

Eastern Iowa Regional Housing Authority

40th Annual Report (1978 - 2018)



1978 - One Story Ranch - Most Popular

Avocado green/harvest gold appliances
Flocked wallpaper/flower prints
Timbered ceiling beams
Terracotta tiles/hardwood flooring
Geometric shapes and lines
Wood paneling
Skylights
Wall to wall carpeting
Sunken living rooms
Shag rugs



2018 - Craftsman Style Home - Most Popular

Mixed metallic/colorful appliances
Rich saturated color - Oceanside/Violet
Jewel tones/bold ceilings
Patterned fabrics/flooring
Geometric patterns from 70's is back
Velvet furnishings
Spa-like bathrooms
Wabi Sabi - beauty in imperfection
Curvy furniture and natural accent pieces
Sustainability



1988



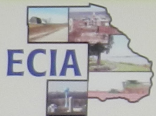
1998



2008



Commerce Park



Delaware Dubuque Jackson

RTA

Public Transit

A REGIONAL RESPONSE TO LOCAL NEEDS

DMATS
RPA 8

ECIA BUSINESS GROWTH, INC.
Winning Business, Creating Jobs



7600



ECIA
EIRHA
HOUSING
AUTHORITY

Staff



Michelle Schnier

Director of Housing and Support Services

Kelley Deutmeyer

ECIA Executive Director



Carl Reimer

Housing Development Specialist

Mindy Meyers

Family Support Coordinator/Site Manager

Mindy Wiley

Housing Coordinator



Maria Elgin

Housing Specialist

Michelle Huseman

Housing Specialist

Debbie Maier

Housing Specialist

Jenny Schrobilgen

Housing Specialist



Leonard O'Connell

Maintenance Manager

Tom Simpson

Maintenance Manager

Organization/Mission

Organization

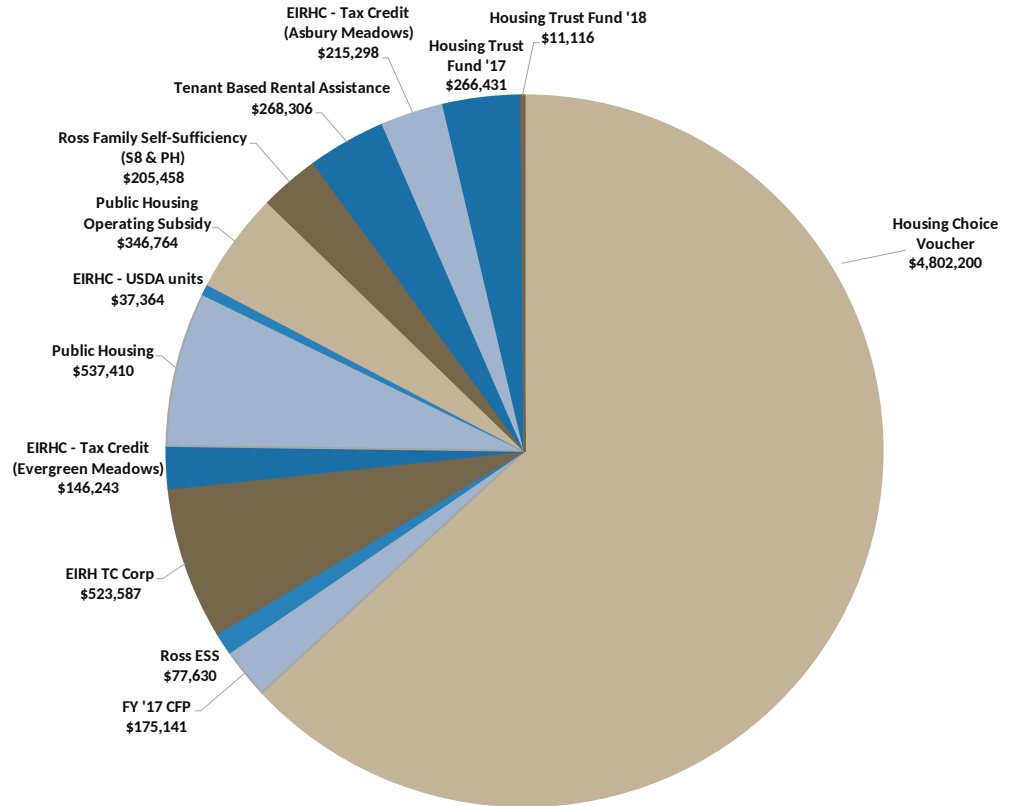
Established in 1978, the Eastern Iowa Regional Housing Authority (EIRHA) operates as a division of the East Central Intergovernmental Association (ECIA), which provides staff and administrative support to EIRHA.

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.

2018 Program Operating Income



The pie chart depicts the Fiscal Year 2018 programs and funding sources, as well as the amount of operating income.

[All figures contained herein based on Fiscal Year 2018 unaudited financial statements]

Housing Choice Voucher (HCV)

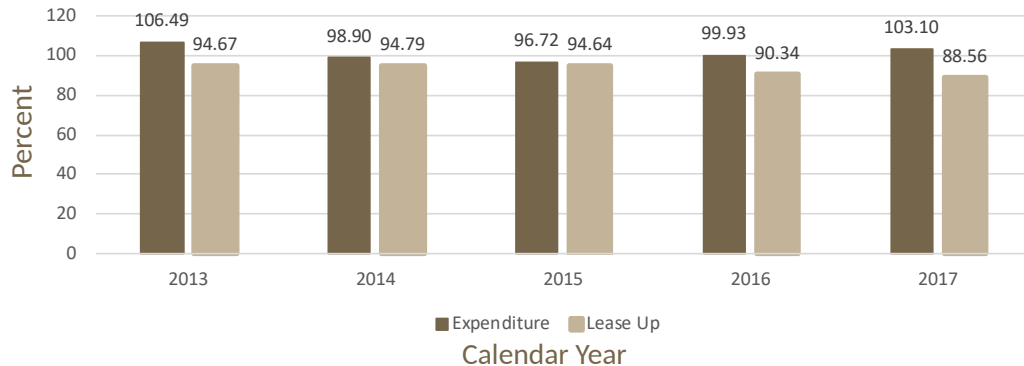
EIRHA has an Annual Contributions Contract (ACC) with the Department of Housing and Urban Development (HUD) to serve 983 families and has a calendar year budget for Housing Assistance Payments (HAP) that cannot be exceeded.

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.

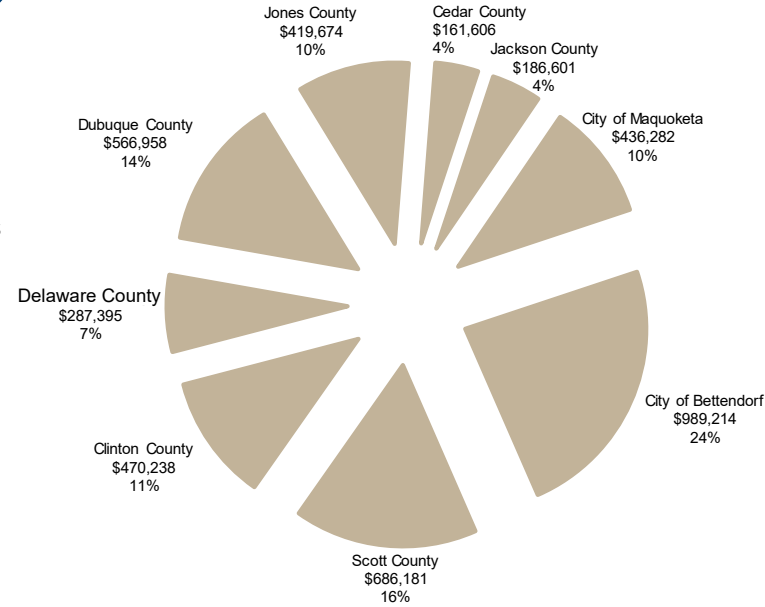
- In April, 2004, EIRHA assumed the City of Maquoketa's Annual Contributions Contract for 156 Section 8 Housing Choice Vouchers.
- In July, 2014, EIRHA assumed the transfer of 100 Section 8 Housing Choice Vouchers from the City of Bettendorf.

Over 1,042 households benefited from the rental assistance program during the Fiscal Year with a total of \$4,204,149 in rental assistance provided to landlords on the behalf of elderly/disabled individuals and families with low income.

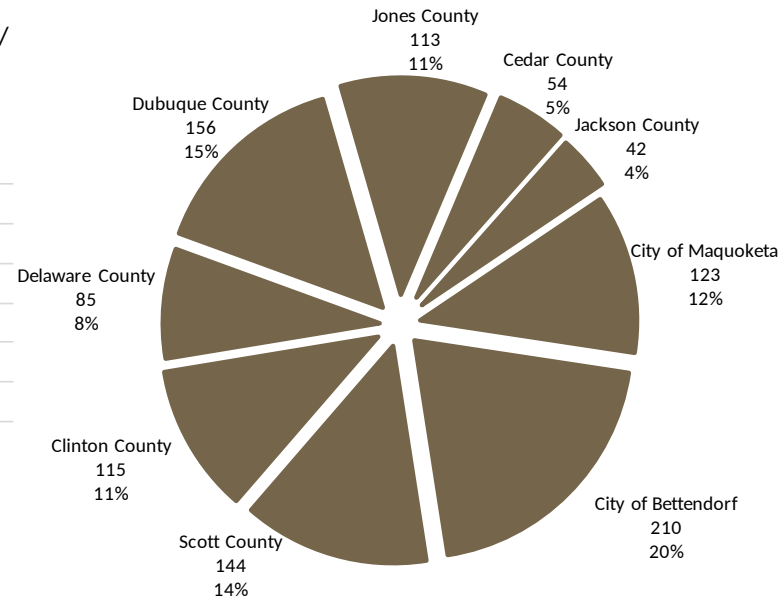
History of Housing Assistance Payment Expenditure & Lease Up



HCV Assistance by County Year
[July 1, 2017 - June 30, 2018]



HCV Households Assisted by County
[July 1, 2017 - June 30, 2018]

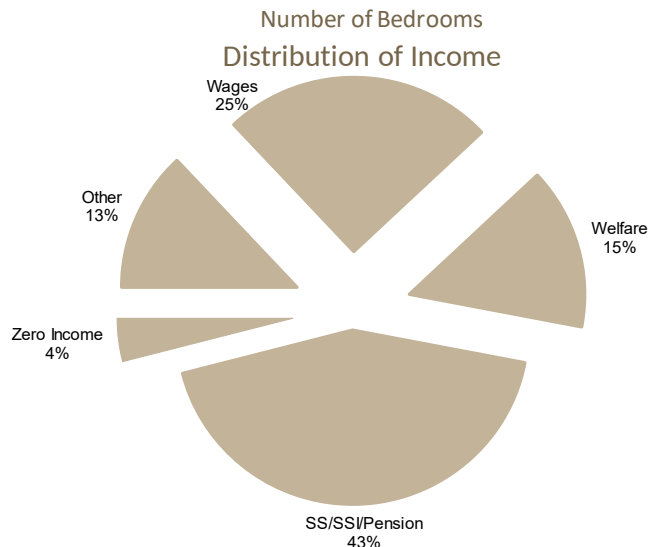
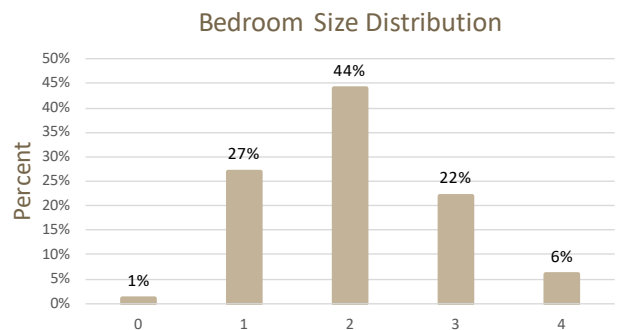
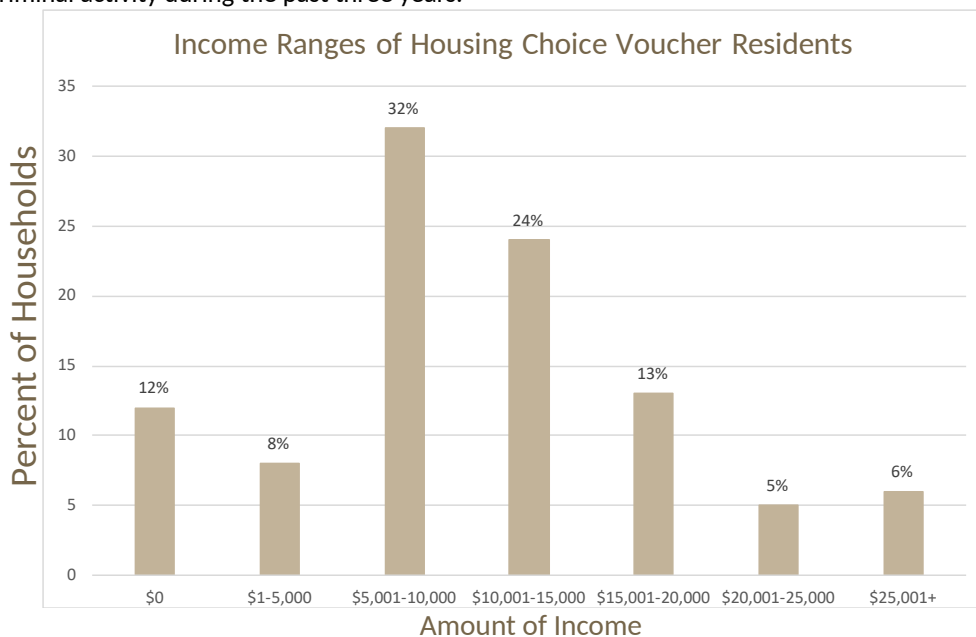


HCV Client Profile

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 '18, EIRHA's average monthly housing assistance payment sent to landlords was \$395.09.

Since 2002, EIRHA has had a waiting list for program services. At the end of Fiscal Year '18, 3,735 households were on the waiting list with an average wait of 2.5 years. 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.



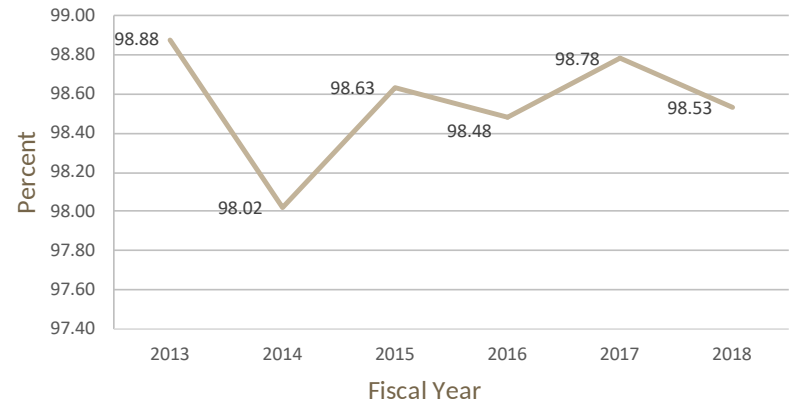
Public Housing Program

EIRHA currently owns and manages 164 public housing units located in Dyersville, Bellevue, Manchester, Colesburg, Miles, Sabula, DeWitt, Holy Cross, Hopkinton, Worthington, Delmar, Preston, Peosta, and Wheatland. Overall, a 98.53% occupancy level is maintained. There are 85 units of elderly/disabled and 79 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.

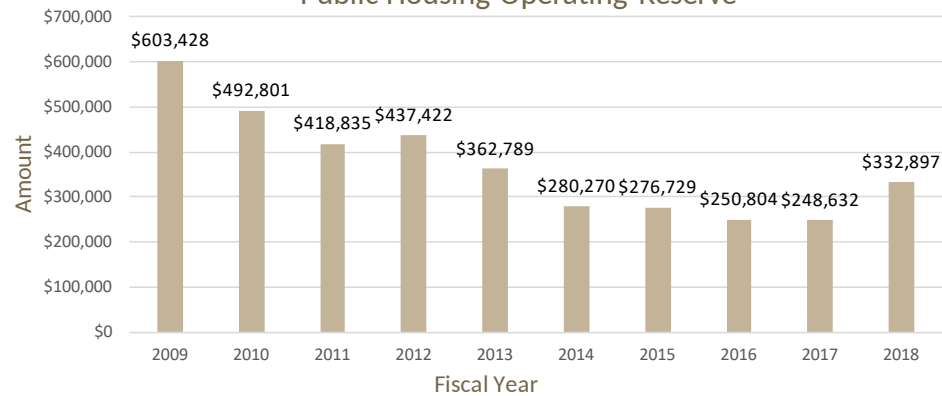
For Fiscal Year '18, EIRHA's Operating Budget was \$537,410 and Operating Subsidy was \$346,764. EIRHA uses rental receipts to manage and maintain the units. \$100,094 was paid for utility costs, \$299,388 for maintenance and operations, and \$327,750 was paid for administrative and other expenses.

Although EIRHA is a tax exempt organization, approximately \$27,845 was paid to local governments for payments in lieu of taxes. The public housing program has an operating reserve of \$332,897.

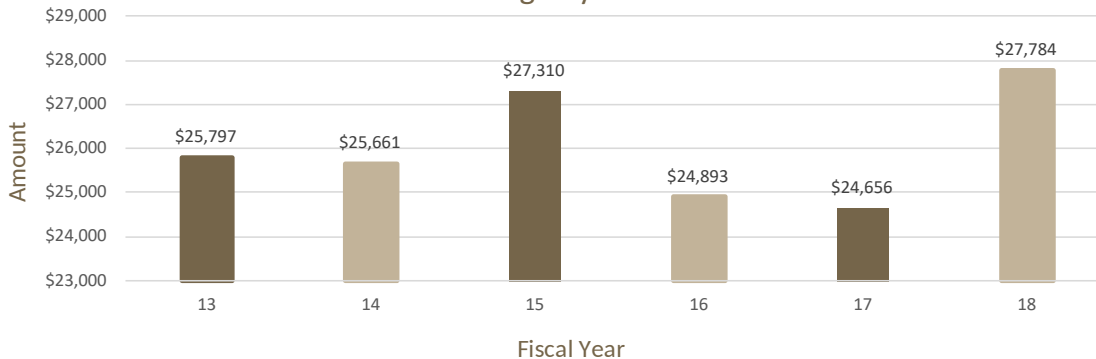
History of Public Housing Lease Up



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 '18 was \$205.76.

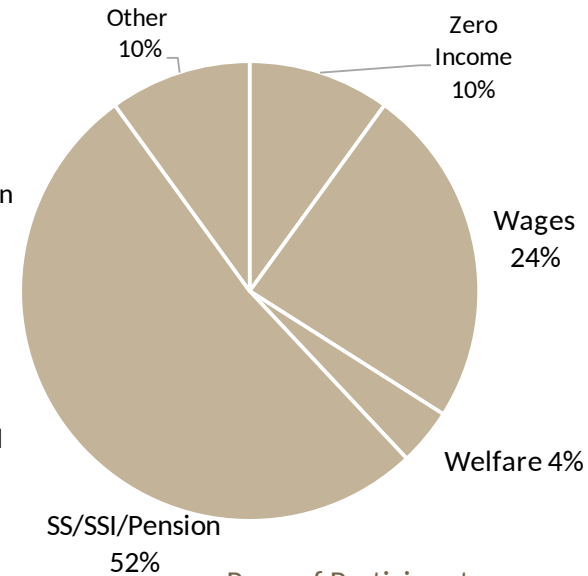
Residents who are working or have a higher income have a choice of paying rent based on the 30% formula or a flat rent. Staff review the flat rents annually and present them to the EIRHA Board of Directors for final approval.

Based on statistical data, approximately 53% 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).

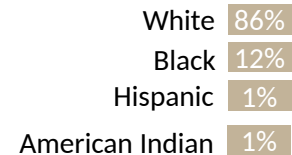
Resident Advisory Board

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.

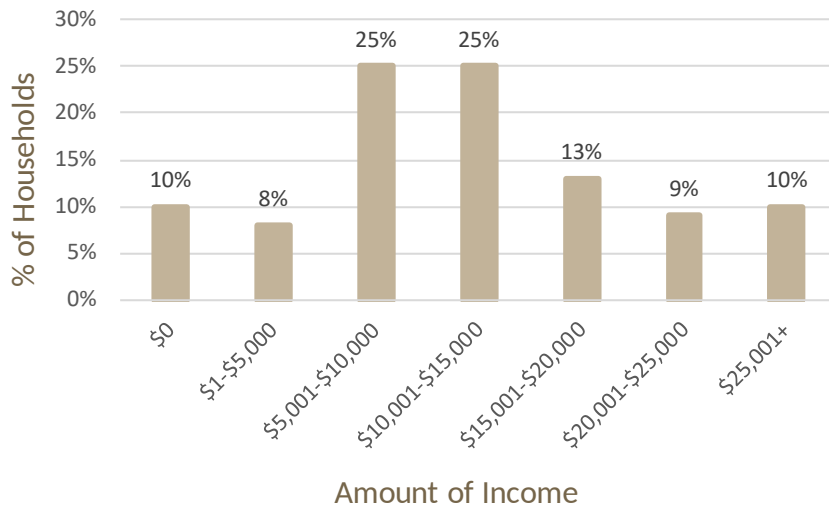
Distribution of Income



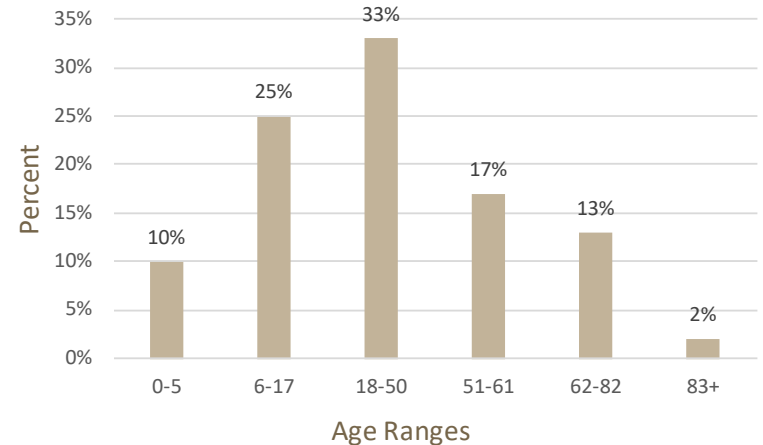
Race of Participants



Percent of Households



Age 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.

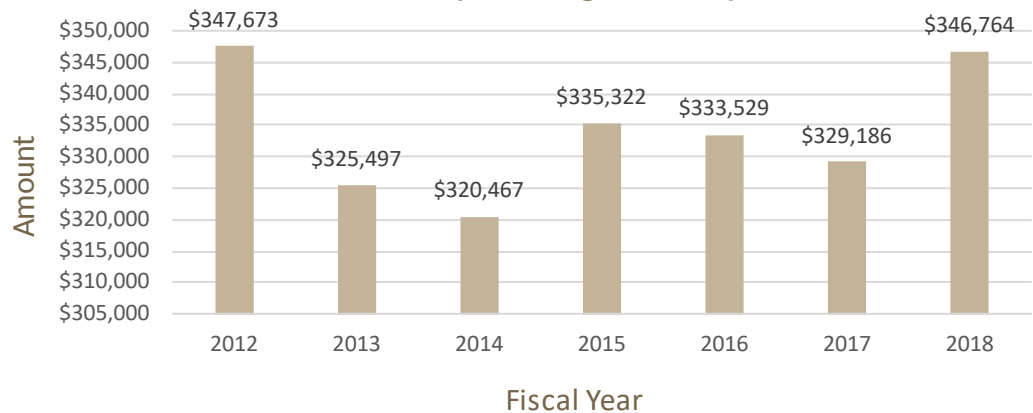
EIRHA received a contract for \$175,141 for the 2017 CFP. The award was funded in Fiscal Year 2018 and included the following upgrades: flooring replacement, water heater, boiler, and appliance replacement.

Operating Subsidy Funds

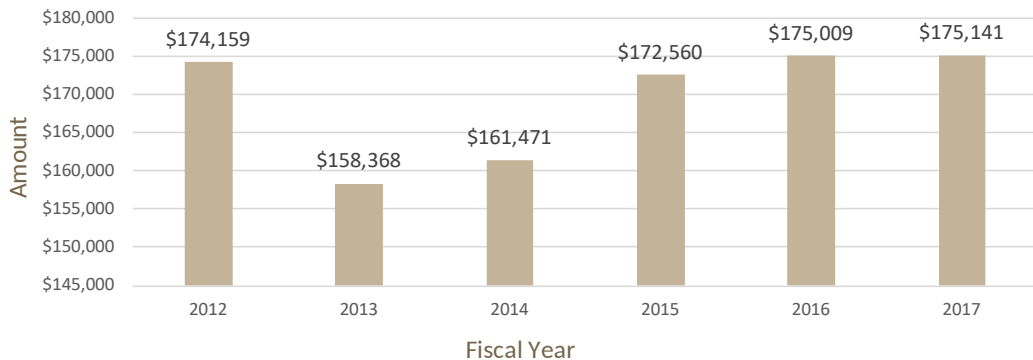
In November 2001, EIRHA began receiving Operating Subsidy Funds for the Public Housing program. The Operating Fund program was established under QHWRRA, section 519. The operating fund provides subsidies to local Housing Authorities to assist in funding the operating and maintenance expenses of their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



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 5231		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
624 2nd Street NW SFH	3	Miles Elderly, Miles, IA 52064		301 1st Avenue East SFH	2
706 2nd Street NW SFH	3	31 Forrest Street, #1-8	1		
521 3rd Street NW SFH	4			Delmar Family, Delmar, IA 52037	
522 3rd Street NW SFH	4	Sabula Elderly (River City Apts.)		212 Lincoln Avenue SFH	2
		Sabula, IA 52070		214 Lincoln Avenue SFH	3
Dyersville Elderly (Villa Park Apts.)	1	208 Sycamore Street, #1-8	1		
Dyersville, IA 52040				Peosta Family, Peosta, IA 52068	
501 9th Avenue SW, #100-113	1	Sabula Family, Sabula, IA 52070		150 Peterson Drive Duplex	2
		1001 A-B Lake Street Duplex	2	152 Peterson Drive Duplex	3
Manchester Family, Manchester, IA 52057		1007 A-B Lake Street Duplex	3	170 Peterson Drive Duplex	2
105-107 Quaker Mill Duplex	2			172 Peterson Drive Duplex	2
121-123 Winslow Drive Duplex	2	DeWitt Elderly (DeWitt Senior Heights)		188 Peterson Drive Duplex	2
125-127 Winslow Drive Duplex	2	DeWitt, IA 52742		190 Peterson Drive Duplex	3
113-115 Ludland Drive Duplex	2	612 13th Street, #100-107	1	208 Peterson Drive Duplex	2
120-122 Ludland Drive Duplex (accessible)	2	626 13th Street, #108-115	1	210 Peterson Drive Duplex (accessible)	2
125-127 Ludland Drive Duplex	3				
117 Ludland SFH	3	Dyersville Family II, Dyersville, IA 52040		DeWitt Family, DeWitt, IA 52742	
121 E. Honey Creek SFH	3	324-326 6th Avenue SE duplex	2	1307 9th Street SFH	3
145 E. Honey Creek SFH	3	1005 8th Avenue SE SFH	3	1313-1315 9th Street Duplex	2
105-107 Nelson Circle Duplex	3	1124 2nd Avenue SE SFH	4	1321 9th Street SFH	3
113 Nelson Circle SFH	3			1403 8th Street SFH	2
128-130 Nelson Circle Duplex	3	Hopkinton Family, Hopkinton, IA 52237		1509 8th Street SFH	3
504 Buchanan SFH	4	403 Culver Road Duplex	2	702 2nd Avenue SFH	3
513 E. Prospect SFH	4	405 Culver Road Duplex	3	104-106 4th Street Duplex	2
		311 Hopkinton & Culver Road SFH	3	110-112 4th Street Duplex	2
Manchester Elderly (Manchester Manor)		111 School Street SFH	2	1117 9th Street Court SFH	3
Manchester, IA 52057					
912 E. Main Street, #100-110 & 200-212	1	Preston Family, Preston, IA 52069		Wheatland Elderly (Town House Villa)	
		131-135 Anna Court Duplex	2	Wheatland, IA 52777	
Colesburg Family, Colesburg, IA 52035		141-145 Anna Court Duplex	2	201 S. Bennett Street, Apts. 1-4	1
416-420 South Franklin Duplex	2	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 2017, EIRHA was awarded \$204,746 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; 121 households with an average escrow account of \$3,632 and 127 successful completions.

Public Housing; 45 households with an average escrow account of \$3,668 and 55 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

On February 26, 2015, 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. This grant was closed out February 2018 and the EIRHA was awarded another 3 year grant in March 2018.

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 59 participants on the ESS program with 60 successful completions.



FSS Success Stories

First of all, I want you to know that I was blown away by the letter I received from you (FSS escrow payout letter).

My son opened it for me while I was at work and read it to me and began to cry. As hard as things have been for me lately, this came as

a Christmas miracle. You see, while I have been working very hard to become self-sufficient, it has not been an easy road, and this past year has been especially hard.



My mom was diagnosed with stage 4 lung cancer and given 3 months to live (she is in remission now; praise God), my car fell apart and I had to take out a large loan to get one that was reliable, I lost a job that I loved and was without work for well over a month, and my entire savings was depleted just trying to get by.

I am a full-time Masters Degree Student at Grand Canyon University online and I maintain a 4.0 while being a single mom to 3 amazing teenage boys. My oldest graduated this past May and he just started full-time online courses because his anxiety does not allow for him to leave home just yet. I have a Senior and a Freshman also at home. I recently began a full-time position with a new appliance store in town and when we're not running from one sporting event to another, I'm doing homework.

EIRHA has helped my children and I maintain a proper roof over our heads through 2 failed marriages, a handful of failed jobs, and a lot of tearful years (none of which I'm proud of), but all of these things have made me a much stronger person. I know for a fact that without the support and understanding of everyone at EIRHA, my children and I could never have made it on our own.

We would not be where we are today, and I would have never heard the words I heard from my son that I heard this afternoon "Hey mom, I know you don't hear this like ever, but you've done such a wonderful job on your own. You have provided everything we have ever needed and taught us how to stand on our own two feet, and you've done it without ever complaining! You're such an inspiration and I love you so much - be proud of you, because I'm proud of you!!"

That, right there - that makes the struggles worth it in the end.

- Public Housing FSS Participant

The FSS Program and Eastern Iowa Section 8 program has literally saved my life and allowed me to provide and keep a roof over me and my child's head, especially since the loss of my daughter's father. I plan on making the most of what I have and not taking it for granted one bit. The FSS program and housing assistance has shown me how to save and utilize my money wisely. I thank everyone who helped me and want to relay my appreciation as much as I can.

- Section 8 HCV FSS Participant

FSS Success Story

This FSS participant was originally from Chicago and lived in generational poverty most of his life.

Growing up in a dysfunctional home that consisted of drug addicted parents led him to a “criminal thinking” type of lifestyle as he describes it. From 19 years old he spent the next 15 years in and out of prison. Towards the latter part of his time in prison, he had a spiritual epiphany which led him to believe “God is able to change anyone”. From this point on he focused on positive life change.

He married and started a family. His wife also grew up in generational poverty and both of them decided in order to get out of this cycle, they must move. Living in South and West Chicago, the violence was becoming too much. They had a house without assistance and both had employment, all of which they gave up to move to Iowa where they reached the top of the waiting list for a Public Housing unit. They wanted to make a better life where it was safe and open to more opportunities.

The housing assistance and Family Self-Sufficiency (FSS) program allowed him and his family to concentrate on the importance of self-discipline, family, becoming self-sufficient; and having the opportunity to pursue homeownership all while living in a safe environment. By receiving housing assistance during this time, he was able to focus on his dream and mission of helping others move on from poverty and criminal behavior. Through his mission, he created the non-profit organization, Fountain of Youth in Dubuque. The mission of this program is to change the mindset that contributes to generational poverty.

He and his family are currently in the process of purchasing their own home, due to accruing a significant escrow account through the FSS program. This money allows them to pay off debt and provide a down payment towards homeownership.

In the next 5 years he visualizes himself as a homeowner and expanding his mission of the Fountain of Youth program worldwide. He hopes within this timeframe, he will grow more partnerships, be able to hire more staff to delegate responsibilities, thus giving him the opportunity to circulate his mission to other states and eventually other countries.



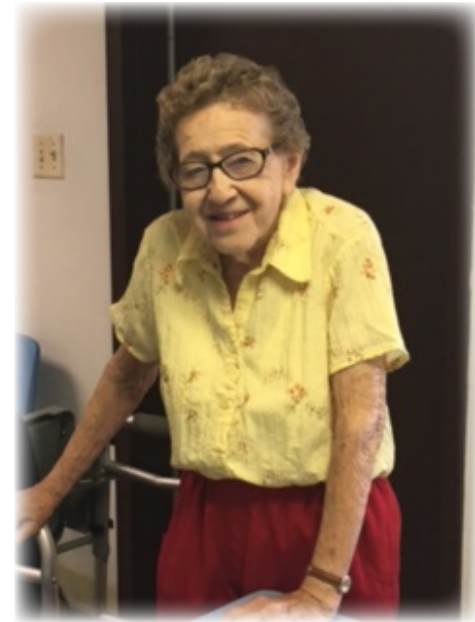
ESS Success Story

I am an ESS participant and I have lived at Senior Heights in DeWitt, IA since November 30, 2016. I turned 90 years old this year and really like my apartment here. The neighbors are very nice and help me. The ESS Coordinator checks on me with a phone call every month. They invite me to ESS Program activities and meet with me to help me understand my paperwork.

Last year, I fell and broke my pelvis. I needed several weeks of therapy in order to get better. I now work with people and programs that help me to keep my apartment. I have an in-home care person who does my laundry and cleaning. When I am not able to drive, I have another person who helps me with errands and transportation. The ESS Coordinator helped me get connected with Life Line services so that if I fall again, I can call for emergency workers to respond.

Thank you for all that you do,

-ESS Program Participant



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 164 Public Housing units, 27 are single family scattered-site units located in Dyersville, Manchester, DeWitt, Hopkinton, Preston, Worthington, and Delmar.

At the present time, five families have purchased the Public Housing units that they reside in; two units were located in the city of Manchester and three in the city of Dyersville.

Housing Choice Voucher Home Ownership Program

Since July 1, 2003, EIRHA has implemented a Housing Choice Voucher Home Ownership Program. To date, 26 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 homebuyers.

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.

Applicants for these homes must be income-qualified, be considered a first-time home buyer, attend a homeownership counseling session, and be able to secure a first mortgage on the home.

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, 151 families were assisted with Housing Counseling assistance.

HUD Housing Counseling Grant

EIRHA received a grant for \$22,250 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.



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:

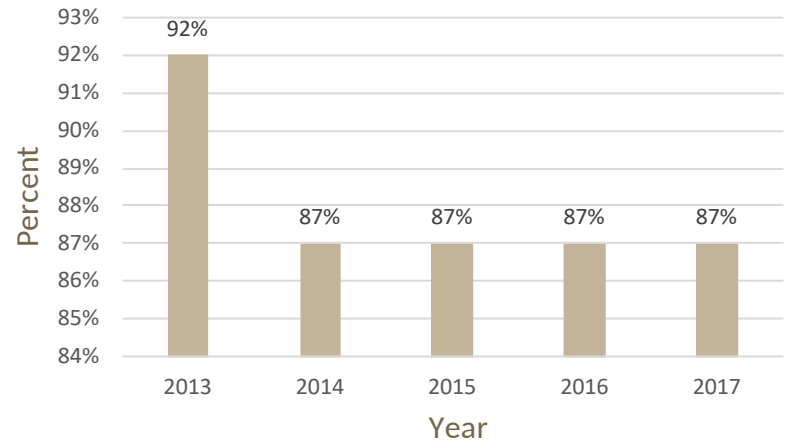
- 1) Physical Condition Indicator
- 2) Financial Condition Indicator
- 3) Management Operations Indicator (includes: occupancy rate, tenant accounts receivable and payable)
- 4) Capital Fund Program Indicator

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

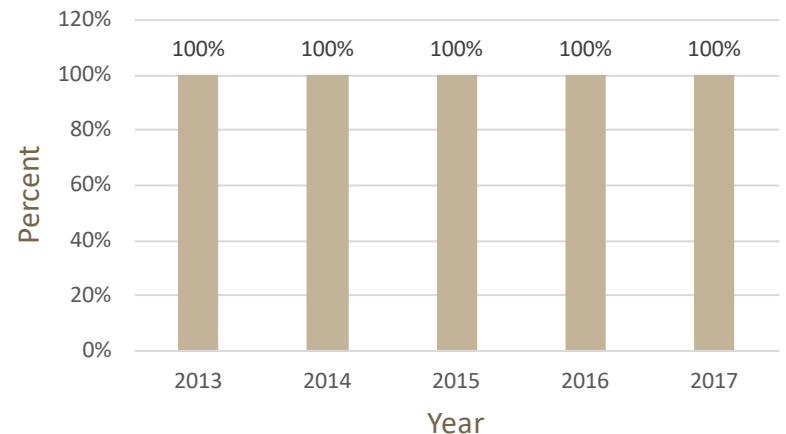
Section 8 Management Assessment Program (SEMAP)

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.

EIRHA PHAS Scoring History



EIRHA SEMAP Scoring History



E.I.R.H.C.

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 \$37,364. Services provided for the elderly tenants include counseling, referrals, and community activities. For FY '18, Worthington experienced a 100% lease-up and Grand Mound experienced 94.44% lease up.



Tax Credit Communities

PEOSTA EVERGREEN MEADOWS

110 Peterson Dr., Peosta, IA In March 2003, 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 in Peosta.

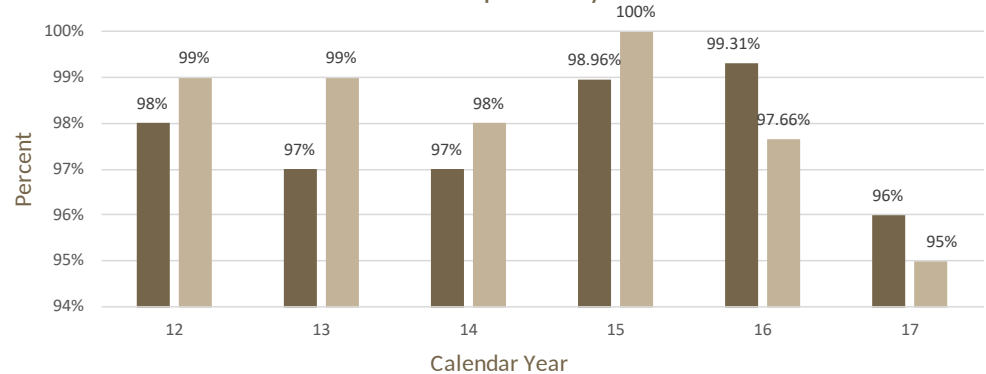
A new for-profit entity was formed as a subsidiary of EIRHC, the Eastern Iowa Regional Partnership, L.L.P., to act as the General Partner in the housing project. A for-profit entity, Eastern Iowa Development Corporation (formerly known as Evergreen Meadows, Inc.), was also developed and is a wholly owned 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. Evergreen Meadows operates on a calendar year and experienced a 95.14% lease-up for CY '17. As of June 30, 2018, the complex was at 91.67% lease-up.

ASBURY MEADOWS

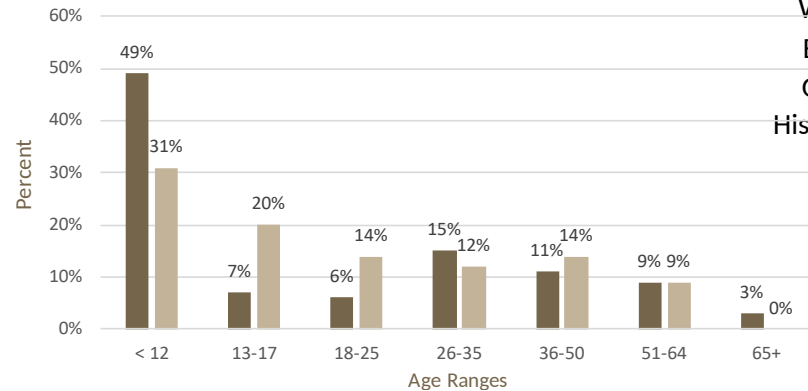
2325 Radford Rd., Asbury, IA In March 2005, the Corporation was awarded Low Income Housing Tax Credits (LIHTC) from IFA and HOME funds from the Iowa Department of Economic Development to construct a 32-unit 2, 3 and 4 bedroom housing development for low to moderate income households in Asbury.

The for-profit entity that was formed as a subsidiary of EIRHC, the Asbury E.I.R.P., L.L.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 95.83% lease-up for CY '17. As of June 30, 2018, the complex was at 100% lease-up.

Lease-Up History



Age of Participants

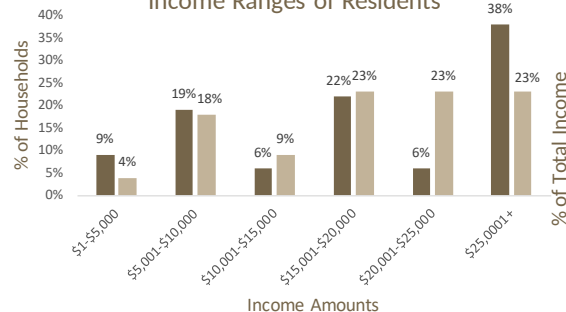


Race of Participants

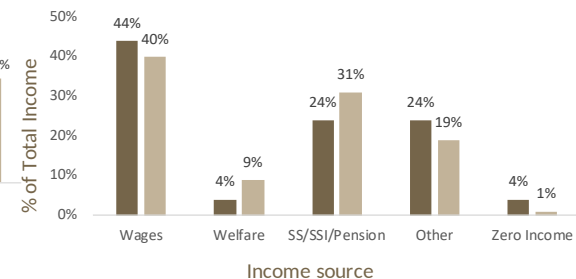
White	32%	44%
Black	68%	53%
Other	0%	3%
Hispanic	0%	0%

Evergreen Meadows
Asbury Meadows

Income Ranges of Residents



Distribution of Income



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 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 city of Clinton, Camanche, Dubuque and Davenport).

2014 TBRA

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

2015 TBRA

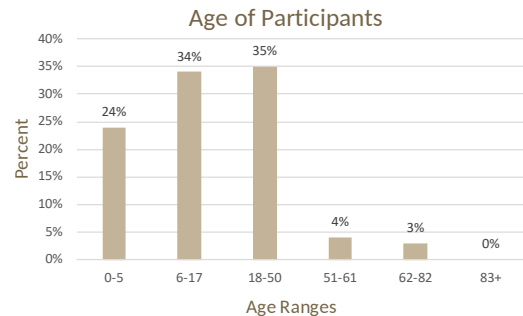
In September 2015, the EIRHC was awarded another IFA HOME investment grant for \$998,934 for TBRA. The 2015 TBRA grant closed out in July 2017.

2017 TBRA

In October 2017, the EIRHC was awarded \$503,025 for TBRA. The term of the grant is one year.

2014 TBRA Statistics:

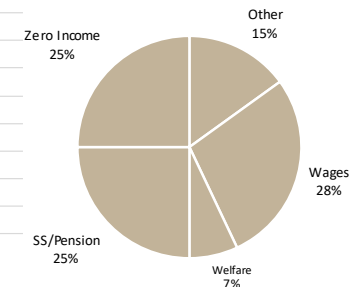
of Families Served: 114



Race of Participants

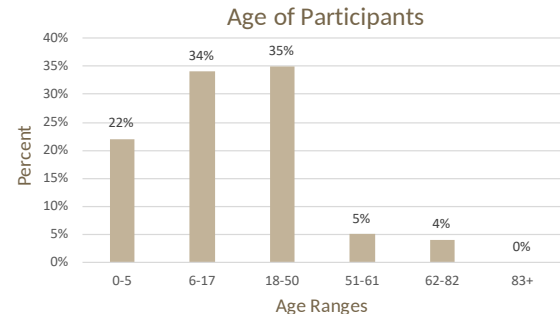
White	38%	American Indian	5%
Black	54%	Hispanic	3%

Distribution of Income



2015 TBRA Statistics:

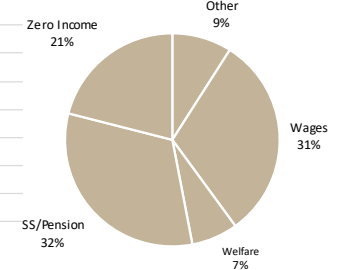
of Families Served: 111



Race of Participants

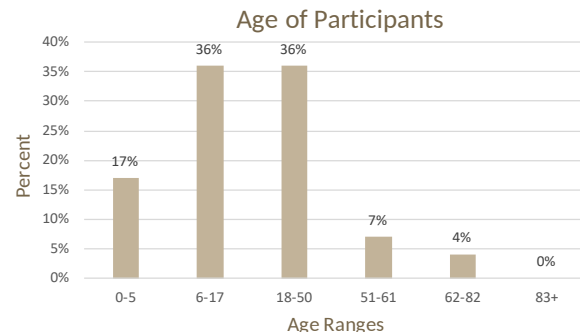
White	45%	Hispanic	7%
Black	43%	Other	5%

Distribution of Income



2017 TBRA Statistics:

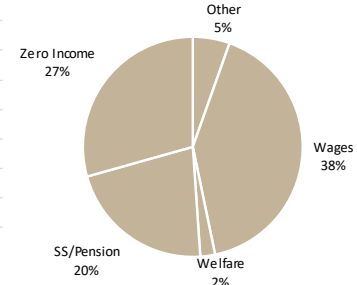
of Families Served: 69



Race of Participants

White	58%	Hispanic	4%
Black	38%	Other	0%

Distribution of Income



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.

2016 - Iowa Finance Authority's Local Housing Trust Fund Program granted \$ 326,554.00 to EIRHC HTF with an additional \$ 178,477.00 in match funds, secured from recipients to be awarded back into area programs.

2016	County	EIRHC HTF Award Amount	Total Amount with Match	Total Expended to date	Type	Activity	HH
City of DeWitt	Clinton	\$10,000.00	\$15,000.00	\$15,000.00	Grant	Down Payment Assistance	3
City of DeWitt	Clinton	\$100,000.00	\$190,000.00	\$190,000.00	Grant	Owner-Occupied Rehab	15
IA Valley Habitat for Humanity	Cedar	\$10,000.00	\$16,000.00	\$16,000.00	Grant	Owner-Occupied Rehab	5
Imagine the Possibilities	Jackson & Clinton	\$64,917.00	\$87,394.00	\$87,394.00	Grant	Rental Rehab	34
IA Valley Habitat for Humanity	Cedar	\$24,999.00	\$79,999.00	\$79,999.00	Grant	Homeownership Development	1
Down Payment Assistance	Scattered	\$15,000.00	\$15,000.00	\$15,000.00	Grant	Down Payment Assistance	3
Owner-Occupied	Delaware & Dubuque	\$20,000.00	\$20,000.00	\$20,000.00	Grant	Owner Occupied Rehab	2
EIRHC HTF		\$81,638.00	\$81,638.00	\$81,638.00		Administration	
Total Awarded		\$326,554.00	\$505,031.00	\$505,031.00		Total Households	63

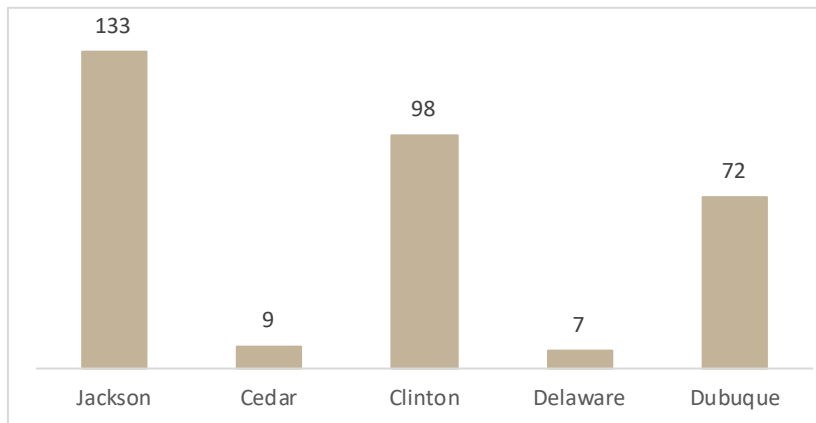
2017 - Iowa Finance Authority's Local Housing Trust Fund Program granted \$ 312,429.00 to EIRHC HTF with an additional \$ 78,108.00 in match funds, secured from recipients to be awarded back into area programs.

2017	County	EIRHC HTF Award Amount	Total Amount with Match	Total Expended to date	Type	Activity	HH
City of Goose Lake	Clinton	\$60,000.00	\$110,100.00	\$77,845.00	Grant	Owner Occupied Rehab	6
Imagine the Possibilities	Jackson & Clinton	\$66,898.00	\$77,219.00	\$77,219.00	Grant	Rental Rehab	41
Eastern Iowa Regional Partnership	Dubuque	\$19,000.00	\$20,750.00	\$7,430.54	Grant	Rental Rehab	24
Manchester Chamber	Delaware	\$9,375.00	\$12,500.00	\$12,500.00	Grant	Rental Rehab	1
Eastern Iowa Regional Housing Authority	Scattered	\$75,914.00	\$83,726.00	\$14,110.50	Grant	Rental Rehab	61
Mars Rental	Clinton	\$20,000.00	\$25,000.00	\$18,494.00	Grant	Down Payment Assistance	2
Down Payment Assistance	Scattered	\$30,000.00	\$30,000.00	\$20,000.00	Grant	Down Payment Assistance	3
EIRHC HTF		\$31,242.00	\$31,242.00	\$19,251.00		Administration	
Total Awarded		\$312,429.00	\$390,537.00	\$246,850.04		Total Households	138

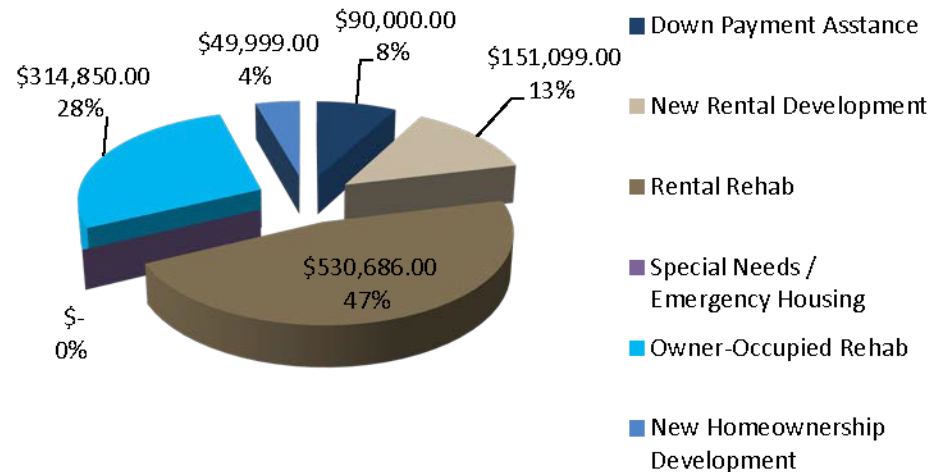
2018 - Iowa Finance Authority's Local Housing Trust Fund Program granted \$ 361,865.00 to EIRHC HTF with an additional \$ 212,348.00 in match funds, secured from recipients to be awarded back into area programs.

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	\$0.00	Grant	Down Payment Assistance	3
City of Durant	Cedar	\$60,000.00	\$75,000.00	\$0.00	Grant	Owner-Occupied Rehab	6
ECIA-Lead Reduction	Clinton	\$50,000.00	\$136,718.00	\$0.00	Grant	Owner-Occupied Rehab	5
Catholic Charities	Jackson	\$170,000.00	\$277,130.00	\$0.00	Grant	Rental Rehab	28
EIRHC	Dubuque and Clinton	\$15,679.00	\$19,179.00	\$0.00	Grant	Rental Rehab	10
EIRHC HTF		\$36,186.00	\$36,186.00	\$0.00		Administration	
Total Awarded		\$361,865.00	\$574,213.00	\$0.00		Total Households	52

Households assisted per County



HTF Dollars per Project Type





1978

2018



EORHA-EORHC Board of Directors - FY '18



EIRHA Board of Directors - FY '18

Bill Rediger, Chair Dyersville, Iowa	Donna Boss Manchester, Iowa	Joanne Guise Delmar, Iowa	Angela Rangel Bettendorf, Iowa
Jim Flogel, Vice-Chair Dubuque, Iowa	Cliff Bunting Manchester, Iowa	Gary Hamilton Clarence, Iowa	Leo Roling Colesburg, Iowa
Linda Duesing, Treasurer DeWitt, Iowa	Terry Creegan Maquoketa, Iowa	Mary Hamilton Clarence, Iowa	Al Schilling Worthington, Iowa
Kelley Deutmeyer, Secretary EIRHA Executive Director	Lucas Frobish DeWitt, Iowa	Pat Johnson Asbury, Iowa	Laura Twing Tipton, Iowa
Elise Bergen Edgewood, Iowa	Linda Gaul Earlville, Iowa	Cheryl Kastantin Wheatland, Iowa	Richard Waterman Manchester, Iowa
Mark Brockway Durant, Iowa	Mary Gibson Preston, Iowa	Chuck Niehaus Colesburg, Iowa	

EIDC Board of Directors - FY '18

Bill Rediger, President EIRHA/EIRHC Representative Dyersville, Iowa	Kelley Deutmeyer, Secretary ECIA Representative Dubuque, Iowa
Cliff Bunting, Vice President EIRHA/EIRHC Representative Manchester, Iowa	Cindy Recker Peosta Representative Peosta, Iowa
Pat Johnson, Treasurer Asbury Representative Asbury, Iowa	Rhonda Siebert NICC Rep Peosta, Iowa

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.