



Eastern Iowa Regional Housing Authority 2020 Annual Report

*"May your walls know joy, may every
room hold laughter and every window
open to great possibility."*

- Maryanne Radmacher Hershey

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Organization/Mission

Organization

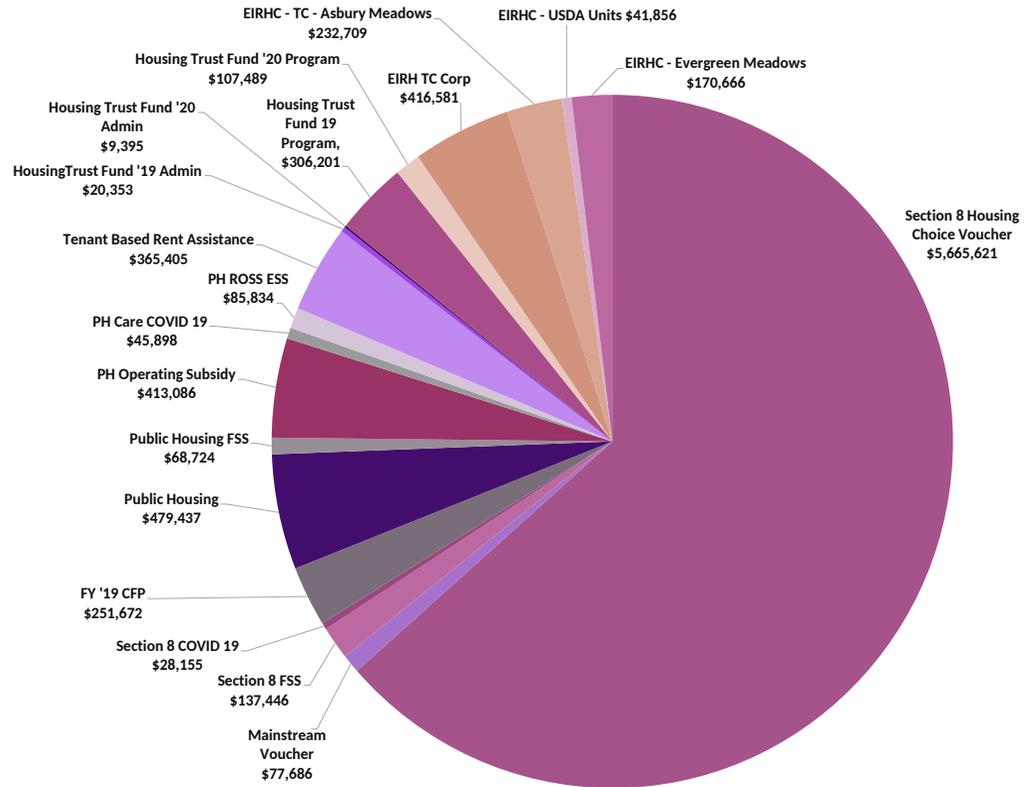
Established in 1978, the Eastern Iowa Regional Housing Authority (EIRHA) operates as a division of the East Central Intergovernmental Association (ECIA), which provides staff and administrative support to EIRHA.

EIRHA was organized pursuant to Chapter 28E, Code of Iowa, and was established and created as a regional Housing Authority for the following counties: Cedar, Clinton, Delaware, Dubuque, Jackson, Jones, and Scott, (excluding the cities of Dubuque, Clinton, Camanche & Davenport, as they have their own Housing Authorities established).

Mission

The goal of EIRHA is to provide decent, safe, and affordable housing for eligible households; to provide opportunities and promote self-sufficiency; create economic independence; and provide home ownership opportunities for Housing Choice Voucher and Public Housing Program participants.

2020 Program Operating Income



The pie chart depicts the Fiscal Year 2020 programs and funding sources, as well as the amount of operating income.

[All figures contained herein based on Fiscal Year 2020 unaudited financial statements]

Section 8 Housing Choice Voucher (HCV)

EIRHA has an Annual Contributions Contract (ACC) with the Department of Housing and Urban Development (HUD) to serve 983 families and 39 Mainstream Vouchers and has a calendar year budget for Housing Assistance Payments (HAP) that cannot be exceeded.

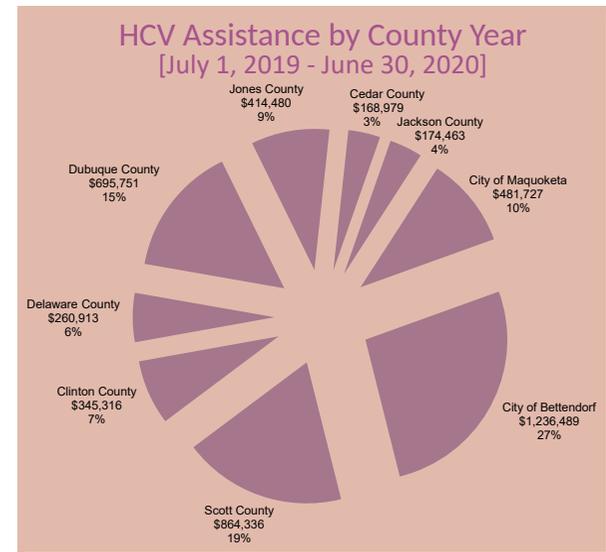
The HCV program is designed to meet the needs of low-income families and elderly/disabled by providing rental assistance in their existing housing units. The participating family chooses a decent, safe, and sanitary rental unit. EIRHA makes monthly rental payments on behalf of the tenant to the landlord to assist the household with their rent. Participating households pay a minimum of 30% of their adjusted income or \$50.00, whichever is greater, toward rent and utilities. The rental unit must pass a Housing Quality Standard inspection and fall within HUD's Payment Standard Schedule. Households are allowed to select a housing unit anywhere in the seven county region served by EIRHA except for the cities of Dubuque, Clinton, Camanche and Davenport. After successfully fulfilling the program requirements, the Section 8 HCV can be made portable to allow a household to move anywhere in the United States.

- In April, 2004, EIRHA assumed the City of Maquoketa's Annual Contributions Contract for 156 Section 8 Housing Choice Vouchers.
- In July, 2014, EIRHA assumed the transfer of 100 Section 8 Housing Choice Vouchers from the City of Bettendorf.
- In February 2020, EIRHA applied for and was awarded 30 Mainstream Vouchers to assist non-elderly persons with disabilities. An additional 9 Mainstream Vouchers were awarded under the CARES Act in March 2020.

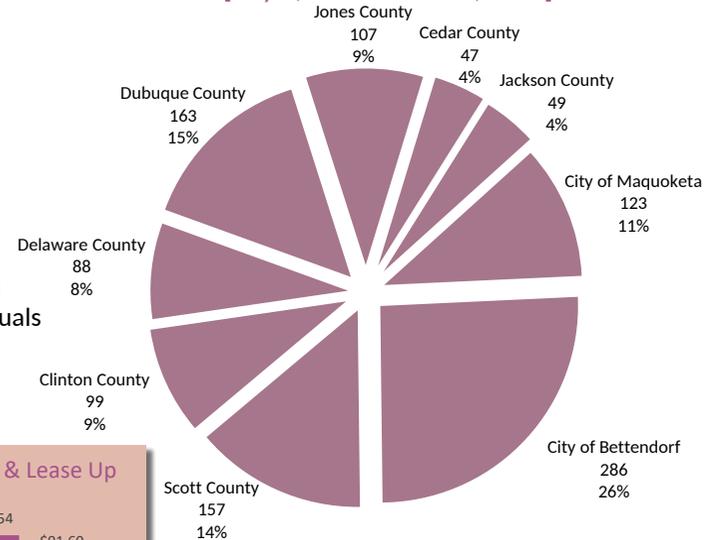
Over 1,119 households benefited from the rental assistance program during the Fiscal Year with a total of \$4,642,454 in rental assistance provided to landlords on behalf of elderly/disabled individuals and families with low income.

CARES Act HCV Program Administrative Fees

The CARES Act provided funding to prevent, prepare for, and respond to the Coronavirus, including for Public Housing Agencies to maintain normal operations during the period that the program is impacted by the Coronavirus. The total supplemental appropriation EIRHA received was \$121,746



HCV Households Assisted by County [July 1, 2019 - June 30, 2020]

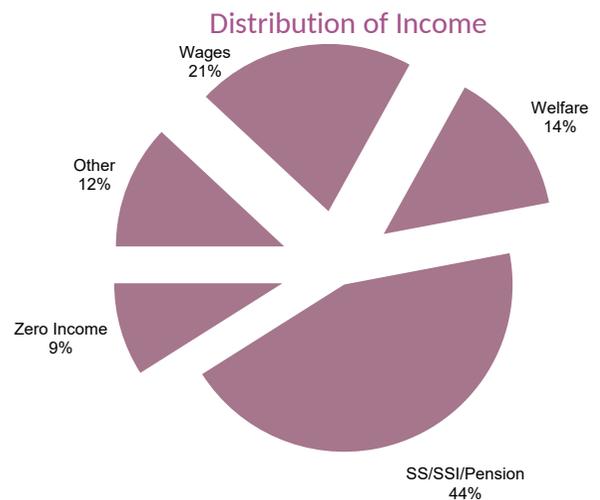


HCV Client Profile

To qualify for the Section 8 Housing Choice Voucher program, the family's income may not exceed 50% of the median income for their county, using income guidelines established by HUD. EIRHA staff serves as a liaison between the program participant and the landlord. In Fiscal Year '20, EIRHA's average monthly housing assistance payment sent to landlords was \$425.02.

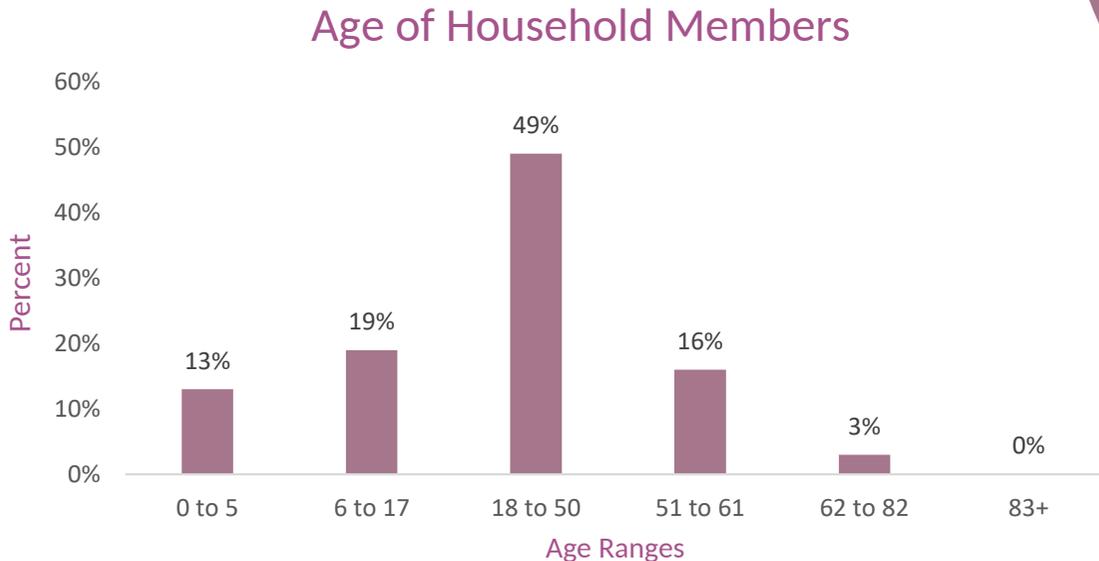
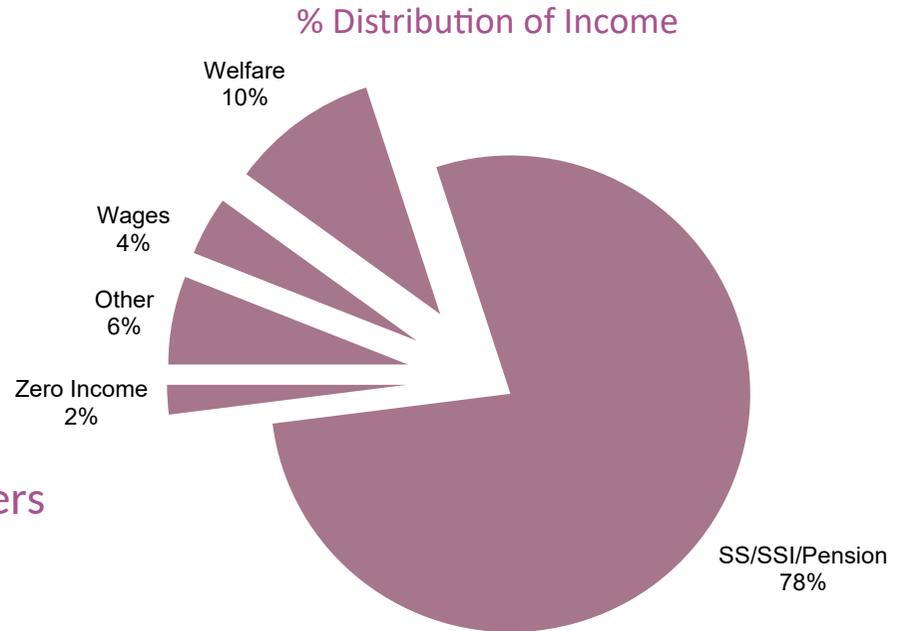
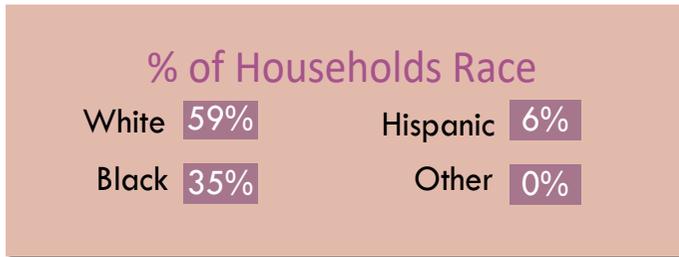
Since 2002, EIRHA has had a waiting list for program services. At the end of Fiscal Year '20, 4,920 households were on the waiting list with an average wait of 34 months. Effective July 1, 2014 all applicants have been served in order by date and time of application with no preferences.

When the applicant reaches the top of the waiting list, they must meet the income guidelines and cannot have been convicted of drug related or violent criminal activity during the past three years.



Mainstream Voucher Client Profile

The Mainstream Voucher Program provides a preference for non-elderly (age 18-61) persons with disabilities. An additional preference is given to the above population who are currently experiencing homelessness and/or have previously experienced homelessness and are a client in a permanent supportive housing or rapid rehousing project. The average monthly Housing Assistance Payment sent to landlords was \$415.84



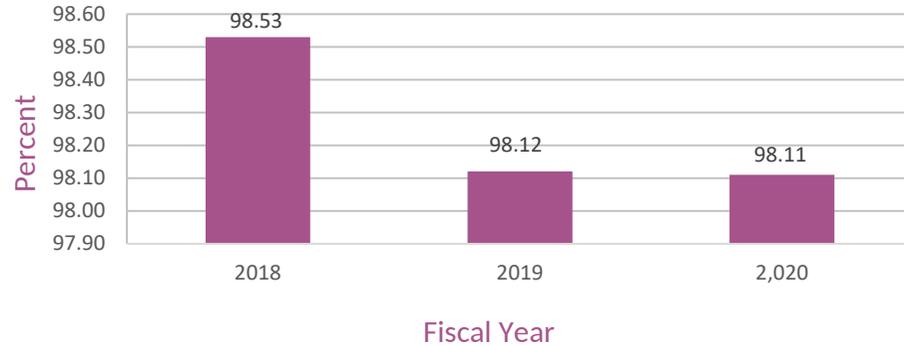
Public Housing Program

EIRHA currently owns and manages 163 Public Housing units located in Dyersville, Bellevue, Manchester, Colesburg, Miles, Sabula, DeWitt, Holy Cross, Hopkinton, Worthington, Delmar, Preston, Peosta, and Wheatland. Overall, a 98.11% occupancy level is maintained. There are 85 units of elderly/disabled and 78 units of family housing. The family housing is scattered-site, single family homes and duplexes. The senior/disabled developments range in size from 4-plexes to a 23 unit two-story building. Most of the developments have a waiting list.

For Fiscal Year '20, EIRHA's Operating Budget was \$606,127 and Operating Subsidy was \$413,086. EIRHA uses rental receipts to manage and maintain the units. \$98,165 was paid for utility costs, \$356,649 for maintenance and operations, and \$306,396 was paid for administrative and other expenses.

Although EIRHA is a tax exempt organization, approximately \$26,921 was paid to local governments for payments in lieu of taxes. The public housing program has an operating reserve of \$587,949.

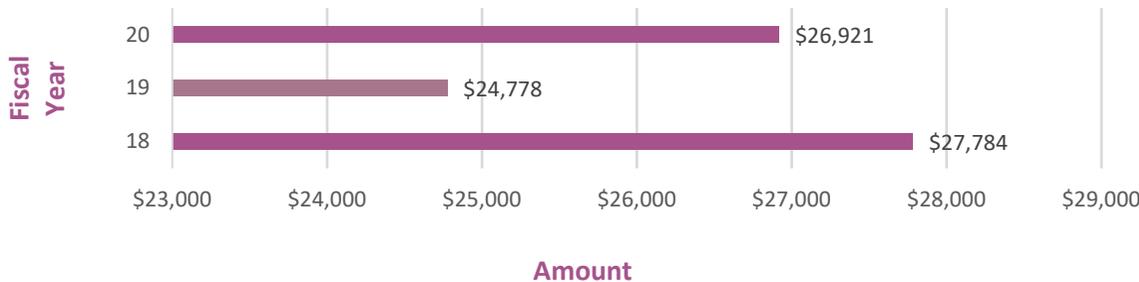
History of Public Housing Lease Up



Public Housing Operating Reserve



Public Housing Payment in Lieu of Taxes



PH Client Profile

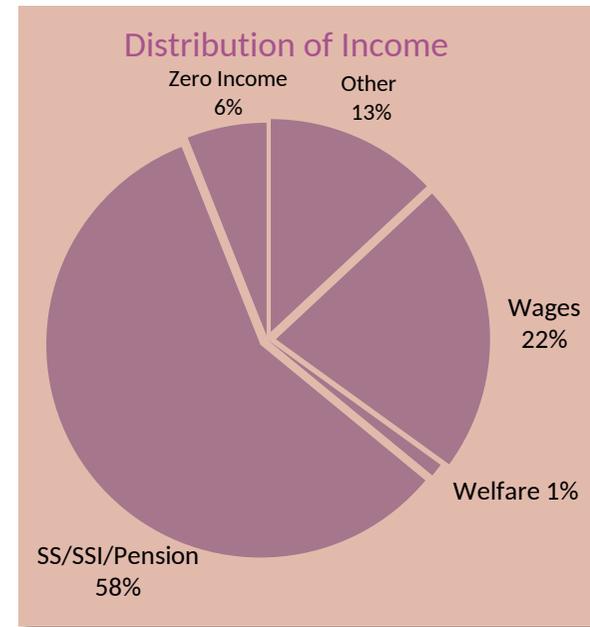
To qualify for the Public Housing program, a household's income cannot exceed 80% of the median income guidelines for their county. Residents pay a minimum of 30% of their adjusted income or \$50.00, whichever is greater, toward rent and utilities. Rental payments are made directly to EIRHA on the first of each month. The average monthly rent payment for Fiscal Year '20 was \$207.00.

Residents who are working or have a higher income have a choice of paying rent based on the 30% formula or a flat rent. Staff review the flat rents annually and present them to the EIRHA Board of Directors for final approval.

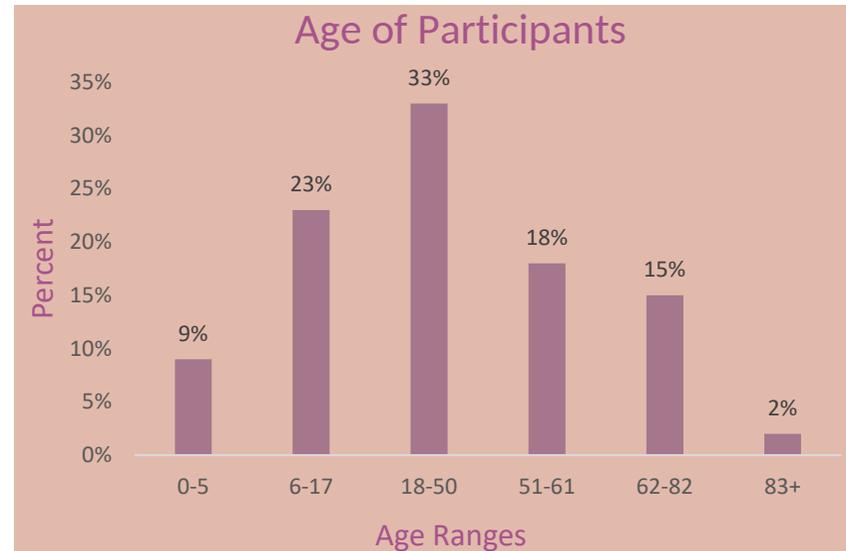
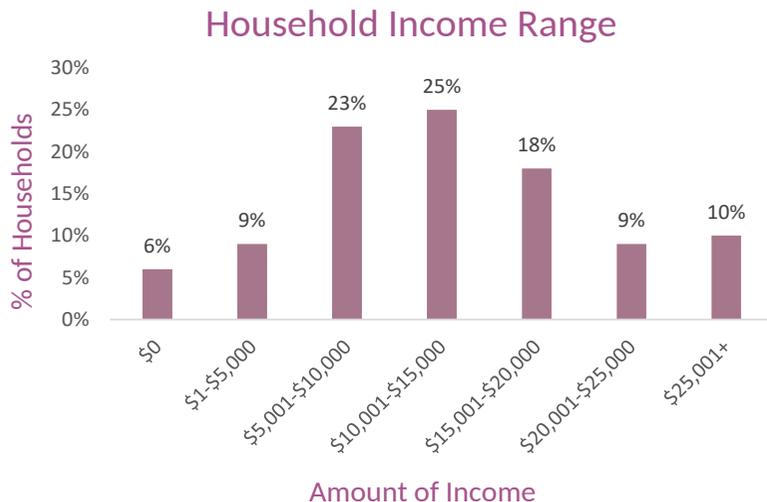
Based on statistical data, approximately 49% of the households admitted to the public housing program are considered extremely low income (at or below 30% of the area median income adjusted for family size).

Resident Advisory Board

The Resident Advisory Board (RAB) provides the PHA and the residents with a forum for sharing information about the Agency's Annual Plan. Section 511 of the United States Housing Act and the Regulations in 24 CFR part 903 require that PHAs establish one or more RAB(s) as part of the PHA Plan process. RAB membership is comprised of individuals who reflect and represent the residents assisted by the PHA. The role of the RAB is to assist the PHA in developing the PHA Plan and in making any significant amendment or modification to the Plan.



Race of Participants



CFP and Operating Subsidy

Capital Fund Program (CFP)

In recent years, major improvements to the Public Housing units have been necessary to ensure their long-term viability. EIRHA has been successful in receiving CFP dollars from HUD to finance these capital improvements. Funds are awarded on a formula basis to Housing Authorities to plan for their capital improvements over a five-year period.

EIRHA received a contract for \$251,672 for the 2019 CFP. The award was funded in Fiscal Year 2020 and included the following upgrades: flooring replacement, water heater, furnace, unit remodel and appliance replacement.

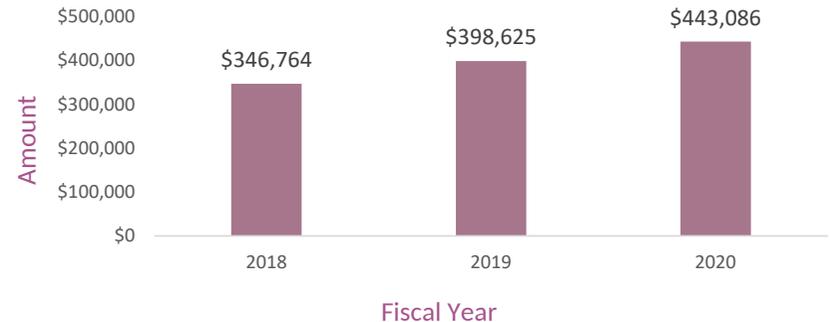
Operating Subsidy Funds

In November 2001, EIRHA began receiving Operating Subsidy Funds for the Public Housing program. The Operating Fund program was established under QHWRA, section 519. The operating fund provides subsidies to local Housing Authorities to assist in funding the operating and maintenance expenses of their properties. The subsidies are required to help maintain services and provide minimum operating reserves.

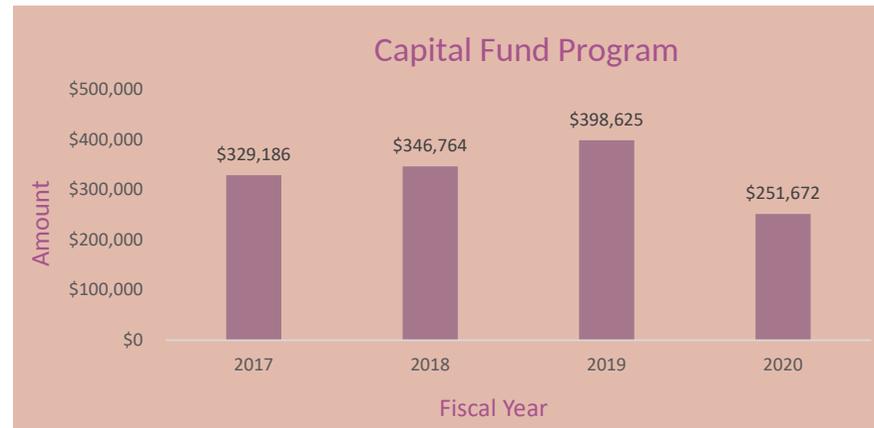
CARES Act Funding

The CARES Act provided \$63,306 for the Public Housing Operating Fund to prevent, prepare for, and respond to the Coronavirus, including to provide additional funds for Public Housing agencies to maintain normal operations and take other necessary actions during the period that the program is impacted by the Coronavirus.

Operating Subsidy



Capital Fund Program



Public Housing Developments

Dyersville Family, Dyersville, IA 52040	BR	Bellevue North Elderly, Bellevue, IA 52031	BR	Holy Cross Family, Holy Cross, IA 52053	BR
509-511 3rd Street NW Duplex (accessible)	2	400 North 4th Street, #1-8	1	912 Parkview, Units A-B Duplex	2
510-512 2nd Street NW Duplex	2				
509 2nd Street NW SFH	3	Bellevue South Elderly, Bellevue, IA 52031		Worthington Family	
510-512 3rd Street NW Duplex	2	207 South 2nd Street, #1-4	1	Worthington, IA 52078	
612 2nd Street NW SFH	3			506 3rd Avenue SE SFH	3
706 2nd Street NW SFH	3	Miles Elderly, Miles, IA 52064		301 1st Avenue East SFH	2
521 3rd Street NW SFH	4	31 Forrest Street, #1-8	1		
522 3rd Street NW SFH	4			Delmar Family, Delmar, IA 52037	
		Sabula Elderly (River City Apts.)		212 Lincoln Avenue SFH	2
Dyersville Elderly (Villa Park Apts.)	1	Sabula, IA 52070		214 Lincoln Avenue SFH	3
Dyersville, IA 52040		208 Sycamore Street, #1-8	1		
501 9th Avenue SW, #100-113	1			Peosta Family, Peosta, IA 52068	
		Sabula Family, Sabula, IA 52070		150 Peterson Drive Duplex	2
Manchester Family, Manchester, IA 52057		1001 A-B Lake Street Duplex	2	152 Peterson Drive Duplex	3
105-107 Quaker Mill Duplex	2	1007 A-B Lake Street Duplex	3	170 Peterson Drive Duplex	2
121-123 Winslow Drive Duplex	2			172 Peterson Drive Duplex	2
125-127 Winslow Drive Duplex	2	DeWitt Elderly (DeWitt Senior Heights)		188 Peterson Drive Duplex	2
113-115 Ludland Drive Duplex	2	DeWitt, IA 52742		190 Peterson Drive Duplex	3
120-122 Ludland Drive Duplex (accessible)	2	612 13th Street, #100-107	1	208 Peterson Drive Duplex	2
125-127 Ludland Drive Duplex	3	626 13th Street, #108-115	1	210 Peterson Drive Duplex (accessible)	2
117 Ludland SFH	3				
121 E. Honey Creek SFH	3	Dyersville Family II, Dyersville, IA 52040		DeWitt Family, DeWitt, IA 52742	
145 E. Honey Creek SFH	3	324-326 6th Avenue SE duplex	2	1307 9th Street SFH	3
105-107 Nelson Circle Duplex	3	1005 8th Avenue SE SFH	3	1313-1315 9th Street Duplex	2
113 Nelson Circle SFH	3	1124 2nd Avenue SE SFH	4	1321 9th Street SFH	3
128-130 Nelson Circle Duplex	3			1403 8th Street SFH	2
504 Buchanan SFH	4	Hopkinton Family, Hopkinton, IA 52237		1509 8th Street SFH	3
513 E. Prospect SFH	4	403 Culver Road Duplex	2	702 2nd Avenue SFH	3
		405 Culver Road Duplex	3	104-106 4th Street Duplex	2
Manchester Elderly (Manchester Manor)		311 Hopkinton & Culver Road SFH	3	110-112 4th Street Duplex	2
Manchester, IA 52057		111 School Street SFH	2	1117 9th Street Court SFH	3
912 E. Main Street, #100-110 & 200-212	1				
		Preston Family, Preston, IA 52069		Wheatland Elderly (Town House Villa)	
Colesburg Family, Colesburg, IA 52035		131-135 Anna Court Duplex	2	Wheatland, IA 52777	
416-420 South Franklin Duplex	2	141-145 Anna Court Duplex	2	201 S. Bennett Street, Apts. 1-4	1
		212 S. Faith Street SFH	3		
		511 St. Joseph Street SFH	3	Rehab - Single-Family Homes	
				303 Pleasant St., Lost Nation, IA	2
				321 2nd Ave. SW., Dyersville, IA	3

Family/Elderly Self-Sufficiency

Family Self-Sufficiency (FSS) Program

Prior to 2014, the FSS program was administered as two separate programs – one for Section 8 Housing Choice Voucher participants and one for Public Housing participants. The Consolidated Appropriations Act of 2014 combined funding for both programs to allow a single program to serve families from both programs, thus increasing the number of Public Housing Authorities that could qualify for a Coordinator. For calendar year 2019, EIRHA was awarded \$206,170 to support funding for three coordinators that are now all rolled into one program. At Fiscal Year-end, EIRHA was serving the following number of families:

Section 8 HCV: 129 households with an average escrow account of \$4,168 and 143 successful completions.

Public Housing: 40 households with an average escrow account of \$4,811 and 59 successful completions.

In the FSS program, the Coordinators work with a network of service providers and task force groups in the region to obtain the needed services to assist program participants reach economic self-sufficiency. Services offered include motivational training, career counseling, employment skills training, budgeting/financial aid, household management counseling and personal development counseling. The program is designed to promote employment and offer an opportunity to save money amongst participants.

Participants of FSS can earn a savings account through increases in their earned income. This savings account is referred to as an escrow account. As a household's income increases their earnings through employment, an amount equal to 30% of that increase is deposited into an escrow account. The account earns interest and is returned to the participant upon successful completion of their FSS contract.

Elderly Self-Sufficiency (ESS) Program

In March, 2018, EIRHA was awarded a three year Resident Opportunity and Self-Sufficiency (ROSS) Service Coordinator Program grant in the amount of \$246,000 to continue providing services to its elderly and/or disabled Public Housing residents.

The purpose of the grant is to allow for the provision of a Service Coordinator to coordinate supportive services and other activities designed to help Public and Indian Housing elderly and/or disabled residents to age-in-place. The Service Coordinator ensures that these program participants are linked to the supportive services they need to achieve self-sufficiency or remain independent.

There are currently 61 participants with 79 successful completions.



FSS Success Stories

If it hadn't been for this program, I don't know where my children and my life would be today. A few years ago, I began a journey, after leaving an abusive husband, all in the name of a better life for us all. This program lifted the weight of finding suitable living accommodations and led me to being financially independent which included being able to pay our bills, keep a roof over our heads, food in our tummies and a warm place to lay our heads at night where we can all feel safe and secure.

Growing up I didn't have the best relationship with my family, so I started running around wherever and whenever I wanted and as a result ended up in the juvenile lock up system from 11-15yrs old. I turned 16 right after getting out. I was Emancipated at 16 and on my own ever since. With that being said, I don't want my girls to have an unstable mother or grandmother (which I hope to be one day). Making sure my girls maintain a bond with me that is healthy is most important to me, especially since I did not have that.

I have a 13yr old with Asperger's syndrome but she is very high functioning, yet that's been a struggle over the years. I have exhausted every resource offered to me though and she has excelled so much because of it. Overall, the girls and I are in a great place. Having a solid home foundation is IMPORTANT, change is most definitely hard with having Asperger's.

I have been working full-time between two jobs. Work is my biggest focus right now because I want to be financially in an even better place because soon my plan/goal is to go back to school to further my education.

I was fortunate to have found a great landlord who is now willing to sell me the home on a legal contract purchase. The escrow that has been built through this program would be used towards a new bathroom tub, toilet, and sink, through a local contractor, in the very property my girls and I have been calling home.

I have also improved my credit greatly. Again, thank you for the opportunity you have given my children and myself. Home is something I will never take for granted. You may have literally saved our lives. I also forgot to add in that I moved around as a kid my entire life, so never had a real place to call home even as a kid. That is why this means so much to me because the program helped me break the cycle.

- FSS Participant



HCV & PH FSS Success Story

I just wanted to say thank you for introducing me to the escrow program. This program has helped me in more ways than one. Two years ago my daughter was in a car accident and our deductible was very high. Without the escrow I would have never been able to get my car fixed, or I would've had to borrow money from a family member. It has also allowed me to get ahead on some bills. Since being on the program my credit score is 640; that's higher than I have ever seen it.

- HCV FSS Program Participant



I live in Dyersville, IA and moved from Chicago, IL with my husband. We came here because things were a bit hectic with our financial stability. We were looking for an opportunity for a better way of life. One day I received a letter from the staff in low income housing. As I was reading, I said to myself "this might be the opportunity for my husband and I to have the necessities in life that we want and need!"

A few months later my husband and I were on our way to Dyersville, IA, not knowing anyone, having no car and having little to no money. A few days after moving in, I met a neighbor that was nice and willing to give us a ride around town. I spotted a Menard's on this ride and thought to myself, "I could work there." So I stopped in and grabbed an application and one week later I was working.

I had a home and an income, but there was still something missing in my life. I received another letter from the housing staff and it was about an escrow program. Through the escrow fund I was able to start making more money and get transportation for my husband and I and try to achieve other goals for myself.

Two years later, I have two cars, bills paid, have some savings, and am thinking about buying or renting a house. This program works if you work for it. I just want to say thank you to the housing staff for giving me an opportunity to participate in a program that works for me, I'm truly blessed!

- PH FSS Program Participant

ESS Success Story

I moved into my apartment in Bellevue in June 2017. I previously lived with my mother in an older mobile home, unfortunately she passed away in December 2016. I knew that I needed to move into something smaller.

I was excited when I found out that this unit was available and kept my fingers crossed until I found out that I had been approved. It is so nice just being within walking distance to my church, the river, the pharmacy and the grocery store. My neighbors are nice and the off street parking works well for me. I am truly happy where I am at.

**"Our bodies will grow old, but
great memories will keep us
young"
- Willy Nywening**



Home Ownership

Public Housing Home Ownership Program

Through EIRHA's Public Housing Home Ownership Program, first-time home buying low-income households are given the opportunity to purchase their Public Housing units. Of the 163 Public Housing units, 26 are single family scattered-site units located in Dyersville, Manchester, DeWitt, Hopkinton, Preston, Worthington, and Delmar.

At the present time, six families have purchased the Public Housing units that they reside in. The following units were sold through the Public Housing Homeownership Program:

624 2nd St. NW, Dyersville
521 3rd St. NW, Dyersville
133 E. Honeycreek, Manchester
145 Nelson Circle, Manchester
420 S. Tama St., Manchester
528 16th Ave., Dyersville

Housing Choice Voucher Home Ownership Program

Since July 1, 2003, EIRHA has implemented a Housing Choice Voucher Home Ownership Program. To date, 28 families have been assisted with the purchase of their own home through the HCV home ownership program. In accordance with the program regulations, monthly rental assistance can be used to assist a participating household with making their mortgage payments rather than paying a portion of their monthly rent.

Housing Development Projects Manchester Single - Family Home Construction

Five lots were purchased on Marion Street in Manchester, Iowa to construct new single family homes. The homes were built and sold to qualifying home-buyers.

Asbury Single - Family Home Construction

Five single family lots were purchased on Trenton Street in the City of Asbury. All five of the homes were sold to qualifying homebuyers.

Lost Nation and Dyersville - Single-Family Home Rehab

Existing single family homes were purchased in Lost Nation and Dyersville. The Dyersville and Lost Nation homes were rehabbed and are available for sale through a rent to own option with qualifying families.

HUD Housing Counseling Grant

EIRHA received a grant for \$14,624 from HUD to support EIRHA's HUD approved housing counseling program to respond flexibly to the needs of residents and neighborhood, and deliver a wide variety of housing counseling services to homebuyers, homeowners, renters and the homeless.

Housing Counseling

On July 30, 2010, the U.S. Department of Housing and Urban Development approved the EIRHA as a Housing Counseling Agency. EIRHA has met the department's initial approval criteria and submitted an acceptable housing counseling plan to serve its target area (Dubuque, Delaware, Jackson, Cedar, Clinton, Jones and the city of Bettendorf (Scott) counties). The Department approved the EIRHA to provide money management, pre-purchase counseling, and home improvement and rehabilitation counseling in accordance with its counseling plans. To date, 232 families were assisted with Housing Counseling assistance.

"Having a home of our own has taken a lot of stress and worry away. We can fix things if they need to be fixed and not have to wait for long periods of time until someone can come and fix them. We don't have anyone living above or below keeping us up, the kids have a huge yard to play in and they feel safe, which is the biggest part!

I am able to plant a garden, do landscaping, and really feel like a part of the community. It gives my children a chance in life. I could go on forever about how having a house has blessed us! Honestly, it gives us all a whole new look at life."

Thank you,

- Home Ownership Program Participant



Administrative Planning

Public Housing Agency (PHA) Plan

The PHA Plan is a comprehensive guide to Public Housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to the PHA Plan: the 5-Year Plan, which each PHA submits to HUD once every 5th PHA fiscal year, and the Annual Plan, which is submitted to HUD every year.

Public Housing Assessment System (PHAS)

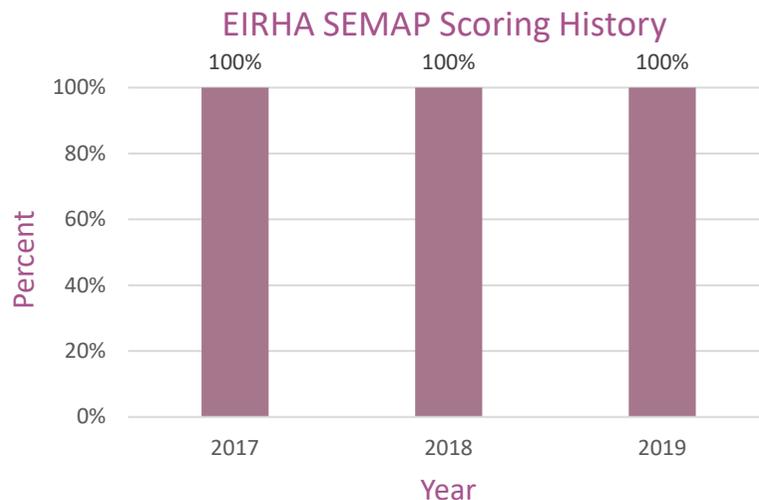
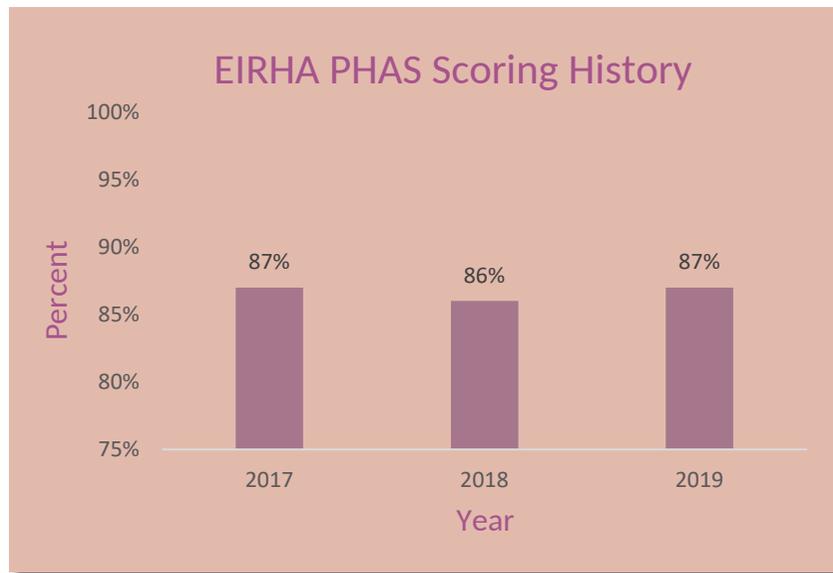
The PHAS is the framework used by HUD's Real Estate Assessment Center (REAC) to evaluate PHASs. HUD first instituted the PHAS approach for evaluating PHAS's performance in 1997, as a part of its 2020 Management Reform Program. The approach includes the scoring of several categories of PHAS performance as follows:

- 1) Physical Condition Indicator (40 pts)
- 2) Financial Condition Indicator (25 pts)
- 3) Management Operations Indicator (includes: occupancy rate, tenant accounts receivable and payable) (25 pts)
- 4) Capital Fund Program Indicator (10 pts)

The data supplied by these subsystems is then compiled and computed, which results in PHAS scores that provide each PHA with a numeral scorecard assessment showing how well their PHA is performing.

Section 8 Management Assessment Program (SEMAP)

The SEMAP measures the performance of the Public Housing agencies (PHAs) that administer Housing Choice Voucher program in 14 key areas. SEMAP helps HUD target monitoring and assistance to PHA programs that need the most improvement.



Eastern Iowa Regional Housing Corporation (EIRHC) USDA Property

Eastern Iowa Regional Housing Corporation (EIRHC)

EIRHC was established in 1990 and organized as a not-for-profit under the provisions of Chapter 504A of the Iowa Code. Its purpose is to promote the general social welfare of eligible occupants of rental housing as determined by the United States Department of Agriculture, Iowa Finance Authority, and Iowa Department of Economic Development regulations, without regard to race, color, religion, creed, familial status or national origin; to acquire, construct, improve, and operate any real or personal property or interest or rights.

The Board of Directors is a mirror image of EIRHA's Board of Directors, with members representing the seven counties in the region. The Corporation is the same staff as EIRHA, which is staffed by ECIA.



Worthington West Ridge and Grand Mound Churchview USDA Units

EIRHC owns and manages ten USDA funded elderly housing units: six one-bedroom units located at 502 Williams Street in Grand Mound, Iowa and four one-bedroom units located at 317 2nd Ave., SW, in Worthington, Iowa, with an annual budget of approximately \$41,856. Services provided for the elderly tenants include counseling, referrals, and community activities. For FY '20, Worthington experienced a 93.75% lease-up and Grand Mound experienced 97.22% lease up.



Eastern Iowa Regional Housing Corporation (EIRHC) Evergreen Meadows

EIRHC Evergreen Meadows 110 Peterson Dr., Peosta, IA (transfer of Tax Credit Property)

In March 2003, the Eastern Iowa Regional Housing Corporation (EIRHC) was awarded Low Income Housing Tax Credits (LIHTC) from the Iowa Finance Authority (IFA) and HOME funds from the Iowa Department of Economic Development to construct a 24-unit 2, 3, and 4 bedroom housing development for low to moderate income households at 110 Peterson Drive, Peosta, Iowa.

A new for-profit entity was formed as a subsidiary of EIRHC, the Eastern Iowa Regional Partnership, LLLP, to act as the General Partner in the housing project. A for-profit entity, the Eastern Iowa Development Corporation (formerly known as Evergreen Meadows, Inc.), was also developed and is a wholly owned subsidiary of the EIRHC. The open house for the development was conducted in May 2004 with its first tenant occupying the units in June 2004.

The Syndicators, Enterprise Housing Partners XI Limited Partnership (EHPXI), limited partner interest in the Eastern Iowa Regional Partnership LLLP was fulfilled on December 31, 2018 and transferred to the new General Partner, the Eastern Iowa Regional Housing Corporation.

On January 1, 2019, the Eastern Iowa Regional Partnership, LLLP transferred the Limited Partnership interest for debt only, for the Evergreen Meadows Tax Credit property to the Eastern Iowa Regional Housing Corporation (EIRHC). The EIRHC intends to maintain the property as affordable housing over the extended use period.

In conjunction with this, the EIRHC assumed the Iowa Finance Authority HOME loan for the property. This loan is scheduled to mature on 9/30/2026.

The EIRHC Evergreen Meadows property was converted to a June 30th fiscal year end and since taking over the property and has maintained a 97.92% lease-up for FY '20

Age of Participants

Less than 12 years	26%
13-17	17%
18-25	18%
26-35	12%
36-50	17%
51-64	9%
65+	1%

Income Range of Residents

\$1-\$5,000	21%
\$5,001-\$10,000	25%
\$10,001 - \$15,000	13%
\$15,001 - \$20,000	4%
\$20,001 - \$25,000	8%
\$25,001+	29%

Distribution of Income

Wages	45%
Welfare	7%
SS/SSI/Pension	27%
Other	14%
Zero Income	7%

Race of Participants

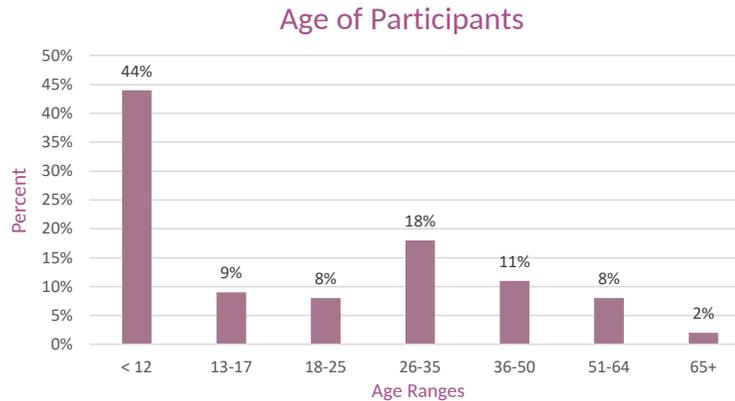
White	33%
Black	67%
Other	0%
Hispanic	0%

Tax Credit Community

ASBURY MEADOWS

2325 Radford Rd., Asbury, IA In March 2005, the Corporation was awarded Low Income Housing Tax Credits (LIHTC) from IFA and HOME funds from the Iowa Department of Economic Development to construct a 32-unit 2, 3 and 4 bedroom housing development for low to moderate income households in Asbury.

The for-profit entity that was formed as a subsidiary of EIRHC, the Asbury E.I.R.P., L.L.L.P., is the General Partner in the housing project. The for-profit entity, Eastern Iowa Development Corporation (formerly known as Evergreen Meadows, Inc.), is a wholly owned subsidiary of the EIRHC. Lease-up of the units began July, 2006 with final lease-up October 2006. Asbury Meadows operates on a calendar year and experienced a 97.66% lease-up for CY '19. As of June 30, 2020, the complex was at 97.4% lease-up.



Race of Participants

White	44%
Black	56%
Other	0%
Hispanic	0%



E.I.R.H.C. TBRA

Eastern Iowa Regional Housing Corporation Tenant-Based Rental Assistance

Tenant-Based Rental Assistance (TBRA) is a program that enables individual households to rent safe, sanitary housing units. Very low and low income households can receive assistance through a monthly rental assistance payment to a participating landlord (up to two years) and upfront security deposit assistance.

The EIRHC TBRA program is a response to filling the unmet need of families that are on the lengthy Eastern Iowa Regional Housing Authority (EIRHA) Section 8 HCV waiting list. The families are served by date and time from the Section 8 HCV waiting list with a preference given to those with a disability and remain on that list until funding becomes available for the Section 8 HCV program. At that point they are then transferred from the TBRA program to the Section 8 HCV program. There is no voucher portability option in the TBRA program.

The region served includes Cedar, Clinton, Delaware, Dubuque, Jackson, Jones and Scott Counties (excluding the cities of Clinton, Camanche, Dubuque and Davenport).

2014 TBRA

The April 2014 Tenant Based Rental Assistance (TBRA) two year grant for \$998,064 was closed out in February 2016.

2015 TBRA

The September 2015 Tenant Based Rental Assistance (TBRA) two year grant for \$998,934 was closed out in July 2017.

2017 TBRA

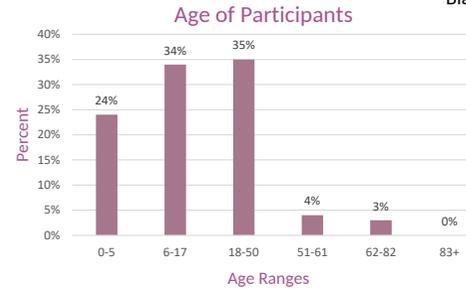
The October 2017 Tenant Based Rental Assistance (TBRA) one year grant for \$503,025 was closed out in June 2019.

2019 TBRA

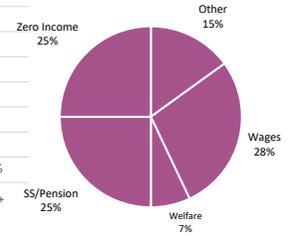
In March 2019, the EIRHC was awarded \$999,175 for a two year TBRA grant and has expended \$358,643 of the \$886,200 in rent subsidies as of June 30, 2020.

2014 TBRA Statistics:

of Families Served: 114

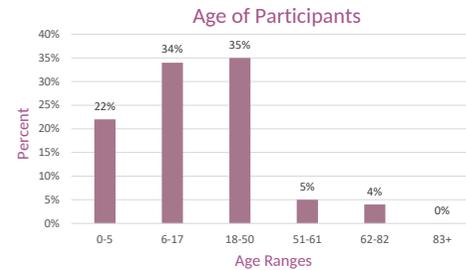


Distribution of Income



2015 TBRA Statistics:

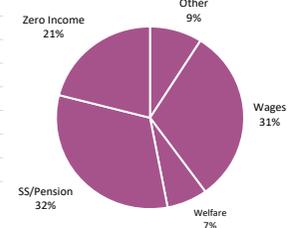
of Families Served: 111



Race of Participants

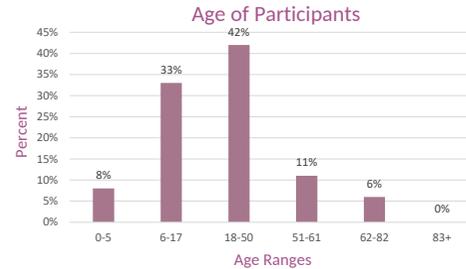


Distribution of Income



2017 TBRA Statistics:

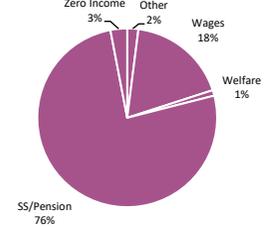
of Families Served: 79



Race of Participants

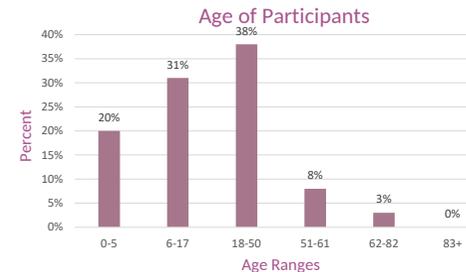


Distribution of Income



2019 TBRA Statistics:

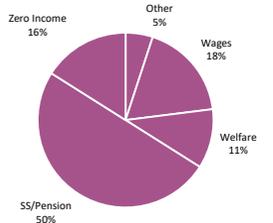
of Families Served: 91



Race of Participants



Distribution of Income



E.I.R.H.C. Housing Trust Fund

The State Housing Trust Fund (SHTF) was created by the Iowa Legislature in 2003; the State Housing Trust Fund helps ensure decent, safe and affordable housing for Iowans through two programs, the Local Housing Trust Fund Program and the Project Based Housing Program. The Local Housing Trust Fund Program which receives at least 60 percent of the SHTF allocation to provide grants for organizations certified by the Iowa Finance Authority as a Local Housing Trust Fund. The remaining funding goes to the Project-Based Housing Program, which aids in the development of affordable single-family and multifamily housing. The Iowa Finance Authority (IFA) administers both programs and provides technical assistance to housing-related organizations.

The Iowa Finance Authority certified The Eastern Iowa Regional Corporation Housing Trust Fund (EIRHC HTF) in 2014 to include the counties of Dubuque, Delaware, Jackson, Cedar and Clinton Counties, with the exception of the City of Dubuque, as they have their own program. The EIRHC HTF will assist individuals, community organizations, non-profit and for-profit developers, in the development and rehabilitation projects that improve the condition of both rental and owner-occupied affordable housing in the approved area.

Projects and activities funded must serve area households with incomes less than 80% of the statewide median family income (MFI). At least 30% of the distributions will be used to benefit extremely low-income households (households with less than 30% of the statewide median family income).

Mission Statement

The mission of the EIRHC Housing Trust Fund is to assist in the provision of providing decent, safe and affordable housing, as well as providing access to the resources for creating housing opportunities to the families served in eastern Iowa. The emphasis is to provide economic assistance to benefit the moderate, very low, and extremely low-income residents of Dubuque, Delaware, Jackson, Cedar and Clinton Counties, for a variety of housing needs.



2018 - Iowa Finance Authority's Local Housing Trust Fund Program granted \$ 361,865.00 to EIRHC HTF with an additional \$ 212,348.00 in match funds, secured from recipients to be awarded back into area programs.

2018	County	EIRHC HTF Award Amount	Total Amount with Match	Total Expended to date	Type	Activity	HH
Down Payment Assistance	Scattered	\$30,000.00	\$30,000.00	\$10,000.00	Grant	Down Payment Assistance	3
City of Durant	Cedar	\$60,000.00	\$75,000.00	\$75,000.00	Grant	Owner-Occupied Rehab	7
ECIA-Lead Reduction	Clinton	\$50,000.00	\$136,718.00	\$136,718.00	Grant	Owner-Occupied Rehab	8
Catholic Charities	Jackson	\$170,000.00	\$277,130.00	\$277,130.00	Grant	Rental Rehab	28
EIRHC	Dubuque and Clinton	\$15,679.00	\$19,379.00	\$19,379.00	Grant	Rental Rehab	12
EIRHC HTF		\$36,186.00	\$36,186.00	\$36,186.00		Administration	
		\$361,865.00	\$574,413.00	\$574,413.00		Total Households	58

2019 - Iowa Finance Authority's Local Housing Trust Fund Program granted \$ 326,554.00 to EIRHC HTF with an additional \$136,289.00 in match funds, secured from recipients to be awarded back into area programs

2019	County	EIRHC HTF Award Amount	Total Amount with Match	Total Expended to date	Type	Activity	HH
Area Substance Abuse	Clinton	\$123,895.00	\$165,193.00	\$152,185.55	Grant	Special Needs/Emergency Housing	14
Owner-Occupied Rehab	Delaware & Dubuque	\$15,009.00	\$30,000.00	\$30,000.00	Grant	Owner-Occupied Rehab	3
ECDC Pocket Neighborhood	Jackson	\$124,995.00	\$204,995.00	\$194,995.00	Grant	Rental Rehab	5
Down Payment Assistance	Jackson	\$30,000.00	\$30,000.00	\$30,000.00	Grant	Down Payment Assistance	3
EIRHC HTF		\$32,655.00	\$32,655.00	\$27,126.00		Administration	
		\$326,554.00	\$462,843.00	\$434,306.55		Total Households	25

2020 - Iowa Finance Authority's Local Housing Trust Fund Program granted \$ 284,181.00 to EIRHC HTF with an additional \$161,800.00 in match funds, secured from recipients to be awarded back into area programs

2020	County	EIRHC HTF Award Amount	Total Amount with Match	Total Expended to date	Type	Activity	HH
Evergreen Meadows	Dubuque	\$55,768.00	\$70,068.00	\$6,162.28	Grant	Rental Rehab	13
ECIA	Dubuque	\$30,000.00	\$82,500.00	\$0.00	Grant	Owner-Occupied Rehab	3
ECDC Pocket Neighborhood	Jackson	\$124,995.00	\$204,995.00	\$99,034.12	Grant	New Homeownership Develop.	5
Downpayment Assistance	Jackson	\$45,000.00	\$60,000.00	\$0.00	Grant	Down Payment Assistance	7
EIRHC HTF		\$28,418.00	\$28,418.00	\$11,688.00		Administration	
		\$284,181.00	\$445,981.00	\$116,884.40		Total Households	28

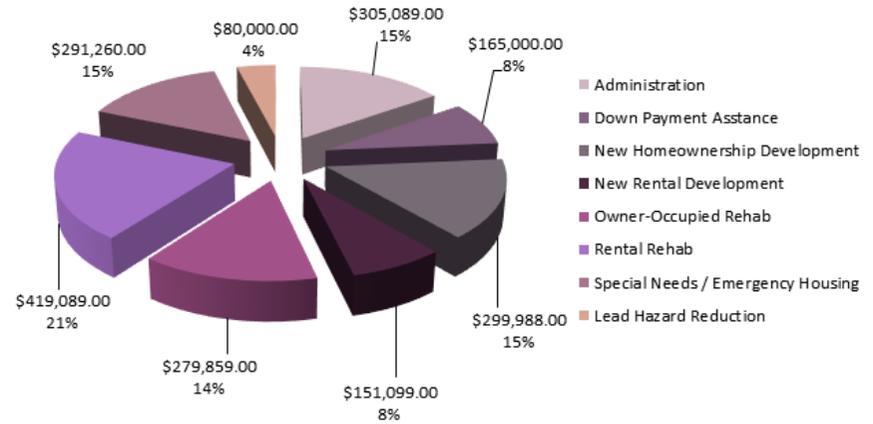


Lead Reduction (Before and After)

Households assisted per County (Since 2015)

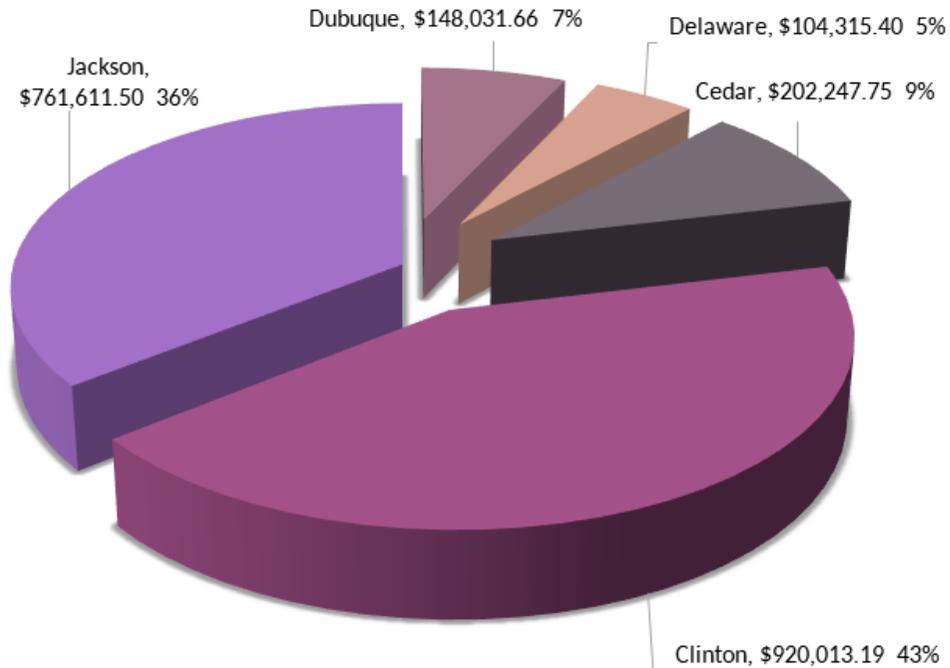


HTF Dollars per Project Type (Since 2015)



Dollars per County w/Match

(Since 2015)



Affordable Single Family Housing Development

East Central Development Corporation (ECDC) Bear River Cottages Pocket Neighborhood

Staff are working with the ECDC and the Eastern Iowa Regional Housing Corporation (EIRHC) Housing Trust Fund on the development of the Bear River Cottages Pocket Neighborhood in the city of Maquoketa, Iowa.



The development consists of 10 moderately priced, single family homes facing a common courtyard. The concept is designed to promote a close-knit sense of community. Sustainability and green building concepts have been implemented into the plan. The price of the homes is \$150,000, which includes 2-3 bedrooms, 2 bathrooms, and a 2 car garage including all appliances furnished.

All applicants of the single-family homes must be at or below the 80% of the county medium income guideline. In addition, homebuyers are eligible for \$10,000 in down payment assistance through the EIRHC Housing Trust Fund. In addition, a Community Development Block Grant Home Buyer Assistance Program application was submitted and will include an additional \$15,000 in down payment assistance, \$3,500 on closing cost assistance and \$300 in home inspection assistance.



Affordable Single Family Housing Development

Bear River Cottages
Maquoketa, IA

"I love my new house! I love the way that all my colors came together and everything looks so good, I call it my little cottage! I love all my new appliances, and I also love that everything is all on one floor, it's so convenient! I cannot wait to have neighbors, to visit with, and have neighborhood get together's. And I cannot wait to have spring come, so our neighborhood can get together and plant a variety of flowers, and really make this a beautiful little neighborhood." - Bear River Cottages Owner



EIRHA - EIRHC Board of Directors - FY '20

EIRHA Board of Directors - FY '20

Jim Fogel, Chair Dubuque, Iowa	Cliff Bunting Manchester, Iowa	Mark Hunt Bettendorf, Iowa	Cindy Recker Peosta, Iowa
Al Schilling, Vice-Chair Worthington, Iowa	Terry Creegan Maquoketa, Iowa	Pat Johnson Asbury, Iowa	Leo Roling Colesburg, Iowa
Linda Duesing, Treasurer DeWitt, Iowa	Linda Gaul Earlville, Iowa	Cheryl Kastantin Wheatland, Iowa	Tim Roth Bellevue, Iowa
Kelley Deutmeyer, Secretary EIRHA Executive Director	Mary Gibson Preston, Iowa	Sarah Maurer Manchester, Iowa	Kathy Seyfert Maquoketa, Iowa
Donna Boss Manchester, Iowa	Joanne Guise Delmar, Iowa	Chuck Niehaus Colesburg, Iowa	Laura Twing Tipton, Iowa
		Angela Rangel Bettendorf, Iowa	

This Annual Report was printed on recycled paper.

There are seven counties and 95 municipalities that are members of the EIRHA. Each county and/or municipal government within the Authority area are represented by two commissioners appointed by the city or county. The Board of Directors are elected from Authority commissioners. The Board of Directors is responsible for the business and fiscal affairs of the Authority and approves policies for the Housing Authority.

EIDC Board of Directors - FY '20

James Fogel, Chair EIRHA/EIRHC Representative Dubuque, Iowa	Kelley Deutmeyer, Secretary ECIA Representative Dubuque, Iowa
Al Schilling, Vice-Chair EIRHA/EIRHC Representative Worthington, Iowa	Cindy Recker Representative Peosta, Iowa
Pat Johnson, Treasurer Asbury Representative Asbury, Iowa	Rhonda Siebert NICC Rep Peosta, Iowa
	Deb McDonough Peosta, Iowa



***"Chase your Dreams
But always know the road
that will lead you home again"
- Tim McGraw***