Our intent is to pre-sell these accessible Longfellow Neighborhood units to eligible elderly or disabled families.*
- *The City of Iowa City supported the efforts of the Housing Trust Fund of Johnson County to leverage \$200,000 in State Housing Trust Fund Moneys. To this end, the City committed \$20,000 from the ICHA to the efforts to provide homeownership opportunities in Iowa City.*

Strategy 3: Target available assistance to families at or below 30 % of AMI

- *Meet HUD federal targeting requirements for families at or below 30% of AMI in public housing.*
- *Meet HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance.*
- *Employ admissions preferences aimed at families' involuntary displaced, families with children 18 years of age and under or elderly or disabled families.*

Strategy 4: Target available assistance to families at or below 50% of AMI

- *Employ admissions preferences aimed at families involuntary displaced, families with children 18 years of age and under or elderly or disabled families.*

Strategy 5: Target available assistance to the elderly:

- *Apply for special-purpose vouchers targeted to the elderly, should they become available.*
- *FY99 applied and received 100 mainstream vouchers for people with disabilities. This includes elderly. Continues to be funded.*

Strategy 6: Target available assistance to Families with Disabilities:

- *Apply for special-purpose vouchers targeted to families with disabilities, should they become available.*
- *Affirmatively market to local non-profit agencies that assist families with disabilities.*
- *FY99, Applied and received 100 mainstream vouchers for people with disabilities (including elderly). Continues to be funded.*
- *FY04 Applied for 20 mainstream vouchers for people with disabilities. Currently under HUD review.*
- *Educate local non-profit agencies that assist families with disabilities. Expand the briefing process to include these agencies and their employees as needed.*

Strategy 7: Conduct activities to affirmatively further fair housing

- *Educate tenants and owners on fair housing rights through the Administrative Plan, Briefing Sessions and information packets.*
- *Work extensively with the City of Iowa City's Human Rights Department to ensure fair housing rights.*
- *Provide reasonable accommodations as needed.*
- *Provide information and access to community/housing resources through the ICHA website: <http://www.icgov.org/housing/authority/links/index.htm>*

Strategy 8: Promote Self-Sufficiency:

The ICHA operates 2 Self-Sufficiency Programs:

1. *The Family Self-Sufficiency (FSS) Program promotes self-sufficiency and asset development by providing supportive services to participants to increase their employability, to increase the number of employed participants, and encourage an increase in savings through an escrow savings program.*

For FY04, 160 households participated in the Family Self-Sufficiency (FSS)

program. Of these, approximately 80% have escrow accounts with an average monthly deposit of \$200.00 and an average balance of \$2,000.00. Ninety (90) graduates since the program inception (July 1999) reduces our original HUD mandated number of FSS graduates (83) to zero. Our FSS program enters FY 2005 as a completely voluntary program. Of our total graduates, 35 have moved to homeownership and most of the remaining 55 graduates have reached full rent or left housing permanently.

For Fiscal Year 2004:

- *160 households are currently participating in the Family Self-Sufficiency program.*
- *Total Mandated Public Housing slots filled = 33 (100%).*
- *Total Mandated Public Housing slots graduated = 33 (100%).*
- *Current number of Public Housing Tenants enrolled = 31.*
- *Total Mandated HCV slots filled = 50 (100%).*
- *Total Mandated HCV slots graduated = 50 (100%).*
- *Current number of HCV Tenants enrolled = 125.*
- *100% of our mandatory and voluntary slots are filled.*
- ***60% have escrow accounts established.***
- *Average monthly escrow deposit = \$200.*
- *Average escrow balance = \$2,000.*
- ***Of our total FSS graduates, 35 have moved to homeownership (28 independent of ICHA programs; 7 through ICHA programs).***
- *9 clients received bikes through the ROSS Bike-to-Work program.*
- *35 families received cars from the Goodwill Industries of Southeast Iowa's Wheels-to-Work program.*

2. Resident Opportunity Self-Sufficiency (ROSS): *Resident Opportunity Self-Sufficiency (ROSS) is a grant-funded program that provides participants with resources to improve their employment skills through job coaching and educational opportunities. The program also links clients to resources to meet such needs as child care, transportation, education and job training opportunities, employment, money management and other similar needs necessary to achieve economic independence and self-sufficiency.*

- *The ROSS Program admits and graduates residents on an ongoing basis, with 163 referrals since June 2001. This number far surpasses the original grant goal of serving 130 residents over three years.*
- *The original competitive grant awarded to the ICHA was \$150,000 over 3-years (March 2001 – March 2004). This grant, in partnership with Goodwill Industries of Southeast Iowa, purchased the services of an Employment Specialist.*
- *In March 2004, the ICHA again secured a competitive grant for \$250,000*

over the next 3-years (2004 – 2007). This grant will maintain the efforts of the Employment Specialist and will provide additional supportive service to aid clients in seeking and maintaining employment. For example, childcare start-up fees, car repairs, short-term education/training, licensure, etc. Through public/private partnerships, the grant will support seminars and workshops, such as FDIC Money Smart, homeownership preparation classes, etc.

Strategy 10: Promote Homeownership Options:

HCV Homeownership Program: *The HCV Homeownership program permits eligible participants in the HCV Program, including participants with portable vouchers, the option of purchasing a home with their HCV assistance rather than renting. The homeownership option is limited to three percent (3%) of the total HCV program budgeted by the ICHA in any fiscal year, excluding disabled and elderly families.*

Eligible participants for the HCV Homeownership Program must have completed at minimum a one-year lease term with HCV rental assistance. They must not owe the ICHA or any other ICHA an outstanding debt and must meet the eligibility criteria set forth herein.

HCV homeownership assistance payments may be used to purchase the following type of housing within Johnson County: new or existing single-family units, condominiums, cooperatives, lofts, and, or manufactured units. ICHA will also permit portability of HCV homeownership payments to another jurisdiction, provided the receiving jurisdiction operates a HCV Homeownership Program for which the participant qualifies, is accepting new families, or authorizes the ICHA to administer the homeownership assistance in their jurisdiction.

- *Twelve (12) Housing Choice Vouchers were used to purchase homes since January 2003. As of September 30, 2004, three (3) closings are pending.*

Tenant-to-Ownership Program (TOP): *The Tenant-to-Ownership Program is funded by Housing and Urban Development (HUD). The Tenant to Ownership Program offers an opportunity for low to very low-income families to purchase a single-family house owned by the ICHA.*

- *Nineteen (19) homes sold and three (3) resold since May 1998. As of February 4, 2005, One (5) sales are pending.*

Affordable Dream Home Ownership Program (ADHOP): *The Affordable Dream Home Ownership Program operated, managed and funded solely by the ICHA. It offers an opportunity for income eligible families to purchase newly constructed or newer homes.*

- *Seven (7) homes (one a "Universal Design" home) built and sold since May 1999.*

Homeownership Totals: *The combined efforts of the ICHA Self-Sufficiency and Homeownership programs, May 1998 - Present, resulted in a total of 68 participant families living in their own home.*

Homeownership Grant Award: *The Housing Authority received a grant award of \$51,240 from HUD under the Housing Choice Voucher (HCV) Family Self-Sufficiency (FSS) Program Coordinator Funding to provide administrative support to the 3 homeownership programs operated by the housing authority*

Strategy 11: Other Housing Needs & Strategies:

The ICHA recognizes the need for improved communication and education between tenants and landlords/owners. The ICHA continues marketing efforts targeting landlords, educating them on the general nature and mechanics of the program, and providing free advertising by maintaining a current rental listing of vacant units. Our website features a section dedicated to landlord specific information:

<http://www.icgov.org/housing/authority/landlord/index.htm>

Scattered Sites Policy and Definition:

- *The Iowa City Housing Authority policy on Public Housing is the intentional development of low-density scattered site housing. This policy fosters the concept of providing a safe, stable environment for families. The last expansion of our Public Housing program was completed in 1996 (Whispering Meadows Development).*
- *Definition: The policy and practice of developing, purchasing, and renting to residents units that are located in single family homes, duplexes, zero-lot lines, or small apartment buildings scattered throughout our jurisdiction (Johnson County and parts of Iowa and Washington Counties).*

Expanding Partnerships with Law Enforcement Officials:

- *The Housing Authority is participating in the MATS 2005 training program for all law enforcement personnel in Johnson County, Iowa. Participants in the training represent: The City of Iowa City, The City of Coralville, The City of North Liberty, University Heights, Johnson County Sheriff.*

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

a. Substantial Deviation from the 5-Year Plan

- *A federal statutory or regulatory change is made effective and, in the opinion of the Authority, has either substantial programmatic or financial effects on the programs administered by the Authority, or creates substantial obligations or administrative burdens beyond the programs under administration at the start of the Plan year.*

b. Significant Amendment or Modification to the Annual Plan

- *A federal statutory or regulatory change is made effective and, in the opinion of the Authority, has either substantial programmatic or financial effects on the programs administered by the Authority, or creates substantial obligations or administrative burdens beyond the programs under administration at the start of the Plan year.*

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

a. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, provide the comments below:

SEE ATTACHED.

b. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member

are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Method of Selection:

Appointment

The term of appointment is (include the date term expires):

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board,

and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

- ***Mikulski-Bond Amendment to the VA HUD Bill 2001.***

Date of next term expiration of a governing board member:

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position):

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

Consolidated Plan jurisdiction: (City of Iowa City)

a. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply):

- The PHA has based its statement of needs of families on its waiting list on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

- ***The eleven (11) strategies detailed in the Iowa City Housing Authority's Streamlined 5-Year Plan for Fiscal Years 2005-2009; Iowa City Housing Authority's Streamlined Annual Plan for Fiscal Year 200; and highlighted in the Iowa City Housing Authority's Executive summary are contained in CITY STEPS Iowa City's Consolidated Plan for Housing, Jobs, and Services for Low-Income Residents.***
- ***Five (5) public hearings were co-sponsored by CITY STEPS and the Iowa City Housing Authority's Resident Advisory Board.***

(4) (Reserved)

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

| List of Supporting Documents Available for Review | | |
|---|---|--|
| Applicable & On Display | Supporting Document | Related Plan Component |
| X | <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i> | Standard 5 Year and Annual Plans; streamlined 5 Year Plans |
| X | State/Local Government Certification of Consistency with the Consolidated Plan. | 5 Year Plans |
| X | Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement. | 5 Year and Annual Plans |
| X | Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists. | Annual Plan: Housing Needs |
| X | Most recent board-approved operating budget for the public housing program | Annual Plan: Financial Resources |
| X | Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure. | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy. | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy. | Annual Plan: Rent Determination |
| X | Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy. | Annual Plan: Rent Determination |
| X | Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan. | Annual Plan: Rent Determination |
| X | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation). | Annual Plan: Operations and Maintenance |
| X | Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment). | Annual Plan: Management and Operations |
| N/A | Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary) | Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency |
| X | Results of latest Section 8 Management Assessment System (SEMAP) | Annual Plan: Management and Operations |
| X | Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Operations and Maintenance |

| List of Supporting Documents Available for Review | | |
|--|---|---|
| Applicable & On Display | Supporting Document | Related Plan Component |
| N/A | Consortium agreement(s). | Annual Plan: Agency Identification and Operations/ Management |
| X | Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy. | Annual Plan: Grievance Procedures |
| X | Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan. | Annual Plan: Grievance Procedures |
| X | The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year. | Annual Plan: Capital Needs |
| N/A | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants. | Annual Plan: Capital Needs |
| N/A | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing. | Annual Plan: Capital Needs |
| N/A | Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA). | Annual Plan: Capital Needs |
| N/A | Approved or submitted applications for demolition and/or disposition of public housing. | Annual Plan: Demolition and Disposition |
| N/A | Approved or submitted applications for designation of public housing (Designated Housing Plans). | Annual Plan: Designation of Public Housing |
| N/A | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937. | Annual Plan: Conversion of Public Housing |
| N/A | Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion. | Annual Plan: Voluntary Conversion of Public Housing |
| X | Approved or submitted public housing homeownership programs/plans. | Annual Plan: Homeownership |
| X | Policies governing any Section 8 Homeownership program (Section 19 of the Section 8 Administrative Plan) | Annual Plan: Homeownership |
| X | Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy | Annual Plan: Community Service & Self-Sufficiency |
| N/A | Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies. | Annual Plan: Community Service & Self-Sufficiency |
| X | FSS Action Plan(s) for public housing and/or Section 8. | Annual Plan: Community Service & Self-Sufficiency |
| X | Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing. | Annual Plan: Community Service & Self-Sufficiency |
| X | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing. | Annual Plan: Community Service & Self-Sufficiency |
| X | Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy. | Pet Policy |
| X | The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings. | Annual Plan: Annual Audit |
| N/A | Consortium agreement(s), if a consortium administers PHA programs. | Joint PHA Plan for Consortia |
| N/A | Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection | Joint PHA Plan for Consortia |
| N/A | Other supporting documents (optional). List individually. | (Specify as needed) |

13. Capital Fund Program Five-Year Action Plan

| Annual Statement/Performance and Evaluation Report | | Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | |
|---|---|--|-------------------|
| PHA Name: Iowa City Housing Authority 410 E Washington Street Iowa City, Iowa 52240 | | Grant Type and Number Capital Fund Program Grant No: IA05p022501-05 Replacement Housing Factor Grant No: | |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report | | | |
| Line | Summary by Development Account | Total Estimated Cost | Total Actual Cost |
| | | Original | Obligated |
| | | Revised | Expended |
| 1 | Total non-CFP Funds | | |
| 2 | 1406 Operations | \$182,573 | |
| 3 | 1408 Management Improvements | | |
| 4 | 1410 Administration | | |
| 5 | 1411 Audit | | |
| 6 | 1415 Liquidated Damages | | |
| 7 | 1430 Fees and Costs | | |
| 8 | 1440 Site Acquisition | | |
| 9 | 1450 Site Improvement | | |
| 10 | 1460 Dwelling Structures | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | |
| 12 | 1470 Nondwelling Structures | | |
| 13 | 1475 Nondwelling Equipment | | |
| 14 | 1485 Demolition | | |
| 15 | 1490 Replacement Reserve | | |
| 16 | 1492 Moving to Work Demonstration | | |
| 17 | 1495.1 Relocation Costs | | |
| 18 | 1499 Development Activities | | |
| 19 | 1501 Collateralization or Debt Service | | |
| 20 | 1502 Contingency | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$182,573 | |
| 22 | Amount of line 21 Related to LBP Activities | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | |

13. Capital Fund Program Five-Year Action Plan

| Annual Statement/Performance and Evaluation Report | | Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | Federal FY of Grant: 2004 |
|---|---|--|---------|------------------------------------|
| PHA Name: Iowa City Housing Authority 410 E Washington Street Iowa City, Iowa 52240 | | Grant Type and Number Capital Fund Program Grant No: IA05P022501-04 Replacement Housing Factor Grant No: | | |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost |
| | | Original | Revised | Obligated |
| 1 | Total non-CFP Funds | | | |
| 2 | 1406 Operations | \$188,422 | | \$188,422 |
| 3 | 1408 Management Improvements | | | 0 |
| 4 | 1410 Administration | | | |
| 5 | 1411 Audit | | | |
| 6 | 1415 Liquidated Damages | | | |
| 7 | 1430 Fees and Costs | | | |
| 8 | 1440 Site Acquisition | | | |
| 9 | 1450 Site Improvement | | | |
| 10 | 1460 Dwelling Structures | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | |
| 12 | 1470 Nondwelling Structures | | | |
| 13 | 1475 Nondwelling Equipment | | | |
| 14 | 1485 Demolition | | | |
| 15 | 1490 Replacement Reserve | | | |
| 16 | 1492 Moving to Work Demonstration | | | |
| 17 | 1495.1 Relocation Costs | | | |
| 18 | 1499 Development Activities | | | |
| 19 | 1501 Collateralization or Debt Service | | | |
| 20 | 1502 Contingency | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$188,422 | | \$188,422 |
| 22 | Amount of line 21 Related to LBP Activities | | | 0 |
| 23 | Amount of line 21 Related to Section 504 compliance | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | |

13. Capital Fund Program Five-Year Action Plan

| Annual Statement/Performance and Evaluation Report | | Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | |
|---|--|---|-------------------|
| PHA Name: Iowa City Housing Authority 410 E Washington Street Iowa City, Iowa 52240 | Grant Type and Number Capital Fund Program Grant No: IA05P022501-03 Replacement Housing Factor Grant No: | Federal FY of Grant: 2003 | |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report | | | |
| Line | Summary by Development Account | Total Estimated Cost | Total Actual Cost |
| | | Original | Revised |
| | | Obligated | Expended |
| 1 | Total non-CFP Funds | | |
| 2 | 1406 Operations | \$33,553 | \$33,553 |
| 3 | 1408 Management Improvements | | 0 |
| 4 | 1410 Administration | | |
| 5 | 1411 Audit | | |
| 6 | 1415 Liquidated Damages | | |
| 7 | 1430 Fees and Costs | | |
| 8 | 1440 Site Acquisition | | |
| 9 | 1450 Site Improvement | | |
| 10 | 1460 Dwelling Structures | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | |
| 12 | 1470 Nondwelling Structures | | |
| 13 | 1475 Nondwelling Equipment | | |
| 14 | 1485 Demolition | | |
| 15 | 1490 Replacement Reserve | | |
| 16 | 1492 Moving to Work Demonstration | | |
| 17 | 1495.1 Relocation Costs | | |
| 18 | 1499 Development Activities | | |
| 19 | 1501 Collateralization or Debt Service | | |
| 20 | 1502 Contingency | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$33,553 | \$33,553 |
| 22 | Amount of line 21 Related to LBP Activities | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | |

13. Capital Fund Program Five-Year Action Plan

| Annual Statement/Performance and Evaluation Report | | Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | |
|---|--|--|-------------------|
| PHA Name: Iowa City Housing Authority 410 E Washington Street Iowa City, Iowa 52240 | Grant Type and Number Capital Fund Program Grant No: IA05P022501-03 Replacement Housing Factor Grant No: | Federal FY of Grant: 2003 | |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report | | | |
| Line | Summary by Development Account | Total Estimated Cost | Total Actual Cost |
| | | Original | Obligated |
| | | Revised | Expended |
| 1 | Total non-CFP Funds | | |
| 2 | 1406 Operations | \$168,361 | \$168,361 |
| 3 | 1408 Management Improvements | | |
| 4 | 1410 Administration | | |
| 5 | 1411 Audit | | |
| 6 | 1415 Liquidated Damages | | |
| 7 | 1430 Fees and Costs | | |
| 8 | 1440 Site Acquisition | | |
| 9 | 1450 Site Improvement | | |
| 10 | 1460 Dwelling Structures | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | |
| 12 | 1470 Nondwelling Structures | | |
| 13 | 1475 Nondwelling Equipment | | |
| 14 | 1485 Demolition | | |
| 15 | 1490 Replacement Reserve | | |
| 16 | 1492 Moving to Work Demonstration | | |
| 17 | 1495.1 Relocation Costs | | |
| 18 | 1499 Development Activities | | |
| 19 | 1501 Collateralization or Debt Service | | |
| 20 | 1502 Contingency | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$168,361 | \$168,361 |
| 22 | Amount of line 21 Related to LBP Activities | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | |

13. Capital Fund Program Five-Year Action Plan

| Annual Statement/Performance and Evaluation Report | | Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | Federal FY of Grant: 2002 |
|---|---|--|-----------|------------------------------------|
| PHA Name: Iowa City Housing Authority 410 E Washington Street Iowa City, Iowa 52240 | | Grant Type and Number Capital Fund Program Grant No: IA05P022501-02 Replacement Housing Factor Grant No: | | |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report | | | | |
| Line | Summary by Development Account | Total Estimated Cost | Obligated | Total Actual Cost |
| | | Original | Revised | Expended |
| 1 | Total non-CFP Funds | | | |
| 2 | 1406 Operations | \$160,385.18 | | \$82,813.18 |
| 3 | 1408 Management Improvements | | | |
| 4 | 1410 Administration | | | |
| 5 | 1411 Audit | | | |
| 6 | 1415 Liquidated Damages | | | |
| 7 | 1430 Fees and Costs | | | |
| 8 | 1440 Site Acquisition | | | |
| 9 | 1450 Site Improvement | \$25,763.25 | | \$25,763.25 |
| 10 | 1460 Dwelling Structures | \$16,393.57 | | \$16,393.57 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | \$2,177.00 | | \$2,177.00 |
| 12 | 1470 Nondwelling Structures | | | |
| 13 | 1475 Nondwelling Equipment | | | |
| 14 | 1485 Demolition | | | |
| 15 | 1490 Replacement Reserve | | | |
| 16 | 1492 Moving to Work Demonstration | | | |
| 17 | 1495.1 Relocation Costs | | | |
| 18 | 1499 Development Activities | | | |
| 19 | 1501 Collateralization or Debt Service | | | |
| 20 | 1502 Contingency | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$204,719.00 | | \$127,147.00 |
| 22 | Amount of line 21 Related to LBP Activities | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | |

13. Capital Fund Program Five-Year Action Plan

| Annual Statement/Performance and Evaluation Report | | Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | |
|---|---|--|-------------------|
| PHA Name: Iowa City Housing Authority 410 E Washington Street Iowa City, Iowa 52240 | | Grant Type and Number Capital Fund Program Grant No: IA05P022501-01 Replacement Housing Factor Grant No: | |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report | | | |
| Line | Summary by Development Account | Total Estimated Cost | Total Actual Cost |
| | | Original | Revised |
| | | Obligated | Expended |
| 1 | Total non-CFP Funds | | |
| 2 | 1406 Operations | \$52,711.78 | \$52,711.78 |
| 3 | 1408 Management Improvements | | \$41,342.24 |
| 4 | 1410 Administration | | |
| 5 | 1411 Audit | | |
| 6 | 1415 Liquidated Damages | | |
| 7 | 1430 Fees and Costs | | |
| 8 | 1440 Site Acquisition | | |
| 9 | 1450 Site Improvement | \$470 | \$470.00 |
| 10 | 1460 Dwelling Structures | \$162,167.22 | \$162,167.22 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | \$1,438.00 | \$1,438.00 |
| 12 | 1470 Nondwelling Structures | | |
| 13 | 1475 Nondwelling Equipment | | |
| 14 | 1485 Demolition | | |
| 15 | 1490 Replacement Reserve | | |
| 16 | 1492 Moving to Work Demonstration | | |
| 17 | 1495.1 Relocation Costs | | |
| 18 | 1499 Development Activities | | |
| 19 | 1501 Collateralization or Debt Service | | |
| 20 | 1502 Contingency | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$216,787.00 | \$216,787.00 |
| 22 | Amount of line 21 Related to LBP Activities | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | |

5 Year Public Housing Capital Improvement Plan

| | | | | | | | | | | | | | | | | | | | |
|------|--------------|---|--------------------------------|--|--|---|---------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 1528 | Crosby Ln | | | | | | | | | | | | | | | | | | |
| | SOLD - TOP | | | | | | | | | | | | | | | | | | |
| 328 | Douglass Ct. | | | | | Add Central Air | 10,000.00 | | | | | | | | | | | | |
| 320 | Douglass St. | | | | | | | | | | | | | | | | | | |
| 1508 | Dover | | | | | | | | | | | | | | | | | | |
| 1316 | Dover | Replace fridge Replace Stove Replace Urno | 500.00 550.00 1200.00 | | | Add Central Air | 10,000.00 | | | | | | | | | | | | |
| 608 | Eastmoor | | | | | Add Central Air Replace Water Heater | 10,000.00 500.00 | | | | | | | | | | | | |
| 1900 | F Street | Replace Carpet Replace Urno Remodel Kt | 2,000.00 500.00 5,000.00 | | | Add Central Air | 10,000.00 | | | | | | | | | | | | |

SOLD

5 Year Public Housing Capital Improvement Plan

| | | | | | | | | | | | | | | | | | | |
|------|----------------|---|-----------------------------------|--|--|-----------------|----------|--|--|------------------|-----------|--|--|--|--|--|--|--|
| 3527 | Shamrock PI | | | | | Replace Windows | 2,000.00 | | | | | | | | | | | |
| 3534 | Shamrock PI | | | | | Replace Windows | 2,000.00 | | | | | | | | | | | |
| 3536 | Shamrock PI | | | | | Replace Windows | 2,500.00 | | | | | | | | | | | |
| 3538 | Shamrock PI | | | | | Replace Windows | 2,000.00 | | | | | | | | | | | |
| 3542 | Shamrock PI | | | | | Replace Windows | 2,000.00 | | | | | | | | | | | |
| 3544 | Shamrock PI | | | | | Replace Windows | 2,000.00 | | | | | | | | | | | |
| 3550 | Shamrock PI | | | | | Replace Windows | 2,000.00 | | | | | | | | | | | |
| 3552 | Shamrock PI | | | | | | | | | | | | | | | | | |
| 3556 | Shamrock PI | | | | | | | | | | | | | | | | | |
| 3558 | Shamrock PI | | | | | Replace Windows | 2,500.00 | | | | | | | | | | | |
| 3560 | Shamrock PI | | | | | | | | | | | | | | | | | |
| 333A | S.Lucas | | | | | | | | | | | | | | | | | |
| 333B | S.Lucas | Remodel kitchen Paint Interior | 5,000.00 1,000.00 | | | | | | | Add Central Air | 10,000.00 | | | | | | | |
| 801 | Southlawn | Trim bushes/Trees A.M.S.-repairs Remodel basement | 1,000.00 2,500.00 26,608.12 | | | | | | | Add Ce ntral Air | 10,000.00 | | | | | | | |

