

**5-Year PHA Plan  
(for All PHAs)**

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

OMB No. 2577-0226  
Expires: 02/29/2016

**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.

**A. PHA Information.**

A.1 PHA Name: Iowa City Housing Authority PHA Code: IA022

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2020

PHA Plan Submission Type:  5-Year Plan Submission  Revised 5-Year Plan Submission

**Availability of Information.** 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.

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

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:					

<b>B.</b>	<b>5-Year Plan.</b> Required for all PHAs completing this form.
B.1	<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>To improve the quality of life, the Iowa City Housing Authority acts as a community leader for affordable housing, family self-sufficiency (FSS), and homeownership opportunities. We provide information and education, housing assistance and public/private partnership opportunities.</p>
B.2	<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>CHA will maximize HCVP, VASH, and Mainstream voucher budget authority and voucher utilization and lease-up rates for Public Housing to meet SEMAP and PHAS goals and objectives. ICHA continues to operate a voluntary FSS program.</p>
B.3	<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>Converted tenant-based vouchers to project-based vouchers and created a Targeted Preference to collaborate with local agencies participating in the Continuum of Care/Coordinated Entry service delivery system to promote the development of permanent Supportive Housing options and ensure prioritization of placement for individuals/households demonstrating highest need. provide See enclosed City Council Action report dated 10/2/2018 and HUD Notification of Mainstream voucher award dated 11/14/2019.</p>
B.4	<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>Except where special consideration is needed for the project-based voucher program, the PHA will follow VAWA policies as outlined in Notice PIH 2017-08.</p>
B.5	<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>The Iowa City Housing Authority definition of "Significant Amendment and Substantial deviation/Modification" is: A federal statutory or regulatory change is made effective and, in the opinion of the Authority, has either substantial programmatic or financial effects on the programs administered by the Authority, or creates substantial obligations or administrative burdens beyond the programs under administration at the start of the Plan year.</p>
B.6	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?  Y N  <input checked="" 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>See enclosed RAB timeline.</p>
B.7	<p><b>Certification by State or Local Officials.</b>  Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

# Annual Report — 2020

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*To improve quality of life, the Iowa City Housing Authority acts as a community leader for affordable housing, family self-sufficiency, and homeownership opportunities.*

**Date: May 5, 2020**

## Annual Report — 2020

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## Staff

Housing Program Assistant	Robin Butler
Housing Program Assistant	Denise Kinnison
Housing Program Assistant	Carri Fox-Rummelhart
Housing Program Assistant	Diana Huff
Housing Program Assistant	Emily Droll
Office Manager	Jennifer Gosch
Family Self-Sufficiency (FSS) Coordinator	Mary Abboud
Public Housing/Homeownership Coordinator	Pat MacKay
Housing Choice Voucher (HCV) Program Coordinator	Heidi Wolf
Housing Administrator	Steven J. Rackis
Intake/Customer Service Clerk	Georgia Black
Intake/Customer Service Clerk	Jamie Shetler

## Executive Summary

### Housing Choice Voucher (HCV), Veterans Supportive Services (VASH) & Public Housing Program Highlights:

- The top 5 participant Heads-of-Household characteristics in the Housing Authority's rental assistance programs are: Disabled and/or Elderly (57%); Households without minors (55%), Working Families (49%), One-person households (49%) and White Households (49%).
- Total voucher utilization for Calendar Year (CY) 2019 = 98.3%.
- Average Public Housing occupancy for FY 2019 = 90% or 8 vacancies.
- Achieved "High Performance" status for the HCV program for Fiscal Year (FY) 2019.
- Awarded 60 "Mainstream Vouchers" to extend partnership with Shelter House to serve persons experiencing homelessness with a disabling condition.
- Total available vouchers = 1,355
- Diversity of participants is increasing due to an influx of North African, Middle Eastern and Congolese families.

### Comparing the Iowa City Housing Authority to the other 71 Housing Authorities in the State of Iowa. Effective dates included: October 1, 2019—January 31, 2020:

- ICHA participants have higher average annual incomes - **\$15,878 vs. \$13,279**;
- The ICHA assists more working families – **49% vs. 32%**;
- The ICHA assists fewer families receiving welfare – **4% vs. 17%**;
- ICHA participants pay a higher average monthly amount of the contract rent - **\$376 vs. \$310**.

**Cross Park Place:** The Iowa City Housing Authority (ICHA) is partnering with Shelter House by providing ongoing financial assistance to Cross Park Place, converting 24 of the ICHA's 1,215 tenant-based vouchers to project-based vouchers (PBV). Attaching PBVs to Cross Park Place residents enables service providers to work more efficiently with residents and improve access to services. Cross Park Place has maintained a 100% lease-up rate, with only 3 of the 24 units turning over since January 2019.

*Tenant-Based Rental Assistance (TBRA), Housing Choice Voucher (HCV) Housing Assistance Payments (HAP) Renewals:* The Appropriations Act includes \$21.502 billion for HAP renewals. This is the same amount as the Senate bill, \$102 million more than the House bill, and \$1.189 billion more than the FY 2019 enacted budget. At this time, NAHRO estimates that this represents 99.2 percent proration for voucher renewals, though this may change as additional information becomes available.

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*HUD-VASH:* The Appropriations Act allocates \$40 million for new HUD-VASH vouchers. HUD will make the funding available to PHAs that partner with eligible United States Department of Veterans Affairs (VA) Medical Centers or other entities based on geographical need, PHA administrative performance, and other factors specified by HUD.

*Ongoing Administrative Fees:* The Appropriations Act allocates \$1.947 billion for ongoing administrative fees. This amount is \$10 million less than the Senate bill (though there is an additional \$10 million in the additional administrative fees category; see below), \$91 million more than the FY 2019 enacted budget and \$52 million more than the amount allocated in the House bill. At this time, NAHRO believes that this represents an 81 percent proration of eligible formula allocation.

*Section 811 Mainstream Vouchers:* The Appropriations Act provides \$229 million for the renewal of Section 811 mainstream vouchers. This amount includes administrative fees for these vouchers. Nonetheless, administrative fees funded under this account are subject to the same administrative fee proration of other housing choice vouchers.

*Public Housing Operating Fund:* The 2020 Appropriations Act provides \$4.549 billion to support the operation and management of public housing. This is \$104 million less than FY 2019 funding, \$107 million less than the Senate bill and \$204 million less than the House bill. The most likely reason for this funding decline is due to changes to the overall formula eligibility for the Operating Fund in light of more up to date 2020 numbers and the exclusion of public housing units that were repositioned from the program in 2019.

The 2020 Appropriations Act recognizes the challenges of operating a calendar year program with fiscal year appropriations; as a result, the Act continues to extend the period of availability of Operating Funds from one year to two years.

*Public Housing Capital Fund:* The 2020 Appropriations Act provides about \$2.870 billion for the Capital Fund, \$95 million more than FY 2019 funding, and \$15 million more than the Senate and the House bills. Funding for the Capital Fund still remains lower than the \$3.4 billion annual accrual baseline established by HUD's 2010 Capital Needs Assessment.

*Calendar Year 2020 Capital Improvement Funds:* The Capital Improvement funds are earmarked for general maintenance and repair of the Public Housing units. As necessary, these funds will also be used to upgrade structures, interiors, HVAC systems, and appliances

## Housing Choice Voucher Program

The Housing Choice Voucher Program (HCV) is funded by the U.S. Department of Housing and Urban Development (HUD) with the intent of increasing affordable housing choices for elderly, persons with disabilities, & low-income working families. Participants with a HCV voucher choose and lease safe, decent, and affordable privately owned rental housing. Total number of available HCV, Veterans' Affairs Supportive Housing (VASH) vouchers and Mainstream Vouchers = **1,355**.



**HCV Economic Impact:** For Calendar Year 2019 (CY19), the Housing Choice Voucher program paid approximately \$8.3 million in Housing Assistance Payments (HAP) to landlords/owners of rental properties in Johnson County. The vouchers in use, as of 3/13/2020, in Iowa City (899) represents 4.5% of the total number of rental units (19,656) in the City of Iowa City.

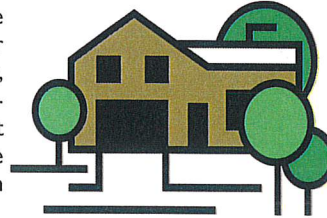
Following is the Johnson County breakdown by city. Overall voucher utilization in Johnson County shows sixty-five percent (65%) were households without minor children.

Voucher Utilization by City As of 3/13/2020 (total = 1,271)	Total Population *	% of Total Johnson County Incorporated Population	Total Vouchers By City	% Total Voucher Utilization	Households <u>without</u> Minors	% Total Vouchers By City
Iowa City	67,862	50.00%	899	70.7%	638	70.9%
Coralville	18,907	13.90%	223	17.5%	110	79.3%
North Liberty	18,228	13.40%	116	4.1%	52	44.8%
Solon	2,037	1.50%	10	.007%	10	100.00%
Oxford	807	0.60%	6	0.004%	6	100%
Tiffin	1,947	1.40%	8	0.006%	2	25.0%
Lone Tree	1,300	0.96%	2	0.001%	2	100%
Hills	703	0.52%	3	0.002%	1	33.3%
Johnson County Total Population	135,736	Johnson County Incorporated	114,558			
% of Johnson County Population Living in Incorporated areas = 84%						
* Source: U.S. Decennial Census 2010 and North Liberty Special Census 2015.						
41 VASH Vouchers (3% of total vouchers) are being utilized in the Cedar Rapids Metropolitan Area.						
2 HCVP Vouchers (<1% of total voucher) are being utilized in Washington, County; 2 HCV Voucher (<1% of total vouchers) is being utilized in Iowa County.						



## Public Housing

Public housing was established to provide affordable, decent and safe rental housing for eligible low-income families, elderly persons, and persons with disabilities. The U.S. Department of Housing and Urban Development (HUD) distributes federal subsidies to the Iowa City Housing Authority (ICHA), which owns and manages the housing.



The **eighty-one (81)** Public Housing units are low-density and constructed to conform and blend into the existing neighborhood architecture. The 81 Public Housing units represent half (1/2) of 1% of the total number of rental units in the City of Iowa City.

### Public Housing Economic Impact for the City of Iowa City:

- Total CY19 rental income from Public Housing properties = \$290,521
- Payment in Lieu of Taxes (PILOT) paid to the Johnson County Assessor for the Public Housing properties in CY19 = \$27,777.90
- In CY19, the Housing Authority paid \$324,814 to private sector Iowa City contractors for the capital improvement, general maintenance and repair of the Public Housing properties.

Public Housing Units by Iowa City Planning Districts	Total by Location	Total Occupied 4/9/2020	Occupied Units No Minors	Occupied Units w/ Minors (includes non-school aged minors)
Northeast	5	5	1	4
Central	7	6	0	6
Southeast	33	31	13	18
Southwest	3	2	0	3
South	34	29	4	25
<b>TOTAL</b>	<b>81</b>	<b>74</b>	<b>18</b>	<b>56</b>

On 3/13/2020, 3 units were offline due to HUD approved modernization..

## Family Characteristics

**ICHA Participant Characteristics.** Definition of Participant (participant family): A person or family that has been admitted to the Iowa City Housing Authority's HCV, VASH or Public Housing program and is currently receiving housing assistance.

**Head of Household (HOH) Characteristics. Total Families = 1,384 as reported to HUD: October 1, 2019 — January 31, 2020 (multiple category reporting eliminated — like characteristics will equal 100%)**

• Disabled and/or Elderly HOH	= 762 (57%)
• Households without Children	= 736 (55%)
• Working Households	= 664 (49%)
• One Person Household	= 664 (49%)
• White HOH	= 664 (49%)
• Black/African American HOH	= 650 (48%)
• Households with Children	= 619 (46%)
• Disabled HOH	= 509 (38%)
• Female HOH with Children	= 483 (36%)
• Elderly & Disabled HOH	= 179 (13%)
• Elderly HOH	= 74 (6%)
• Hispanic HOH	= 68 (5%)
• All Other Races HOH	= 41 (3%)

**Income Sources: Total Families = 1,384 as reported to HUD: October 1, 2019 — January 31, 2020 (All Family Members: Many Families Have Multiple Sources of Income):**

• Social Security (SS)/Supplemental Security (SSI)	= 59%
• Employment	= 49%
• Family Investment Program (FIP/Welfare)	= 4%
• With any Other Income	= 12% *
• No Income	= 6%

\* Child Support, Self-Employment, Unemployment Insurance, Other Non-Wage Sources.

### March 13, 2020 point-in-time count:

Only ten (10) of the total 1,271 assisted households are reporting FIP as the sole source of household income. This equals <1% of all currently assisted households.

## Family Characteristics (continued)

**Length of Participation as reported to HUD: 1,384 as reported to HUD: October 1, 2019 — January 31, 2020.**

- Less than 1 year = 258 (19%)
- 1 to 5 years = 432 (32%)
- 5 to 10 years = 309 (23%)
- 10 to 20 years = 278 (21%)
- Over 20 years = 74 (5%)



**Residence prior to admission — Currently Assisted: Based on the residence identified on the preliminary application and/or prior residence for port-ins. Residency preference does not apply to HUD/VASH. (ICHA jurisdiction is Johnson County, Iowa County, & Washington County North of HWY 92):**

- ICHA Jurisdiction = 1,1140 (82%)
- All Other State of Iowa Counties = 120 (9%)
- State of Illinois = 83 (6%)
- All Other States = 45 (3%)

**Iowa City Community School District (ICCS) information 2018-2019; Total Enrollment & Free/Reduced (F/R) Lunch:**

- Total ICCSD Enrollment K-12 = 13,990@
- Total ICCSD Eligible for F/R (38.9% of total) = 5,442
- Total ICHA (All Programs) Minors K-12 \* = 1,038
- Total ICHA (All Programs) K-12 Eligible F/R = 1,004

@ Source: Page 21 of the ICCSD Enrollment, Demographics & Class Size Report, October 2018.

\* Total may include children enrolled in the Clear Creek Amana School District, or children who have received scholarships to attend Reginal.

### **Examples of Participants' Places of Employment:**

Aramark Food Service, Best Friends Veterinary Care LLC, Blue Sky Satellite Service, Caring Hands & More LLC, Check & Go, Crisis Center, Deadwood Tavern, Dept. of Veterans Affairs, Destiny Cruises & Tours Inc. (Owner), Dial Silvercrest Corp, Durham School Services, EPC Inc, Faith Academy, Handicare, Happy Trails Daycare, HD Supply Management Inc, Hy-Vee, Innovative Software Engineering Inc., ICCSD, John Roffman Construction, Legacy Pointe Assisted Living, Loparex, Lucky's Market, Mass Markets, Mercy Hospital, Mid-Prairie Community School District, Self-Employed (cleaning services, private child care), Plank Family Dental Center, Reach for Your Potential, Remedy Intelligent Staffing, Staff Management, STS Transportation Inc., Systems Unlimited, Team Staffing, University of Iowa, Vangent, WalMart, West Liberty Foods, Whirlpool Corporation, Wig & Pen East.

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**Public Housing Waiting List March 13, 2020**

**Applicant (applicant family):** A person or family that has applied for admission to the Iowa City Housing Authority's Public Housing program but is not yet a participant. Eligibility for housing programs is not established until applicants reach the top of the waiting list and their Preliminary Application for Assistance is processed.

The Iowa City Housing Authority's jurisdiction is Johnson County, Iowa; Iowa County, Iowa; and, Washington County, Iowa, North of Highway 92. The general applicant pool from which the Housing Authority draws to determine program eligibility are elderly, disabled, and families with children under the age of 18 who are residents (have a legal domicile) or are employed, in our jurisdiction (Johnson County, Iowa County, and Washington County N of HWY 92).

When vacancies exist, the Housing Authority draws applicants from this pool by date and time of application and only those applications of families who qualify for the bedroom size of the available Public Housing units. The eligibility determination process includes verification of residency, family composition, eligibility status, and a national criminal background check conducted through the Iowa Department of Criminal Investigation and the Federal Bureau of Investigation.

**Public Housing Waiting List**

Elderly, disabled, and families with children under the age of 18 who are residents (have a legal domicile) or are employed, in our jurisdiction.	<b>Number of Applicants by Head-of-Household</b>	<b>% of Applicants by Head-of-Household</b>
	<b>627 *</b>	<b>100%</b>
Elderly	109	17%
Disabled	331	53%
Families w/minor Children	267	43%
White Head of Household	288	46%
Black/African American Head of Household	280	45%
Multiple races or none reported	49	8%
All Other Races Head of Household	18	<1%
Hispanic Head of Household	43	7%

\* An additional 9,793 applicants are on the list in lower preference categories (Head-of-Household totals do not add up to 100% because individuals can be counted in multiple categories):

## HCV Waiting List March 13, 2020

The HCV waiting list shares the majority of the characteristics described in the Public Housing section. There is a great deal of duplication as the majority of applicants apply to both lists. For HCV applications, bedroom size is not taken into consideration. When vouchers are available, the Housing Authority draws applications, by date & time of application, from the applicant pool that contains elderly, disabled, and families with children under the age of 18 who are residents (have a legal domicile) or are employed, in our jurisdiction (Johnson County, Iowa County, and Washington County N of HWY 92).

The eligibility determination process includes verification of residency, family composition, eligibility status, and a national criminal background check conducted through the Iowa Department of Criminal Investigation and the Federal Bureau of Investigation.

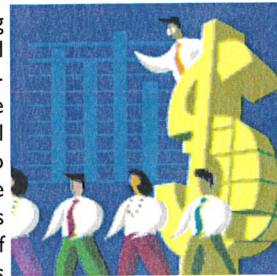
### Housing Choice Voucher Waiting List

Elderly, disabled, and families with children under the age of 18 who are residents (have a legal domicile) or are employed, in our jurisdiction.	Number of Applicants by Head-of-Household	% of Applicants by Head-of-Household
	1,472 *	100%
Elderly	197	13%
Disabled	679	46%
Families w/minor Children	810	55%
White Head of Household	660	45%
Black/African American Head of Household	687	47%
Multiple races or none reported	78	5%
All Other Races Head of Household	37	3%
Hispanic Head of Household	98	7%

\* An additional 24,127 applicants are on the list in lower preference categories (Head-of-Household totals do not add up to 100% because individuals can be counted in multiple categories):

## Promoting Self-Sufficiency & Homeownership

The lack of safe, decent, and affordable housing undermines quality education, public health, and economic growth. Affordable housing is a contributing factor to stabilizing families. Stable families are better equipped to take advantage of educational opportunities. With opportunities for and access to advanced education and training, families increase their employability. Sustainable employment offers opportunities to attain self-sufficiency. Economic self-sufficiency leads to a better society and strengthens the “sense of community.”



Through our Self-Sufficiency programs, the Housing Authority is helping low income families bridge the economic gap by building assets, improving employment opportunities, and transitioning from renters of units to owners of homes.

**The Family Self-Sufficiency (FSS) Program:** Promotes self-sufficiency and asset development by providing supportive services to participants to increase their employability, to increase the number of employed participants, and to encourage increased savings through an escrow savings program.

### Current FSS Enrollment Data (5/6/2019):

- Total FSS participants = 240
- Participants with an escrow savings account = 220(92%)
- Average monthly escrow savings deposit (participants with an escrow balance) = \$340
- Average escrow savings account balance (participants with an escrow balance) = \$5,178
- Highest escrow savings account balance = \$44,161.17

### Workshop Accreditations:

- “Money Smart”: Federal Deposit and Insurance Corporation (FDIC).

## Promoting Self-Sufficiency & Homeownership (continued)

### FSS Program Coordinating Committee:

The FSS Program Coordinating Committee has been replaced with three (3) already existing wider-reaching networks that have lessened the duplication of effort in leveraging community resources to promote self-sufficiency among FSS program participants.

The FSS coordinator has joined the Community Reentry Network of Johnson County Area which includes representatives from educational institutions, employment services, government agencies, housing agencies, neighborhood centers, labor programs and family services. Participating entities:

- Center for Worker Justice.
- Goodwill of the Heartland.
- Inside Out.
- Iowa City Housing Authority.
- Iowa Department of Corrections, 6th Judicial District.
- Iowa Works.
- Jane Boyd Community House.
- Kirkwood Community College.
- Labor Ready.
- Neighborhood Centers of Johnson County.
- Shelter House.
- Teamsters Local 238.

The Iowa City Housing Authority is also a partner in the Workforce Innovation & Opportunity Act (WIOA) one-stop career center service delivery system. WIOA reinforces the partnerships and strategies necessary for one-stops to provide job seekers and workers with the high-quality career services, education and training, and supportive services they need to get good jobs and stay employed, and to help businesses find skilled workers and access other supports, including education and training for their current workforce. Participating entities:

- Kirkwood Community College.
- Iowa Workforce Development.
- Iowa Vocational Rehabilitation.
- Iowa Department for the Blind.
- Experience Works.
- AARP.

## Promoting Self-Sufficiency & Homeownership (continued)

- Denison Job Corps.
- Ottumwa Job Corps.
- Proteus.
- Hawkeye Community Action Agency.
- Cedar Rapids Housing Authority.
- Iowa City Housing Authority.

Interagency Case Management Sub-Committee of the Local Homeless Coordinating Board. This group meets to ensure coordination of services provided to families, improve collaboration of services, identify unmet needs, and seek solutions. Participating entities:

- City of Iowa City.
- Domestic Violence Intervention Program.
- Hawkeye Community Action Program (HACA)
- Iowa City Community School District.
- Iowa City Housing Authority.
- Iowa Legal Aid.
- Johnson County Social Services.
- Prelude Behavioral Services.
- Salvation Army.
- Shelter House.
- United Action for Youth.

### Homeownership Programs:

**FSS Homeownership:** Through our FSS program, many families have used their escrow savings accounts and private mortgages to attain homeownership independent of the Housing Authority programs. **Fifty-nine (59)** FSS graduates have moved to homeownership.

**HCV Homeownership Program:** Eligible participants have the option of purchasing a home with their HCV assistance rather than renting.

- **Forty-two (42)** HCV Vouchers have been used to purchase homes since January 2003; **Fourteen (14)** HCV Vouchers are currently active.

**Tenant-to-Ownership Program (TOP):** The Tenant-to-Ownership Program is funded by HUD. The TOP program offered opportunities for low to very low-income families to purchase single-family homes owned by the Housing Authority.



## Promoting Self-Sufficiency & Homeownership (continued)

- **Twenty-six (26)** homes have been sold and **ten (10)** resold since May 1998.

**Affordable Dream Home Ownership Program (ADHOP):** The Affordable Dream Home Ownership Program is operated, managed and funded solely by the ICHA. It offers opportunities for income eligible families to purchase newly constructed homes, newer homes, or resale of homes purchased through the TOP/ADHOP programs.

- **Sixteen (16)** homes (10 “Universal Design” homes) were built and sold since May 1999.

**Down Payment Assistance Program — Grant Award \$187,500:** Funded with Fiscal Year 2009 HOME funds. First-time homebuyers with a household income of less than 80% of the Area Median Income (AMI) may be eligible for a forgivable loan for down payment assistance. At the date of this publication:

- 20 families purchased homes (total funds expended) = \$187,500
- Families with household income 60-80% of AMI = 11
- Families with household income <60% of AMI = 9

**UniverCity Neighborhood Partnership:** The UniverCity Neighborhood Partnership is an effort by the City of Iowa City focusing on neighborhoods located near the University campus that retain a single-family character and a demand for single-family housing, but that also have a large renter population.

From May 2011 to May 2015, the Iowa City Housing Authority provided \$102,276 in down payment assistance to sixteen (16) families purchasing a UniverCity home.

In FY2014, the ICHA allocated \$170,000 to the UniverCity Neighborhood Partnership for the rehabilitation of homes purchased by the City of Iowa City. In FY 2015, an additional \$20,000 was allocated for rehabilitation of homes. From June 2014 to September 2015, ICHA funds in the amount of \$165,164.25 were used for the rehabilitation of eight (8) homes purchased by the City of Iowa City.

## Funding for Calendar Year (CY) 2019

The United States Congress allocates funding and passes laws for all housing programs. The U.S. Department of Housing and Urban Development's (HUD) role in the locally administered housing programs is to allocate money to local housing authorities and to develop policy, regulations and other guidance that interprets housing legislation.

**The Actual Funds Received for CY19. HUD will release the CY20 budget details for individual Housing Authorities in May 2020.**

### Housing Choice Voucher Program CY19

• Housing Assistance Payments	= \$8,436,842
• Administrative Fees	= \$1,010,343
• Family Self-Sufficiency Grant	= \$122,101
• Fraud Recovery	= \$92,634
• HOME Tenant Based Rental Assistance (TBRA)	= \$91,709

**Total HCV Program CY19** = **\$9,753,629**

### Public Housing CY19

• Operating Subsidy	= \$174,172
• Rental Income	= \$290,520
• Reimbursement of Expenses/Fraud Recovery	= \$14,404
• Capital Funds Program (CFP)	= \$155,514

**Total Public Housing CY19** = **\$634,610**

**Total Housing Authority Funding CY19** = **\$10,388,239**

## Iowa City Housing Authority (ICHA) Funding Sources

**ICHA income and cash sources. The uses of the cash sources are based on relevant HUD notices and signed agreements between the Housing Authority and HUD.**

### **Housing Choice Voucher (HCV) Administrative Fees**

Administrative fees are available to the ICHA for the operation and management of the HCV program. Starting January 31, 2004, HUD and Congress, through the approval of the Annual Appropriations Act, restricted the use of administrative fee income to activities related to the HCV tenant-based rental assistance and related development activities (PIH Notice 2008-15).

### **Housing Assistance Payments (HAP)**

HUD provided funds to cover the housing subsidy paid to owners/landlords directly by the ICHA on behalf of the participating family. The family pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Under certain circumstances, if authorized by the ICHA, a family may use its voucher to purchase a modest home.

### **HUD/Veterans' Affairs Supportive Housing (VASH)**

This is tenant based rental assistance funds targeting homeless veterans participating in VA Case Management Services.

### **Family Self-Sufficiency (FSS)**

The FSS program is a tenant self-sufficiency work incentive program. ICHA establishes cash accounts for FSS program participants that will be available to them if they complete the program. ICHA's contributions to these accounts are funded by HUD through the ICHA's regular funding process. FSS cash is not available to ICHA for any other use.

### **Public Housing Operations**

Under Section 9(3) of the Housing Act of 1937, Operating Funds are available to the ICHA for the operation and management of the Public Housing program. These funds assist the ICHA in bridging the gap between the rent collected and the operating expenses of the program. Operating cash is only available for the use and benefit of public housing units and residents.

## **Annual Report — 2020**

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### **Housing Authority Capitol Fund Grants**

HUD provides funds to the ICHA to improve the physical condition, upgrade the management and operation and carry out other activities for Public Housing developments. These funds are primarily used for general maintenance and repair of the Public Housing units. As necessary, these funds will also be used to upgrade structures, interiors, HVAC systems and appliances. Capital Funds are calculated and allocated by an established formula.

### **Affordable Dream Homeownership Program (ADHOP)**

On September 3, 1993, the ICHA entered into a Section 5(h) Agreement with HUD. The purpose of this program is to create affordable home ownership opportunities throughout Iowa City. This agreement authorizes the ICHA to sell Public Housing units and use the sales proceeds to construct or purchase homes for rehabilitation to continue the cycle. To ensure affordability, the ICHA provides a second mortgage for the homeowners.

### **Broadway Sales Proceeds**

ICHA received approval from HUD for the sale of 18 units at 1926/1946 Broadway Street, Iowa City, Iowa. Per the approved plan submitted to HUD, the sales proceeds were to be used for the development of 18 low-density scattered site replacement units that would be more efficiently and effectively operated as lower income housing. There is no other permissible use of these funds per the agreement.

### **Public Housing Tenant Security Deposits**

The ICHA holds security deposits until tenants vacate units. At that time, the tenants receive a full or partial refund depending on such factors as remaining rental or other charges outstanding and reimbursement of damage repairs. Tenant security deposit cash is not available to ICHA for any other use.

## Partnerships and Community Collaborations

- University of Iowa School of Social Work.
- Women's Resource and Action Center (WRAC).
- Montessori School.
- Goodwill of the Heartland.
- Habitat for Humanity.
- Iowa Women's Foundation.
- Iowa City Junior Service League.
- Shelter House.
- Iowa State University (ISU) Extension.
- Iowa City Area Association of Realtors.
- Hawkeye Area Community Action Program (HACAP).
- Foster Grandparents Program.
- The Housing Trust Fund of Johnson County (HTFJC).
- City of Iowa City Parks & Recreation.
- City of Iowa City Neighborhood Services.
- Iowa City Public Library.
- Iowa City Human Rights Commission.
- Domestic Violence Intervention Project (DVIP).
- Johnson County Department of Public Health.
- Horizons Community Credit Counseling.
- Johnson County Local Homeless Coordinating Board.
- Cross Park Place.
- Workforce Innovation & Opportunity Act (WIOA) Partners.
- Veterans' Administration.
- Kirkwood Community College.
- Reentry Network of Johnson County.
- Crisis Center.
- ABBE Center for Community Mental Health.
- Iowa City Community School District.
- Community Transportation Committee.



We provide:

- *Information and education,*
- *Housing assistance,*
- *Public and private partnership opportunities.*

Phone: (319) 356-5400

FAX: (319) 356-5459

Web: [www.icgov.org/icha](http://www.icgov.org/icha)



# CITY OF IOWA CITY COUNCIL ACTION REPORT

October 2, 2018

## Resolution adopting the Iowa City Housing Authority Housing Choice Voucher Program (HCVP) Administrative Plan.

Prepared By: Steven J. Rackis, Housing Administrator, Iowa City Housing Authority  
 Reviewed By: Tracy Hightshoe, Director, Neighborhood and Development Services.  
 Erika Kubly, Coordinator, Neighborhood Services.  
 Fiscal Impact: No impact  
 Recommendations: Staff: Approval  
 Commission: Housing and Community Development Commission reviewed and recommended approval by unanimous vote at their September 20, 2018 meeting.  
 Attachments: Resolution

### Executive Summary:

The purpose of the HCVP Administrative Plan is to:

- Establish policies for issues not covered under Federal regulations for the HCVP and Family Self-Sufficiency (FSS) programs administered by the ICHA.
- The provisions of this Administrative Plan govern administration of the HCVP and FSS programs administered by the ICHA.

### Background / Analysis:

The need for affordable housing in Johnson County, Iowa, is well-documented, as is the lack of resources to develop "brick and mortar" solutions to meet our county's affordable housing demand. Absent "brick and mortar" development, affordable housing providers need to maximize existing resources to make housing affordable for very low-income, extremely low-income, and homeless individuals/households with a disabling condition. To this end, the ICHA proposes using up to 5% of our authorized tenant-based vouchers for project-based voucher (PBV) assistance (approximately 61 out of 1215 total vouchers).

Therefore, the ICHA proposes the following significant amendments to Chapter 5.2.2 Preferences and creating a project-based voucher program by adding Chapter 17. The entire HCVP Administrative Plan, with the proposed changes, can be found at the ICHA website [www.icgov.org/icha](http://www.icgov.org/icha) under Housing Authority documents.

### Significant amendment 1: Chapter 5.2.2 Targeted Preferences:

Replace *individuals referred by Housing First FUSE* with *individuals referred by Shelter House for HUD funded Permanent Supportive Housing (e.g., Fairweather Lodge, Cross Park Place)*.

### Significant Amendment 2: Adding Chapter 17 creating a project-based voucher (PBV) program:

The ICHA manages the Federally-funded HCVP. These vouchers are "tenant-based," meaning families can use them to rent any private apartment that meets program guidelines. PBV vouchers, in contrast, are attached to a specific unit whose landlord contracts with the local public housing agency to rent the unit to low-income families. Families in both programs contribute 30 percent of their income for rent and utilities; the voucher pays the difference between the tenant contribution and the unit's total rent and utility costs.

### Benefits of the Iowa City Housing Authority's PBV program:

1. **Provide supportive services to voucher tenants.** Some tenants, like the chronically homeless, elderly, and people with disabilities, might need additional services to maintain stable housing and their health. Attaching PBVs to a number of units in the same property can enable service providers to work more efficiently with residents and improve access to services. PBVs are particularly well suited to create permanent supportive housing.
2. **Help families secure units where it may be hard to use vouchers.** Living in lower-poverty neighborhoods can benefit both voucher holders and their children, but families with vouchers may be unfamiliar with such neighborhoods or have difficulty finding willing landlords, or their voucher may not pay the market rent in these neighborhoods. In neighborhoods with low vacancy rates, stiff competition for available units exacerbates these problems. PBVs lower many of those barriers by creating dedicated units

for low-income families.

**Goals of the Iowa City Housing Authority's PBV program:**

1. Collaborate with local agencies participating in the Continuum of Care/Coordinated Entry service delivery system to promote the development of Permanent Supportive Housing options and ensure prioritization of placement for individuals/households demonstrating highest need.
2. Provide incentives to affordable housing developers to build scattered site housing for extremely low-income and very low-income families on City assisted properties.

**ATTACHMENTS:**

Description

Resolution





U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

November 14, 2019

IA022

CITY OF IOWA CITY HOUSING AUTHORITY  
ATTN: STEVEN RACKIS  
410 E. WASHINGTON ST.  
IOWA CITY, IA 52240-0000

Dear Executive Director:

I am pleased to notify you that your public housing agency (PHA) will be awarded funds from the Mainstream Voucher Program Fiscal Year 2019 Notice of Funding Availability (NOFA) (FR-6300-N-43). This letter provides the specific details of the award and information concerning the disbursement of the funds.

The following table identifies the funding obligated for your agency's awards:

Term	Budget Authority	Number of Units
12	\$381,521	60

Please contact your Financial Analyst at the Financial Management Center (FMC) by December 6, 2019 to select the effective date when your PHA may begin leasing these vouchers. The effective date may be as early as November 1, 2019 and no later than July 1, 2020. If you do not contact your Financial Analyst by December 6, 2019 your effective date will default to January 1, 2020.

It is very important that you select a realistic effective date when your PHA will be ready to lease the awarded vouchers. If this is your first Mainstream Voucher allocation, your agency may consider delaying the effective date to allow time to update your waiting list and finalize your partnerships. Utilizing all of your awarded funding or vouchers within one year of the effective date will help ensure your PHA is eligible for full renewal and prevent any potential recapture of funding. As stated in the NOFA, HUD may recapture funding if the PHA does not maintain at least an 80% utilization rate, however, the goal is always 100% utilization of awarded funds or units.

Please remember, as with the regular voucher program, the awarded budget authority and number of units both serve as a cap. Your agency may only lease until you have reached the lower of your budget authority or number of units allocated. This means some PHAs will lease all of their awarded units and still have money left over, or vice versa. If you have money left but you have leased all the awarded units, this extra funding will go into your agency's Mainstream HAP reserves. If you are on track to spend all of the awarded funding but still have units left, stop leasing before you run out of money and send an email to [MainstreamVouchers@hud.gov](mailto:MainstreamVouchers@hud.gov) for additional guidance.

The FMC will provide your agency with an amended Annual Contributions Contract that reflects the obligation of funds and monthly disbursements will be scheduled. Initially, the first three months of disbursements will be made. Each disbursement will equal 1/12th of your award amount. Thereafter, monthly disbursements will be scheduled based on monthly expenses reported in the Voucher Management System (VMS). If you have not leased any vouchers by month three, you will not receive additional disbursements until VMS data show you are paying HAP. If at any time such disbursements are not sufficient to cover your monthly expenses, your agency should contact your Financial Analyst at the Financial Management Center.

Your agency must follow all Housing Choice Voucher (HCV) program requirements when administering the Mainstream Voucher Program, including the regulations at 24 CFR part 982, and the requirements in the respective NOFA. This award is not an endorsement of your entire application and your PHA is required to follow relevant statutes, regulations, and HUD guidance even if you provided information in your application that conflicts with program policies

To ensure that Mainstream families are recorded properly, you must record MS5 on line 2n of the form HUD-50058 (Family Report). Remember to accurately record families who are homeless at admission on line 4c of the HUD-50058. Mainstream vouchers and corresponding Housing Assistance Payment (HAP) expenses must be accurately reported in the Voucher Management System (VMS). The Mainstream Voucher Program is reported separately in FASS-PH under the CFDA code 14.879.

Additional information regarding the Mainstream Voucher Program can be found at:  
[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/hcv/mainstream](https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/mainstream)

Please contact [MainstreamVouchers@hud.gov](mailto:MainstreamVouchers@hud.gov) if you have any questions.

Sincerely

**Danielle L Bastarache**

Digital signed by Danielle L Bastarache  
DN: CN = Danielle L Bastarache, C = US,  
Reason: I am approving this document

Danielle Bastarache  
Deputy Assistant Secretary for  
Public Housing and Voucher Programs

## **Timeline and Analysis of the Housing Authority's efforts to create a Resident Advisory Board (RAB)**

### **March 2009**

In March 2009, The Housing Authority surveyed all active Public Housing tenants and Family Self-Sufficiency (FSS) program participants (211 families) to determine interest in serving on a Resident Advisory Board (RAB). Twenty-six (26) families responded.

### **May 2009**

In May 2009, The Housing Authority sent the 26 RAB interest survey respondents a copy of the survey used to collect citizen input for CITY STEPS Iowa City's Consolidated Plan for Housing, Jobs, and Services for Low-Income Residents 2010 – 2015. Eight (8) families responded.

### **October 2010**

In June 2008, the Iowa City Housing Authority's Public Housing unit located at 608 Eastmoor, Iowa City, Iowa, was severely damaged by flooding. It was located in the 500-year flood-plain. Due to the City of Iowa City's intent to purchase all properties located the 100- and 500-year flood-plains, the Housing Authority submitted a Demolition/Disposition application to the Federal Department of Housing and Urban Development (HUD). HUD requires RAB input/comment for Demolition/Disposition applications. The 26 respondents to the Housing Authority's March 2009 RAB Interest Survey were contacted to submit input/comments – none responded.

### **December 2014**

In December 2014, The Housing Authority surveyed all active Public Housing tenants (75 families) to determine interest in serving on a Resident Advisory Board (RAB). Seven (7) families responded; three (3) stating an interest; four (4) stating no interest.

### **June 2019**

The Iowa City Housing Authority sent a letter and schedule inviting Public Housing tenants and HCVP participants residing in Iowa City (does not include shared housing) to attend one or all of the three (3) Public Meetings schedule as part of the development of the City Steps 2025 Consolidated Plan and Annual Action Report. Five-hundred and thirty-one (531) letters were sent via US Mail; and, fifty-six (56) participants were contacted via e-mail.

### **Analysis of the recommendations submitted by Resident Advisory Board (RAB) and the decisions made on these recommendations.**

There appears to be very little interest in Housing Authority participating families in serving on a RAB focusing on solely on Housing Authority programs and services. The majority of comments received via 3 separate survey instruments are beyond the scope, power, and authority of the Iowa

City Housing Authority to impact these concerns, or other City Departments and Community Based Agencies are better suited to meet these concerns. Examples include fixing streets, repairing abandoned homes, empowering neighborhoods, dealing with perception of City-wide increase in criminal activity, Safety, events, neighborhood development & clean up etc.

The Iowa City Housing Authority and the City of Iowa City Neighborhood Services will continue the initiative we launched in 2008: “Good Neighbors—Strong Neighborhoods”. The idea is to partner with Neighborhood Associations to develop strategies to promote the peaceful enjoyment of the neighborhood for all residents. Our goal is the increased participation of Housing Authority clients in the activities sponsored by the City of Iowa City Neighborhood Associations.

Through the Office of Neighborhood Services, the City of Iowa City supports and encourages neighborhood action and provides ideas and resources that can help shape the future of a neighborhood. The City coordinates with the Neighborhood Associations to work through their short and long-term needs that best serve the interests of the neighborhood within the goals of the larger community. The City of Iowa City also provides financial and technical assistance in the printing and mailing of newsletters and meeting notices.

We will repeat the survey process in partnership with the City of Iowa City Housing and Community Development Commission when citizen input is collected for CITY STEPS Iowa City’s Consolidated Plan for Housing, Jobs, and Services for Low-Income Residents 2021 – 2025 and the Iowa City Housing Authority 5-year plan for 2021 – 2025.

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Capital Fund Program - Five-Year Action Plan

Status: Submitted

Approval Date:

Approved By:

<b>Part I: Summary</b>		Locality (City/County & State) <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No: )				
PHA Name: City of Iowa City Housing Authority						
PHA Number: IA022						
<b>A.</b>	<b>Development Number and Name</b>	<b>Work Statement for Year 1 2020</b>	<b>Work Statement for Year 2 2021</b>	<b>Work Statement for Year 3 2022</b>	<b>Work Statement for Year 4 2023</b>	<b>Work Statement for Year 5 2024</b>
	IOWA CITY PUBLIC HOUSING (IA022000001)	\$155,514.00	\$155,514.00	\$155,514.00	\$155,514.00	\$155,514.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year 1 2020					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	IOWA CITY PUBLIC HOUSING (IA022000001)			\$155,514.00	
ID0001	Furnace/AC Replacement(Dwelling Unit-Interior (1480)-Other)	Furnace and air conditioner replacement.		\$92,400.00	
ID0002	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace carpet and vinyl flooring.		\$2,900.00	
ID0003	Siding(Dwelling Unit-Exterior (1480)-Siding)	Repair/replace exterior siding.		\$10,000.00	
ID0004	Asphalt/Concrete/Paving(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter)	Dwelling unit parking area and sidewalks.		\$6,000.00	
ID0005	Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Interior painting.		\$3,000.00	
ID0006	Kitchen Appliances(Dwelling Unit-Interior (1480)-Appliances)	Cooking range, refrigerator replacement.		\$2,000.00	



Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)

Work Statement for Year 1 2020

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0007	Kitchen Remodel(Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Replace counter tops, cabinets, sink, faucets, etc.		\$14,000.00
ID0008	Roof installation(Dwelling Unit-Exterior (1480)-Roofs)	Roof installation.		\$6,000.00
ID0009	Window replacement(Dwelling Unit-Exterior (1480)-Windows)	Replace windows.		\$8,000.00
ID0010	Emergency Repairs(Operations (1406))	Capital improvement funds earmarked for general maintenance and repair of Public Housing units. As necessary, these funds will be used to upgrade structures, interiors, HVAC systems, and appliances.		\$11,214.00
	Subtotal of Estimated Cost			\$155,514.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0011	IOWA CITY PUBLIC HOUSING (IA022000001) Copy of Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace carpet and vinyl flooring.		\$155,514.00
ID0012	Copy of Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Interior painting.		\$1,000.00
ID0013	Copy of Kitchen Appliances(Dwelling Unit-Interior (1480)-Appliances)	Cooking range, refrigerator replacement.		\$1,800.00
ID0014	Copy of Kitchen Remodel(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Replace counter tops, cabinets, sink, faucets, etc.		\$30,000.00
ID0016	Copy of Window replacement(Dwelling Unit-Exterior (1480)-Windows)	Replace windows.		\$8,000.00
ID0017	Copy of Emergency Repairs(Operations (1406))	Capital improvement funds earmarked for general maintenance and repair of Public Housing units. As necessary, these funds will be used to upgrade structures, interiors, HVAC systems, and appliances.		\$14,214.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2021

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0018	Repair, exterior deck/patios(Dwelling Unit-Exterior (1480)-Balcones-Porches-Railings-etc)	Repair exterior deck/patios.		\$14,000.00
ID0019	Water heaters(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)	Water heater replacement		\$38,000.00
ID0020	Range/oven replacement(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)	Replace range/ovens.		\$9,300.00
ID0021	Fencing(Dwelling Unit-Site Work (1480)-Fencing)	Repair/replace fencing.		\$3,200.00
ID0036	Copy of Roof Installation(Dwelling Unit-Exterior (1480)-Roofs)	Roof installation.		\$24,000.00
	<b>Subtotal of Estimated Cost</b>			<b>\$155,514.00</b>

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	IOWA CITY PUBLIC HOUSING (IA022000001)			\$155,514.00
ID0024	Copy of Copy of Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Interior painting.		\$13,500.00
ID0025	Copy of Copy of Kitchen Remodel(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Replace counter tops, cabinets, sink, faucets, etc.		\$45,000.00
ID0026	Copy of Copy of Window replacement(Dwelling Unit-Exterior (1480)-Windows)	Replace windows.		\$10,000.00
ID0028	Tree removal(Non-Dwelling Site Work (1480)-Landscape)	Trim and maintain trees.		\$6,000.00
ID0030	Copy of Copy of Copy of Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace carpet and vinyl flooring.		\$77,000.00
ID0038	Copy of Copy of Copy of Emergency Repairs(Operations (1406))	Capital improvement funds earmarked for general maintenance and repair of Public Housing units. As necessary, these funds will be used to upgrade structures, interiors, HVAC systems, and appliances.		\$4,014.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2022

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$155,514.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4

2023

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	IOWA CITY PUBLIC HOUSING (IA022000001)			\$155,514.00
ID0015	Copy of Roof installation(Dwelling Unit-Exterior (1480)-Roofs)	Roof installation.		\$28,000.00
ID0022	Copy of Copy of Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace carpet and vinyl flooring.		\$19,000.00
ID0027	Copy of Copy of Emergency Repairs(Operations (1406))	Capital improvement funds earmarked for general maintenance and repair of Public Housing units. As necessary, these funds will be used to upgrade structures, interiors, HVAC systems, and appliances.		\$2,914.00
ID0029	Copy of Furnace/AC Replacement(Dwelling Unit-Interior (1480)-Other)	Furnace and air conditioner replacement.		\$39,000.00
ID0031	Copy of Asphalt/Concrete/Paving(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Dwelling unit parking area and sidewalks.		\$20,500.00
ID0032	Copy of Copy of Copy of Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Interior painting.		\$2,500.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)

Work Statement for Year 4		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0034	Copy of Copy of Kitchen Remodel(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Replace counter tops, cabinets, sink, faucets, etc.		\$10,000.00
ID0037	Copy of Copy of Window replacement(Dwelling Unit-Exterior (1480)-Windows)	Replace windows.		\$27,000.00
ID0039	Copy of Water heaters(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Appliances)	Water heater replacement		\$2,000.00
ID0040	Copy of Range/oven replacement(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)	Replace range/ovens.		\$1,600.00
ID0041	Copy of Tree removal(Non-Dwelling Site Work (1480)-Landscape)	Trim and maintain trees.		\$1,000.00
ID0053	Copy of Copy of Copy of Kitchen Appliances(Dwelling Unit-Interior (1480)-Appliances)	Cooking range, refrigerator replacement.		\$2,000.00
	Subtotal of Estimated Cost			\$155,514.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2024

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0033	TOWA CITY PUBLIC HOUSING (IA022000001) Copy of Copy of Kitchen Appliances(Dwelling Unit-Interior (1480)-Appliances)	Cooking range, refrigerator replacement.		\$155,514.00
ID0042	Copy of Copy of Furnace/AC Replacement(Dwelling Unit-Interior (1480)-Other)	Furnace and air conditioner replacement.		\$3,000.00
ID0043	Copy of Copy of Copy of Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace carpet and vinyl flooring.		\$29,000.00
ID0044	Copy of Copy of Asphalt/Concrete/Paving(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter)	Dwelling unit parking area and sidewalks.		\$30,000.00
ID0045	Copy of Copy of Copy of Copy of Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Interior painting.		\$25,000.00
ID0047	Copy of Copy of Roof installation(Dwelling Unit-Exterior (1480)-Roofs)	Roof installation.		\$2,000.00
				\$8,000.00



Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2024

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0048	Copy of Copy of Copy of Window replacement(Dwelling Unit-Exterior (1480)-Windows)	Replace windows.		\$15,000.00
ID0049	Copy of Copy of Copy of Emergency Repairs(Operations (1406))	Capital improvement funds earmarked for general maintenance and repair of Public Housing units. As necessary, these funds will be used to upgrade structures, interiors, HVAC systems, and appliances.		\$2,114.00
ID0050	Copy of Copy of Range/oven replacement(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)	Replace range/ovens.		\$2,400.00
ID0051	Copy of Repair exterior deck/patios(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc.Dwelling Unit-Exterior (1480)-Landings and Railings)	Repair exterior deck/patios.		\$20,000.00
ID0052	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Landscaping		\$12,000.00
ID0054	Copy of Copy of Water heaters(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)	Water heater replacement		\$2,000.00
ID0055	Bathroom remodel(Dwelling Unit-Interior (1480)-Tubs and Showers)	Roll in shower		\$5,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)

Work Statement for Year 5 2024

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$155,514.00