

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Eastern Iowa Regional Housing Authority</u> PHA Code: <u>IA126</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/2010</u>												
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>164</u> Number of HCV units: <u>883</u>												
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <thead> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
PH	HCV												
PHA 1:													
PHA 2:													
PHA 3:													
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.												
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:  <p style="text-align: center;"><b>The Eastern Iowa Regional Housing Authority's mission is to provide decent, safe, and affordable rental housing for eligible families and to provide opportunities and promote self-sufficiency, economic independence, and homeownership opportunities for Housing Choice Voucher participants and Public Housing residents.</b></p>												
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <b>Refer to Attachment</b>												
<b>6.0</b>	<b>PHA Plan Update</b>  (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <p style="text-align: center;"><b>1. The Capital Fund Program budget was revised for FY2011</b>  <b>2. The Section 8 Administrative Plan and the Public Housing Admissions and Continued Occupancy Policy were updated to comply with HUD PIH notices.</b></p> (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.  <p style="text-align: center;"><b>7600 Commerce Park, Dubuque, IA 52002 and the EIRHA Website at:</b>  <a href="http://www.easterniowaregionalhousing.org">www.easterniowaregionalhousing.org</a></p>												

7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p><b>a. Hope VI or Mixed Finance Modernization or Development –</b></p> <p><b>The PHA does not anticipate applying for HOPE VI or Mixed Finance Modernization. Development – The PHA will utilize its Public Housing Operating Reserve funds to build or rehab single family homes and sell them to qualified first time homebuyers that fall within 80% of the area median income guidelines and have completed homeownership and credit counseling courses. If these single family homes are not sold within a reasonable length of time, they will be placed on the Public Housing unit rent roll in accordance with the disposition policy. As each existing Public Housing unit is sold, a new unit may replace the sold unit. Currently the PHA has sold 5 units through its Public Housing Homeownership program.</b></p> <p><b>b. Demolition and/or Disposition.</b></p> <p><b>The PHA has a HUD approved Public Housing Homeownership program. Currently the PHA has sold 5 units through this program.</b></p> <ol style="list-style-type: none"> <li><b>1. The approved disposition sites have not changed and remain the scattered site single family units that the PHA currently owns.</b></li> <li><b>2. At the time a current Public Housing resident is qualified (achieve credit score, financially capable and able to fulfill the requirements of homeownership) to purchase their existing Public Housing unit and financing is secured, the said unit will be disposed of through the Public Housing Homeownership Program. The PHA will then be eligible to replace the unit on a one-for-one basis.</b></li> </ol> <p><b>c. Conversion of Public Housing.</b></p> <p><b>The PHA does not anticipate converting any Public Housing to tenant-based assistance.</b></p> <p><b>d. Homeownership.</b></p> <p><b>The PHA has a HUD approved Section 8 HCV (7/1/2003) and Public Housing (10/31/2001) Homeownership Program.</b></p> <p><b>e. Project based Vouchers.</b></p> <p><b>The PHA does not anticipate utilizing the project-based voucher program.</b></p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p><b>See Attached</b></p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p><b>See Attached</b></p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b></p> <p><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><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p><b>See Attached</b></p>
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9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p><b>Need: Shortage of affordable housing for all eligible populations</b></p> <p><b>Strategy 1: Maximize the number of affordable units available to the PHA within its current resources</b></p> <ul style="list-style-type: none"> <li>• <b>Employ effective maintenance and management policies to minimize the public housing unit vacant turnaround time</b></li> <li>• <b>Seek replacement of public housing units that have been sold through the Public Housing Homeownership Program</b></li> <li>• <b>Maintain or increase Section 8 lease-up rates</b></li> </ul> <p><b>Strategy 2: Increase the number of affordable units</b></p> <ul style="list-style-type: none"> <li>• <b>Apply for additional Section 8 vouchers should they become available</b></li> <li>• <b>Leverage affordable housing resources in the community through the creation of mixed-finance housing</b></li> <li>• <b>Build and rehab single family homes and sell to qualifying first-time buyers through the Homeownership programs</b></li> </ul>
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10.0	<p><b>Additional Information.</b> 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.</p> <p><b>The EIRHA is on schedule with it’s FY2010 Annual Plan and its 2006-2010 Five Year Plan. The Authority plans to continue promoting the development of affordable rental and homeownership housing for low income families.</b></p> <p><b>The EIRHA has met its goals described in the 5-year plan. The Section 8 Housing Choice Voucher Homeownership program has expanded to 16 families currently served, the Public Housing Homeownership program has sold five of it’s public housing units to qualifying families and the Section 8 HCV and Public Housing programs maintain lease-up rates above 98%.</b></p> <p><b>The EIRHA stays up-to-date on all PIH notices and maintains a Section 8 Administrative Plan and Public Housing Admissions and Continued Occupancy Policy that are up-to-date with all the latest HUD regulations.</b></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p><b>Substantial Deviation and Significant Amendment Definition:</b></p> <p><b>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.</b></p>
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<b>11.0</b>	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"><li>(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)</li><li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li><li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li><li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li><li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li><li>(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.</li><li>(g) Challenged Elements</li><li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li><li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li></ul>
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EIRHA Resolution #3-2010

**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      Annual PHA Plan for the PHA fiscal year beginning July 1, 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.

Eastern Iowa Regional Housing Authority

IA126

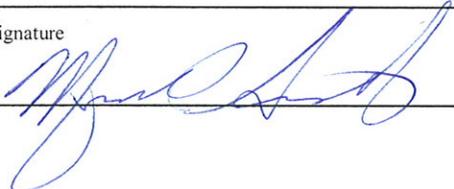
PHA Name

PHA Number/HA Code

X \_\_\_\_\_ 5-Year PHA Plan for Fiscal Years 20<sup>11</sup> - 20<sup>15</sup>

\_\_\_\_\_ Annual PHA Plan for Fiscal Years 20\_\_\_\_ - 20\_\_\_\_

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 Merrill Smock	Title Board Chair
Signature 	Date 3/25/2010

**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.

Eastern Iowa Regional Housing Authority

IA126

\_\_\_\_\_  
 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	Merrill Smock
Title	Board Chair
Signature	
Date	3/25/2010

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Eastern Iowa Regional Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund 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 Federal agency 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.)

Administrative Office - 7600 Commerce Park - Dubuque, Iowa

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  
Kelley Hutton Deutmeyer

Title  
Executive Director

Signature

X 

Date

3/25/10

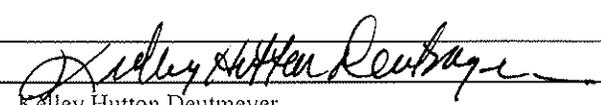
## DISCLOSURE OF LOBBYING ACTIVITIES

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.)

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input 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	<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Congressional District, if known: 4c	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b> Eastern Iowa Regional Housing Authority 7600 Commerce Park Dubuque, IA 52002  Congressional District, if known:	
<b>6. Federal Department/Agency:</b> Department of Housing & Urban Development	<b>7. Federal Program Name/Description:</b>  CFDA Number, if applicable: _____	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$	
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):	<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):	
<b>11.</b> 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></u> Print Name: <u>Kelley Hutton Deutmeyer</u> Title: <u>Excutive Director</u> Telephone No.: <u>563-556-4166</u> Date: <u>3/25/10</u>	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**Certification of Payments  
to Influence Federal Transactions**

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

Applicant Name

Eastern Iowa Regional Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund 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  Kelley Hutton Deutmeyer	Title  Executive Director
Signature  	Date (mm/dd/yyyy)  3/20/10

**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 Eastern Iowa Regional Housing 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

## 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.

### PHA Goal: Repair the nation's economy and housing market.

Sub Goal: End the foreclosure crisis.

Objective:

- Apply for NSP2 Recovery Act funds and any other available funding sources in order to have the dollars readily available to assist with the rehabilitation and resale of foreclosed homes.
- Offer housing counseling to qualified families through the Public Housing and Section 8 HCV Homeownership Programs.

Sub Goal: Protect Consumers when they buy a home.

Objective:

- Assist families through the Public Housing and Section 8 HCV Homeownership Programs with housing counseling and provide services to educate participating families on being aware of predatory lending practices.

Sub Goal: Recreate a strong housing finance system.

Objective:

- Through the Public Housing and Section 8 HCV Homeownership Programs, establish a data base of secure financial institutions for participating families to select from.

Sub Goal: Promote affordable, financially sustainable and appropriate housing options, including homeownership.

Objective:

- Apply for HOME funds, IHOEP funds, etc. to create additional housing opportunities. Continue to utilize resources to build and rehab single family homes and sell them to families at or below 80% of the county medium income guideline.

### PHA Goal: Promote affordable rental housing

Sub Goal: Expand the supply of quality affordable rental housing.

Objective:

- Continue to explore other housing opportunities through Tax Credit Financing, program reserve funds, or other alternative means.
- Apply for additional rental vouchers, when funding becomes available.
- Reduce public housing vacancies by maintaining a yearly lease-up of 97% or higher

Sub Goal: Preserve the existing supply of Federally-assisted quality affordable rental housing

Objective:

- Continue to utilize Capital Fund Program dollars to maintain the current Public Housing Rental stock
- Improve public housing management – maintain a PHAS score of 94% or higher
- Improve voucher management – maintain a SEMAP score of 97% or higher
- Provide replacement public housing – as public housing units are sold through homeownership replace those units with either new construction or rehab homes

Sub Goal: Increase rental housing affordability across a broad range of incomes while reducing the number of families and individuals with severe housing needs.

Objective:

- Provide Family Self-Sufficiency services through the Public Housing and Section 8 HCV FSS programs to participating households in order to reduce the number of families with housing needs.

Sub Goal: Support Sustainable Communities

Objective:

- Partner with Transportation, EPA and other community organizations to secure resources to help families gain better access to affordable housing, more transportation options and lower transportation costs.

### PHA Goal: Utilize housing as a platform for improving quality of life

Sub Goal: Improve educational and early childhood development outcomes for those living in HUD-assisted housing

Objective:

- Utilize the Family Self-Sufficiency programs to promote the education and early childhood development of families participating in the programs.

Sub Goal: Improve health outcomes for those living in HUD-assisted and HUD regulated housing

Objective:

- Utilize the Family Self-Sufficiency programs to promote the improvement of health outcomes for families participating in the programs.
- Provide or attract supportive services to increase independence for the elderly, disabled or families. FSS Coordinator will work with other service providers (WIA, DHS, etc.) to attract support service assistance for residents.

Sub Goal: Increase economic security and self-sufficiency for those living in HUD-assisted housing

Objective:

- Utilize the Family Self-Sufficiency and Homeownership programs to promote the improvement of health outcomes for families participating in the programs.
- Increase the number and percentage of employed persons in assisted families – the FSS and Homeownership Coordinators will work with families to increase the number of employed families.

Sub Goal: Provide housing and social stability for the homeless and those at risk of being homeless

Objective:

- Prepare a database of all available resources for disaster preparedness.

Sub Goal: Improve the health and economic self-sufficiency of all community residents, while reducing the impact of communities on the environment

Objective:

- Offer Family Self Sufficiency services available to all Public Housing and Section 8 HCV families in order to further improve the health and economic self sufficiency of all residents.

Sub Goal: Catalyze economic development job creation, while preserving community assets

Objective:

- Partner with program providers in economic development in order to further assist in job creation for the residents.

Sub Goal: Ensure diverse, equitable and fair communities for all

Objective:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability.

Sub Goal: Advance strong local and regional public and private organizations

Objective:

- Through the FSS Program Coordinating Committee ( PCC) build on the organizations that are currently members.

**Report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan:**

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
  - Apply for additional rental vouchers: When funding is available, apply for a minimum of 50 vouchers  
HUD did not provide additional vouchers to apply for during this time.
  - Reduce public housing vacancies: Maintain a yearly lease-up of at least 97%  
Since 2003 – yearly lease-up for the Public Housing program has been maintained at or above 97%
  - Leverage private or other public funds to create additional housing opportunities: Apply for HOME funds, IHOEP funds, etc. to create additional housing opportunities  
Through ADDI funds, program reserve funds, etc., eight single family homes and one rehab single family home were completed and sold to qualifying families.
  - Acquire or build units or developments Continue to explore other housing opportunities through Tax Credit Financing or other alternative means  
Through ADDI funds, program reserve funds, etc., eight single family homes and one rehab single family home were completed and sold to qualifying families
  - Other (list below)
  
- PHA Goal: Improve the quality of assisted housing  
Objectives:
  - Improve public housing management: (PHAS score) Maintain a score of 94% or higher  
Since 2002, the PHAS score has been maintained at or above 94%
  - Improve voucher management: (SEMAP score) Maintain a score of 94% or higher  
Since 2002, the SEMAP score has been maintained at 100%
  - Increase customer satisfaction:
  - Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units: Utilize CFP funds to upgrade public housing units  
CFP dollars have assisted with repairing roofs, installing new cabinetry, replacing waterheaters, furnaces, etc. in order to modernize and renovate the Public Housing units.
  - Demolish or dispose of obsolete public housing:
  - Provide replacement public housing: As public housing units are sold through homeownership, replace those units with new construction for single family homeownership  
(7) new construction and rehab single family homes have been built and sold through the homeownership/housing development program
  - Provide replacement vouchers:
  - Other: (list below)
  
- PHA Goal: Increase assisted housing choices  
Objectives:
  - Provide voucher mobility counseling:
  - Conduct outreach efforts to potential voucher landlords Conduct yearly landlord seminars  
Landlord outreach is done via internet, one-on-one contact and marketing efforts.
  - Increase voucher payment standards
  - Implement voucher homeownership program:
  - Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers:
  - Other: (list below) Expand current public housing and voucher homeownership programs  
(15) Section 8 HCV Homeownership and (5) Public Housing families have purchased their homes through the Homeownership Program

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

- PHA Goal: Provide an improved living environment  
Objectives:
  - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - Implement public housing security improvements:
  - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
  - Other: (list below)  
Apply for tax credit funding to promote housing opportunities at various income levels in the development.  
Coordinate with cities that operate an acquisition and demolition program to build new units for homeownership on the city owned vacant lots.

In March 2003, and March 2005, the EIRHC was awarded LIHTC and constructed a 24-unit 2,3 and 4 bedroom housing development in Peosta, Iowa and a 32-unit 2,3,4 bedroom housing development in Asbury, Iowa.

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households  
Objectives:
  - Increase the number and percentage of employed persons in assisted families: FSS Coordinator will work with families to increase the number of employed families

In FY'09 the Section 8 HCV program had 51% of the families served earning a wage or other income and 8% on welfare. In FY'05, the Section 8 HCV program had 41% of the families served earning a wage or other income and 13% on welfare. The Family Self-Sufficiency Program had over \$38,982 in escrow accounts for participating households and 64 successful completions. The Section 8 Homeownership program was implemented in 2003 and has 16 families that have been assisted with the purchase of their own home.

In FY'09 the Public Housing program had 51% of the families served earning a wage or other income and 6% on welfare. In FY'05, the Public Housing program had 56% of the families served earning a wage or other income and 14% on welfare. The Family Self-Sufficiency Program had over \$14,878 in escrow accounts for participating households and 11 successful completions. The Public Housing Homeownership program has 5 families that have purchased the Public Housing unit in which they resided in. With five fewer units, the overall percentage of families earning a wage decreased slightly as a result.

- Provide or attract supportive services to improve assistance recipients' employability: FSS Coordinator will work with other service providers (ie. WIA, DHS, etc.) to attract support service assistance for recipients

The Section 8 Family Self-Sufficiency (FSS) Coordinator and ROSS FSS Coordinator have secured the following supportive services for the families served: job seeking assistance, job retention assistance, child care assistance, credit repair counseling, heat and energy assistance, crisis intervention, mental health, parenting assistance, food assistance, clothing assistance, financial counseling, and homeownership counseling.

- Provide or attract supportive services to increase independence for the elderly or families with disabilities. ESS Coordinator will work with other service providers (ie. WIA, DHS, etc.) to attract support service assistance for recipients

Since February 2002, the EIRHA has operated an ESS Program for the Public Housing Residents. The program is designed to assist the elderly with social and daily living skills. The program partners with the RTA and provides various activities throughout the year. Some of these activities include trips to the River Museum and Aquarium, Ohnward Fine Arts Center, and Reflections in the Park.

- Other: (list below)

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

<b>Part I: Summary</b>	
PHA Name: Eastern Iowa Regional Housing Authority	Grant Type and Number Capital Fund Program Grant No: IA05P12650108 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2008 FFY of Grant Approval:	

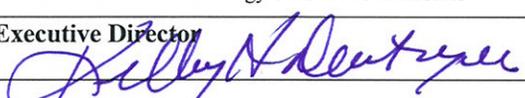
Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	119,919	120,401.51	120,401.51	120,401.51
3	1408 Management Improvements	29,214.68	24,942.28	24,942.48	24,942.48
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	49,760.87	50,545.68	50,545.68	50,545.68
11	1465.1 Dwelling Equipment—Nonexpendable	6,609.45	9,614.53	9,614.53	9,614.53
12	1470 Non-dwelling Structures	2,575	2,575	2,575	2,575
13	1475 Non-dwelling Equipment	20,940	20,940	20,940	20,940
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> 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

<b>Part I: Summary</b>					
<b>PHA Name:</b> Eastern Iowa Regional Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: IA05P12650108 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant:2008</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>					
<input 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 checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)	229,019	229,019	229,019	229,019
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				
<b>Signature of Executive Director</b> 		<b>Date</b> 1/26/10	<b>Signature of Public Housing Director</b> 		<b>Date</b> 1-26-10

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Eastern Iowa Regional Housing Authority			Grant Type and Number Capital Fund Program Grant No: IA05P12650108 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
1406/HA-Wide	Operations	HA-Wide		119,919	120,401.51	120,401.51	120,401.51	completed
1408/HA-Wide	Software Upgrade	HA-Wide		26,627	22,354.60	22,354.60	22,354.60	completed
1408/HA-Wide	Filing Cabinets/Book Shelf	HA-Wide		603	603	603	603	completed
1408/HA-Wide	Hallway rugs	HA-Wide		676.68	676.68	676.68	676.68	completed
1408/HA-Wide	AED machine	HA-Wide		1,308	1,308	1,308	1,308	completed
1460/126-002	Manchester family roof replacement	126-002		9,800	9,800	9,800	9,800	completed
1460/126-001	Dyersville Family roof replacement	126-001		7,000	7,000	7,000	7,000	completed
1460/126-015	Hopkinton Family roof replacement	126-015		9,800	9,800	9,800	9,800	completed
1460/126-014	Dyersville II Family roof replacement	126-014		17,500	17,500	17,500	17,500	completed
1460/HA-Wide	Flooring replacement	HA-Wide		5,239.27	6,024.08	6,024.08	6,024.08	completed
1460/126-026	Garage door - 190 Peterson	126-026		421.60	421.60	421.60	421.60	completed
1465/126-007	Boiler replacement	126-007		3,597.08	6,243.48	6,243.48	6,243.48	completed
1465/HA-Wide	Water heater replacement	HA-Wide		1,515.37	1,515.37	1,515.37	1,515.37	completed
1465/HA-Wide	Appliance replacement	HA-Wide		1,497	1,497	1,497	1,497	completed
1466/HA-Wide	Furnace parts	HA-Wide		0.00	358.68	358.68	358.68	completed
1470/HA-Wide	Office building gutters	HA-wide		2,575	2,575	2,575	2,575	completed
1475/HA-Wide	Maintenance Vehicles	HA-Wide		15,440	15,440	15,440	15,440	completed
1475/HA-Wide	Dump Truck	HA-Wide		5,500	5,500	5,500	5,500	completed
	Totals			229,019	229,019	229,019	229,019	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Eastern Iowa Regional Housing Authority					Federal FFY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA-Wide/1406 Operations	June 30, 2009	May 8, 2009	June 30, 2009	May 8, 2009	
HA-Wide/1408 Software	June 30, 2009	February 17, 2009	June 30, 2009	February 17, 2009	purchased date
HA-Wide/1408 Shelves	June 30, 2009	August 8, 2008	June 30, 2009	August 8, 2008	purchased date
HA-Wide/1408 Rugs	June 30, 2009	January 26, 2009	June 30, 2009	January 26, 2009	purchased date
HA-Wide/1408 AED	June 30, 2009	August 21, 2008	June 30, 2009	August 21, 2008	purchased date
126-002/1460 M roof	June 30, 2009	August 1, 2008	June 30, 2009	September 9, 2009	signed contracts
126-001/1460 D roof	June 30, 2009	August 1, 2008	June 30, 2009	September 9, 2009	signed contracts
126-015/1460 H roof	June 30, 2009	August 1, 2008	June 30, 2009	September 9, 2009	signed contracts
126-014/1460 DII roof	June 30, 2009	August 1, 2008	June 30, 2009	September 9, 2009	signed contracts
HA-Wide/1460 flooring	June 30, 2009	April 16, 2008	June 30, 2009	April 16, 2008	purchased date
126-026/1460 garage door	June 30, 2009	september 17, 2009	June 30, 2009	September 17, 2009	purchased date
126-007/146 Boiler	June 30, 2009	March 13, 2009	June 30, 2009	March 13, 2009	purchased date
HA-Wide/1465 waterheater	June 30, 2009	December 5, 2008	June 30, 2009	December 5, 2008	purchased date

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Eastern Iowa Regional Housing Authority					Federal FFY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA-Wide/1465 Appl.	June 30, 2009	January26,2009	June 30, 2009	January 26, 2009	purchased date
HA-Wide/1466 furn	June 30, 2009	Febraury25,2009	June 30, 2009	Febraury 25, 2009	purchased date
HA-Wide/1470 gutter	June 30, 2009	September29,2008	June 30, 2009	September 29, 2008	purchased date
HA-wide/1475 M veh	June 30, 2009	September 9, 2008	June 30, 2009	September 9, 2008	purchased date
HA-Wide/1475 d truck	June 30, 2009	September19,2008	June 30, 2009	September 19, 2008	purchased date

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

<b>Part I: Summary</b>	<b>PHA Name: Eastern Iowa Regional Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: IA05P12650109 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval:</b>
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Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no:1 )  
 Performance and Evaluation Report for Period Ending:       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	118,184	111,912	111,912	59,092
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	10,000	17,825.39	17,825.39	4,603.31
11	1465.1 Dwelling Equipment—Nonexpendable	4,500	2,671.61	2,671.61	2,271.13
12	1470 Non-dwelling Structures	50,000	55,064.00	55,064.00	0.00
13	1475 Non-dwelling Equipment	47,000	42,211.00	42,211.00	42,211.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> 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

<b>Part I: Summary</b>					
<b>PHA Name:</b> Eastern Iowa Regional Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: IA05P12650109 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant:2009</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>					
<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 <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)	229,684	229,684	229,684	108,177.44
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				
<b>Signature of Executive Director</b> 		<b>Date</b> 1/27/10		<b>Signature of Public Housing Director</b> 	
				<b>Date</b> 1-26-10	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.





<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Eastern Iowa Regional Housing Authority					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA-Wide/1406 Operations	June 30, 2010		June 30, 2010		
HA-Wide/1460 Flooring	June 30, 2010	October 27, 2009	June 30, 2010	October 27, 2009	purchased date
126/009/1460 DE cabinet	June 30, 2010	December 16, 2009	June 30, 2010		signed contracts
HA-Wide/1465 Appliance	June 30, 2010		June 30, 2010		
HA-Wide/1465 Waterheater	June 30, 2010	september 29, 2009	June 30, 2010	September 29, 2009	purchased date
HA-Wide/1470 Maintenance Garage	June 30, 2010	november 18, 2009	June 30, 2010		singed contracts
HA-Wide/1475 Maint Veh	June 30, 2010	December 9, 2009	June 30, 2010	December 9, 2009	purchased date
HA-Wide/1475 Insp. Veh	June 30, 2010	December 9, 2009	June 30, 2010	December 9, 2009	purchased date
HA-Wide/1475 Lawn Tract	June 30, 2010	september 15, 2009	June 30, 2010	september 15, 2009	purchased date

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.



Part I: Summary					
PHA Name: Eastern Iowa Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: IA05S12650109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 stimulus 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 <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	28,989.00	10,329.51	10,329.51	10,329.51
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	40,000.00	57,314.50	57,314.50	57,314.50
10	1460 Dwelling Structures	136,000.00	222,247.99	222,247.99	161,825.85
11	1465.1 Dwelling Equipment—Nonexpendable	28,903.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	56,000.00	0.00	0.00	0.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

<b>Part I: Summary</b>					
<b>PHA Name:</b> Eastern Iowa Regional Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: IA05S12650109 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant:</b> 2009 stimulus <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>					
<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 <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)	289,892.00	289,892.00	289,892.00	229.469.86
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				
<b>Signature of Executive Director</b> 		<b>Date</b> 4/20/10		<b>Signature of Public Housing Director</b> 	
				<b>Date</b> 1-26-10	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Eastern Iowa Regional Housing Authority			Grant Type and Number Capital Fund Program Grant No: IA05S12650109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009 stimulus		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
1410/HA-Wide	Admin	HA-Wide		29,989	10,329.51	10,329.51	10,329.51	completed
1450/126-004	Manchester Elderly Parking lot replace	126-004		30,000	48,721.50	48,721.50	48,721.50	completed
1450/126-003	Dyersville Elderly parking lot resurface	126-003		10,000	8,593.00	8,593.00	8,593.00	completed
1460/126-004	Manchester Elderly roof	126-004		36,000	36,090.00	36,090.00	36,090.00	completed
1460/126-003	Dyersville Elderly roof	126-003		25,000	25,420.00	25,420.00	25,420.00	completed
1460/126-007	Sabula Elderly roof	126-007		20,000	15,206.35	15,206.35	15,206.35	completed
1460/126-007	Miles Elderly roof	126-007		20,000	15,644.50	15,644.50	15,644.50	completed
1460/126-007	Bellevue Elderly roof	126-007		20,000	18,855.00	18,855.00	18,855.00	completed
1460/HA-Wide	Scattered site - family unit roofs	HA-Wide		0	58,725.00	58,725.00	33,425.00	in progress
1460/126-029	Wheatland Elderly roof	126-009		15,000	10,015.00	10,015.00	10,015.00	completed
1460/126-009	DeWitt Elderly cabinet replacement	126-009		0	35,122.14	35,122.14	0.00	in progress
1460/126-004	Colesburg Family - sump pump	126-004		0	7,170.00	7,170.00	7,170.00	completed
1465/126-004	Manchester Elderly zone valves	126-004		0	0.00			
1465/HA-Wide	Security lighting at elderly sites	HA-Wide		15,000	0.00			
1465/HA-Wide	Replace furnace at family sites	HA-Wide		13,903	0.00			
1475/HA-Wide	Maintenance Vehicles	HA-Wide		56,000	0.00			
	Totals			289,892	289,892	289,892		

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Eastern Iowa Regional Housing Authority					Federal FFY of Grant: 2009 stimulus
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA-Wide/1410 Admin	June 30, 2010		June 30, 2010		
1450/126-004 M parking	June 30, 2010	September 3, 2009	June 30, 2010	November 10, 2009	signed contracts
1450/126-003 D parking	June 30, 2010	August 31, 2009	June 30, 2010	October 7, 2009	signed contracts
1460/126-004 M roof	June 30, 2010	May 19, 2009	June 30, 2010	September 17, 2009	signed contracts
1460/126-003 D roof	June 30, 2010	May 26, 2009	June 30, 2010	July 14, 2009	signed contracts
1460/126-007 S roof	June 30, 2010	May 26, 2009	June 30, 2010	September 17, 2009	signed contracts
1460/126-007 M roof	June 30, 2010	May 26, 2009	June 30, 2010	August 18, 2009	signed contracts
1460/126-007 B roof	June 30, 2010	May 26, 2009	June 30, 2010	July 21, 2009	signed contracts
1460/HA-Wide F roofs	June 30, 2010	September 3, 2009	June 30, 2010		
1460/126-029 W roof	June 30, 2010	May 19, 2009	June 30, 2010	June 26, 2009	signed contracts
1460/126-009 D cabinet	June 30, 2010	December 16, 2009	June 30, 2010		
1460/126-004 C s pump	June 30, 2010	October 23, 2009	June 30, 2010	November 10, 2009	signed contracts

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.



<b>Part I: Summary</b>					
PHA Name: Eastern Iowa Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: IA05P12650110 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 <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	120,000			
3	1408 Management Improvements	20,000			
4	1410 Administration (may not exceed 10% of line 21)	10,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000			
10	1460 Dwelling Structures	36,574			
11	1465.1 Dwelling Equipment—Nonexpendable	5,000			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	35,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> 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**

<b>Part I: Summary</b>						
<b>PHA Name:</b> Eastern Iowa Regional Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: IA05P12650110 Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant:2010</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:                      ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	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)	236,574	236,574	236,574	236,574	
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					
<b>Signature of Executive Director</b> 		<b>Date</b> 9/22/10		<b>Signature of Public Housing Director</b> 		
				<b>Date</b> 1-25-10		

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.





Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Eastern Iowa Regional Housing Authority				Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA-Wide/1406 Operations					
HA-Wide/1408 Mgmt Impr					
HA-Wide/1410 Admin					
126-003/1450 DE raingarden					
126-004/1460 ME ceiling					
HA-Wide/1460 flooring					
HA-Wide/1465 replace appliances					
HA-Wide/1475 Replace Maint Veh 1 - OM					
HA-Wide/1475 Replace kabota					

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.



Capital Fund Program—Five-Year Action Plan

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

<b>Part I: Summary</b>						
PHA Name/Number		Locality (City/County & State)			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2009 PHA FY 2010 Annual Statement	Work Statement for Year 2 FFY 2010 PHA FY 2011	Work Statement for Year 3 FFY 2011 PHA FY 2012	Work Statement for Year 4 FFY 2012 PHA FY 2013	Work Statement for Year 5 FFY 2013 PHA FY 2014
B.	Physical Improvements Dwelling Structures (1460) Subtotal		63,671	10,000	43,510	10,000
C.	1408 Management Improvements				20,000	15,000
D.	PHA-Wide Non-dwelling Structures (1470) and Equipment (1475)		20,000	35,000	35,000	20,000
E.	1410 Administration		10,000	10,000	10,000	10,000
F.	Other 1465 Dwelling Equipment		10,000	10,000	10,000	10,000
G.	1406 Operations		140,000	185,981	140,000	201,267
H.	1485 Demolition					
I.	1499 Development					
J.	Capital Fund Financing -- Debt Service					
K.	Total CFP Funds		243,671	250,981	258,510	266,267
L.	Total Non-CFP Funds					
M.	Grand Total	236,574	243,671	250,981	258,510	266,267











### 9.0 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.

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<b>Housing Needs of Families on the Public Housing Waiting List</b>		
	# of families	% of total families
Waiting List Total	1,570	
Extremely low income <=30% AMI	1,315	84%
Very low income >=30% but <=50% AMI	107	7%
Low income >50% but <80% AMI	2	0%
Over Income	146	9%
Families with children	1,366	87%
Elderly families	102	7%
Families with disabilities	15	1%
Near elderly	87	5%
White	1,507	96%
Black	47	3%
Asian/Pacific Islander/Other	16	1%
Characteristics by bedroom size	# of families	
0 BR	1	
1 BR	99	
2 BR	632	
3 BR	711	
4 BR	127	

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<b>Housing Needs of Families on the Section 8 Waiting List</b>		
	# of families	% of total families
Waiting List Total	1,122	
Extremely low income <=30% AMI	1,066	95%
Very low income >=30% but <=50% AMI	39	4%
Low income >50% but <80% AMI	17	1%
Families with children	1,041	93%
Elderly families	61	5%
Families with disabilities	20	2%
White	1,088	97%
Black	22	2%
Asian/Pacific Islander/Other	12	1%
Characteristics by bedroom size	# of families	
0BR	8	
1 BR	268	
2 BR	448	
3 BR	273	
4 BR	119	
5 BR	6	

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The Eastern Iowa Regional Housing Authority provides an Available Housing List to all families seeking rental units in the six counties served by the Housing Authority. Currently the only area that lacks an adequate supply of affordable, quality housing stock is the area surrounding the city of Dubuque. This is in large part due to the recent announcement by IBM to open a Center in Dubuque which will create 1300 additional jobs in the community. As a result, it is putting a burden on the affordable housing stock in that locale.