

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

Date: Thursday, January 15, 2026
Time: 4:30 p.m.
Place: ECIA, 7600 Commerce Park

EIRHC/EIRHA Board of Directors Present:

Abigail Spiegel
Dubuque County

Linda Beck
Cedar County

Sarah Maurer*
(alternative for Delaware County)

Jake Ellwood
Jones County

Sue Hoeger
Dubuque County

Steve Sauer*
Cedar County

Lindsey Domeyer*
(alternative for Delaware County)

Decker Ploehn
City of Bettendorf

Karen Adams
Dubuque County

Chuck Niehaus (chair)
Cedar County

Kathy Seyfert
Jackson County

Mark Hunt
City of Bettendorf

Ileen Goldensoph
Clinton County

Donna Boss
Delaware County

Laura Horst
Jackson County

Linda Duesing (VC)
Clinton County

Linda Gaul
Delaware County

Terry Creegan
City of Maquoketa

Others Present: Mindy Wiley, Rebecca Kennedy, Carl Reimer

Staff Present:

Michelle Schnier
*Alternative

Sarah Berning
**Present by phone

Mae Hingtgen

A quorum was present for the EIRHC/EIRHA Board

Call to Order

The EIRHA and EIRHC Board meeting was called to order at 4:35 p.m. by Board Chair, Chuck Niehaus. Introductions were made at this time.

Review and Approve Minutes of EIRHA and EIRHC annual meeting November 5, 2025

Motion by Seyfert, second by Spiegel to approve the minutes from the EIRHA and EIRHC November 5, 2025, annual meeting. The motion passed unanimously.

Report on the following programs

Public Housing lease-up and vacancies

Schnier reported that the Public Housing program currently has two vacant units. Staff are pulling from the waiting list to fill these vacancies. The Public Housing program is presently at 99.49% lease-up for the year.

Section 8 Housing Choice Voucher (HCV) lease-up and waiting list

Schnier noted that the Section 8 HCV program has 7,671 families on the waiting list as of December 2025. Noting the estimated wait time for assistance is currently 2 to 3 years.

Section 8 Housing Choice Voucher (HCV) Family Self-Sufficiency (FSS) Program

Schnier indicated that there are currently one hundred nine (109) clients enrolled in the Section 8 Housing Choice Voucher (HCV) FSS program with an average monthly escrow balance of \$400, 41% of the clients have escrow accounts, with the highest balance of \$30,342.00. Since the last update, there have been five successful completions with a combined escrow payout of \$26,275.00.

Public Housing Family Self-Sufficiency (FSS) Program

Schnier reported that forty-four (44) clients are currently being served by the Public Housing FSS program with an average monthly escrow balance of \$292 and the highest escrow of \$39,947. Since the last update, there has been one successful completion with an escrow payout of \$596.60.

ROSS Elderly Self-Sufficiency (ESS) Program

The ROSS Elderly Self-Sufficiency (ESS) program has served one hundred eighty (180) participants to date, with fifty-eight (58) current active clients. Staff maintain monthly contact with the participants and schedule various program activities. Referrals for meals, transportation, and in-home services are continuing. Schnier indicated that EIRHA was awarded ESS Program funding for three years in the amount of \$233,197 to cover the Service Coordinator position. These grant funds cover through May 2027.

Mainstream Voucher Program

Schnier informed the Board that the applicants of the Mainstream Voucher Program must be at or below 50% of the area median income guideline and between the ages of 18-61 with a handicap or disability. The Mainstream Voucher Program currently has an ACC for eighty-nine vouchers, with seventy families currently housed. The yearly lease-up is currently at 80%.

Tenant Based Rent Assistance (TBRA) Program

Schnier indicated that TBRA clients are pulled from the Section 8 Housing Choice Voucher program waiting list. Clients with a handicap or disability receive a preference. Families are assisted through TBRA until they can transition over to the Section 8 Housing Choice Voucher program. Currently there are thirty (30) participants being served with monthly Housing Assistance Payments, 38% of the grant has been expended to date. Schnier indicated the TBRA program was awarded the 2025 contract on 10/1/25 for \$250,791.

EIRHC USDA lease-up

Schnier reviewed the lease-up with the Worthington units at 100% and Grand Mound units at 100% lease-up. Schnier noted the Grand Mound site has six units and the Worthington site has four units of one bedroom housing for the elderly/handicapped/disabled.

EIRHC Asbury Meadows and Evergreen Meadows lease-up

Schnier indicated that Asbury Meadows is at 98.44% yearly lease-up with 1433 individuals on the waiting list. Asbury Meadows currently has no vacancies. Additional information on residents: ten (10) are currently enrolled in the FSS Program; eight (8) residents are students; and twenty-six (26) are employed either part-time or full-time.

Schnier indicated that Evergreen Meadows site is at 97.22% yearly lease-up with 1236 individuals on the waiting list. Evergreen Meadows currently has no vacancies. Additional information on residents: eight (8) are currently enrolled in the FSS Program; four (4) residents are students; and eighteen (18) are employed either part-time or full-time.

Homeownership Programs

Schnier reported the Housing Authority has sold six (6) Public Housing units to date. A total of thirty-four (34) applicants in the Section 8 Housing Choice Voucher (HCV) Homeownership Program purchased a home using their HCV for mortgage assistance. Twelve (12) participants are still active on the program. Staff also provide housing counseling to the homeowners.

Lead Based Paint Risk Assessment Demonstration (LRAD) Program

Schnier indicated that the purpose of the LRAD Program is to demonstrate the feasibility of conducting lead-based paint risk assessments in units built prior to 1978 that are occupied by families receiving assistance through either the Housing Choice Voucher or Mainstream Voucher Program. EIRHA received a three-year grant to contract up to 125 lead-based paint risk assessments. The grant was awarded January 1, 2024, and ends January 1, 2027. Schnier stated to date twenty-three (23) households have been inspected; sixteen (16) households have tested positive for lead risks.

Housing Counseling

Schnier explained that as an approved HUD Housing Counseling Agency since July 30, 2010, EIRHA has provided Housing Counseling Services to 175 households who have completed the pre- and post-homeownership counseling course, with 135 households that went on to purchase a home. Presently, there are thirty-one active households using the Housing Counseling services.

Housing Trust Fund (HTF)

The Eastern Iowa Regional Housing Corporation Housing Trust Fund (EIRHC HTF) has received annual funding since FY'2015, to assist with providing down payment assistance and constructing or rehabilitating units for affordable housing.

An HTF award of \$501,190 was awarded in January 2024. Projects included down payment assistance for one (1) single family unit; owner-occupied rehabilitation for two (2) single family homeowners; lead reduction for eight (8) units; and rental rehab/new development for twenty-eight (28) units. These funds were fully expended by December 31, 2025.

An HTF award of \$548,074 was awarded in January 2025. Projects include down payment assistance for four (4) single family units; owner-occupied rehabilitation for ten (10) single family homeowners, six (6) of them within the City of DeWitt; and rental rehab/new development for fifty-six (56) units at Asbury/Evergreen Meadows, ten (10) units for USDA and fifty-six (56) units at Keystone Incorporated. These funds will need to be fully expended by December 31, 2026.

An additional HTF award of \$555,151 was awarded in January 2026. Projects include down payment assistance for two (2) single family units; owner-occupied rehabilitation for twenty-five (25) single family homeowners, and rental rehab/new development for fifty-six (56) units at Asbury/Evergreen Meadows, ten (10) units for USDA, five (5) units at Keystone Incorporated and twenty-eight (28) units for Catholic Charities. These funds will need to be fully expended by December 31, 2027.

Review and Approve Public Housing and Section 8 HCV program expenditures for November and December 2025

Schnier reviewed the Public Housing disbursements for November and December 2025 which include the following highlighted expenditures: \$7,647.08 to Jackson County Treasurer for PILOT payment; \$8,049.56 to Dubuque County Treasurer for PILOT payment; \$10,263.20 to Delaware County Treasurer for PILOT payment; \$6,842.13 to Clinton County Treasurer for PILOT payment; \$330.00 to CWCR&H for professional services; \$573.06 to UMB card services for credit card charges; \$9,020.00 to BerganKDV LTD for audit charges, \$5,742.90 to MRI Software for PHA Pro migration; \$432.00 to Elite Images Photography for updated headshots for staff; and \$1,547.00 to NFIP direct servicing agent for flood insurance.

She continued with November and December 2025 Section 8 HCV expenditures highlighting the following: \$15,471.697 to clients for escrow payouts; \$663.00 to Happy Software for the utility allowance review; \$504.00 to Elite Images Photography for updated staff headshots; and \$9,511.61 to Indiana Housing for HAP payments which was due to late billing by the receiving PHA.

Motion by Duesing, second by Seyfert to approve Public Housing and Section 8 HCV program expenditures for November and December 2025. The motion passed unanimously.

Review and Approve Mainstream Voucher Program expenses for November and December 2025

Schnier reviewed the November and December 2025 expenditures for Mainstream Vouchers, including the following highlighted expenditure: \$3,164.09 to MRI Software for PHA Pro Migration; \$1,230.00 to BerganKDV LTD for audit charges; and \$126.09 to State of Iowa Dept. of Appeals for a case file audit. No other unusual expenditures.

Motion by Creegan, second Duesing to approve the Mainstream Voucher expenditures for November and December 2025. The motion passed unanimously.

Review and Approve EIRHC USDA program expenditures for November and December 2025

Schnier reported on the EIRHC USDA program expenditures for November and December 2025 which included the following: \$369.15 to MRI Software for PHA Pro Migration and annual cloud fees; and \$205.00 to BerganKDV LTD for audit fees. Schnier indicated there were no other unusual expenditures.

Motion by Duesing, second by Seyfert to approve the EIRHC USDA program expenditures for November and December 2025. The motion passed unanimously.

Review and Approve EIRHC Evergreen Meadows and Asbury Meadows program expenditures for November and December 2025

Schnier presented the EIRHC Evergreen Meadows expenditures for November and December 2025, which include the following cash disbursements: \$352.60 to BerganKDV LTD for audit fees; \$500.00 to Element Heating and Cooling for furnace repair; and \$350.00 to Kruser Septic for service. No other unusual expenditures.

Schnier presented the Asbury Meadows expenditures highlighting the cash disbursements of \$467.40 to BerganKDV LTD for audit fees. No other unusual expenditures.

Motion by Creegan, second by Duesing to approve the EIRHC Evergreen Meadows and Asbury Meadows program expenditures for November and December 2025. The motion passed unanimously.

Review and Approve EIRH TC Corp program expenditures for November and December 2025

Schnier went on to review the EIRH TC Corp expenditures for November and December 2025 noting no unusual charges were indicated.

Motion by Seyfert, second by Spiegel to approve EIRH TC Corp program expenditures for November and December 2025. The motion passed unanimously.

Review and Approve Tenant Based Rent Assistance Expenditures for November and December 2025

Schnier stated there were no unusual TBRA expenditures for the months of November and December 2025.

Motion by Seyfert, second by Spiegel to approve the Tenant Based Rent Assistance Expenditures for November and December 2025. The motion passed unanimously.

Other Business

Annual Plan

Schnier informed the board that the annual plan has been updated, sent out for public input, and put on the housing website. There were no significant changes to the plan. The approval for the annual plan will be on the March 2026 agenda.

NAHRO Washington update

1. FY'26 – expect funding to come in close to the Senates FY'26 proposal. (Higher than House and better than President's proposals)
2. THUD - We should see a version of the bill text this weekend. NAHRO will be sending this out to PHA's. If they cannot reach an agreement on THUD, we may see them do a yearlong Continuing Resolution.
3. HUD sent a letter out to all PHA's to be vigilant of their funding as many are experiencing shortfall. PHA's should be mindful of their inflation factor (RFIF) and per unit cost (PUC). If the PUC is higher than the RFIF they should limit or suspend lease-up. EIRHA's current PUC is 4.75% and the RFIF is 5.29%, allowing for some lease-up.

Next Meeting – Thursday, March 19, 2026, at 4:30 pm

Schnier noted the date of Thursday, March 19, 2026, at 4:30 p.m. for the next Housing Board meeting.

Adjournment

Motion by Creegan, second by Seyfert to adjourn the meeting. The motion passed unanimously. The meeting adjourned at 5:01 p.m.

Respectfully Submitted,



Michelle Schnier
Director of Housing and Support Services