

**Minutes for:
Eastern Iowa Regional Housing Corporation (EIRHC)
Eastern Iowa Regional Housing Authority (EIRHA)
Board Meeting**

Date: Thursday, March 19, 2026
Time: 4:30 p.m.
Place: ECIA, 7600 Commerce Park

EIRHC/EIRHA Board of Directors Present:

☒ **Abigail Spiegel**
Dubuque County

☒ **Linda Beck**
Cedar County

☒ **Sarah Maurer***
(alternative for Delaware County)

☒ **Russ Farnum**
Jones County

☒ **Sue Hoeger**
Dubuque County

☐ **Steve Sauer**
Cedar County

☐ **Lindsey Domeyer***
(alternative for Delaware County)

☒ **Decker Ploehn**
City of Bettendorf

☒ **Karen Adams**
Dubuque County

☒ **Chuck Niehaus (chair)**
Delaware County

☐ **Kathy Seyfert**
Jackson County

☒ **Mark Hunt**
City of Bettendorf

☒ **Ileen Goldensoph**
Clinton County

☒ **Donna Boss**
Delaware County

☒ **Laura Horst**
Jackson County

☒ **Linda Duesing (VC)**
Clinton County

☒ **Linda Gaul**
Delaware County

☐ **Terry Creegan**
City of Maquoketa

Others Present: Mindy Wiley, Rebecca Kennedy, Carl Reimer, Rick Hoeger, Ed Duesing

Staff Present:

☒ **Michelle Schnier**
*Alternative

☒ **Sarah Berning**
**Present by phone

☒ **Mae Hingtgen**

A quorum was present for the EIRHC/EIRHA Board

Call to Order

The EIRHA and EIRHC Board meeting was called to order at 4:36 p.m. by Board Chair, Chuck Niehaus. Introductions were made at this time. It was noted that Russ Farnum has replaced Jacke Elwood as a representative for Jones County.

Review and Approve Minutes of EIRHA and EIRHC January 15, 2026 board meeting

Motion by Decker, second by Gaul to approve the minutes from the EIRHA and EIRHC January 15, 2026, board meeting. The motion passed unanimously.

Review and Approve Public Housing and Section 8 HCV program expenditures for January and February 2026

Schnier began by reviewing the Public Housing January and February 2026 expenditures which included the following highlighted disbursements: \$2,557.50 to CWCR&H for professional services; \$3,238.00 to Certasite for fire inspections; \$9.93 to Dyersville Commercial for public hearing notice; \$275.00 to State of Iowa Auditors for filing fee; \$10.24 to Monticello Express for public hearing notice; \$940.98 to State of Iowa Department of Appeals for client cases; \$9.80 to Tipton Conservative for public hearing notice; \$11.23 to the Observer for public hearing notice; \$10.74 to Maquoketa Sentinel Press for public hearing notice; \$9.17 to The Hearld Leader for public hearing notice; and \$11,000.00 to Kitchen & Bath Solutions for bathroom remodel.

Schnier continued with the Section 8 HCV January and February 2026 expenditures highlighting the following: \$9.93 to Dyersville Commercial for public hearing notice; \$281.25 to State of Iowa Auditors for filing fee; \$10.24 to Monticello Express for public hearing notice; \$322.78 to State of Iowa Department of Appeals for client cases; \$9.80 to Tipton Conservative for public notice hearing; \$11.22 to the Observer for public hearing notice; \$10.74 to Maquoketa Sentinel Press for public hearing notice; \$9.17 to The Hearld Leader for public hearing notice; \$1,295.00 to ITS for new laptop for staff; \$125.76 to City of Manchester for interim escrow payout; and \$485.00 to Evergreen Meadows for interim escrow payout.

Motion by Spiegel, second by Duesing to approve the Public Housing and Section 8 HCV program expenditures for January and February 2026. The motion passed unanimously.

Review and Approve EIRHA Annual Plan (including Capital Fund Program Annual Statement and Budget) EIRHA Resolution #1-2026 and Civil Rights Certification

Schnier indicated that every year EIRHA is required by HUD to update their Annual Plan. Schnier reviewed the contents of the Annual Plan along with the Capital Fund Program

Statement and Budget, with the board members. There were no other significant changes made to the Annual Plan from the prior year.

Motion by Gaul, second by Hoeger to approve EIRHA Annual Plan (including Capital Fund Program Annual Statement and Budget) EIRHA Resolution #1-2026 and Civil Rights Certification. The motion passed unanimously.

Review and Approve FY'27 Public Housing Budget – EIRHA Resolution #2-2026

Schnier detailed the proposed FY'27 Public Housing Budget – EIRHA Resolution #2-2026, for the 163 Public Housing units to the board members. Total projected operating income is \$558,880 with total projected operating expenditures at \$1,081,270, leaving a deficit of (\$557,390). The infusion of Operating Subsidy funds is projected at \$560,000; this would then result in an estimated FY'27 bottom line surplus of \$2,610 with a final projected Operating Reserve balance of \$402,265.

Motion by Ploehn, second by Gaul to approve FY'27 Public Housing Budget – EIRHA Resolution #2-2026. The motion passed unanimously.

Review and Approve Section 8 Housing Choice Voucher Utility Allowance Schedule – EIRHA Resolution #3-2026

Schnier presented the Section 8 Housing Choice Voucher Utility Allowance Schedule – EIRHA Resolution #3-2026 to the board members. She indicated that every year EIRHA is required by HUD to review the utility allowances for the Section 8 HCV Program and in areas where there is a 10% change or more in the utility rates, appropriate adjustments are made. There were some rate changes, so adjustments were made which will be effective July 1, 2026.

Motion by Duesing, second by Gaul to approve the Section 8 Housing Choice Voucher Utility Allowance Schedule – EIRHA Resolution #3-2026. The motion passed unanimously.

Review and Approve Public Housing Utility Allowance Schedule – EIRHA Resolution #4-2026

Schnier presented the Public Housing Utility Allowance Schedule – EIRHA Resolution #4-2026. She indicated that every year EIRHA is required by HUD to review the utility allowances for the Public Housing Program and in areas where there is a 10% change or more in the utility rates, that appropriate adjustments are made. There were some rate changes, so adjustments were made which will be effective July 1, 2026.

Motion by Ploehn, second by Gaul to approve the Public Housing Utility Allowance Schedule – EIRHA Resolution #4-2026. The motion passed unanimously.

Review and Approve Public Housing Admissions and Continued Occupancy Policy (ACOP) - EIRHA Resolution #5-2026

Schnier stated that EIRHA has reviewed and updated their current ACOP to update the local preference section to indicate that the EIRHA has no local preferences and all individuals will be served by date and time of receipt of a completed waiting list application only.

Motion by Hunt, second by Gaul to approve the Public Housing Admissions and Continued Occupancy Policy – EIRHA Resolution #5-2026. The motion passed unanimously.

Review and Approve ECIA Contract for services to complete an Environmental Review for the Capital Fund Program – EIRHA Resolution #6-2026

Schnier referred to the enclosure in the board packet stating the contract is between ECIA and EIRHA. EIRHA has partnered with staff in the Community Development department to provide and perform all necessary services required to carry out preparation of an Environmental Review. Schnier indicated the Environmental Review is required by HUD and is to be updated every five years. The current Environmental Review is set to expire.

Motion by Ploehn, second by Spiegel to approve the ECIA contract for services to complete an Environmental Review for the Capital Fund Program – EIRHA Resolution #6-2026. The motion passed unanimously.

Review and Approve Mainstream Voucher Program expenses for January and February 2026

Schnier reviewed the January and February 2026 expenditures for the Mainstream Voucher Program, indicating the following expenditure, \$37.50 to State of Iowa Auditors for filing fees. There were no other unusual expenditures.

Motion by Gaul, second by Duesing to approve the Mainstream Voucher expenditures for January and February 2026. The motion passed unanimously.

Review and Approve EIRHC USDA program expenditures for January and February 2026

Schnier reviewed January and February 2026 expenditures for EIRHC USDA, indicating the following expenditure, \$6.25 to State of Iowa Auditors for filing fees. There were no unusual expenditures.

Motion by Gaul, second by Hunt to approve the EIRHC USDA program expenditures for January and February 2026. The motion passed unanimously.

Review and Approve FY'2027 Operating Budgets – Grand Mound and Worthington

Schnier presented the Grand Mound budget for FY'2027 with the projected cash sources of \$27,656.72 the cash uses of \$27,479 resulting in a total net cash surplus of \$177.72. The current cash on hand is \$1,036.26. The current Operating Reserve account balance is \$37,088.21. The utility allowance review was completed and will remain at \$83. In addition, a \$10 increase in rent is being requested.

She then reviewed the Worthington budget for FY'2027 with the projected cash sources of \$19,401.20, the cash uses of \$19,345 resulting in a total net cash surplus of \$56.20. Current cash on hand is \$5,193.86. The current operating reserve account balance is \$16,566. The utility allowance was reviewed and will increase from \$70 to \$89. In addition, a \$10 increase in rent is being requested.

Motion by Gaul, second by Spiegel to approve the FY'2027 Operating Budgets – Grand Mound and Worthington. The motion passed unanimously.

Review and Sign Identity of Interest Certification for USDA properties

Schnier reviewed the Identity of Interest form with the board members for the USDA properties of Grand Mound and Worthington. By signing the form, board members indicate they do not have a conflict of interest with either of the USDA properties.

Review and Approve EIRHC Evergreen Meadows and Asbury Meadows program expenditures for January and February 2026

Schnier presented the EIRHC Evergreen Meadows expenditures for January and February 2026, which include the following cash disbursement that totaled \$10.75 to State of Iowa Auditors for filing fees. All other cash disbursements were routine expenditures.

Schnier presented the EIRHC Asbury Meadows expenditures for January and February 2026, \$14.25 to State of Iowa Auditors for filing fees. All other cash disbursements were routine expenditures.

Motion by Hunt, second by Gaul to approve the EIRHC Evergreen Meadows program expenditures for January and February 2026. The motion passed unanimously.

Review and Approve EIRH TC Corp program expenditures for January and February 2026

Schnier reviewed the EIRH TC Corp expenditures for January and February 2026, noting no unusual expenditures.

Motion by Gaul, second by Duesing to approve EIRH TC Corp program expenditures for January and February 2026. The motion passed unanimously.

Review and Approve Tenant Based Rent Assistance Expenditures for January and February 2026

Schnier stated there were no unusual TBRA expenditures for the months of January and February 2026.

Motion by Gaul, second by Ploehn to approve the Tenant Based Rent Assistance Expenditures for January and February 2026. The motion passed unanimously.

Other Business

Grant Applications

Schnier informed the board that staff will be reviewing the Housing Related Hazards and Emergency Safety and Security Grants and will make application to one or both. In addition, the Housing Counseling Grant NOFO has been published and staff will submit an application for these funds as well.

Next Meeting – Thursday, May 14, 2026 at 4:30 pm

Schnier noted the date of Thursday, May 14, 2026, at 4:30 p.m. for the next housing meeting which will be conducted in-person/via zoom.

Adjournment

Motion by Gaul, second by Duesing to adjourn the meeting. The motion passed unanimously. The meeting adjourned at 5:04 p.m.

Respectfully Submitted,



Michelle Schnier
Director of Housing & Support Services