

HOUSING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Monday, April 13, 2026; 3:30 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Call to Order
- II. Secretary's Report
 1. March Meeting Minutes
 2. March Financial Report
 3. March Utilization Reports
- III. Communications
- IV. Old Business
- V. New Business
- VI. Other Business
 1. 2026-2027 Annual Plan
 2. 2026-2027 Civil Rights Certification
 3. Streamlined Annual Plan — 2026- 2027
- VII. Open Forum for Comment
- VIII. Adjourn
 1. Next Commission Meeting- Monday, May 18th at 3:30 pm

City of Davenport

Department: Community & Economic Development

Contact Info: |

Action / Date

4/13/2026

Subject:

March Meeting Minutes

Recommendation:

Background:

Attachments:

1. Mar meeting minutes - Apr 2026 Commission meeting

**DAVENPORT HOUSING COMMISSION
Regular Meeting**

**City Hall Council Chambers,
226 W. 4th St.**

Monday, March 23, 2026, at 3:30 PM

MEETING AGENDA

Members present: Miller, Roberts, Stahler, Wissing
Staff present: Dunn, Hernandez, Sullivan

I. Call to Order- 3:30 pm

The March meeting of the Davenport Housing Commission was called to order at 3:32 pm

II. Secretary's Report

1. February Meeting Minutes **APPROVED**
Roberts made a motion to accept; Stahler seconded the motion

2. February Financial Report **APPROVED**
Miller made a motion to accept; Stahler seconded the motion

3. February Utilization Report **APPROVED**
Roberts made a motion to accept; Stahler seconded the motion
Amended 'Voucher Status Report' updated totals for New, Port In/Port Out, and
Terminations

III. Communication

I. Introduction of Leslie Hernandez, Administrative Assistant

IV. Old Business

V. New Business

1. Annual Plan and Administrative Plan (Presentation)

VI. Other Business

VII. Open Forum for Comment

VIII. Meeting Adjourned – 4:32pm **APPROVED**
Roberts made a motion to adjourn; Miller seconded the motion

Next Commission meeting- Monday, April 13, 2026 at 3:30 pm

City of Davenport

Department: Community & Economic Development
Contact Info: |

Action / Date
4/13/2026

Subject:
March Financial Report

Recommendation:

Background:

Attachments:

1. MAR Financial Workbook- APR House Comm Meeting

Housing Choice Voucher					
ial data that is reported are preliminary numbers and are subject to change when adjustments are					
Employee Salary/Benefits	BUDGET	MARCH	YTD	Balance	Expenditure
Full Time Salaries	\$ 309,016.00	\$ 23,824.92	\$ 220,652.73	\$ 88,363.27	
Overtime Pay		\$ 559.36	\$ 5,279.58		
Retirement FICA	\$ 23,640.00	\$ 1,867.09	\$ 17,376.03		
Retirement-IPERS	\$ 29,171.00	\$ 2,301.88	\$ 21,224.38		
Employee Insurance	\$ 114,682.00	\$ 8,676.59	\$ 81,032.80		
Deferred Comp	\$ 6,704.00	\$ 443.18	\$ 4,359.78		
Retirement Health Savings	\$ 9,270.00	\$ 445.31	\$ 4,093.40		
Total	\$ 492,483.00	\$ 38,118.33	\$ 354,018.70		72%
Travel					
Office Supplies and Services	\$ 17,000.00	\$ 1,291.54	\$ 13,854.51	\$ 3,145.49	81%
Telephone	\$ 3,649.00		\$ 2,910.14	\$ 738.86	80%
Membership and Publications	\$ 300.00	\$ -	\$ 239.00	\$ 61.00	80%
Professional Services (Sec8)	\$ 2,500.00	\$ -	\$ -	\$ 2,500.00	0%
Rental Assist/Utility Reimburse	\$ 4,180,000.00	\$ 412,100.00	\$ 3,989,232.00	\$ 190,768.00	95%
Project Expense	\$ 15,000.00	\$ 532.84	\$ 6,701.12	\$ 8,298.88	45%
Other supplies	\$ 30,000.00	\$ -	\$ 29,973.97	\$ 26.03	100%
Property Insurance	\$ 2,624.00	\$ -	\$ 2,624.00	\$ -	100%
Data Processing	\$ 34,100.00	\$ 2,841.67	\$ 25,575.03	\$ 8,524.97	75%
Workmans Compensation	\$ 203.00	\$ -	\$ 203.00	\$ -	100%
Indirect Cost Allocation	\$ 97,661.00	\$ 8,138.42	\$ 73,245.78	\$ 24,415.22	75%
Totals:	\$ 4,875,520.00	\$ 463,022.80	\$ 4,498,577.25		92%

City of Davenport

Department: Community & Economic Development
Contact Info: |

Action / Date
4/13/2026

Subject:
March Utilization Reports

Recommendation:

Background:

Attachments:

1. occupancy & utilization report for MAR- APR HC meeting

City of Davenport

Department: Community & Economic Development
Contact Info: |

Action / Date
4/13/2026

Subject:
2026-2027 Annual Plan

Recommendation:

Background:

Attachments:

1. Annual Plan- 2026-2027 pdf



Davenport Housing Authority

2026-2027

ANNUAL PHA PLAN

BACKGROUND

The “Quality Housing Work Responsibility Act of 1998” (QHWRA) contains a provision whereby a Housing Agency must submit an Annual Plan. The Department of Housing and Urban Development (HUD) published the Annual Plan final rule on October 21, 1998. The rule was effective on November 22, 1999.

The Annual Plan submission process is a continuing planning process. The Davenport Housing Authority must submit an Annual Plan every year. Program participants and the public have a 45-day opportunity for input before the final submission to HUD.

As part of the Davenport Housing Authorities efforts for outreach, the Housing Authority provides access to the 2026-2027 Annual Plan on its website at: www.davenportiowa.com/hcv and available Monday- Friday, 8 am – 5 pm at City Hall.

PURSUANT TO HUD REGULATIONS

- a. Section 903.13, (c) states: “The PHA must consider the recommendations of the Resident Advisory Board or Boards in preparing the final Five-Year and Annual Plan. In submitting the final plan to HUD for approval, the PHA must include a copy of the recommendations made by the Board or Boards and a description of the manner in which the PHA addressed these recommendations.”
- b. Section 903.17 sets forth the public notification requirements: The Board of Commissioners “must conduct a public hearing to discuss the PHA plan...and invite public comment on the plan(s). The hearing must be conducted at a location that is convenient to the residents served by the PHA”. The regulations also states that no later than 45 days before the public hearing is to take place, the PHA must:
 - i. Make the proposed plan(s) and all information relevant to the public hearing to be conducted available for inspection by the public at the principal office of the PHA during normal business hours; and
 - ii. Publish a notice informing the public that the information is available for review and inspection, and that a public hearing will take place on the plan, and the date, time, and location of the hearing.

ANNUAL PLAN PUBLIC PROCESS

The Davenport Housing Authority has made the Annual Plan submission and its approval process a public process. The PHA proved to go beyond the HUD requirements.

The following highlights how the Davenport Housing Authority complied with regulations:

1. On February 27, 2026, the Davenport Housing Authority published notice on the HCV website that the 2026-2027 Annual Draft Plans were available for review online at www.davenportiowa.com/hcv and in person at City Hall, 226 West 4th Street, Davenport, Iowa.
 - a. A copy of the 2026-2027 Annual Plan is made available at the HCV office
 - b. A copy of the 2026-2027 Annual Plan is provided to all Housing Commissioners prior to approval of resolution.
2. Conducted a Public Hearing on the Annual Plan Draft
 - a. The PHA Housing Commissioners will conduct a Public Hearing regarding the draft of the 2026-2027 Annual Plan on **April 13, 2026**. The Public Hearing will not be adjourned until everyone present who wished to make comments had the opportunity to speak.
3. The Davenport Housing Authority will consider all comments from the Public Hearing and the Housing Commission, in drafting the Final Annual Plan.

COMMENTS ON THE PHA DRAFT ANNUAL PLAN

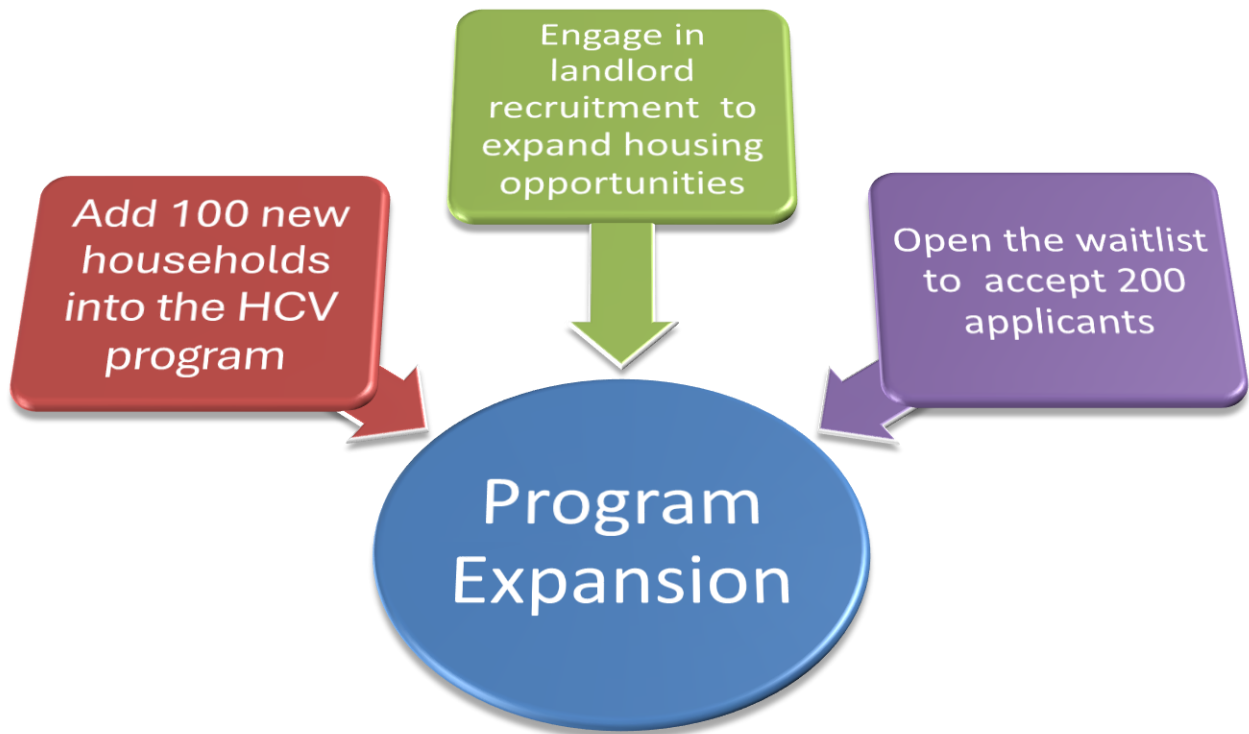
During the 45-day Annual Plan comment period, the PHA welcomed oral and written comments on the Plan Draft

- Written comments on the draft of the Annual Plan were to be received at the PHA's HCV office.
- Oral comments on the draft of the Annual Plan were recorded during Housing Commission meeting held on **April 13, 2026**

2026-2027 – Goals and Progress

GOAL	PROGRESS
1. Maintain a utilization rate of 98% to 100% and/or expend the total budget authority to lease the maximum units authorized by HUD.	The City of Davenport HCV program continues to increase its leasing efforts and is at 97.1 % of the current budget authority. The Housing Authority is planning to open the Waitlist in 2027
2. Continue to strengthen the HCV program’s financial position by controlling expenditure and periodically assessing staffing and business needs and implementing changes as necessary	The HCV program continues to monitor expenditures and has implemented changes to the budget and expenses as necessary.
3. Utilize resources effectively resulting in improved and more efficient delivery of services to clients.	The HCV program continues to monitor the utilization of its resources and plans to upgrade the current housing software system to enhance accessibility for clients and landlords
4. Work to ensure the de-concentration of low-income families in high- poverty areas by encouraging them and assisting them in moving to low- poverty areas and census tracts. The PHA will outreach to owners of units located outside areas of poverty or minority concentration.	The HCV program will continue to host landlord orientations annually to increase landlord participation, specifically in moderate income areas.
5. Continue to maintain and improve our SEMAP scores by addressing any areas where improvement is needed and implementing new procedures to improve specific SEMAP indicators/scores.	The Housing Programs Manager reviews SEMAP scores annually and implements new procedures accordingly. Address any SEMAP concerns promptly and align policies and procedures to eliminate any program deficiencies

2026-2027 HCV Program Strategic Planning



Housing Choice Voucher Administrative Plan Updates [2026-2027]

Chapter and Section	Modification
<p>Chapter 3: Eligibility 3-I.E. Spouse, Cohead and Other Adult</p> <p>Determining who acquires the voucher if the head of household is deceased</p>	<p>PHA Policy:</p> <p>“A voucher cannot be transferred to a minor if the head of household is deceased, nor can the voucher be transferred to another adult who was not an original household member. However, a voucher can be transferred to the Co-head or spouse, if they head of household is deceased”</p>
<p>Chapter 3: Eligibility 3-I.I. Persons with Disabilities</p> <p>Limiting the number of days a guest can stay in the assisted unit</p>	<p>PHA Policy:</p> <p>“A guest can remain in the assisted unit, according to the tenant’s lease, or no longer than 15 consecutive days, whichever is less. A family may request an exception to this policy for valid reasons”</p>
<p>Chapter 3: Eligibility 3-III.C. Other Permitted Reasons for Denial of Assistance</p> <p>Expanding the terms ‘criminal activity’ and ‘threatening’</p>	<p>PHA Policy:</p> <p>‘The PHA defines criminal activity as any illiegal activity (misdemeanor or felony or civil penalties depending on the nature of the violation) that is violent in nature, that violates legal codes with the intention of intimidating, or causing harm, damaging property, or harassment with the intention to intimidate others</p> <p>‘Threatening refers to oral or written threats or physical gestures that communicate the intent to abuse or commit violence. This includes racial epithets, or derogatory statements with the intent to intimidate staff or a repetitive pattern of harassment that interferes with staffs’ ability to perform their duties. ‘</p>
<p>Chapter 4: Applications 4-III.C. Selection Method</p> <p>Adding ‘Chronically Homeless as a priority Preference’</p>	<p>PHA Policy:</p> <p>The PHA will offer a preference to chronically homeless individuals or families.</p> <p>Chronic Homelessness is defined as:</p> <p>‘A homeless individual as defined in section 401(9) of the McKinney-Vento Assistance Act, who:</p> <p>Lives in a place not meant for human habitation, a safe haven, or in an emergency shelter, and has been homeless and living as described for at least 12 months* or on at least 4 separate occasions in the last 3 years, as long as the combined occasions equal at least 12 months and each break in homelessness separating the occasions included at least 7 consecutive nights of not living as described.</p> <p>Eligibility will be verified by a PHA recognized local social service entity or third party who can certify and provide documentation of the homelessness.</p>

Housing Choice Voucher Administrative Plan Updates [2026-2027]

Chapter and Section	Modification
<p>Chapter 5: Briefings 5-I.C. Family Obligations</p> <p>Limiting the period of time a family can be absent from the unit – currently 180 days (6 months)</p>	<p>PHA Policy:</p> <p>Notice is required under this provision when any family members will be absent from the unit for an extended period. An extended period is defined as any period greater than 30 calendar days. Written notice must be provided to the PHA at the start of the extended absence.</p>
<p>Chapter 5: Briefings 5-II.C. Exception to Subsidy Standard</p> <p>Defining required medical equipment that necessitates a separate bedroom</p> <p>And</p> <p>The PHA will determine the reasonable accommodation on a case-by-case basis</p>	<p>PHA Policy:</p> <ul style="list-style-type: none"> • The PHA may approve an additional bedroom as reasonable accommodation for medical equipment that is large, numerous, or requires a sterile/specialized environment. The need must be documented by a healthcare provider. The tenant must demonstrate that the requested additional room is necessary to have equal use and enjoyment of their unit, related to the disability. ▪ Large Equipment = Hospital beds, hoist lifts, dialysis machines, large oxygen concentrators, or specialized therapy equipment ▪ Space/ storage needs = Numerous items that create safety hazards or block mobility in a shared space ▪ Environmental needs = Equipment requiring a dust-free or sanitized environment, or that necessitates specialized, frequent cleaning. <p>The PHA may inspect the unit annually to confirm that the equipment is in the extra room. Generally, small portable items like <u>CPAP machines will not qualify</u> for an extra room. If the room is granted and not used for the intended purpose, the subsidy may be reduced.</p>
<p>Chapter 5: Briefings 5-II.C. Exception to Subsidy Standard</p> <p>Live in Aides will no longer qualify for a separate bedroom</p>	<p>PHA Policy:</p> <p>A live-in aide does not automatically qualify for an additional bedroom. A living room is adequate as an additional living space for a live in aide.</p>

Housing Choice Voucher Administrative Plan Updates [2026-2027]

Chapter and Section	Modification
<p>Chapter 7: Verification</p> <p>Utilizing other resources to obtain 3rd party verification of employment</p>	<p>PHA Policy:</p> <p>“The PHA will inform all applicants and participants of its use of the Work Number to obtain 3rd party verification of income”</p>
<p>Chapter 8: HQS 8-I.D. Owner and Family Responsibilities [24 CFR 982.404]</p> <p>Adoption of a ‘No Show/ No Cancellation Policy’</p>	<p>PHA Policy:</p> <p>The PHA will enforce ‘No Call/No Show’ violation if the following occurs:</p> <ul style="list-style-type: none"> - No adult is present to allow inspector to enter the unit - The inspector is denied access to any part of the unit, or - The tenant is not prepared for inspection (utilities off, pets not secured, or unit is not accessible <p>“No Show” Enforcement Policy:</p> <ul style="list-style-type: none"> - First ‘No Show’: Inspection is rescheduled with a written warning - Second ‘No Show’: Housing assistance will be reviewed for termination for violating Statement of Family Responsibility
<p>Chapter 10: Moving 10-II.C. Receiving PHA Role; Voucher issuance</p> <p>Requiring that all families that transfer to the DHA acknowledge PHA procedures for portability and eligibility policies</p>	<p>PHA Policy:</p> <p>‘The family will be responsible for acknowledging the receiving PHA’s procedures and eligibility criteria.’</p>
<p>Chapter 10: Moving 10-II.C. Receiving PHA Role: Voucher issuance</p> <p>Eliminating 30-day voucher extension granted by DHA</p>	<p>PHA Policy:</p> <p>‘No extension will be granted beyond what is required by HUD 24 CFR 982.355 (c) (13)’</p>
<p>Chapter 10: Moving 10-II.C. Receiving PHA Role: Voucher Suspension</p> <p>Extending the deadline for Request for Tenancy approval under specific circumstances</p>	<p>PHA Policy:</p> <p>‘The PHA will only provide an extension to the deadline for the Request for Tenancy Approval, if the voucher expires on the weekend, or a national holiday in which City Hall is closed. If this occurs, the RTA must be submitted by the next business day by 8 am’</p>

Housing Choice Voucher Administrative Plan Updates [2026-2027]

Chapter and Section	Modification
<p data-bbox="81 199 555 304">Chapter 12: Terminations: Exhibit 12-1 Statement of Family Obligations</p> <p data-bbox="81 346 555 493">Adoption of a policy that determines if damages to a unit are grounds for termination from HCV program.</p>	<p data-bbox="561 199 1465 231">PHA Policy:</p> <p data-bbox="561 273 1465 609">'Damages beyond normal wear and tear will be considered to be damages which should be assessed against the security deposit. However, if the damages exceed double the security deposit, the damage may be considered to be 'beyond the normal wear and tear.' Factors that impact 'normal wear and tear' including but are not limited to; length of time family lived in unit, any previous HQS violations that were observed and documented by landlord, etc) Therefore, the PHA reserves the right to request additional information prior to considering any further action.</p>

2026-2027 HCV Demographic Waitlist

122 Families

Head of Household: Gender							
Female	99		81.14%		With dependent		69/99 = 69.69%
					W/o dependent		30/99= 30.30%
Male	23		18.85%		With dependent		4/23 = 17.3%
					W/o dependent		19/23 = 82.6%
Race	Black		White		American Indian		Multiracial
	89	72.95%	25	20.49%	1	.81%	6 4.91%

Head of Household: Age		
21-29	29	23.77%
30-39	29	23.77%
40-49	29	23.77%
50-61	35	28.68%
62 <	2	.16%

Ages of Youth (as reported per Head of Household)																			
0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18+	
1	1	8	1	6	5	4	8	5	3	4	5	6	2	2	2	4	5	8	

Disabled Households		
Head of Household is Disabled	33	27.04%
Other Household Member w/Disability	18	14.75%
No Disabled Household Member	71	58.19%

Household Size and Subsidy Standard (Bedroom Size)			
Household Size	# of Households	Bedroom Size	#
1	49	40.16%	49
2	25	20.49%	25
3	23	18.8%	39
4	16	13.1%	9
5	4	3.27%	
6	2	1.6%	
7	2	1.6%	
8	1	1.6%	

Summary:

All applicants' primary language is **English**, and 99.95% of the Waitlist applicants Ethnic are **Non-Hispanic**, .05% are Hispanic. Majority of the Head of Household are **Female (81.4%)** with a **dependent (69.9%)** in the household. Male (18.85%) with dependents represent 17.3% of applicants. The average age of the applicant is **41 years old**.

Children range in age from 0 – 20 years

Early childhood (0-5) = 22

Elementary (6-10) = 24

Middle (11-14) = 16

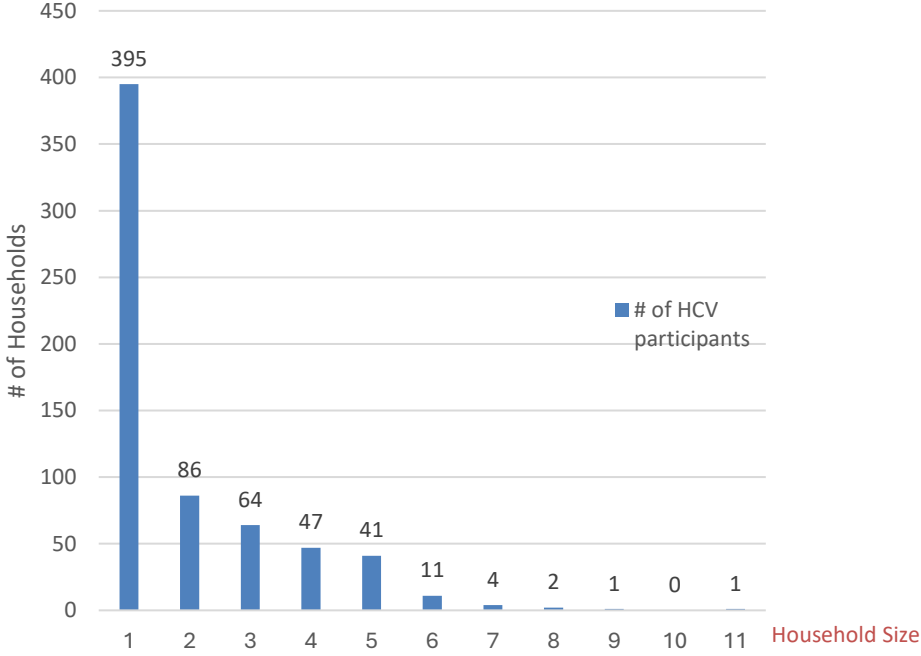
High School and Beyond (15-20) = 19

71 (58.19%) of the applicants have no disabled household member.

This information in this report is self-reported by the applicant at the time of applications

2026-2027 HCV Demographic

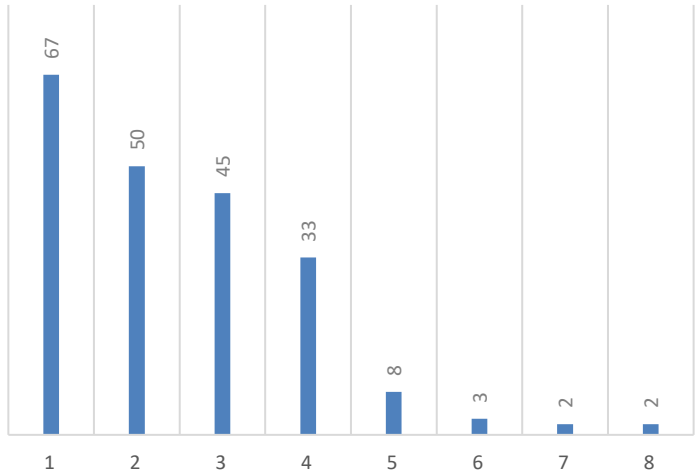
Household Composition: Household Size



Household Size	# of Households
1 person	395
2 people	86
3 people	64
4 people	47
5 people	41
6 people	11
7 people	4
8 people	2
9 people	1
10 people	0
11 people	1

Example:
There are 395 households where there is only one person in the family.

HOUSEHOLD COMPOSITION: YOUTH IN HOUSEHOLD



Number of youth in Household	Number of Households
1	67
2	50
3	45
4	33
5	8
6	3
7	2
8	2

Number of youth in Household	Number of Households
1	67
2	50
3	45
4	33
5	8

6	3
7	2
8	2

Household Composition: Head of Household with Dependents

166 (98.2%) = Female Head of Household with dependents

3 (1.77%) = Male Head of Household with dependents

Resolution 2026-04-01

Resolution Supporting the 2026-2027 Annual Plan

WHEREAS, the Department of Housing and Urban Development requires that the Housing Choice Voucher office submit an Annual Plan for each year; and

WHEREAS, the 2026-2027 Annual Plan has been available for public opinion for 45 days; and

WHEREAS, the Davenport Housing Commission provides oversight for the administrative actions of the HCV office;

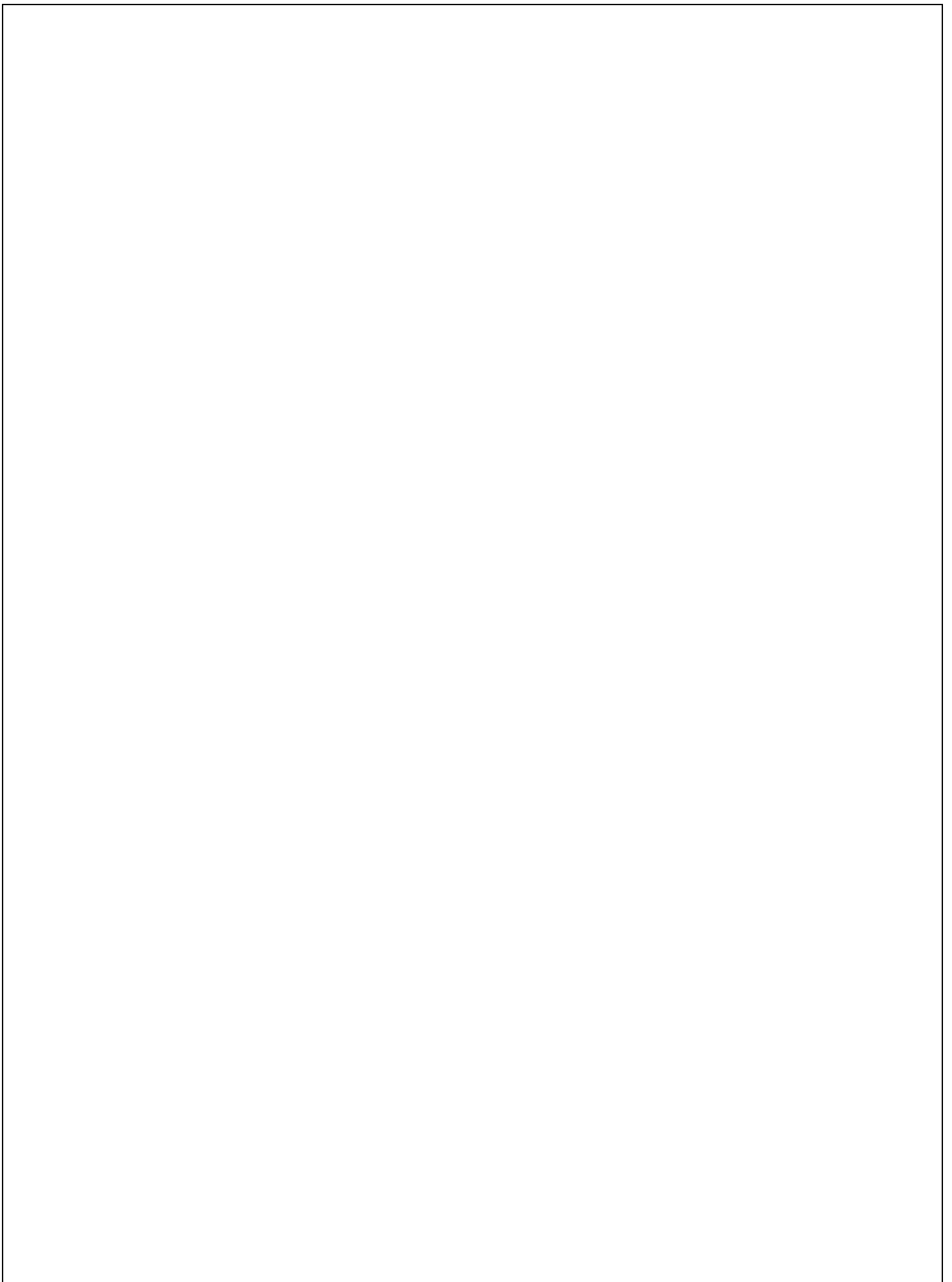
WHEREAS, the Housing Commission has had the opportunity to review the Annual Plan and concurs with the information provided;

WHEREAS, a Resolution by the Davenport Housing Commission is required for approval before the Annual Plan is submitted to HUD

NOW, THEREFORE, BE IT RESOLVED that the Davenport Housing Commission supports the approval of the 2026-2027 Annual Plan

Adopted on this 13th day of April, 2026.

Matt Wissing, Chairperson
Davenport Housing Commission



City of Davenport

Department: Community & Economic Development
Contact Info: |

Action / Date
4/13/2026

Subject:
2026-2027 Civil Rights Certification

Recommendation:

Background:

Attachments:

1. 2026-2027 Civil Rights Certification

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 3/31/2024

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning _____ in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

Davenport Housing Commission

1A045
PHA Number/HA Code

I hereby certify that all the statement above, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director:

MahaDunn
Signature: MahaDunn

Date

4/13/2026

Name of Board Chairperson:

Signature

Date

The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

City of Davenport

Department: Community & Economic Development
Contact Info: |

Action / Date
4/13/2026

Subject:
Streamlined Annual Plan — 2026- 2027

Recommendation:

Background:

Attachments:

1. Streamlined Annual Plan- 2026-2027

B.	Plan Elements.				
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s): See attached document</p>				
B.2	New Activities. – Not Applicable				
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p>In alignment with the Mission and Goals of the PHA's 5-Year Plan, the PHA has made significant strides in addressing its core priorities. Some notable accomplishments include; successfully expanding the network of participating landlords and thus providing more affordable housing opportunities for the current and future program participants. Additionally, the PHA conducted 5 landlord recruitment sessions for new and existing landlords in the Davenport community. While we have made progress towards the organization goals, we also continue to address the challenges of housing shortages and affordable housing in our community by collaborating with community partners and local stakeholders.</p>				
B.4	Capital Improvements. – Not Applicable				
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>				
C.	Other Document and/or Certification Requirements.				
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>				
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>				

C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p style="margin-left: 40px;">Y N</p> <p style="margin-left: 40px;"><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing (AFFH).

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

<p>Fair Housing Goal:</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p>

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<p>Fair Housing Goal:</p>

Housing Choice Voucher Administrative Plan Updates [2026-2027]

Chapter and Section	Modification
<p>Chapter 3: Eligibility 3-I.E. Spouse, Cohead and Other Adult</p> <p>Determining who acquires the voucher if the head of household is deceased</p>	<p>PHA Policy:</p> <p>“A voucher cannot be transferred to a minor if the head of household is deceased, nor can the voucher be transferred to another adult who was not an original household member. However, a voucher can be transferred to the Co-head or spouse, if they head of household is deceased”</p>
<p>Chapter 3: Eligibility 3-I.I. Persons with Disabilities</p> <p>Limiting the number of days a guest can stay in the assisted unit</p>	<p>PHA Policy:</p> <p>“A guest can remain in the assisted unit, according to the tenant’s lease, or no longer than 15 consecutive days, whichever is less. A family may request an exception to this policy for valid reasons”</p>
<p>Chapter 3: Eligibility 3-III.C. Other Permitted Reasons for Denial of Assistance</p> <p>Expanding the terms ‘criminal activity’ and ‘threatening’</p> <p>Incorporate a written policy addressing how harassment will be addressed</p>	<p>PHA Policy:</p> <p>‘The PHA defines criminal activity as any illegal activity (misdemeanor or felony or civil penalties depending on the nature of the violation) that is violent in nature, that violates legal codes with the intention of intimidating, or causing harm, damaging property, or harassment with the intention to intimidate others</p> <p>‘Threatening refers to oral or written threats or physical gestures that communicate the intent to abuse or commit violence. This includes racial epithets, or derogatory statements with the intent to intimidate staff or a repetitive pattern of harassment that interferes with staffs’ ability to perform their duties. - 1st warning will be a written notice and reminder of PHA policy; 2nd warning will be a Final Notice; 3rd notice- file review for termination</p>
<p>Chapter 4: Applications 4-III.C. Selection Method</p> <p>Adding ‘Chronically Homeless as a priority Preference’</p>	<p>PHA Policy:</p> <p>The PHA will offer a preference to chronically homeless individuals or families.</p> <p>Chronic Homelessness is defined as:</p> <p>‘A homeless individual as defined in section 401(9) of the McKinney-Vento Assistance Act, who:</p> <p>Lives in a place not meant for human habitation, a safe haven, or in an emergency shelter, and has been homeless and living as described for at least 12 months* or on at least 4 separate occasions in the last 3 years, as long as the combined occasions equal at least 12 months and each break in homelessness separating the occasions included at least 7 consecutive nights of not living as described.</p> <p>Eligibility will be verified by a PHA recognized local social service entity or third party who can certify and provide documentation of the homelessness.</p>

Housing Choice Voucher Administrative Plan Updates [2026-2027]

Chapter and Section	Modification
<p>Chapter 5: Briefings 5-I.C. Family Obligations</p> <p>Limiting the period of time a family can be absent from the unit – currently 180 days (6 months)</p>	<p>PHA Policy:</p> <p>Notice is required under this provision when any family members will be absent from the unit for an extended period. An extended period is defined as any period greater than 30 calendar days. Written notice must be provided to the PHA at the start of the extended absence.</p>
<p>Chapter 5: Briefings 5-II.C. Exception to Subsidy Standard</p> <p>Defining required medical equipment that necessitates a separate bedroom</p> <p>And</p> <p>The PHA will determine the reasonable accommodation on a case-by-case basis</p>	<p>PHA Policy:</p> <ul style="list-style-type: none"> • The PHA may approve an additional bedroom as reasonable accommodation for medical equipment that is large, numerous, or requires a sterile/specialized environment. The need must be documented by a healthcare provider. The tenant must demonstrate that the requested additional room is necessary to have equal use and enjoyment of their unit, related to the disability. ▪ Large Equipment = Hospital beds, hoist lifts, dialysis machines, large oxygen concentrators, or specialized therapy equipment ▪ Space/ storage needs = Numerous items that create safety hazards or block mobility in a shared space ▪ Environmental needs = Equipment requiring a dust-free or sanitized environment, or that necessitates specialized, frequent cleaning. <p>The PHA may inspect the unit annually to confirm that the equipment is in the extra room. Generally, small portable items like CPAP machines will not qualify for an extra room. If the room is granted and not used for the intended purpose, the subsidy may be reduced.</p>
<p>Chapter 5: Briefings 5-II.C. Exception to Subsidy Standard</p> <p>Live in Aides will no longer qualify for a separate bedroom</p>	<p>PHA Policy:</p> <p>A live-in aide does not automatically qualify for an additional bedroom. A living room is adequate as an additional living space for a live in aide.</p>

Housing Choice Voucher Administrative Plan Updates [2026-2027]

Chapter and Section	Modification
<p>Chapter 7: Verification</p> <p>Utilizing other resources to obtain 3rd party verification of employment</p>	<p>PHA Policy:</p> <p>“The PHA will inform all applicants and participants of its use of the Work Number to obtain 3rd party verification of income”</p>
<p>Chapter 8: HQS 8-I.D. Owner and Family Responsibilities [24 CFR 982.404]</p> <p>Adoption of a ‘No Show/ No Cancellation Policy’</p>	<p>PHA Policy:</p> <p>The PHA will enforce ‘No Call/No Show’ violation if the following occurs:</p> <ul style="list-style-type: none"> - No adult is present to allow inspector to enter the unit - The inspector is denied access to any part of the unit, or - The tenant is not prepared for inspection (utilities off, pets not secured, or unit is not accessible) <p>“No Show” Enforcement Policy:</p> <ul style="list-style-type: none"> - First ‘No Show’: Inspection is rescheduled with a written warning - Second ‘No Show’: Housing assistance will be reviewed for termination for violating Statement of Family Responsibility
<p>Chapter 10: Moving 10-II.C. Receiving PHA Role; Voucher issuance</p> <p>Requiring that all families that transfer to the DHA acknowledge PHA procedures for portability and eligibility policies</p>	<p>PHA Policy:</p> <p>‘The family will be responsible for acknowledging the receiving PHA’s procedures and eligibility criteria.’</p>
<p>Chapter 10: Moving 10-II.C. Receiving PHA Role; Voucher issuance</p> <p>Eliminating 30-day voucher extension granted by DHA</p>	<p>PHA Policy:</p> <p>‘No extension will be granted beyond what is required by HUD 24 CFR 982.355 (c) (13)’</p>
<p>Chapter 10: Moving 10-II.C. Receiving PHA Role; Voucher Suspension</p> <p>Extending the deadline for Request for Tenancy approval under specific circumstances</p>	<p>PHA Policy:</p> <p>‘The PHA will only provide an extension to the deadline for the Request for Tenancy Approval, if the voucher expires on the weekend, or a national holiday in which City Hall is closed. If this occurs, the RTA must be submitted by the next business day by 8 am’</p>

Housing Choice Voucher Administrative Plan Updates [2026-2027]

Chapter and Section	Modification
<p>Chapter 12: Terminations: Exhibit 12-1 Statement of Family Obligations</p> <p>Adoption of a policy that determines if damages to a unit are grounds for termination from HCV program.</p>	<p>PHA Policy:</p> <p>'Damages beyond normal wear and tear will be considered to be damages which should be assessed against the security deposit. However, if the damages exceed double the security deposit, the damage may be considered to be 'beyond the normal wear and tear.' Factors that impact 'normal wear and tear' including but are not limited to; length of time family lived in unit, any previous HQS violations that were observed and documented by landlord, etc) Therefore, the PHA reserves the right to request additional information prior to considering any further action.</p>