

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
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1.0	PHA Information PHA Name: <u>Southern Iowa Regional Housing Authority</u> PHA Code: <u>IA117</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>01/2010</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>125</u> Number of HCV units: <u>1026</u>																										
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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PHA 1:																											
PHA 2:																											
PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	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 for the next five years: THE GOAL OF SIRHA IS TO PROVIDE DECENT, SAFE, AND SANITARY HOUSING AND CREATE A POSITIVE ENVIRONMENT TO HELP PROMOTE SELF SUFFICIENCY.																										
5.2	Goals and Objectives. 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. See attachment																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: 1) Eligibility and Admission Policies The eligibility policies were revised to comply with disclosure and verification of Social Security numbers and submission of evidence of citizenship or eligible immigration status. Portability policy revised to comply with VAWA Pet Policy revised to include updated exclusions for service animals for persons with disabilities. 2) Financial Resources – See attachment 3) Fiscal Year Audit – See attachment (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. Copies of the PHA Plan including PHA Plan elements and attachments is available at the Southern Iowa Regional Housing Authority (SIRHA) 219 N. Pine Street, Creston, Iowa.																										
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. N/A																										
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.																										
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. 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. See attachment																										

8.2	<p>Capital Fund Program Five-Year Action Plan. 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. See attachment</p>
8.3	<p>Capital Fund Financing Program (CFFP). <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.</p>
9.0	<p>Housing Needs. 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. See attachment</p>

9.1	<p>Strategy for Addressing Housing Needs. 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. See attachment</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. - See attachment</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Substantial Deviation and Significant Amendment Definition: Substantial deviation or significant amendments or modifications are defined as discretionary changes in the plans or policies of the Housing Authority that fundamentally change the mission, goals, objectives, or plans of the agency which has a profound effect on the applicants or tenants and require formal approval of the Board of Commissioners.</p>

11.0	<p>Required Submission for HUD Field Office Review. 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. Note: 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)</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 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</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>
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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, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide 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 is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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 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. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

PHA Goals and Objectives

Goal 1: Provide Affordable Housing

- Provide and maintain a lease up that utilizes at least 95% of the funding provided by HUD for the Section 8 Housing Choice Voucher Program.
- Provide and maintain 125 units of Public Housing, minus any units sold through our Public Housing Home Ownership Program.
- Maintain a lease-up of 95% or greater for Public Housing units.

Goal 2: Promote Self-Sufficiency and Economic Opportunities

- Provide and maintain a Family Self-Sufficiency Program for the Section 8 Housing Choice Voucher Program assisted families.
- Maintain at least 25 family participants in the Family Self-Sufficiency Program.
- Provide and attract supportive services for the Family Self-Sufficiency Participants.
- Provide Home Ownership training and related services to promote and encourage Family Self-Sufficiency participants to become home owners.

Goal 3: Promote Home Ownership for Low Income Families

- Offer Public Housing families the opportunity to purchase Public Housing units through our Home Ownership 5(h) Program.
- Seek and apply for available funds that can be used for Home Ownership.
- Consider and pursue purchasing/developing Affordable Housing Projects.

THESE GOALS AND OBJECTIVES ARE DEPENDENT ON ADEQUATE AND CONTINUOUS FUNDING FROM HUD.

Violence Against Women Act – Statement of Activities

The Southern Iowa Regional Housing Authority has in support of the Violence Against Women Act implemented the following activities:

1. Education flyers have been sent to all Section 8 and Public Housing participants and to all Section 8 property owners notifying them of the requirements of the Act and their rights and responsibilities.
2. Informational flyers have been included in the Section 8 briefing and leasing packets and the Public Housing leasing packets notifying new participants of the requirements of the Act and their rights and responsibilities.
3. The staff will receive training from local community service providers to enhance awareness and increase knowledge of local resources for individuals covered under the Act.

Statement of Financial Resources

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 2010 grants)		
a) Public Housing Operating Fund	340,000	Administrative/Operating
b) Public Housing Capital Fund	158,000	Modernization Needs
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	4,700,000	Section 8 Tenant-Based Assistance
f) Resident Opportunity and Self-Sufficiency Grants	0	
g) Community Development Block Grant	0	
h) HOME	0	
Other Federal Grants (list below)		
Public Housing Graduation Incentive Bonus Program, Section 8 Housing Choice Voucher FSS Program Coordinator	43,000	FSS Program Coordinator Funding
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	189,000	Management/Operations /Screening, etc
4. Other income (list below)		
Interest	35,000	Administration/Operations
Laundry/Other tenant charges, etc	26,000	Administration/Operations
4. Non-federal sources (list below)		
Management fees	60,000	Administration/Operations
Rental Income	32,000	Administration/Operations
Total resources	5,583,000	

Southern Iowa Regional Housing Authority
Creston, Iowa
**FINANCIAL STATEMENTS
AND SUPPLEMENTAL DATA**
December 31, 2008

Southern Iowa Regional Housing Authority
Creston, Iowa

FINANCIAL STATEMENTS
AND SUPPLEMENTAL DATA

December 31, 2008

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Babcock. Langbein and Company

Certified Public Accountants
A Professional Association
2690 County Road E West
New Brighton, Minnesota
651.631.9354

Board of Commissioners
Southern Iowa Regional Housing Authority
Creston, Iowa

Independent Auditor's Report

We have audited the accompanying financial statements of the major funds of the Southern Iowa Regional Housing Authority as of and for the year ended December 31, 2008 which collectively comprise the Authority's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Southern Iowa Regional Housing Authority's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in GOVERNMENT AUDITING STANDARDS, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

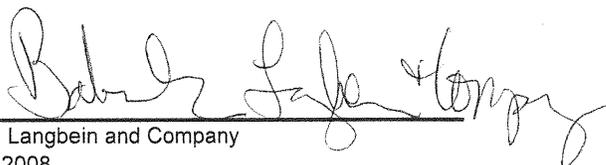
In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of each major fund of the Southern Iowa Regional Housing Authority as of December 31, 2008, and the respective changes in financial position and cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with GOVERNMENT AUDITING STANDARDS, we have also issued our report dated March 6, 2008 on our consideration of the Southern Iowa Regional Housing Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grants. The purpose of that report is to describe the scope of the testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Governmental Auditing Standards and should be considered in assessing the results of our audit.

We have also examined the financial data schedule submitted to the Real Estate Assessment Center(REAC).

Management's Discussion and Analysis as listed in the table of contents is not a required part of the basic financial statements but is supplemental information required by the accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted primarily of management inquiries regarding methods of measurement and presentation of the supplemental information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming an opinion on the financial statements taken as a whole. The accompanying schedule of expenditures of federal awards and the financial data schedule are presented for purposes of additional analysis and are not a required part of the financial statements of the Southern Iowa Regional Housing Authority. Such information has been subjected to the auditing procedures applied in the audits of the financial statements and, in our opinion, is fairly stated in all material respects in relation to the financial statements as a whole.



Babcock, Langbein and Company
March 6, 2008

Southern Iowa Regional Housing Authority
December 31, 2008

Management Discussion and Analysis

This document is prepared in accordance with Government Accounting Standards Board Statement No. 34. It should be read in conjunction with the financial statements of the Authority which are also within this report. The Authority has no component units. Also, the Authority is not a component unit of any other entity. All amounts presented refer to the Authority.

Financial Highlights

Overview

Total Assets decreased by 142,640 over the previous year while liabilities increased by 13,806 resulting in an overall decrease in Net Assets of 156,446

Working Capital decreased by 37,829 during the year.

Total revenue increased by 141,121 over that of the prior year. Total expenses increased by 334,782 over that of the prior year.

Total fixed assets increased by 126,074 over that of the prior year, while accumulated depreciation increased by 237,434, resulting in a decrease in net fixed assets of 111,360.

The Authority neither established nor closed any funds during the year. All funds had a positive balance at year end.

Southern Iowa Regional Housing Authority
December 31, 2008

Financial Statements

All funds of the Authority are proprietary funds. Accounting procedures are the same as those for business enterprises. The financial statements of the Authority consist of the following:
All programs have been combined into one enterprise fund for financial statement presentation.

Statement of Net Assets - Proprietary Funds

This statement presents everything which the authority owns and owes. All assets, including cash, accounts receivable, prepaid expenses and fixed assets are listed and totaled. All liabilities, including amounts due to vendors (accounts payable) and others (other accrued expenses) are listed and totaled. The difference between the total of the assets and the total of the liabilities is the Net Assets of the Authority. Net Assets added to the total liabilities equals the total assets of the Authority. Net Assets are also equal to the total of all prior years' net income and losses of the authority including all contributions from HUD.

Statement of Revenues, Expenses and Changes in Fund Net Assets - Proprietary Funds.

This statement records all revenue (income) and expenses. Revenue is categorized by source. Expenses are categorized by type. The excess of revenue over expense is the income for the year. If expenses are greater than revenue, then there is a loss for the year. Income and Expenses are of two types : Operating and Nonoperating. Operating revenue and expenses are those related to the normal running of the Authority's operations. Nonoperating revenue and expenses include items outside of operations and include such items as interest income, Capital Grants and Gains or losses on disposition of fixed assets.

The income or loss for the year, added to the prior year's net assets equals the current year's net assets.

Statement of Cash Flows - Proprietary Funds

This statement records the sources and uses of cash for the year. Sources include or would include Operating Activities (Collections from tenants and other operating income received less operating expenses paid); Non-Capital Financing Activities (Operating Grants, interfund transfers and loans); Capital Financing Activities (Proceeds of long-term debt used to purchase fixed assets, the purchase of fixed assets, interest paid on long-term debt); Investing Activities (Purchase and sale of investments, investment income).

The total of the above amounts equals the increase or decrease in cash for the year.

This increase or decrease, when added to the prior year's cash balance, equal the current cash balance. Cash is defined as all checking, savings and Certificate Accounts and all cash on hand. Differences in all other asset and liability accounts, when added to the net income or loss, equals the change in cash for the year.

Management Discussion and Analysis

Low Rent Public Housing

This fund accounts for the rental and other income, operating subsidies and the expenses related to the operation and maintenance of low income housing units owned by the Authority.

Housing Choice Vouchers

This fund records the receipt of HUD grants and the subsequent payment to landlords of Housing Assistance Payments along with the other related expenses.

Other Funds

Business Activities
State/Local
Public Housing Capital Fund

All funds are presented in each of the financial statements:

**STATEMENT OF FUND NET ASSETS
COMBINING STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS
STATEMENT OF CASH FLOWS**

Southern Iowa Regional Housing Authority
December 31, 2008

Management Discussion and Analysis

Condensed Financial Information - All Funds

	<u>December 31, 2008</u>	<u>December 31, 2007</u>	<u>Increase (Decrease)</u>
Assets			
Current Assets	1,756,894	1,788,174	(31,280)
Capital Assets	3,935,889	4,047,249	(111,360)
Total Assets	<u>\$5,692,783</u>	<u>\$5,835,423</u>	<u>(\$142,640)</u>
Liabilities			
Current Liabilities	109,777	103,228	6,549
Long-term Debt	88,287	81,030	7,257
Total Liabilities	<u>\$198,064</u>	<u>\$184,258</u>	<u>\$13,806</u>
Net Assets			
Invested in Capital Assets Net of Related Debt	3,935,889	4,047,249	(111,360)
Restricted Net Assets	226,945	328,479	(101,534)
Unrestricted Net Assets	\$1,331,885	\$1,275,437	\$56,448
Total Net Assets	<u>\$5,494,719</u>	<u>\$5,651,165</u>	<u>(\$156,446)</u>
Total Liabilities and Net Assets	<u>\$5,692,783</u>	<u>\$5,835,423</u>	<u>(\$142,640)</u>
Program Revenue			
Federal Grants (HUD)	4,380,988	4,259,177	121,811
Tenant Revenue	223,579	216,879	6,700
Investment Earnings	42,791	73,345	(30,554)
Other Income	\$137,105	\$93,941	\$43,164
Total Income	<u>\$4,784,463</u>	<u>\$4,643,342</u>	<u>\$141,121</u>
Program Expenses			
Administration	682,553	654,673	27,880
Tenant Services	62,832	42,139	20,693
Utilities	43,741	43,904	(163)
Ordinary maintenance and operation	220,343	221,031	(688)
General expense	131,604	71,747	59,857
Depreciation	289,912	286,269	3,643
Casualty Losses - Non-Capitalized	0	0	0
Housing Assistance Payments	3,522,516	3,298,956	223,560
Total Expenses	<u>4,953,501</u>	<u>4,618,719</u>	<u>334,782</u>
Excess of Revenue over (Under) Expenses	<u>(169,038)</u>	<u>24,623</u>	<u>(193,661)</u>
Change in Net Assets	<u>(161,836)</u>	<u>24,623</u>	<u>(186,459)</u>
Beginning Net Assets	5,651,165	5,616,999	34,166
Ending Net Assets	<u>\$5,489,329</u>	<u>\$5,641,622</u>	<u>(\$152,293)</u>

Southern Iowa Regional Housing Authority
December 31, 2008

Specific Comments

Current Assets decreased by 31,280 during the year as follows:

	<u>Increase</u> <u>(Decrease)</u>	<u>Working</u> <u>Capital</u> <u>Component</u> <u>s</u>
Cash	(26,050)	
Accounts Receivable /Interest Receivable	(5,230)	
Total Current Assets	(\$31,280)	(\$31,280)

Current Liabilities increased by 6,549 during the year, as follows:

	<u>Increase</u> <u>(Decrease)</u>	
Accounts Payable <= 90 Days	(739)	
Accrued Wage / Payroll Tax Payable	6,908	
Accrued Compensated Absences - Current Portion	(84)	
Accounts Payable - Other Government	519	
Tenant Security Deposits	(250)	
Deferred Revenues	195	
Total	\$6,549	(6,549)
		(\$37,829)

Decrease in Working Capital:

Cash decreased is due to the purchase of fixed assets.

Long term Debt increased by 7,257 due to changes in accumulated compensated absences and changes in other long-term liabilities.

Prior accounts receivable were collected.

Total revenue increased by 141,121 over that of the prior year. as follows:

	<u>Increase</u> <u>(Decrease)</u>
Operating Revenue	
Net Tenant Rental Revenue	6,700
Total Tenant Revenue	6,700
HUD PHA Operating Grants	175,289
Other Revenue	27,761
Total Operating Revenues	209,750
Nonoperating Revenues	
Capital Grants	(53,478)
Investment Income - Unrestricted	(26,401)
Gain/Loss on Sale of Fixed Assets	11,250
Total Non Operating Revenue	(68,629)
Total Revenue	\$141,121

Capital grants decreased due to the timing of expenditures. Grant revenue is earned as expenditures occur.

Capital expenditures from capital grants were \$53,478 less than last year.

Operating grants increased due to increased availability and utilization of HCV funds.

Investment income decreased due to less favorable rates and a smaller balance available.

Southern Iowa Regional Housing Authority
December 31, 2008

Total expenses increased by 334,782 over that of the prior year. as follows:

	<u>Increase</u> <u>(Decrease)</u>
Operating Expenses	
Administration	27,880
Tenant Services	20,693
Utilities	(163)
Ordinary maintenance and operation	(688)
General expense	59,857
Housing Assistance Payments	223,560
Depreciation	3,643
Investment Income - Restricted	4,153
Total Non operating Expenses	<u>4,153</u>
Total Expenses	<u>\$338,935</u>

General expenses decreased due to decreased activity in the business activity fund.

Administrative costs and tenant services increases were due to a wage and benefit increases.

Housing Assistance payments increased due to an increased number of participants in the program.

General expenses increased in the areas of insurance and other expenses.

Southern Iowa Regional Housing Authority
December 31, 2008

Management Discussion and Analysis

	<u>December</u> <u>31, 2008</u>	<u>December</u> <u>31, 2007</u>
<u>Analysis of Overall Financial Position and Results of Operations</u>		
Overall increase in Net Assets	(161,836)	24,623
Percent of Revenue	-3.38 %	0.53 %
Percent of Assets	-2.84 %	0.42 %
Percent of Beginning Net Assets	-2.86 %	0.44 %
Net Assets - Unrestricted		
Percent of Expenses	26.89 %	27.61 %

There were no significant changes in programs, organizational structure, revenue sources or categories of expenses for the year.

Analysis of Balances and Transactions of Individual Funds

	<u>Business</u> <u>Activities</u>	<u>Low Rent</u> <u>Public</u> <u>Housing</u>	<u>Other</u> <u>Programs</u>	<u>Total</u>
Beginning Net Assets	\$449,144	\$4,063,905	\$1,138,116	\$5,651,165
Revenue	99,015	584,240	4,106,598	4,789,853
Expenses	(150,103)	(691,314)	(4,112,084)	(4,953,501)
Transfers in(out)	0	135,089	(135,089)	0
Equity Transfers	0	136,118	(128,916)	7,202
Net Increase (Decrease)	<u>(51,088)</u>	<u>164,133</u>	<u>(269,491)</u>	<u>(156,446)</u>
Ending Net Assets	<u>\$398,056</u>	<u>\$4,228,038</u>	<u>\$868,625</u>	<u>\$5,494,719</u>
Restricted Net Assets				
Capital Assets net of Related Debt	<u>101,678</u>	<u>3,808,468</u>	<u>25,743</u>	<u>3,935,889</u>
Net Assets Available for Future Use	<u>\$296,378</u>	<u>\$419,570</u>	<u>\$842,882</u>	<u>\$1,558,830</u>
Total Net Assets	<u>\$398,056</u>	<u>\$4,228,038</u>	<u>\$868,625</u>	<u>\$5,494,719</u>
Percent Increase (Decrease) in Net Assets	(11.37)	4.04	(23.68)	(2.77)

There were no significant unusual or unanticipated transactions.

**Southern Iowa Regional Housing Authority
December 31, 2008**

Southern Iowa Regional Housing Authority
December 31, 2008
Management Discussion and Analysis

Capital Assets and Long-term Debt

Changes in Capital assets for the year were as follows:

Business-type Activities		<u>December</u>		<u>December</u>
Capital Assets not being depreciated	<u>Life in Years</u>	<u>31, 2007</u>	<u>Additions</u>	<u>31, 2008</u>
			<u>Deletions</u>	
Land and Improvements		\$1,254,429	\$6,495	\$0
Total Capital Assets not being Depreciated		<u>1,254,429</u>	<u>6,495</u>	<u>0</u>
Capital Assets being depreciated				
Buildings	40	7,548,588	121,674	0
Equipment and Other	3-10	304,476	50,383	(52,478)
Total Capital Assets being Depreciated		<u>7,853,064</u>	<u>172,057</u>	<u>(52,478)</u>
Accumulated Depreciation		(5,060,244)	(289,912)	52,478
Total Capital Assets being Depreciated, net		<u>2,792,820</u>	<u>(117,855)</u>	<u>0</u>
Business-type Activities Capital Assets, net		<u>\$4,047,249</u>	<u>(\$104,865)</u>	<u>\$0</u>
Current year depreciation expense:				
Low Rent Public Housing			\$262,067	
Housing Choice Vouchers			\$15,859	
Public Housing Capital Fund			\$8,224	
Total			<u>\$289,912</u>	
Long Term Debt		0		0
Assets net of Long-term Debt		<u>\$4,047,249</u>		<u>\$3,935,889</u>

Anticipated Significant Changes

There are no known facts, decisions or changes in conditions which will have a significant effect on the financial position (Net Assets) or results of operations of the Authority.

Additional Information

For additional Information contact Cathy Seddon, Executive Director at 641-782-8585.
219 Pine Street
Creston, Iowa 50801

Southern Iowa Regional Housing Authority
Creston, Iowa
STATEMENT OF FUND NET ASSETS
PROPRIETARY FUNDS
December 31, 2008

	Business Activities	Low Rent Public Housing	Housing Choice Vouchers	State/ Local	Total
ASSETS					
Current Assets					
Cash	313,051	488,033	939,766	596	1,741,446
Accounts Receivable /Interest Receivable	5,999	4,156	5,293	0	15,448
Total Current Assets	<u>319,050</u>	<u>492,189</u>	<u>945,059</u>	<u>596</u>	<u>1,756,894</u>
Non-Current Assets					
Land	10,478	1,250,446	0	0	1,260,924
Buildings	99,903	7,570,359	0	0	7,670,262
Furniture, Equipment & Machinery - Dwelling Units	5,372	14,000	0	0	19,372
Furniture, Equipment & Machinery - Administration	1,000	105,748	176,261	0	283,009
Accumulated Depreciation	(15,075)	(5,132,085)	(150,518)	0	(5,297,678)
Total Noncurrent Assets	<u>101,678</u>	<u>3,808,468</u>	<u>25,743</u>	<u>0</u>	<u>3,935,889</u>
Total Assets	<u>420,728</u>	<u>4,300,657</u>	<u>970,802</u>	<u>596</u>	<u>5,692,783</u>
LIABILITIES AND NET ASSETS					
CURRENT LIABILITIES					
Accounts Payable <= 90 Days	2,556	12,471	8,732	0	23,759
Accrued Wage / Payroll Tax Payable	6,644	9,657	15,796	0	32,097
Accrued Compensated Absences - Current Portion	394	1,330	5,469	0	7,193
Accounts Payable - Other Government	8,532	15,319	0	0	23,851
Tenant Security Deposits	1,000	21,500	0	0	22,500
Deferred Revenues	1	376	0	0	377
Total Current Liabilities	<u>19,127</u>	<u>60,653</u>	<u>29,997</u>	<u>0</u>	<u>109,777</u>
Long-term Debt other	0	0	23,555	0	23,555
Accrued Compensated Absences - Non Current	3,545	11,966	49,221	0	64,732
Total Long-term Debt	<u>3,545</u>	<u>11,966</u>	<u>72,776</u>	<u>0</u>	<u>88,287</u>
Total Liabilities	<u>22,672</u>	<u>72,619</u>	<u>102,773</u>	<u>0</u>	<u>198,064</u>
Net Assets					
Investment in Capital Assets net of Related Debt	101,678	3,808,468	25,743	0	3,935,889
Restricted Net Assets	0	0	226,945	0	226,945
Unrestricted Net Assets	296,378	419,570	615,341	596	1,331,885
Total Net Assets	<u>398,056</u>	<u>4,228,038</u>	<u>868,029</u>	<u>596</u>	<u>5,494,719</u>
TOTAL LIABILITIES AND NET ASSETS	<u>420,728</u>	<u>4,300,657</u>	<u>970,802</u>	<u>596</u>	<u>5,692,783</u>

Southern Iowa Regional Housing Authority
Creston, Iowa
COMBINING STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS
ALL PROPRIETARY FUNDS
December 31, 2008

	Business Activities	Low Rent Public Housing	Housing Choice Vouchers	Public Housing Capital Fund	State/ Local	Total
Operating Revenues						
Net Tenant Rental Revenue	\$33,000	\$190,579	\$0	\$0	\$0	\$223,579
Total Tenant Revenue	33,000	190,579	0	0	0	223,579
HUD PHA Operating Grants	0	303,788	4,017,284	13,331	0	4,334,403
Other Revenue	60,445	62,750	2,250	0	1,800	127,245
Total Operating Revenues	93,445	557,117	4,019,534	13,331	1,800	4,685,227
Operating Expenses						
Administration	63,150	146,340	459,732	13,331	0	682,553
Tenant Services	0	0	62,832	0	0	62,832
Utilities	6,352	37,389	0	0	0	43,741
Ordinary maintenance and operation	9,331	201,673	9,339	0	0	220,343
General expense	67,508	43,845	16,351	0	3,900	131,604
Housing Assistance Payments	0	0	3,522,516	0	0	3,522,516
Depreciation	3,762	262,067	15,859	8,224	0	289,912
Total Operating Expenses	150,103	691,314	4,086,629	21,555	3,900	4,953,501
Operating Income (Loss)	(56,658)	(134,197)	(67,095)	(8,224)	(2,100)	(288,274)
Nonoperating Revenues (Expenses)						
Capital Grants	0	0	0	46,585	0	46,585
Investment Income - Unrestricted	5,570	11,873	19,953	0	5	37,401
Gain/Loss on Sale of Fixed Assets	0	15,250	0	0	0	15,250
Investment Income - Restricted	0	0	5,390	0	0	5,390
Total Other Income (Expense)	5,570	27,123	25,343	46,585	5	104,626
Income before transfers	(51,088)	(107,074)	(41,752)	38,361	(2,095)	(163,648)
Operating Transfers In	0	135,089	0	0	0	135,089
Operating Transfers Out	0	0	0	(135,089)	0	(135,089)
Total Other Financing Sources (Uses)	0	135,089	0	(135,089)	0	0
Change in Net Assets	(51,088)	28,015	(41,752)	(96,728)	(2,095)	(163,648)
Net Assets - Beginning	449,144	4,063,905	902,579	232,846	2,691	5,651,165
Prior Period Adjustments, Equity Transfers and Correction of Errors	0	136,118	7,202	(136,118)	0	7,202
Net Assets - Ending	\$398,056	\$4,228,038	\$868,029	\$0	\$596	\$5,494,719

Southern Iowa Regional Housing Authority
Creston, Iowa
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
December 31, 2008

	Business Activities	Low Rent Public Housing	Housing Choice Vouchers	Public Housing Capital Fund	State/ Local	Total
Cash Flow From Operations						
Cash Received from Tenants	\$ 27,001	\$ 186,423	\$ 0	\$ 0	\$ 0	\$ 213,424
Federal Funds Received	0	303,788	4,017,284	13,331	0	4,334,403
Other Cash Received	60,445	197,839	0	0	1,800	260,084
Cash paid to Employees	(46,014)	(165,807)	(324,508)	(13,331)	0	(549,660)
Cash paid to Suppliers	(9,230)	(505,374)	(3,720,957)	0	100	(4,235,461)
Total Cash flow from operations	<u>32,202</u>	<u>16,869</u>	<u>(28,181)</u>	<u>0</u>	<u>1,900</u>	<u>22,790</u>
Cash Flow From Investing Activities						
Interest Received	5,570	11,873	25,343	0	5	42,791
Capital Expenditures	0	0	0	0	0	0
Total Cash flow from Investing Activities	<u>5,570</u>	<u>11,873</u>	<u>25,343</u>	<u>0</u>	<u>5</u>	<u>42,791</u>
Cash Flows from Capital and Related Financing Activities						
Federal Funds Received - Capital Grants	0	0	0	46,585	0	46,585
Transfers in (Out)	0	0	0	0	0	0
Capital Expenditures	(41,716)	(45,915)	0	(46,585)	(4,000)	(138,216)
Total Cash flow from Capital and Related Financing Activities	<u>(41,716)</u>	<u>(45,915)</u>	<u>0</u>	<u>0</u>	<u>(4,000)</u>	<u>(91,631)</u>
Total Increase (Decrease) in Cash	<u>(3,944)</u>	<u>(17,173)</u>	<u>(2,838)</u>	<u>0</u>	<u>(2,095)</u>	<u>(26,050)</u>
Cash Balance, Beginning of the year	<u>316,995</u>	<u>\$ 505,206</u>	<u>\$ 942,604</u>	<u>\$ 0</u>	<u>2,691</u>	<u>\$ 1,767,496</u>
Cash Balance, End of the year	<u>\$ 313,051</u>	<u>\$ 488,033</u>	<u>\$ 939,766</u>	<u>\$ 0</u>	<u>596</u>	<u>\$ 1,741,446</u>

Cash is defined as all checking, savings and certificate accounts and all cash on hand.

Reconciliation of Operating Income (Loss) Cash Flow From Operations

Operating Income (Loss)	\$ (56,658)	\$ (134,197)	\$ (67,095)	\$ (8,224)	\$ (2,100)	\$ (268,274)
Depreciation	3,762	262,067	15,859	8,224	0	289,912
Change in Noncash Current Assets	1,257	1,941	1,357	675	0	5,230
Change in Current Liabilities	1,558	(1,573)	14,496	(675)	0	13,806
Other	82,283	(111,369)	7,202	0	4,000	(17,884)
Total Cash flow from operations	<u>\$ 32,202</u>	<u>\$ 16,869</u>	<u>\$ (28,181)</u>	<u>\$ 0</u>	<u>1,900</u>	<u>\$ 22,790</u>
Supplemental Cash Flow Information						
Cash paid for interest	\$0	\$0	\$0	\$0	\$0	\$0
Capitalized interest	\$0	\$0	\$0	\$0	\$0	\$0

Cash is defined as all checking, savings and certificate accounts and all cash on hand.

Southern Iowa Regional Housing Authority
Notes to the Financial Statements
Creston, Iowa
December 31, 2008

I. Summary of Significant Accounting Policies

A. General Statement

The Southern Iowa Regional Housing Authority operates as a local government unit for the purpose of providing housing and redevelopment services to the local area. The governing body consists of a forty eight member board of commissioners appointed by the mayor or County Board of Supervisors to serve three year terms.

B. Financial Reporting Entity

The Authority's basic financial statements include the accounts of all Authority operations. The criteria for including organizations as component units within the Authority's reporting entity, as set forth in Section 2100 of GASB's Codification of Governmental Accounting and Financial Reporting Standards, include whether:

- the organization is legally separate (can sue and be sued in their own name)
- the Authority holds the corporate powers of the organization
- the Authority appoints a voting majority of the organization s board
- the Authority is able to impose its will on the organization
- the organization has the potential to impose a financial benefit/burden on the Authority
- there is fiscal dependency by the organization on the Authority

Based on the aforementioned criteria, the Authority has no component units.

C. Basis of Presentation

The government-wide financial statements (the statement of net assets and the statement of changes in net assets) report information on all of the activities of the Authority. All funds of the Authority are Proprietary Funds. All programs have been combined into one enterprise fund for financial statement presentation.

Private sector standards of accounting and financial reporting issued prior to December , 1989 generally are followed to the extent that those standards do not conflict with or contradict guidance of the Governmental Standards Board or statements and interpretations of the Financial Accounting Standards Board(FASB) as provided for in GASB Statement # 20.

Fund Financial Statements

The Authority segregates transactions related to certain functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. All programs have been combined into one enterprise fund for financial statement presentation.

Creston, Iowa
December 31, 2008

Proprietary Funds are accounted for using the economic resources measurement focus and the accrual basis of accounting. The accounting objectives are determinations of net income, financial position and cash flow. All assets and liabilities are included on the Statement of Net Assets. The Authority has presented the following major proprietary funds:

Low Rent Public Housing

This fund accounts for the rental and other income, operating subsidies and the expenses related to the operation and maintenance of low income housing units owned by the Authority.

Housing Choice Vouchers

This fund records the receipt of HUD grants and the subsequent payment to landlords of Housing Assistance Payments along with the other related expenses.

Other Funds

Separate funds are maintained to record the following additional programs and activities:

Business Activities
State/Local
Public Housing Capital Fund

D. Measurement Focus/Basis of Accounting

Measurement focus refers to what is being measured; basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurement made, regardless of the measurement focus applied.

The government-wide statements and fund financial statements for proprietary funds are reported using the economic resources measurement focus and the accrual basis of accounting. The economic resources measurement focus means all assets and liabilities (whether current or noncurrent) are included on the statement of net assets and the operating statements present increases (revenues) and decreases (expenses) in net total assets. Under the accrual basis of accounting, revenues are recognized when earned, Expenses are recognized at the time the liability is incurred.

Revenues susceptible to accrual include rental income and capital grants earned but not received. Intergovernmental revenues are reported in conformity with the legal and contractual requirements of the individual programs. Generally, grant revenue is recognized when the corresponding expenditure is incurred. The Authority also receives an annual appropriation from HUD, which is recognized as revenue when received, unless it is received prior to the period to which it applies. In that case, revenue recognition is then deferred until the appropriate period.

Investment earnings and revenue from other sources are recognized when earned.

E. Budget Information

The Authority adopts an estimated revenue and expenditure budget for each Fund. Comparisons of estimated revenues and budgeted expenditures to actual are not presented in the financial statements. Amendments to the original budget require board approval. Appropriations lapse at year end. The Authority does not use encumbrance accounting.

F. Assets, Liabilities, and Fund Equity Accounts

1. Assets:

Cash and Cash Equivalents

Investment are stated at fair value, except for nonnegotiable certificates of deposit, which are on a cost basis, and short-term money market investments, which are stated at amortized cost. All checking, savings, certificates of Deposit and cash on hand are included in cash for the cash flow statement.

Prepaid Items

Prepaid expenses present the unexpired premium on insurance policies.

Transactions Between Funds

Legally authorized transfers are treated as interfund transfers and are included in the results of operations of each fund involved.

Capital Assets

Capital assets, which includes property, buildings, furniture and equipment, are reported in the applicable business-type activities columns in the government-wide financial statements and in the fund financial statements for proprietary funds. All capital assets are valued at historical cost or estimated historical cost if actual historical is not available. Donated assets are valued at their fair market value on the date donated. Repairs and maintenance are recorded as expenses. Renewals and betterments are capitalized. Interest has not been capitalized during the construction period on property, plant and equipment.

Depreciation is recorded using the straight line method over the various lives of the assets which range from three to forty years.

2. Liabilities:

All liabilities are recorded as incurred in the appropriate enterprise fund.

3. Net Assets

Net assets represent the difference between assets and liabilities. Net assets invested in capital assets, net of related debt consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvements of those assets, and adding back unspent proceeds. Net assets are reported as restricted when there are limitations imposed on their use either through the enabling legislations adopted by the Authority or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

4. Operating Revenues and Expenses

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. Operating expenses for the proprietary funds include the cost of personal and contractual services, supplies and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

G. Vacation and Personal Leave

Under the Authority's personnel policies, employees are granted vacation in varying amounts based on their length of service. Vacation leave accrual varies from 4 to 8 hours per pay period. Sick leave accrual is 12 days per year. An employee's accrued vacation bank may not exceed 60 days (480 hours). Sick leave is accumulated to a maximum of 120 days.

Creston, Iowa
December 31, 2008

II. Deposits and Investments

State statutes and HUD regulations require that all Authority deposits be covered by insurance, surety bond, or collateral.

Following is a summary of the deposits covered by insurance or collateral at Year End:

	Book Balance	Bank Balance
Covered Deposits Insured, or collateralized with securities held by the Authority or its agent in the Authority's name	\$1,741,446	\$1,763,447
Collateralized with securities held by the pledging financial institution's trust department or agent in the Authority's name	<u>\$0</u>	<u>\$0</u>
Total Covered Deposits	<u>\$1,741,446</u>	<u>\$1,763,447</u>

State Statutes authorize the HA to invest in obligations of the US

Creston, Iowa
December 31, 2008

III. Other Assets

Capital Assets

A summary of the capital assets at December 31, 2008:

Business-type Activities

Capital Assets not being depreciated

	December 31 2007	Additions	Adjustments/ Deletions	December 31, 2008
Land and Improvements	\$1,254,429	\$6,495	\$0	\$1,260,924
Total Capital Assets not being Depreciated	1,254,429	6,495	0	1,260,924

Capital Assets being depreciated

	Life in Years	December 31 2007	Additions	Adjustments/ Deletions	December 31, 2008
Buildings	40	7,548,588	121,674	0	7,670,262
Equipment and Other	3-10	304,476	50,383	(52,478)	302,381
Total Capital Assets being Depreciated		7,853,064	172,057	(52,478)	7,972,643
Accumulated Depreciation		(5,060,244)	(289,912)	52,478	(5,297,678)
Total Capital Assets being Depreciated, net		2,792,820	(117,855)	0	2,674,965
Business-type Activities Capital Assets, net		\$4,047,249	(\$104,865)	\$0	\$3,935,889

Low Rent Public Housing	262,067
Business Activities	3,762
Housing Choice Vouchers	15,859
Public Housing Capital Fund	\$8,224
Current year depreciation expense:	\$289,912

December 31, 2008

December 31, 2007

IV. Liabilities

Liabilities at year end consisted of the following:

CURRENT LIABILITIES

Accounts Payable <= 90 Days	23,759	24,498
Accrued Wage / Payroll Tax Payable	32,097	25,189
Accrued Compensated Absences - Current Portion	7,193	7,277
Accounts Payable - Other Government	23,851	23,332
Tenant Security Deposits	22,500	22,750
Deferred Revenues	377	182
Total Current Liabilities	109,777	103,228

Long-term Debt other	23,555	0
Accrued Compensated Absences - Non Current	64,732	65,483
Total Long-term Debt	88,287	81,030
Total Liabilities	\$ 198,064	\$ 184,258

Southern Iowa Regional Housing Authority
Notes to the Financial Statements
 Creston, Iowa
 December 31, 2008

Transfers, Net Assets and Prior Period Adjustments

<u>Operating Transfers</u>		
Operating Transfers In	\$135,089	Low Rent Public Housing
Operating Transfers Out	(\$135,089)	Public Housing Capital Fund
		To close capital fund program to Low income public housing.

<u>Equity Transfers</u>		
Operating Transfers In	\$136,118	Low Rent Public Housing
Operating Transfers Out	(\$136,118)	Public Housing Capital Fund

Transfer of Fixed Assets

Prior Period Adjustments - Equity transfer

Prior period adjustment records the receipt of equity for the Nebraska City Housing Authority. \$7,202

Net Assets

Fund net asset balances are classified as follows:

Investment in Capital Assets net of Related Debt	\$3,935,889
Restricted Net Assets	\$226,945
Unrestricted Net Assets	1,331,885
Total	<u>\$5,494,719</u>

Southern Iowa Regional Housing Authority
Notes to the Financial Statements
 Creston, Iowa
 December 31, 2008

V. Compensated Absences Payable

Changes in Compensated Absences for the period ended December 31, 2008:

Balance December 31, 2007	\$	72,760
Net changes in compensated absences		(835)
Balance December 31, 2008	\$	<u>71,925</u>

VI. Risk Management

The Authority is exposed to various risks of loss to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; workers' compensation claims; and natural disasters. Property and casualty and worker's compensation liabilities are insured. The Authority retains risk for the deductible portions of the insurance. The amounts of these deductibles are considered immaterial to the general purpose financial statements.

VII. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the period. Actual results could differ from those estimates.

VIII. Iowa Public Employees Retirement System

- A. The Agency is a participating employer in the Iowa Public Employees Retirement System (IPERS) which is a cost sharing/multiple employer public employees retirement system designed as a supplement to social security.

All employees earning in excess of \$300 per quarter who do not participate in any other public retirement system in the State are eligible and must participate in IPERS. The pension plan provides retirement and death benefits which are established by State statute. Generally, a member may retire at the age of 65 or any time after age 58 with thirty years or more of service or when age plus years of service equals or exceeds 88, and receive unreduced (for age) benefits. Members may also retire at the age of 55 or more at reduced benefits. Benefits vest after four years of service or after attaining the age of 55. Full benefits are equal to fifty-seven percent of the average of the highest three years of covered wages times years of service divided by 30.

The plan is administered by the State of Iowa and the Agency's responsibility is limited to payment of contributions. The contribution rates are actuarial determined; state statute requires contributions of 4.01% by the employee and 6.35% by the Agency for the fiscal year ended December 31, 2007. Amounts for the year are as follows:

	<u>2007</u>	<u>2007</u>	<u>2006</u>
Total Wages	\$549,660	\$515,414	\$488,788
Total IPERS Wages	\$549,660	\$515,414	\$488,788
Employer Contribution	\$33,254	\$31,183	\$28,105
Employee Contribution	\$21,437	\$20,101	\$18,085

IX. Economic Dependency

The programs of the Authority are economically dependent on annual contributions and grants from HUD. Without those contributions and grants, the programs would operate at a loss.

INDEPENDENT AUDITOR'S REPORT

Report on Internal Control Over Financial Reporting and on Compliance
and Other Matters Based on an Audit of Financial Statements Performed in
Accordance with Government Auditing Standards

**Board of Commissioners
Southern Iowa Regional Housing Authority
Creston, Iowa**

We have audited the financial statements of Southern Iowa Regional Housing Authority as of and for the year ended December 31, 2008, and have issued our report thereon dated March 6, 2008. We conducted our audit in accordance with generally accepted auditing standards and the standards applicable to financial audits contained in GOVERNMENT AUDITING STANDARDS, issued by the Comptroller General of the United States.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements of the Southern Iowa Regional Housing Authority as of and for the year ended December 31, 2008 in accordance with auditing standards generally accepted in the United States of America, we considered the Southern Iowa Regional Housing Authority's internal control over financial reporting (Internal Control) as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over financial reporting.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Authority's ability to initiate, authorize, record, process or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the Authority's financial statements that is more than inconsequential will not be prevented or detected by the Authority's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Authority's internal control.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control that we consider to be material weaknesses, as defined above.

Southern Iowa Regional Housing Authority
Creston, Iowa

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grants, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance that are required to be reported under Government Auditing Standards.

This communication is intended solely for the information and use of the management and Board of the Southern Iowa Regional Housing Authority, management and others within the PHA, and Federal Awarding Agencies and is not intended to be and should not be used by anyone other than these specified parties.

Babcock, Langbein and Company
March 6, 2008

Southern Iowa Regional Housing Authority
 Creston, Iowa
Schedule of Capital Funds
 December 31, 2008

	2008 Capital Funding	2007 Capital Funding	Total
Total Funds Approved	\$157,305	\$159,388	\$316,693
Total Funds Received	12,000	157,648	\$169,648
Remaining Funds Due	<u>\$145,305</u>	<u>\$1,740</u>	<u>\$147,045</u>
Total Funds Received	\$12,000	\$157,648	\$169,648
Total Funds Expended	12,000	157,648	\$169,648
Funds on Hand	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Status	Not Complete	Not Complete	
Received during Current Year	\$12,000	\$48,591	\$60,591
Current Amount Due	0	0	0
Prior Amount Due	0	675	675
Current Revenue	<u>\$12,000</u>	<u>\$47,916</u>	<u>\$59,916</u>

Southern Iowa Regional Housing Authority
Creston, Iowa
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
December 31, 2008

Grantor - US Department of Housing and Urban Development

Revenue	Program Type	CFDA#	Expenditures
Federal			
Low Rent Public Housing	Non-Major	14.850a	\$ 303,788
Housing Choice Vouchers	Major	14.871	4,017,284
Public Housing Capital Fund	Non-Major	14.872	59,916
Total Federal			<u>\$ 4,380,988</u>

This statement was prepared using the same basis of accounting as the financial statements.

Southern Iowa Regional Housing Authority
 Creston, Iowa
 Summary of Audit Results
 December 31, 2008

Schedule of Findings and Questioned Costs

Section 1 - Summary of Auditor's Results

Financial Statements

Type of auditor's report issued Internal control over financial reporting: Material weaknesses were identified? Significant deficiencies identified that are not considered to be material weaknesses? Noncompliance material to financial statements noted?	Unqualified _____ Yes _____ Yes _____ Yes	_____ X _____ No _____ X _____ No _____ X _____ No	_____ No _____ No _____ No
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Federal Awards

Internal control over major programs: Material weaknesses noted? Significant deficiencies identified that are not considered to be material weaknesses?	_____ Yes _____ Yes	_____ X _____ No _____ X _____ No	_____ No _____ None Reported
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Type of auditor's report issued on compliance for Major Programs: Any audit findings disclosed that are required to be reported in accordance with section 510(a) of OMB Circular A-133	Unqualified _____ Yes	_____ X _____ No	_____ No
--	---	------------------	----------

Identification of Major programs	CFDA #		
Housing Choice Voucher	14.871	\$4,017,284	
Low Rent Public Housing	14.850a	\$303,788	

The threshold for distinguishing between type A and type B programs is \$ 300,000.

Auditee qualified as a low-risk auditee?	_____ X _____	Yes	_____	No
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Section II - Financial Statement Findings

None

Section III - Federal Award Findings and Questioned Costs

None

Babcock, Langbein and Company

Certified Public Accountants
A Professional Association
Minneapolis, Minnesota 55421
(651) 631-9354

**Report on Compliance with Requirements Applicable to
Each Major Program and Internal Control over
compliance in Accordance with OMB Circular A-133**

Compliance

We have audited the compliance of the Southern Iowa Regional Housing Authority with the types of compliance requirements described in the U. S. OFFICE OF MANAGEMENT AND BUDGET (OMB) CIRCULAR A-133 COMPLIANCE SUPPLEMENT that are applicable to each of its major federal programs for the year ended December 31, 2008. Southern Iowa Regional Housing Authority's major federal programs are identified in the schedule of financial assistance section of this report. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of Southern Iowa Regional Housing Authority's management. Our responsibility is to express an opinion on the Southern Iowa Regional Housing Authority's compliance based on our audit.

We conducted our audit of compliance in accordance with generally accepted auditing standards; the standards applicable to financial audits contained in GOVERNMENT AUDITING STANDARDS, issued by the Comptroller General of the United States; and OMB Circular A-133, AUDITS OF STATES, LOCAL GOVERNMENTS, AND NONPROFIT ORGANIZATIONS. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Southern Iowa Regional Housing Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on the Southern Iowa Regional Housing Authority's compliance with those requirements.

In our opinion, the Southern Iowa Regional Housing Authority complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended December 31, 2008. The results of our auditing procedures disclosed no instances of noncompliance with those requirements that are required to be reported in accordance with OMB Circular A-133.

Internal Control over Compliance

The management of the Southern Iowa Regional Housing Authority is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts and grants applicable to federal programs. In planning and performing our audit, we considered the Southern Iowa Regional Housing Authority's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

Our consideration of the internal control over compliance was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in the entity's internal control that might be significant deficiencies or material weaknesses as defined below. We noted no significant deficiencies or material weaknesses in internal control over compliance.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Authority's ability to initiate, authorize, record, process or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the Authority's financial statements that is more than inconsequential will not be prevented or detected by the Authority's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Authority's internal control.

This communication is intended solely for the information and use of the management and Board of the Southern Iowa Regional Housing Authority, management and others within the PHA, and Federal Awarding Agencies and is not intended to be and should not be used by anyone other than these specified parties.

Babcock, Langbein and Company
March 6, 2008

Babcock, Langbein and Company

Certified Public Accountants

A Professional Association

Minneapolis, Minnesota 55421

(612) 781-9354

Board of Commissioners
Southern Iowa Regional Housing Authority
Creston, Iowa

Independent Auditor's Report on Schedule of Federal Expenditures

We have audited the accompanying general-purpose financial statements of the Southern Iowa Regional Housing Authority as of and for the year ended December 31, 2008, as listed in the table of contents. These general-purpose financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these general-purpose financial statements based on our audit.

We conducted our audit in accordance with generally accepted auditing standards and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

Our audit was performed for the purpose of forming an opinion on the general-purpose financial statements of the Southern Iowa Regional Housing Authority, taken as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by US Office of Management and Budget Circular A-133, Audits of States, Local Governments, and Nonprofit Organizations, and is not a required part of the general-purpose financial statements. Such information has been subjected to the auditing procedures applied in the audit of the general-purpose financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the general-purpose financial statements taken as a whole.

Babcock, Langbein and Company
March 6, 2008

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

Part I: Summary					
PHA Name: Southern Iowa Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: IA05P11750108 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval:
Type of Grant <input 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: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	12,000	12,000	12,000	12,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	9,000	9,000		
10	1460 Dwelling Structures	89,000	88,305	19,625	
11	1465.1 Dwelling Equipment—Nonexpendable	48,000	48,000	38,954	38,954
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

Part I: Summary						
PHA Name: Southern Iowa Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: IA05P11750109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2008 FFY of Grant Approval:	
Type of Grant						
<input 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: 6/30/09				<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	158,000	157,305	70,579	50,954	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director <i>C. Seaton</i>			Date 7/09/09	Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

Part I: Summary						
PHA Name: Southern Iowa Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: IA05S11750109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant <input 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: 06/30/09 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA	0				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0				
19	1502 Contingency (may not exceed 8% of line 20)	0				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	199,117		96,000		
21	Amount of line 20 Related to LBP Activities	0				
22	Amount of line 20 Related to Section 504 Activities	0				
23	Amount of line 20 Related to Security - Soft Costs	0				
24	Amount of line 20 Related to Security - Hard Costs	0				
25	Amount of line 20 Related to Energy Conservation Measures	0				
Signature of Executive Director 		Date 7/09/09		Signature of Public Housing Director 		Date

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

Part I: Summary		
PHA Name: Southern Iowa Regional Housing Authority	Grant Type and Number Capital Fund Program Grant No: IA05S11750109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/09 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations (may not exceed 20% of line 21) ³	0			
3	1408 Management Improvements	0			
4	1410 Administration (may not exceed 10% of line 21)	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	199,117		96,000	
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Non-dwelling Structures	0			
13	1475 Non-dwelling Equipment	0			
14	1485 Demolition	0			
15	1492 Moving to Work Demonstration	0			
16	1495.1 Relocation Costs	0			
17	1499 Development Activities ⁴	0			

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Southern Iowa Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: IA05P11750109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	12,000	12,000		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	14,000	14,000		
10	1460 Dwelling Structures	132,000	143,038		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

Part I: Summary					
PHA Name: Southern Iowa Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: IA05P11750109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	158,000	169,038		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director: <i>Cathy Sealdon</i>			Date: <i>9/8/2009</i>	Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Southern Iowa Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: IA05P11750110 Replacement Housing Factor Grant No: Date of CFPP:			FFY of Grant: 2010 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	12,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	33,000			
10	1460 Dwelling Structures	109,000			
11	1465.1 Dwelling Equipment—Nonexpendable	4,000			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

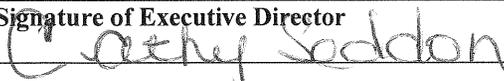
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

Part I: Summary					
PHA Name: Southern Iowa Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: IA05P11750110 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2010 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	158,000			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 7/9/09	Signature of Public Housing Director		Date

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/20011

Part I: Summary						
PHA Name/Number Southern Iowa Regional Housing Authority – IA117			Creston/Union, Iowa		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
A.	Development Number and Name	Work Statement for Year 1 FFY __2010__	Work Statement for Year 2 FFY __2011__	Work Statement for Year 3 FFY __2012__	Work Statement for Year 4 FFY _____2013__	Work Statement for Year 5 FFY _____2014__
B.	Physical Improvements Subtotal	Annual Statement	146,000	146,000	146,000	146,000
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		12,000	12,000	12,000	12,000
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		158,000	158,000	158,000	158,000

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual				
Statement				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

Statement of Housing Needs

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

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
X 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	90		
Extremely low income <=30% AMI	70	78%	
Very low income (>30% but <=50% AMI)	18	20%	
Low income (>50% but <80% AMI)	2	2%	
Families with children	71	79%	
Elderly families	17	19%	
Families with Disabilities	2	2%	
Race/ethnicity	White/Non Hispanic	87%	
Race/ethnicity	Black	13%	
Race/ethnicity	Asian	0%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	23	25%	
2 BR	42	47%	
3 BR	18	20%	
4 BR	7	8%	
5 BR	0	0%	
5+ BR	0	0%	
Is the waiting list closed (select one)? X 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?			
X No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 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	633		
Extremely low income <=30% AMI	531	84%	
Very low income (>30% but <=50% AMI)	83	13%	
Low income (>50% but <80% AMI)	19	3%	
Families with children	520	82%	
Elderly families	94	15%	
Families with Disabilities	19	3%	
Race/ethnicity	White/Non Hispanic	94%	
Race/ethnicity	Black/Non Hispanic	6%	
Race/ethnicity	Asian or Pacific Island/Non Hispanic	0%	
Race/ethnicity			

Characteristics by Bedroom
Size (Public Housing Only)

1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? X No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

X No Yes

Strategy for Addressing Housing 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.

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

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)
Provide the opportunity for Homeownership to eligible Public Housing Residents

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)

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)

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)

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

(2) Reasons for Selecting Strategies

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

- X 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
- X Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- X Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- X Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

Progress report on meeting the PHA Plan goals thru December 31, 2008.

Goal 1 Provide Affordable Housing

- We maintained an average lease up of 1,026 units per month in Section 8 Housing Choice Voucher Program and utilized 97% of the funding provided.
- Maintained 125 units of Public Housing.
- We maintained a lease up of 95% in Public Housing.

Goal 2 Promote Self-Sufficiency and Economic Opportunities

- We maintained the Family Self-Sufficiency Program for the Section 8 Housing Choice Voucher Program and assisted an average of 29 family participants per month.
- Provided and attracted supportive services for both the Family Self-Sufficiency participants. We referred participants to various agencies within our 13 county area for the appropriate and available assistance that they needed. We offered and provided home ownership training and related services to promote and encourage Family Self-Sufficiency participants to become home owners.

Goal 3 Promote Home Ownership of Low Income Families

- We are offering home ownership through our 5(h) Home Ownership Program. During the 2008 plan year no Public Housing participants were able to purchase a home.
- We provided funding to assist one Section 8 Housing Choice Voucher Family Self-Sufficiency participant purchase a home in 2008.

**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 X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 01/2010 , 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.

Southern Iowa Regional Housing Authority

IA117

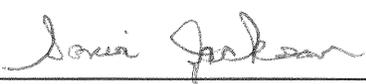
PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2014

Annual PHA Plan for Fiscal Years 2010

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 Sonia Jackson	Title Chairman
Signature 	Date 09/16/2009

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification

Annual Certification and Board Resolution

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 Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it 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.

Southern Iowa Regional Housing Authority

IA117

PHA Name

PHA Number/HA Code

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 Sonia Jackson	Title Chairman
Signature 	Date 09/16/2009

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Southern Iowa Regional Housing Authority

Program/Activity Receiving Federal Grant Funding

Low Rent Public Housing, Public Housing Capital Fund Program, Section 8 Housing Choice Voucher Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

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 Cathy Seddon	Title Executive Director
Signature 	Date 9/22/2009

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Southern Iowa Regional Housing Authority

Program/Activity Receiving Federal Grant Funding

Low Rent Public Housing, Public Housing Capital Fund Program, Section 8 Housing Choice Voucher Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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

Cathy Seddon

Title

Executive Director

Signature



Date (mm/dd/yyyy)

09/22/2009

Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

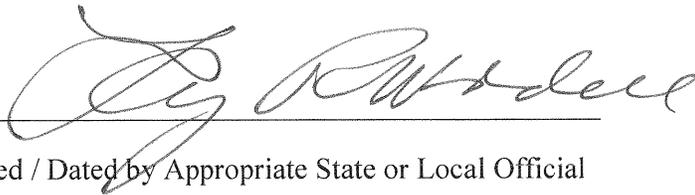
1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Southern Iowa Regional Housing Authority 219 N. Pine Creston, Iowa 50801 Congressional District, if known: Iowa, 5th	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: U.S. Department of Housing and Urban Development	7. Federal Program Name/Description: Low Rent Public Housing, Public Housing Capital Fund Program, Section 8 Housing Choice Voucher Program CFDA Number, if applicable: <u>14.850a, 14.872, 14.855</u>	
8. Federal Action Number, if known: N/A	9. Award Amount, if known: \$ 5,023,000 estimated	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> None	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> N/A	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u>Cathy Seddon</u> Print Name: <u>Cathy Seddon</u> Title: <u>Executive Director</u> Telephone No.: <u>641-782-8585</u> Date: <u>09/22/2009</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Timothy R. Waddell the Division Administrator certify that the Five Year and
Annual PHA Plan of the Southern IA Regional Hsg Authority is consistent with the Consolidated Plan of
the State of Iowa prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official