

# PHA 5-Year and Annual Plan

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

OMB No. 2577-0226  
Expires 4/30/2011

1.0	<b>PHA Information</b> PHA Name: <u>City of Cedar Rapids</u> PHA Code: <u>3A024</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2009</u>				
2.0	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: <u>1265</u>				
3.0	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	<b>Mission.</b> 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 for the next five years: <u>N/A</u>				
5.2	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <u>N/A</u>				
6.0	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <u>N/A</u> (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.				
7.0	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> Include statements related to these programs as applicable.				
8.0	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.				
8.1	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.				
8.2	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.				
8.3	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.				
9.0	<b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.				

9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) <b>Progress in Meeting Mission and Goals.</b> Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) <b>Significant Amendment and Substantial Deviation/Modification.</b> Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) <b>X</b></p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities-Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA X Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements <b>X</b></p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>



January 20, 2009

The Section 8 Housing Choice Voucher Program Resident Advisory Board met on January 20, 2009. Changes to the PHA 5-Year and Annual Plan and the Section 8 Housing Voucher Administrative Plan were presented to the board. Board members had no comments on the changes to either plan.

Vicki Klemm  
Customer Service Representative  
Department of Community Development  
Housing Services  
1211 6th Street SW  
Cedar Rapids, Iowa 52404-5836

Department of Community Development  
Housing Services

1211 Sixth Street SW • Cedar Rapids, Iowa 52404 • (319) 286-5872 • FAX (319) 286-5870 • [www.cedar-rapids.org](http://www.cedar-rapids.org)

STATE OF IOWA  
Counties of Linn and Johnson

88.

**PUBLIC NOTICE**  
**STREAMLINED ANNUAL PUBLIC HOUSING AGENCY PLAN AND SECTION 8 ADMINISTRATIVE PLAN**  
Notice is hereby given that an Annual Public Housing Agency Plan and Section 8 Administrative Plan, including the Homeownership Plan and Family Self-Sufficiency Action Plan for the City of Cedar Rapids, Iowa Section 8 Housing Choice Voucher Program have been made available for public review and comments from January 31, 2009, through March 16, 2009. A copy is on file in the Office of the City Clerk, 3851 River Ridge Drive NE, Cedar Rapids, Iowa 52402, where it may be reviewed during normal work hours. Copies have also been submitted to the Cedar Rapids Public Library (Westgate Mall), requesting they be made available at respective reference desks. In addition, copies are available for review in the City's Housing Services Office, 1211 4th Street SW, Cedar Rapids, Iowa, 52404. All the Plans will be available on the city's website at [www.cedar-rapids.org/housing](http://www.cedar-rapids.org/housing).  
Comments pertaining to said Plans should be submitted in writing, as soon as possible during the review period, to the attention of the City Clerk, 3851 River Ridge Drive NE, Cedar Rapids, Iowa 52402, in addition to the above stated opportunity for the submission of written comment, notice is also hereby given that a Public Hearing has been set for Wednesday, March 25, 2009, at 4:00 P.M. at the AEGON USA Auditorium, 4303 Edgewood Road NE, in the City of Cedar Rapids, Iowa, to obtain other possible written and/or verbal comments.  
Consideration shall be given to all comments received before final approval by the Cedar Rapids City Council for submission to HUD tentatively scheduled for April 8, 2009. A summary of responses to comments received shall be included with final approval of the submission.  
Significant changes to the Section 8 Administrative Plan: Revisions to the Domestic Violence, Dating Violence, and Stalking sections.  
Revisions to the Anticipating Annual Income section.  
Dated this 28th day of January, 2009.  
Ann Oleson, City Clerk.  
Published in the Cedar Rapids Gazette on January 21, 2009 and March 14, 2009.

I, Dave Storey, do state that I am the publisher of THE GAZETTE, a daily newspaper of general circulation in Linn and Johnson Counties, in Iowa. The notice, a printed copy of which is attached, was inserted and published in THE GAZETTE newspaper in the issue(s) of March 14<sup>th</sup>, 2009

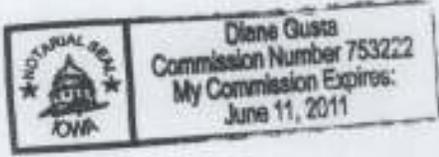
The reasonable fee for publishing said notice is \$48.24

*Dave Storey*

This instrument was acknowledged by Dave Storey before me on March 16<sup>th</sup>, 2009

*Diane Gusto*

Notary Public in and for the State of Iowa





January 13, 2009  
Date

The PHA will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Kay Halloran  
PHA Representative Kay Halloran, Mayor  
Cedar Rapids, Iowa

**MINUTES OF THE CITY COUNCIL  
CITY OF CEDAR RAPIDS, IOWA**

**March 25, 2009, 5:30 PM**

Council met in regular session in the AEGON USA Auditorium, 4333 Edgewood Road NE. Present Mayor Halloran, Council members Fagan, Gulick, McGrane, Podzimek, Shey, Shields and Wieneke. Also present were City Manager Prosser and City Attorney Flitz. Absent Council member Vernon.

The invocation was given by Police Chaplain Ken Glandorf.

Public comments were heard.

Council member Podzimek moved to approve the agenda; seconded by Council member McGrane. Ayes, Council members Fagan, Gulick, McGrane, Podzimek, Shey, Shields, Wieneke and Mayor Halloran. Motion carried.

**A public hearing was held to consider the Section 8 Housing Choice Voucher (HCV) Annual Public Housing Agency Plan (PHA), the revisions to the Administrative Plan which includes the Family Self-Sufficiency Action Plan and the Homeownership Option Plan. Comments were heard. No objections were heard or filed.**

A public hearing was held to consider a change of zone for property at 3031 Williams Parkway SW from C-3 Regional Commercial Zone District to RMF-1 Multiple Family Residence Zone District as requested by Cedar Pond Townhomes, L.P. and Williams Boulevard Development Group, L.C. (flood) Comments and objections were heard and filed.

Ordinance No. \_\_\_\_\_, being an Ordinance granting a change in zone for property at 3031 Williams Parkway SW from C-3 Regional Commercial Zone District to RMF-1 Multiple Family Residence Zone District as requested by Cedar Pond Townhomes, L.P. and Williams Boulevard Development Group, L.C., was presented and read the first time.

Council member Fagan moved the approval of the Ordinance on its first reading and that it be filed in the office of the City Clerk for public inspection as required by law, to be considered for action at a later date; seconded by Council member Podzimek.

Bids were received on March 19, 2009:

Minger Construction, Inc.	\$2,976,963.75
Langman Construction, Inc.	\$3,112,153.09
Rathje Construction Co.	\$3,632,538.96
Dave Schmitt Construction Co., Inc.	\$3,912,555.55
Tschiggfrie Excavating Co.	\$4,096,676.90
Van Hauen & Associates, Inc.	\$4,190,000.00
H & W Contracting LLC	\$4,444,094.00
Maxwell Construction, Inc.	\$5,718,391.45

Bids were referred to the Engineering Division.

Ordinances were approved with all Council members and Mayor Halloran voting "Aye" unless noted:

Ordinance No. 011-09, being an Ordinance repealing Chapter 29 of the Municipal Code, Housing Code, and enacting and adopting in lieu thereof a new Housing Code (International Property Maintenance Code 2006 edition with proposed amendments), was presented and read the second time.

An Ordinance vacating public ways & grounds in and to part of M Avenue NW, west of Koudsi Boulevard & easements by Steenhoek/Kaiser LLC. 1<sup>st</sup> reading

Various comments and concerns were expressed by the City Council and City Manager on a variety of topics. Discussions were held.

City Council adjourned at 9:35 PM to meet Wednesday, April 1, 2009 at 5:30 PM

Ann Ollinger, City Clerk

**PHA Certifications of Compliance  
with PHA Plans and Related  
Regulations**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or  Annual PHA Plan for the PHA fiscal year beginning 07/01/2009, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

City of Cedar Rapids

IA024

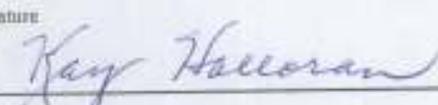
PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20\_\_ - 20\_\_

Annual PHA Plan for Fiscal Years 20<sup>09</sup> - 20<sup>10</sup>

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Kay Halloran	Mayor
Signature	Date
	April 8, 2009

RESOLUTION NO. 0320-04-09

WHEREAS, rules and regulations set forth in Section 511 of the Quality Housing and Work Responsibility Act of 1998 require that a Section 8 Housing Authority shall submit to the Secretary of Housing and Urban Development a five year plan not less than once every five years, and

WHEREAS, the Section 8 Housing Authority must also submit an Annual Plan for each fiscal year for which the housing authority receives assistance, and

WHEREAS, the Section 8 Housing Authority must also have a Board approved Administrative Plan, and

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Cedar Rapids, Iowa, that the Mayor is hereby authorized to sign the following supporting documentation to be submitted to the Department of Housing and Urban Development: PHA Certifications of Compliance with the PHA Plans and Related Regulations.

BE IT FURTHER RESOLVED, by the City Council of the City of Cedar Rapids, Iowa, that the Annual Public Housing Agency Plan, Administrative Plan, Family Self-Sufficiency Action Plan, Homeownership Option Plan, and supporting documentation are hereby approved for submittal to the Department of Housing and Urban Development.

Passed this 8<sup>th</sup> day of April, 2009.

Voting: Council member Podzimek moved the adoption of the resolution; seconded by Council member Gulick. Adopted, Ayes, Council members Fagan, Gulick, McGrane, Podzimek, Shey, Shields, Vernon, Wieneke and Mayor Halloran.

 \_\_\_\_\_, Mayor

Attest:

 \_\_\_\_\_, City Clerk