

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 02/29/2016</b>
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**Purpose.** 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, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

<b>A.</b>	<b>PHA Information.</b>																																
A.1	<p><b>PHA Name:</b> <u>Eastern Iowa Regional Housing Authority</u> <b>PHA Code:</b> <u>IA126</u></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/01/2020</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. 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 their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><b>Specific locations where the public may obtain copies of the 5-Year and Annual PHA Plan are:</b></p> <ol style="list-style-type: none"> <li><b>EIRHA Administrative Office, 7600 Commerce Park, Dubuque, IA 52002</b></li> <li><b>EIRHA's website: <a href="http://www.eirha.org">www.eirha.org</a></b></li> <li><b>Calling 563-556-4166 for a copy to be mailed or e-mailed.</b></li> </ol> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) 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>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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<b>B.</b>	<b>5-Year Plan.</b> Required for <u>all</u> PHAs completing this form.																																

<p><b>B.1</b></p>	<p><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> <p><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 Section 8 Housing Choice Voucher participants, Mainstream Voucher participants and Public Housing residents.</b></p>
<p><b>B.2</b></p>	<p><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, very low- income, and extremely low- income families for the next five years.</p> <p><b>Refer to Attachment B2</b></p>
<p><b>B.3</b></p>	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p><b>Refer to Attachment B3</b></p>
<p><b>B.4</b></p>	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p><b>Refer to Attachment B4</b></p>
<p><b>B.5</b></p>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p><b><u>Substantial Deviation and Significant Amendment Modification.</u></b>  <b>The Eastern Iowa Regional Housing Authority defines substantial deviation/modification or significant amendments to include any discretionary changes in the plans or policies of the Housing Authority that fundamentally change the mission, goals, objectives, or plans of the agency which have a profound effect on the applicants or tenants and require formal approval of the Board of Commissioners. Substantial deviation/modification or significant amendments would include the following:</b></p> <ul style="list-style-type: none"> <li>• <b>Changes to rent or admissions policies or organization of the waiting list,</b></li> <li>• <b>Additions of new activities not included in the current EIRHA Plan; and</b></li> <li>• <b>Change with regard to demolition or disposition, designation, homeownership programs or conversion activities.</b></li> </ul>
<p><b>B.6</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p><b>B.7</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p><b>Refer to Attachment B7</b></p>

# Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

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## A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

**A.1** Include the full PHA Name, PHA Code, , PHA Fiscal Year Beginning (MM/YYYY), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

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

## B. 5-Year Plan.

**B.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. ([24 CFR §903.6\(a\)\(1\)](#))

**B.2 Goals and Objectives.** Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA’s 5-Year Plan.

**B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

**B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

**B.5 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

### B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.17\(a\)](#), [24 CFR §903.19](#))

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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 the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 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.

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ATTACHMENT B2:  
FORM HUD 50075-5Y  
EIRHA 2021-2025 5-YEAR PLAN

B.2 GOALS AND OBJECTIVES

## 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.**

### PHA Goal: Strengthen the regions housing market.

Sub Goal: Promote the need for affordable housing and access to mortgage financing for the families in the region.

Objective:

- Work closely with the Eastern Iowa Regional Housing Corporation Housing Trust Fund and refer qualifying families to the program for assistance with down payment and housing rehabilitation funds.
- Maintain HUD approved Housing Counseling status in order to continue to provide services to the qualifying families.
- Continue to provide homeownership opportunities through the EIRHA Section 8 HCV and Public Housing Homeownership Programs.

Sub Goal: Ensure equal access to sustainable housing financing and achieve a more balanced housing market.

Objective:

- Work closely with the Eastern Iowa Regional Housing Corporation Housing Trust Fund and refer qualifying families and developers to the program for financial assistance.
- Promote Affirmatively Furthering Fair Housing by increasing public awareness.
- Maintain HUD approved Housing Counseling status and continue to work with families on improving their credit history in order to achieve the dream of homeownership.
- Collaborate with the East Central Development Corporation to expand the Pocket Neighborhood beyond the first pilot community.
- Establish a partnership to develop co-housing for seniors to address the needs of the aging population.

### PHA Goal: Meet the need for quality, affordable rental homes.

Sub Goal: Ensure sustainable investments in affordable rental housing.

Objective:

- Continue to support local developers and syndicators on sustainable affordable housing developments.
- Expand on the number of families enrolled in the Section 8 HCV, Mainstream Voucher, and Public Housing Homeownership programs.

Sub Goal: Preserve quality, affordable rental housing.

Objective:

- Continue to explore solar energy and other sustainable initiatives for the rental units owned by the EIRHA and continue to maintain as affordable housing.
- Continue to explore Energy Performance Contracting for the Public Housing units.
- Continue to explore Public Housing conversion opportunities.

## **PHA Goal: Use housing as a platform to improve quality of life**

Sub Goal: End homelessness for veterans, people experiencing chronic homelessness, families, youth, and children.

Objective:

- Apply for additional Section 8 Housing Choice Vouchers, Mainstream Vouchers and/or Family Unification Program Vouchers, should they become available.
- Apply for additional Tenant Based Rental Assistance funding, in order to further alleviate the homeless population.
- Continue to expand the Family Self-Sufficiency (FSS) Program Coordinating Committee and hold quarterly meetings to review and assist the homelessness in the region served.
- Continue to expand the ROSS Elderly Self-Sufficiency (ESS) Program supportive services to the residents in order to further assist them at removing barriers to age in place.
- Continue to provide assistance to the East Central Development Corporation's Emergency Solutions Grant for Rapid Rehousing which provides assistance to those experiencing homelessness and utilizes the Coordinated Entry System.

Sub-Goal: Promote advancements in the economic prosperity for residents of HUD-assisted housing.

- Continue to expand the Family Self-Sufficiency programs for both the Section 8 HCV and Public Housing Programs in order to work with more families at enhancing their economic prosperity.
- Continue to expand the Housing Counseling and Homeownership programs to assist additional families.
- Continue to expand the ROSS Elderly Self-Sufficiency (ESS) Program that links the participants to supportive services which enable them to age/remain in-place to prevent more costly care.

Sub-Goal: Promote the health and housing stability of vulnerable populations.

Objective:

- The FSS Counselors and Program Coordinating Committee will continue to network in order to further assist the populations served by the EIRHA.
- The FSS Counselors and Program Coordinating Committee will make referrals to appropriate health care providers, when necessary.
- The ESS Counselor will continue to network with Supportive Services agencies to further assist the elderly populations served.

## **PHA Goal: Build strong, resilient, and inclusive communities**

Sub Goal: Reduce housing discrimination, affirmatively further fair housing and promote diverse, inclusive communities.

Objective:

- Promote Affirmatively Furthering Fair Housing by increasing public awareness.
- Staff will continue to receive ongoing training to stay up-to-date with all Affirmatively Furthering Fair Housing guidelines and regulations.
- Staff will continue to receive inclusivity training.

Sub Goal: Increase the health and safety of homes and embed comprehensive energy efficiency and healthy housing criteria.

Objective:

- Maintain non-smoking policy in all units owned by EIRHA.

- Continue to explore solar energy and other sustainable initiatives for the Public Housing rental units.
- Continue to monitor energy consumption on an annual basis.
- Continue to explore Energy Performance Contracting for the Public Housing units.

Sub Goal: Support the recovery of communities from disasters.

Objective:

- Maintain and update disaster preparedness policies for all rental units in order to be as prepared as possible, should a disaster occur.
- Assist with other providers, as needed, when disasters occur.

Sub Goal: Strengthen community economic health, resilience and access to opportunity.

Objective:

- Continue to expand the Family Self-Sufficiency programs in order to address as many of the population served as possible.
- Continue to apply for ROSS Elderly Self-Sufficiency funds in order to address as many of this population as possible.
- Continue to expand the Housing Counseling and Homeownership programs to assist additional families.

**PHA Goal: Serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking**

Sub Goal: Establish a database of service providers to assist the families affected by VAWA.

Objective:

- Family Self-Sufficiency Coordinators will work with local police departments and the Domestic Violence Programs throughout the seven-county region it serves in eastern Iowa and further extend its database of services.

Sub Goal: Work with families to maintain housing.

Objective:

- Family Self-Sufficiency Coordinators will assist the families with referrals to the appropriate services in order to further assist them at maintaining their housing options.
- The Elderly Self-Sufficiency Coordinator will work with the Public Housing elderly population to assist them at aging in place.

ATTACHMENT B3:  
FORM HUD 50075-5Y  
EIRHA 2021-2025 5-YEAR PLAN

B.3 PROGRESS REPORT



## Progress Report

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: Strengthen the regions housing market.

Sub Goal: Promote the Housing Finance system in order to provide support to families.

Objective:

- Work closely with the Eastern Iowa Regional Housing Corporation Housing Trust Fund and refer qualifying families to the program.  
**To-date 451 families have received financial assistance through the EIRHC HTF**
- Maintain HUD approved Housing Counseling status in order to continue to provide services to the qualifying families.  
**The Housing Counselor has fulfilled the requirements of the HUD housing counseling certification final rule and is a certified HUD Housing Counselor. In addition, the EIRHA makes application for and is awarded Housing Counseling funds, as they are available, to provide Money Debt Management, Pre-purchase Counseling and Home Improvement Rehabilitation Counseling.**

Sub Goal: Ensure equal access to sustainable housing financing and achieve a more balanced housing market.

Objective:

- Work closely with the Eastern Iowa Regional Housing Corporation Housing Trust Fund and refer qualifying families and developers to the program.  
**To-date 451 families have received financial assistance through the EIRHC HTF**
- Promote Affirmatively Furthering Fair Housing by increasing public awareness.  
**The EIRHA promotes Affirmatively Furthering Fair Housing and has policies and procedures manuals in place that outline the fair housing policy; which prohibits discrimination on the basis of race, color, religion, sex, national origin, disability, or familial status.**
- Maintain HUD approved Housing Counseling status and continue to work with families on improving their credit history in order to achieve the dream of homeownership.  
**The Housing Counselor has fulfilled the requirements of the HUD housing counseling certification final rule and is a certified HUD Housing Counselor. In addition, the EIRHA makes application for and is awarded Housing Counseling funds, as they are available, to provide Money Debt Management, Pre-purchase Counseling and Home Improvement Rehabilitation Counseling.**

Sub Goal: Support the housing market recovery and access to mortgage financing.

Objective:

- Continue to provide HUD approved Housing Counseling services.  
**The Housing Counselor has fulfilled the requirements of the HUD housing counseling certification final rule and is a certified HUD Housing Counselor. In addition, the EIRHA makes application for and is awarded Housing Counseling funds, as they are available, to provide Money Debt Management, Pre-purchase Counseling and Home Improvement Rehabilitation Counseling.**
- Expand on the number of families enrolled in the Section 8 HCV, and Public Housing Homeownership programs.

The Section 8 HCV Homeownership Program currently assists 13 families. To-date, a total of 26 families have utilized the program to purchase a home. The Public Housing Program sold one additional single-family home to a qualifying family this past Fiscal Year. A total of six single family Public Housing units have been sold to-date.

**PHA Goal: Meet the need for quality, affordable rental homes .**

Sub Goal: Ensure sustainable investments in affordable rental housing.

Objective:

- Continue to support local developers and syndicators on sustainable affordable housing developments.

**The EIRHA is working with the East Central Development Corporation (ECDC) and the Eastern Iowa Regional Housing Corporation Housing Trust Fund (EIRHC HTF) on the site-development of a Pocket Neighborhood in the city of Maquoketa, Iowa. The development consists of 10 smaller homes designed to promote a close-knit sense of community while incorporating green building concepts. Qualifying families must be at or below 80% CMI.**

Sub Goal: Preserve quality, affordable rental housing.

Objective:

- Continue to explore solar energy and other sustainable initiatives for the Public Housing, Tax Credit and USDA rental units and continue to maintain as affordable housing.

**The EIRHA works with local electric providers to ensure sustainable measures are being adhered to on all units owned by the Authority. As the Tax Credit properties fulfill their 15-year compliance period, they are transitioned over to the EIRHC and continue to be maintained as affordable housing units.**

- Continue to explore Energy Performance Contracting for the Public Housing units.  
**Energy Performance Contracting measures continue to be explored for the Public Housing units. Due to the scattered site nature of the units, it is not yet feasible for the EIRHA to make any further conversions to the units.**
- Expand on the HUD approved certificate of accreditation that EIRHA achieved for provisional SPI-HUD Green Organizational Accreditation in July 2013.  
**This program is no longer offered.**

**PHA Goal: Use housing as a platform to improve quality of life.**

Sub Goal: End homelessness for veterans, people experiencing chronic homelessness, families, youth, and children.

Objective:

- Apply for additional Section 8 HCV, should they become available.  
**No additional Section 8 HCV funds have become available. However, the EIRHA did apply for and was just awarded 30 Mainstream Vouchers and has started implementing this program to assist non-elderly persons with disabilities.**
- Apply for a second round of Tenant Based Rental Assistance funding, provided there is a need for these services, in order to further alleviate the homeless population.  
**The EIRHC applied for and was awarded a two-year Tenant Based Rental Assistance Grant in the amount of \$999,175 to assist 135 families with security deposit and rental assistance.**
- Continue to expand the Family Self-Sufficiency (FSS) Program Coordinating Committee and hold quarterly meetings to review and assist the homelessness in the region served.

**EIRHA staff take the lead on hosting the PCC quarterly meetings. In addition, EIRHA also provides assistance to the East Central Development Corporation's Emergency Solutions Grant for Rapid Rehousing that provides assistance to those experiencing homelessness.**

Sub-Goal: Promote advancements in the economic prosperity for residents of HUD-assisted housing.

Objective:

- Continue to expand the Family Self-Sufficiency programs for both the Section 8 HCV and Public Housing Programs in order to work with more families at enhancing their economic prosperity. **The EIRHA serves over 160 families currently participating in the Section 8 HCV and Public Housing Program Family Self-Sufficiency Programs. The Coordinators continue to explore means to expand the program further.**
- Continue to expand the Housing Counseling and Homeownership programs to assist additional families. **There are currently 30 active households utilizing the Housing Counseling services. With the Pocket Neighborhood development, those ten families will also receive intensive Housing Counseling services. The intent of the Pocket Neighborhood, once completed in Maquoketa, Iowa, will be replicated throughout the region. This will allow for additional households to be assisted with homeownership and housing counseling services.**

Sub-Goal: Promote the health and housing stability of vulnerable populations.

Objective:

- The FSS Counselors and Program Coordinating Committee will continue to network in order to further assist the populations served by the EIRHA. **EIRHA staff take the lead on hosting the PCC quarterly meetings. In addition, EIRHA also provides assistance to the East Central Development Corporation's Emergency Solutions Grant for Rapid Rehousing that provides assistance to those experiencing homelessness.**
- The FSS Counselors and Program Coordinating Committee will make referrals to appropriate health care providers, when necessary. **The FSS programs promoted the improvement of health outcomes for families by referring them to Crescent Health Clinic, Visiting Nurse Association, Community Circle of Care and Hillcrest Mental Health and continues to expand its referral base.**

### **PHA Goal: Build strong, resilient, and inclusive communities.**

Sub Goal: Reduce housing discrimination, affirmatively further fair housing and promote diverse, inclusive communities

Objective:

- Promote Affirmatively Furthering Fair Housing by increasing public awareness. **The EIRHA promotes Affirmatively Furthering Fair Housing and has policies and procedures manuals in place that outline the fair housing policy; which prohibits discrimination on the basis of race, color, religion, sex, national origin, disability, or familial status.**
- Staff will continue to receive ongoing training to stay up-to-date with all Affirmatively Furthering Fair Housing guidelines and regulations. **The EIRHA has designated a Fair Housing Compliance Officer who stays up-to-date on the AFFH guidelines and regulations. Training is provided to staff on an annual basis, at the minimum. In addition, staff received inclusivity training throughout the year.**

Sub Goal: Increase the health and safety of homes and embed comprehensive energy efficiency and healthy housing criteria.

Objective:

- Maintain non-smoking policy in all Public Housing units.  
**All unit owned by the EIRHA are designated as Non-Smoking.**
- Maintain HUD approved certificate of accreditation that EIRHA achieved for provisional SPI- HUD Green Organizational Accreditation in July 2013.  
**This program is no longer available.**
- Continue to explore solar energy and other sustainable initiatives for the Public Housing rental units.  
**The EIRHA works with energy providers on sustainable initiatives as they are made available. Solar energy continues to be explored.**
- Continue to monitor energy consumption on an annual basis.  
**Energy consumption is monitored on a monthly basis to ensure no excess energy is being utilized.**
- Continue to explore Energy Performance Contracting for the Public Housing units.  
**Energy Performance Contracting measures continue to be explored for the Public Housing units. Due to the scattered site nature of the units, it is not yet feasible for the EIRHA to make any further conversions to the units at this time.**

Sub Goal: Support the recovery of communities from disasters.

Objective:

- Maintain and update disaster preparedness policies for all rental units in order to be as prepared as possible, should a disaster occur.  
**Each site owned by the EIRHA has an Emergency Disaster Plan which lists the available resources for families at risk of being homeless. In addition, the PHA has a listing of vacant units and the FSS Coordinators maintain a database of local homeless shelters.**
- Assist with other providers, as needed, when disasters occur.  
**The EIRHA staff are readily available to assist other providers, should a disaster occur.**

Sub Goal: Strengthen community economic health, resilience and access to opportunity.

Objective:

- Continue to expand the Family Self-Sufficiency programs in order to address as many of the population served as possible.  
**The EIRHA serves over 160 families currently participating in the Section 8 HCV and Public Housing Family Self-Sufficiency Programs. The Coordinators continue to explore means to expand the program further.**
- Continue to apply for ROSS Elderly Self-Sufficiency funds in order to address as many of this population as possible.  
**The ROSS ESS program grant application was funded for another three years in October 2017. The program currently assists 64 residents to improve their living conditions and enable them to age in place.**
- Continue to expand the Housing Counseling and Homeownership programs to assist additional families.  
**There are currently 30 active households utilizing the Housing Counseling services. With the Pocket Neighborhood development, those ten families will also receive intensive Housing Counseling services. The intent of the Pocket Neighborhood, once completed in Maquoketa, Iowa, will be replicated throughout the region. This will allow for additional households to be assisted with homeownership and housing counseling services.**

**PHA Goal: Serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.**

Sub Goal: Establish a database of service providers to assist the families affected by VAWA.

Objective:

- Family Self-Sufficiency Coordinators will work with local police departments and the Domestic Violence Programs throughout the seven-county region it serves in eastern Iowa and further extend its database of services.  
**The FSS Coordinators continue to maintain a great working relationship with the local police departments and Service Providers throughout the seven-county region to further assist families affected by VAWA.**

Sub Goal: Work with families to maintain housing.

Objective:

- Family Self-Sufficiency Coordinators will assist the families with referrals to the appropriate services in order to further assist them at maintaining their housing options.  
**The FSS Coordinators work closely with local providers and make referrals, as necessary, to families in order to maintain their housing options.**

ATTACHMENT B4:  
FORM HUD 50075-5Y  
EIRHA 2021-2025 5-YEAR PLAN

B.4 VIOLENCE AGAINST WOMEN ACT (VAWA) GOALS

**Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.**

The Eastern Iowa Regional Housing Authority will continue to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking through the implementation of our VAWA policy as described in Chapters 12 and 16 of the Section 8 HCV Administrative Plan and Chapter 16 of the Public Housing Admissions and Continued Occupancy Policy. These policies indicate that the Eastern Iowa Regional Housing Authority will be in compliance with all legal requirements of VAWA; ensure the physical safety of victims of actual or threatened domestic violence, dating violence, sexual assault or stalking who are assisted by the EIRHA; and provide needed emergency transfers to such victims.

In addition, the Eastern Iowa Regional Housing Authority Family Self-Sufficiency Coordinators will continue their partnership with the local YWCA, The Riverview Center, and Safe Path Survivor Resources in order to assist with housing to children and adult victims of domestic violence, dating violence, sexual assault, or stalking.

EIRHA has updated its Admissions and Continued Occupancy Policy, Lease, and Administrative Plan to comply with VAWA requirements. Packets sent to landlords participating in the Housing Choice Voucher Program were also updated. Those updates ensure the following:

- EIRHA will not knowingly deny assistance to otherwise eligible applicants simply because they have been victims of domestic violence, dating violence, sexual assault or stalking.
- EIRHA will not knowingly terminate the assistance of otherwise compliant persons simply because they are victims of domestic violence, dating violence, sexual assault or stalking.
- EIRHA will educate applicants and participants of their rights under VAWA.
- EIRHA will work to educate landlords about VAWA and the rights of victims under the act and to work with the landlord and the victims to protect the housing assistance of victims and their families.
- EIRHA has adopted an Emergency Transfer Plan that allows for tenants who are victims of domestic violence, dating violence, sexual assault, or stalking to make an internal emergency transfer request under VAWA when a safe unit is immediately available.
- The FSS Coordinators assist victims of domestic violence, dating violence, sexual assault, or stalking by connecting victims to appropriate local community agencies that have a track record of providing the necessary services for victims.

ATTACHMENT B7:  
FORM HUD 50075-5Y  
EIRHA 2021-2025 5-YEAR PLAN

B.7 CERTIFICATION BY STATE OR LOCAL OFFICIALS  
FORM HUD 50077-SL



**Certification by State or Local  
 Official of PHA Plans Consistency  
 with the Consolidated Plan or  
 State Consolidated Plan  
 (All PHAs)**

U. S Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 2/29/2016

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

I, Timothy Waddell, the Division Administrator  
*Official's Name Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Eastern Iowa Regional Housing Authority  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

State of Iowa  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The PHA Plan is consistent with the State of Iowa Consolidated Plan by further enhancing the need to meet the underserved population, maintain affordable housing, removing barriers to affordable housing and reducing lead-based paint hazards.

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

Timothy R. Waddell

Signature

Title

Division Administrator

Date

01/10/20

**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 2019 PHA FY 2020 Annual Statement	Work Statement for Year 2 FFY 2020 PHA FY 2021	Work Statement for Year 3 FFY 2021 PHA FY 2022	Work Statement for Year 4 FFY 2022 PHA FY 2023	Work Statement for Year 5 FFY 2023 PHA FY 2024
B.	Physical Improvements Dwelling Structures (1460) Subtotal		40,000.00	40,000.00	40,000.00	40,000.00
C.	1408 Management Improvements				8,000.00	
D.	PHA-Wide Non-dwelling Structures (1470) and Equipment (1475)					
E.	1410 Administration		10,000.00	10,000.00	10,000.00	10,000.00
F.	Other 1465 Dwelling Equipment		11,000.00	11,000.00	11,000.00	11,000.00
G.	1406 Operations		198,223.00	206,000.00	206,010.00	222,261.00
H.	1485 Demolition					
I.	1499 Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		259,223.00	267,000.00	275,010.00	283,261.00
L.	Total Non-CFP Funds					
M.	<b>Grand Total</b>	251,672.00	259,223.00	267,000.00	275,010.00	283,261.00

**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 (Continuation)</b>						
PHA Name/Number		Locality (City/county & State)			<input checked="checked" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2019 PHA FY 2020	Work Statement for Year 2 FFY 2020 PHA FY 2021	Work Statement for Year 3 FFY 2021 PHA FY 2022	Work Statement for Year 4 FFY 2022 PHA FY 2023	Work Statement for Year 5 FFY 2023 PHA FY 2024
		Annual Statement				









**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 2/29/2016

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

I, Timothy Waddell, the Division Administrator  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Eastern Iowa Regional Housing Authority  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the


State of Iowa  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

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Name of Authorized Official	Title
Timothy R. Waddell	Division Administrator
Signature 	Date
	01/10/20