

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

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# PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004  
Annual Plan for Fiscal Year 2001

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## PHA Plan Agency Identification

**PHA Name:** City of Sioux City Housing Authority

**PHA Number:** IA018

**PHA Fiscal Year Beginning:** 06/2001

### Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

### Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2000 - 2004**  
[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- PHA Goal: Expand the supply of assisted housing  
Objectives:
  - Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
- PHA Goal: Improve the quality of assisted housing  
Objectives:
  - Improve public housing management: (PHAS score)
  - Improve voucher management: (SEMAP score)
  - Increase customer satisfaction:
  - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

**HUD Strategic Goal: Improve community quality of life and economic vitality**

- PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

- PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:

- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - Other: (list below)

**Other PHA Goals and Objectives: (list below)**

**Annual PHA Plan**  
**PHA Fiscal Year 2001**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Sioux City Housing Authority anticipates a year of stabilization in its programs and adjustment to Section 8 only status. During the previous year we received 108 Enhanced Housing Choice Vouchers. By FY 02, the utilization of those vouchers will be complete. We will be reviewing all our discretionary policies during the coming year and revising our Administrative Plan to reflect any changes we make. We do not plan to make any significant changes in our program administration or policies, only to streamline and clarify anything needing to be.

With the completion of the sale of the six remaining duplex units, our administration of Public Housing will come to a close. This should be completed prior to the beginning of our fiscal year, so during FY 02 we will no longer have a Public Housing Program. We are continuing to utilize the proceeds from the sale of our Public Housing units to fund an Affordable Home Ownership Program. To date we have provided down payment assistance to 195 low-income families to assist them in becoming homeowners.

During FY02, we expect to serve the 1,159 families we have in our Housing Choice Voucher Program, HOME Tenant-Based Rental Assistance, and Moderate Rehabilitation Program. We have fifty Family Unification and 50 Mainstream Disability Vouchers to keep utilized and an 80 Family Self-Sufficiency Program for which we continually recruit participants.

The area in which we will put continued effort this year is improvement of communication with landlords, tenants, and the general public. PHA staff have several meetings scheduled with our advisory board during the coming year, in addition to landlord meetings, participation in the Siouland Renters Association, speaking engagements to community groups, and publication of *Housing Highlights*, our quarterly newsletter for program participants and the general public. . With our CFP money from FY 99 and FY 00, we have purchased a digital camera, laptop computer and projector, to improve the quality of our presentations to the public and program applicants and participants.

Additional effort will be expended to improve our website. We have just begun to use our website for informing the public of our programs and services. Staff especially wants to include all information

concerning lead-based paint regulations on its web page and include all pertinent links. We are looking to expand our capabilities to include the latest enhancements in web technology. One of taff's long-term goals is to give people the ability to apply on-line.

Because we have reached our maximum output the last few years adapting to HUD regulation changes and utilizing additional funding, we do not expect to be applying for any new funding in FY 02. We will be submitting an application for FSS Coordinator funding, but this is for a continuation of funding we are already receiving. During the last few years, we have not had the time to devote resources to proactive problem-solving. A year of stability during which staff can do some long range planning and goal setting would be a welcomed prospect. Though no one can predict the future, we would like to take a systematic approach to reviewing and improving when appropriate, all our operating processes. We will lend our support to development of affordable housing units within the community. Several developers are making use of LIHTC to expand affordable housing opportunities.

This year our PHA Annual Plan public hearing did not draw as many people or comments as last year. One attendee expressed the need for more emergency housing and homeless shelters. Comments were made about the more general need for all affordable housing. Some concern was raised over high utility costs. The audience supported the PHA's increase in utility allowances and payment standard. Another attendee commented about the short time it takes from application to lease-up in the Housing Choice Voucher Program, and what an improvement this is from several years ago. Approximately fifteen people attended the public hearing.

It was difficult to get Resident Advisory Board participation over the last year. However, with some coaxing, the board members who attended the meetings came up with several comments germane to the PHA Plan. Following are the minutes of the most recent meeting held on March 16, 2001.

*Catherine L. Olson, Housing Services Division Manager, offered an overview of the Section 8 program developments of the past year, and asked what the board envisions for the coming year—meeting summary follows:*

**ADDITIONAL FUNDING:**

- Receiving the funding for an additional 108 Vouchers
- The need to add additional staff to handle the increase in the workload

**INCREASE IN UTILITY COSTS:**

- The adjustments made to the utility allowance to help program participants with the increase in gas costs
- Discussed how some landlords were forced to pass on some of this expense to the tenant via higher rents and/or reassigning utility responsibility
- The Housing Authority also raised Payment Standards to help counter these same utility costs

**PUBLIC HOUSING UNITS FOR SALE:**

- The discussion turned to the Public Housing units that were being sold. Original goal: to offer the units for sale to non-profit organizations to be used as transitional housing.
- An application revision is waiting HUD approval.

**DOWNPAYMENT ASSISTANCE PROGRAM/AFFORDABLE HOUSING PROGRAM:**

- Program to be presented to Council for re-funding for this year. Projected date: May 2001. Projected amount funded for the program: \$175,000.

- Cathy listed several criteria for a ‘successful’ down payment assistance applicant:
  - ✓ Income eligible
  - ✓ Excellent credit history
  - ✓ Ability to get financing
  - ✓ Attend the Home Ownership class offered by Consumer Credit Counseling

**CHILD SUPPORT:**

- The issue of child support came to the forefront of the discussion, specifically the ramifications of owing back child support on a person’s credit history. Cathy mentioned that this issue has been discussed before by staff and clients, and the possibility of excluding child support payments from ‘countable’ income in relation to the amount of rent paid has been brought forward as a possible ‘deduction’ to be considered by Congress and/or HUD.

**INSPECTORS:**

- RAB members seemed to be pleased with the announcement of ‘rotating’ inspectors.

**RENT COMPARISONS:**

- Housing staff is currently working to update this essential database.

**UPCOMING YEAR:**

- Cathy mentioned a quarterly Newsletter that the Division was developing. Comments and suggestions were encouraged.
- One of the board members suggested ‘independent’ inspectors might be the ‘wave of the future.’ And this same member felt strongly about property owners doing background checks on tenants.
- Another board member felt this may lead to ‘blanket discrimination’ and that a property owner’s time would be better spent maintaining their property to encourage better behavior in their tenants.
- Cathy mentioned the plan to have a Landlord meeting to update landlords on the new lead paint guidelines, general education, and the upcoming press to enforce City codes uniformly on all property owners.
- Other issues that the RAB members discussed:
  - ✓ Asked for an explanation of the HA’s termination policy
  - ✓ Suggested an on-site manager at some larger apartment complexes (specifically mentioned was CHI)
  - ✓ Landlord should give local contact for emergencies
  - ✓ One RAB member proposed landlord education to encourage landlords to put money back into their properties to promote better behavior on the parts of the tenants
  - ✓ Another member proposed more tenant education to build skills and pride in a person’s living space.

PHA personnel have examined these suggestions and will be implementing several. We have devised a form for landlords to give to their tenants explaining how to contact them (or who to contact) in case of an emergency. A newsletter was mailed to all tenants on April 1, 2001. This will be published on a quarterly basis. We have also added software to make the process of including informational notices with landlord checks each month. We will use this as one avenue to improve communication with



landlords. The first notice gave a thorough explanation of the correlation between rent reasonableness and rent raises and the importance of ongoing property management and improvements if a rent increase is expected.

The coming year will undoubtedly bring with it unplanned challenges and opportunities. The job of providing the best possible customer service, the most up-to-date information, the highest professional standards, and the most efficient operation will continue to provide the known challenges. We look forward to FY02 as a time of catch up and renewal. Our in-depth analysis and improvement of all operating systems will take us into FY03 fully prepared for whatever may need undertaking.

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

#### **Table of Contents**

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#### **Annual Plan**

- i. Executive Summary
- ii. Table of Contents
  1. Housing Needs
  2. Financial Resources
  3. Policies on Eligibility, Selection and Admissions
  4. Rent Determination Policies
  5. Operations and Management Policies
  6. Grievance Procedures
  7. Capital Improvement Needs
  8. Demolition and Disposition
  9. Designation of Housing
  10. Conversions of Public Housing
  11. Homeownership
  12. Community Service Programs
  13. Crime and Safety
  14. Pets (Inactive for January 1 PHAs)
  15. Civil Rights Certifications (included with PHA Plan Certifications)
  16. Audit
  17. Asset Management
  18. Other Information

#### **Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration

- FY 2000 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

**Supporting Documents Available for Review**

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
x	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
x	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
x	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
x	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation:	Annual Plan: Eligibility, Selection, and Admissions

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
x	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
x	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
x	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
x	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
x	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
x	Approved or submitted public housing homeownership	Annual Plan:

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	programs/plans	Homeownership
x	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
x	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
x	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
x	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

### **A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Afford- ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access- ibility</b>	<b>Size</b>	<b>Loca- tion</b>
Income <= 30% of AMI	118	5	5	4	3	3	3
Income >30% but <=50% of AMI	104	5	5	4	3	3	3
Income >50% but <80% of AMI	96	5	5	4	3	3	3

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Elderly	91	5	4	4	4	3	4
Families with Disabilities		5	5	4	4	3	3
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s  
Indicate year: 2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year: March 2000
- Other sources: (list and indicate year of information)

### **B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists**

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

<b>Housing Needs of Families on the Waiting List</b>
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### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance  
 Public Housing  
 Combined Section 8 and Public Housing  
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)  
 If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	165		998
Extremely low income <=30% AMI	88	76	
Very low income (>30% but <=50% AMI)	27	23	
Low income (>50% but <80% AMI)	0	0	
Families with children	82	71	
Elderly families	6	05	
Families with Disabilities			
Race/ethnicity	Am. Indian/N.A.-19	16	
Race/ethnicity	Black-8	06	
Race/ethnicity	Asian-1	01	
Race/ethnicity	White-86	74	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

### Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)?  No  Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?  No  Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  No  Yes

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below) Sending letters of support on behalf of affordable housing developments

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below) Supporting all efforts by Iowa Work Force Development to assist families in achieving self-sufficiency

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below) Allow the Section 8 formula for determining rent to fulfill its intent for families to contribute more toward rent as their income increases. This will allow families, when they become self-sufficient, to be prepared for the reality of renting on the open market. They will have learned to budget a minimum of a third of take-home pay for housing needs.

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**



Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below) At this point, there are five elderly people on the waiting list. This need can easily be addressed by normal turn-over.

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below) We received 50 mainstream disabled vouchers two years ago. The turnover of these vouchers serves this population well.

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2000 grants)</b>		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$3,800,000.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
h) Community Development Block Grant		
i) HOME	\$180,000.00	
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>		
<b>4. Other income (list below)</b>		
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	\$4,025,000.00	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)
- c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

## **(2)Waiting List Organization**

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)
- b. Where may interested persons apply for admission to public housing?
- PHA main administrative office
- PHA development site management office
- Other (list below)
- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**
1. How many site-based waiting lists will the PHA operate in the coming year?
2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
  - All PHA development management offices
  - Management offices at developments with site-based waiting lists
  - At the development to which they would like to apply
  - Other (list below)

**(3) Assignment**

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
  - Two
  - Three or More
- b.  Yes  No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

- a. Income targeting:
- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
- In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
  - Overhoused
  - Underhoused
  - Medical justification
  - Administrative reasons determined by the PHA (e.g., to permit modernization work)
  - Resident choice: (state circumstances below)

Other: (list below)

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence

Substandard housing  
Homelessness  
High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

#### **(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

#### **(6) Deconcentration and Income Mixing**

- a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
- b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
- c. If the answer to b was yes, what changes were adopted? (select all that apply)
- Adoption of site based waiting lists  
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- Other (list policies and developments targeted below)
- d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:



g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts  
 List (any applicable) developments below:

## **B. Section 8**

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### **(1) Eligibility**

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation  
 Criminal and drug-related activity, more extensively than required by law or regulation  
 More general screening than criminal and drug-related activity (list factors below)  
 Other (list below)

b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity  
 Other (describe below)

### **(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None

- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

HOME TBRA

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

Those agencies that have requested our application packets and have them on hand.

**(3) Search Time**

a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below: Up to 120 days for hard to house and other special needs.

**(4) Admissions Preferences**

a. Income targeting

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing

- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application  
 Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD  
 The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers  
 Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

#### **(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan  
 Briefing sessions and written materials  
 Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices  
 Other (list below)

Letters to appropriate agencies

Postings in the Main Offices

### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

**(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

- For increases in earned income
- Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)  
(select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments

- Operating costs plus debt service
- The “rental value” of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- Other (list below)

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

**B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Payment Standards**

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

High energy costs are driving up rents.

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

At least annually, but sooner than annually if circumstances warrant

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

Anything that impacts market rents.

## **(2) Minimum Rent**



a. What amount best reflects the PHA's minimum rent? (select one)

- \$0  
 \$1-\$25  
 \$26-\$50

b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

### **B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		

Other Federal Programs(list individually)		
		3

**C. Management and Maintenance Policies**

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)  
 Administrative Plan

**6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

**A. Public Housing**

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

**B. Section 8 Tenant-Based Assistance**

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
- Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

#### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

#### **(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)
- b. If yes to question a, select one:
- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name
- or-
- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

## **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
  - Revitalization Plan under development
  - Revitalization Plan submitted, pending approval
  - Revitalization Plan approved
  - Activities pursuant to an approved Revitalization Plan underway

- Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
- If yes, list development name/s below:

Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:

Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:

### **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

#### 2. Activity Description

Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:

- a. Actual or projected start date of activity:  
 b. Projected end date of activity:

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>
1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one)

<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

**10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

**A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1.  Yes  No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current

status)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: \_\_\_\_\_)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: \_\_\_\_\_)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: \_\_\_\_\_)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

## **11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

### **A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to



component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

**B. Section 8 Tenant Based Assistance**

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes  No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants  
 26 - 50 participants  
 51 to 100 participants  
 more than 100 participants

b. PHA established eligibility criteria

Yes  No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

Yes  No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals  
 Information sharing regarding mutual clients (for rent determinations and otherwise)  
 Coordinate the provision of specific social and self-sufficiency services and programs to eligible families  
 Jointly administer programs

- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes  No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)


**(2) Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b.  Yes  No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
  - Informing residents of new policy on admission and reexamination
  - Actively notifying residents of new policy at times in addition to admission and reexamination.
  - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
  - Establishing a protocol for exchange of information with all appropriate TANF agencies
  - Other: (list below)

**D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937**

**13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

**A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

## **14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_\_
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
  - Not applicable
  - Private management
  - Development-based accounting
  - Comprehensive stock assessment
  - Other: (list below)

3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
- Provided below:  
(see Executive Summary for details)
- Suggested "independent" inspectors  
Suggested landlords do background checks on tenants  
Questioned the Housing Authority's termination policy  
Suggested an on-site manager for larger apartment complexes  
Landlords should give local contact for emergencies  
Landlords should put money back into their properties.  
Tenant's should be educated to build skills and pride in person's living space.

3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments  
List changes below:
- Other: (list below)

The PHA separated for RAB members those things over which the HA has some discretionary jurisdiction and those things that are in within the control of someone other than the HA. Several of the suggestions and comments will be imparted during meetings with landlords (albeit with a little more diplomacy) and tenants. The comment on the HA's termination policy was answered to the RAB board member's satisfaction.

### **B. Description of Election process for Residents on the PHA Board**



1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

**C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (Sioux City MSA)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
  
- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

**D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

## Attachments

Use this section to provide any additional attachments referenced in the Plans.

### Resident Advisory Board Members

Ray Beaman	1003 Pierce St. Apt D-10	Sioux City, IA 51105
David J. Biddle	1716 Nebraska St. #310	Sioux City, IA 51105
Gregory Hanson	1716 Nebraska St #70	Sioux City, IA 51105
Robert Klameth	1013 1/2 Pierce St	Sioux City, IA 51105
Gary D. Thompson	901 W. 6th Street Apt. A	Sioux City, IA 51103
Barbara E. Audus	1816 West St Apt #2-B	Sioux City, IA 51103
Debra Bales	2309 Geneva	Sioux City, IA 51103
Priscella Bellis	1308 Court St #1	Sioux City, IA 51105
Marvel Cox	801 8th St #D-7	Sioux City, IA 51105
Rochelle L. Dean	1835 Whitehouse St.	Sioux City, IA 51106
Despi A. Kounas	301 5th St #306	Sioux City, IA 51101
April M. Lambing	913 Paul Ave.	Sioux City, IA 51109
Dolores A. Schneiders	1020 Jones St #5	Sioux City, IA 51105
Frances Schon	111 17th Street	Sioux City IA 51103
Margery A. Scott	2000 Outer Dr N #116	Sioux City, IA 51104

# PHA Plan Table Library

## Component 7 Capital Fund Program Annual Statement Parts I, II, and II

### Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number IA05P01850100      FFY of Grant Approval: (07/2000)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	\$32,805
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	\$32,805
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**Annual Statement**  
**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA-Wide Activities	Technology upgrades, equipment upgrades	IA05P01850100	\$32,805

**Annual Statement  
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (03/31/2001)	All Funds Expended (03/31/2001)
HA-Wide Activities	\$3,950.83	\$3,616.04

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>Total estimated cost over next 5 years</b>				

## Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>



## **Resident Advisory Board Comments**

An informational letter regarding the formation of the Resident Advisory Board (RAB) was mailed out to all active Section 8 and Public Housing program participants. The letter invited interested parties to sign up for the RAB and to be an active part of the PHA planning process.

A total of twenty program participants responded. There were no Public Housing residents who responded. This may be a result of the fact that the Sioux City Housing Authority has all scattered site units and only 18 Public Housing units remain in the program. The other responses provided the Sioux City Housing Authority with a group of individuals who adequately reflected and represented the residents assisted by the PHA in the Section 8 Program.

Respondents were invited to attend a meeting to discuss program-related issues. The letter included several specific topics introduced for discussion. The respondents were given the option of attending the meeting or submitting their feedback in writing.

Eight program participants attended the meeting.

Staff has reviewed the suggestions made by the Resident Advisory Board and is submitting the following compilation of the responses provided.

*"As most of you know, there is a waiting list for the Section 8 rental assistance program. However at this time, the waiting list is fairly short (3 to 6 months). We are aware that we are probably not reaching all the families in our community who could benefit from this program.*

### **What are some of your ideas on how we can make more families aware of the Section 8 rental assistance program?"**

**Some of these ideas were:**

- **Television and radio advertisements**
- **Target all agencies dealing with low-income population and distribute flyers, brochures and posters to these agencies.**
- **Fully educate these agencies about what 'rental assistance' means and keep them updated on process (i.e. - length of waiting list and emergency assistance.)**
- **Encourage willing landlords to have program information available.**

*"The Family Self Sufficiency Program (FSS) is funded by HUD and is administered through the Sioux City Housing Authority. The FSS program is an optional program for Section 8 recipients that offers supportive services to participants in any of the Section 8 rental assistance programs. This program allows a period of up to five years to meet the goals of education, job training, job experience, etc., which will help the family free itself of all welfare programs and become self sufficient.*

### **What are some of your ideas on how we can recruit participants to this program?"**

- **Fully educate and actively encourage program participants about the value of program. Some of the respondents admitted they don't remember being told about program.**
- **Remind participants of this program at annual recertification.**

- **Reinforce the partnership the participants will have with the FSS coordinator and have examples of what services will be available to them once this connection is established.**

*"We are always striving to improve our customer service skills. We are looking for suggestions on how can we provide the best possible customer service to the families we work with. This may include questions that we could use on a Customer Service Satisfaction type comment card that program participants can fill out.*

**What type of questions would be appropriate for this type of comment card?**

- **Responses to this question ranged from "Unless required by regulation, scrap this idea" to comment cards designed for feedback about current living conditions to the customer service provided in the Housing office. (I.e.- how well the program was explained and overall treatment of client.)**
- **Mail out comment cards and encourage use of City "drop" box.**

*"Fair housing and equal opportunity are serious issues to families seeking basic, decent, affordable housing.*

**Do you have suggestions on how we can overcome discrimination?**

- **This question seemed to evoke the most passionate response from the residents on the board. Discrimination is a serious handicap for renters in general and for the Section 8 program participants in our own community.**
- **Some of the issues mentioned:**
- **Encourage the active and thorough enforcement of discrimination laws already in effect**
- **EDUCATION! Public in general as well as program participants need to KNOW when the boundaries of discrimination have been crossed and where to go and what action to take if and when this happens. Reach out directly to landlords and general public to raise the level of awareness regarding this issue.**
- **One member of the RAB suggested a 'point' card that landlords and tenants fill out to track responses to rental inquiries. This respondent also suggested the Housing staff emphasize the importance of the tenant's 'first impression' and what questions are appropriate to ask the landlord and what questions are appropriate to be asked by the landlord.**
- **More citywide multi-cultural functions also strongly suggested to help eliminate bias.**

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# SIoux CITY HOUSING AUTHORITY PUBLIC HOUSING

## GRIEVANCE PROCEDURE

REVISED  
December 27, 1999

**Housing Assistance Center  
Rm. 107, 405 6<sup>th</sup> St.  
PO Box 447  
Sioux City, IA 51104  
(712) 279-6348**

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## GRIEVANCE PROCEDURE

The Iowa Chapter of the  
National Association of  
Housing and Redevelopment Officials

April 7, 1997

*Prepared by:*

Quadel Consulting Corporation  
1250 Eye Street, N.W.  
Suite 330  
Washington, DC 20005

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## GRIEVANCE PROCEDURE

### I. PURPOSE AND SCOPE

This Grievance Procedure sets forth the requirements, standards, and criteria established to assure the tenants of the Sioux City Housing Authority an opportunity for a Hearing if he or she disputes any Housing Authority action or failure to act involving the tenants' lease or Housing Authority regulations which adversely affect the individual tenant's rights, duties, welfare or status.

### II. APPLICABILITY

- A. This procedure applies to all grievances between individual tenants and the Housing Authority as defined in Section 3A below.
- B. This Grievance Procedure does not apply to:
  - 1. Disputes between tenants in which the Authority is not involved;
  - 2. Any changes in Authority policies and procedures. This procedure is not intended as a forum for initiating or negotiating policy changes between a tenant or group of tenants and the Authority.
  - 3. Class grievances.
  - 4. Termination of tenancy or eviction that involves:
    - a. Any criminal or other activity that threatens the health, safety, or right to peaceful enjoyment of the premises of other tenants or employees of the Authority; OR
    - b. Any drug-related criminal activity on or off the premises.

### III. DEFINITIONS

For the purpose of this Grievance Procedure, the following definitions apply:

- A. Grievance -- Any disagreement which a tenant may have with respect to Housing Authority action or failure to act in accordance with the individual's lease or Housing Authority regulations which adversely affects the individual tenant's rights, duties, welfare or status.
- B. Complainant -- Any tenant whose grievance is presented to the Housing Authority in accordance with Sections 4 and 5 of this procedure.

- C. Elements of Due Process -- Legal proceedings carried out in accordance with established rules. Any eviction or termination proceeding requires:
  - 1. Adequate notice to the tenant of the grounds for terminating his or her lease and for eviction.
    - a. The Housing Authority shall give three (3) days written notice of termination if the termination is caused by the tenant's failure to pay rent.
    - b. The Housing Authority shall give three (3) days written notice of termination if there is a threat to the health or safety of other tenants or employees of the authority.
    - c. The Housing Authority shall give thirty (30) days written notice of termination in all other cases.
  - 2. The right of the tenant to be represented by legal counsel.
  - 3. The opportunity for the tenant to disagree with the evidence presented by the Authority including the right to confront and cross-examine witnesses and to present any affirmative legal or fair defense which the tenant may have. The tenant may examine (and make copies of at the tenant's own expense) all relevant documents, records, policies, and regulations of the Housing Authority prior to the hearing for the purpose of preparing a defense.
  - 4. A decision on the merits.
  - 5. A person with disabilities shall be provided reasonable accommodation to the extent necessary to provide the person with the opportunity to participate in a grievance hearing.
- D. Hearing Officer -- A person selected to hear grievances and make a decision.
- E. Hearing Panel -- A panel selected to hear grievances and to make a decision.
- F. Tenant -- shall mean the adult person (or persons) other than a live-in aide who:
  - 1. Resides in the unit, and who executed the lease with the Authority as lessee of the dwelling unit, or, if no such person now resides in the unit;
  - 2. Resides in the unit, and is a remaining member of the tenant family residing in the dwelling unit.
- G. Resident organization -- Includes Resident Councils and Resident Management Corporations.
- H. Informal Settlement -- Meeting held with complainant and the Authority in an attempt to resolve the grievance before going to a formal grievance hearing.



- I. Summary of Discussion -- Result of informal hearing giving detailed information in writing of the major points discussed in the informal hearing and the Authority's decision on the complaint.
- J. Escrow -- Money held by a third person fiduciary as a good faith promise until a determination is made on what to do with the money. The escrow amount can be deposited into a bank account or held by an uninterested, independent thirdparty with the equivalent security and accountability as a bank account.
- K. Waiver -- The release of a right or claim.
- L. Trial De Nova -- The right to a new trial.

#### **IV. INFORMAL SETTLEMENT OF GRIEVANCE**

- A. Any grievance shall be personally presented either orally or in writing, within five (5) business days after the grievable event to the Authority office of the dwelling in which the complainant (also referred to as "tenant") resides so that the grievance may be discussed informally and settled without a Hearing. The PHA must schedule the informal meeting within ten (10) business days of receipt of the grievance.
- B. The Housing Authority must, within a reasonable time and not to exceed thirty (30) days after the informal discussion, provide a written summary of the discussion of the meeting discussion and send it to the tenant by Registered or Certified Mail or deliver it personally with a signed receipt obtained from the tenant. A copy will be retained in the tenant's file. The summary will specify:
  - 1. Names of the participants.
  - 2. Date of the discussion.
  - 3. Nature of proposed disposition of the grievance.
  - 4. Specific reason for proposed disposition of the grievance.
  - 5. Procedures by which a Hearing may be obtained if the tenant isnot satisfied.
  - 6. That the tenant has five (5) business days from the date of the summary of the discussion to request a hearing.
- C. Before a tenant can request a Hearing by a Hearing Officer the grievance must be submitted first for an informal meeting.
- D. If the tenant can show good cause why he or she has failed to follow the procedure for informal meeting to the Hearing Officer, the informal meeting may be waived by the Hearing Officer.

**V. PROCEDURE TO OBTAIN A HEARING**

- A. If the tenant is dissatisfied with the final results of the informal meeting, he or she must submit a written request to the Housing Authority or to the project office within five (5) business days after the receipt of the summary of the discussion pursuant to Section 4. The written request for a formal hearing must specify the reason(s) for the grievance and the action or relief sought.
- B. Selection of hearing officer. Grievances shall be presented before a hearing officer. The hearing officer shall be an impartial, disinterested person appointed by the PHA, other than the person who made or approved the PHA action under review or a subordinate of that person.

**VI. FAILURE TO REQUEST A HEARING**

If the tenant does not request a Hearing within five (5) business days following the date of the summary of the informal meeting:

- A. The Housing Authority's disposition of the grievance under Section 4 as stated in the summary of the discussion, becomes final and effective at the close of business on the fifth business day following the date of the summary of the discussion.
- B. The failure to request a hearing does not waive the tenant's right to contest the Housing Authority's decision in an appropriate judicial proceeding.

**VII. HEARING INVOLVING AMOUNT OF RENT- ESCROW ACCOUNT**

Before a hearing can be scheduled for a grievance involving the amount of rent as defined in the lease, the tenant must:

- A. Pay the Authority the full amount of rent, calculated by the Authority, which was due on the first of the month preceding the month in which the grievance occurred; and
- B. Deposit this same amount of rent due into an escrow account every month until the complaint is resolved by the hearing officer's decision.

If the tenant fails to comply with A and B above, the grievance process will be terminated. Failure to follow A and B above, however, does not waive any of the tenant's rights to contest the Authority's disposition of the grievance in an appropriate judicial proceeding.

The requirements described in Section 7 of this Grievance Procedure may be waived by the Housing Authority in extenuating circumstances.

### **VIII. SCHEDULE OF HEARINGS**

If the tenant has met the informal meeting requirements, properly requested a formal hearing, and made any necessary rental payments to the Authority or to an escrow account (when applicable), then the following will take place:

- A. A hearing will be scheduled by the hearing officer within fourteen (14) days of the date the PHA receives the Request for the Hearing.
- B. The hearing will be scheduled for a time and place reasonably convenient to both the complainant and the Housing Authority. The written notification will be delivered to the tenant and appropriate Authority officials, by Registered or Certified mail, or delivered promptly with a signed receipt notice.
- C. The written notification will specify:
  - 1. Time of hearing.
  - 2. Place of hearing.
  - 3. Procedures governing the hearing.

### **IX. FAILURE TO APPEAR AT THE HEARING**

- A. If the tenant fails to appear at the hearing the hearing officer may make a determination to postpone the hearing for a period not to exceed five (5) business days, or may make a determination that the non-appearing party has waived the right to a hearing.
- B. The tenant and the Housing Authority will both be notified in writing of this determination by the hearing officer within a reasonable time.
- C. Failure of the tenant to appear at the hearing and a determination that he or she has waived the right to a hearing does not waive the tenant's right to argue the case in an appropriate judicial proceeding.

### **X. PROCEDURE GOVERNING HEARING**

- A. The Hearing shall be held before the hearing officer.
- B. The tenant shall be afforded a fair hearing, which shall include:
  - 1. The opportunity to examine before the hearing, any documents, including records and regulations, that are directly relevant to the hearing. The tenant shall be allowed to copy any documents at his or her own expense. Any document requested but not made available to the tenant for examination may not be relied on by the Housing Authority during the hearing;
  - 2. The right to be represented by counsel or other person chosen as his or her representative and to have this person make statements on the tenant's behalf;

3. The right to a private hearing unless the tenant requests a public hearing;
  4. The right to present evidence and arguments in support of his or her complaint, to object to irrelevant evidence and request that such evidence be excluded, and to confront and cross-examine all witnesses on whose testimony or information the Authority or project management relies; and
  5. A decision based solely and exclusively upon the facts presented at the hearing.
- C. The hearing officer may render a decision without holding the hearing if the hearing officer determines that the issue has been previously decided in another proceeding.
  - D. At the hearing, the tenant must first show that he or she is entitled to the relief sought after which the Authority must justify the action or failure to act as cited in the complaint.
  - E. The hearing shall be conducted informally by the hearing officer and oral or documentary evidence pertinent to the facts and issues mentioned in the complaint may be received without regard to admissibility under the rules of evidence applicable in judicial proceedings.
  - F. The hearing officer shall require the Authority, the tenant, tenant's counsel and other participants or spectators to conduct themselves in an orderly fashion.
  - G. Failure to comply with the hearing officer's call for order may result in removal of the offending person from the proceedings, termination of the hearing, or the entry of judgement by default against the offending person.
  - H. The tenant or the Authority may arrange in advance, and at the expense of the party making the arrangement, for a transcript of the hearing. Any interested person may purchase a copy of the transcript.
  - I. Accommodation of Persons with Disabilities
    1. The Housing Authority will take steps to insure that reasonable accommodation for persons with disabilities is provided so that participation in any hearing is possible. Reasonable accommodation may include qualified sign language interpreters, readers, accessible locations or attendants.
    2. If the tenant is visually impaired any notice which is required under this Grievance Procedure, must be in an accessible format.

## **XI. DECISION OF HEARING OFFICER**

- A. The hearing officer will prepare a written decision, including an explanation of the reasons for the decision, within a reasonable time after the hearing.
  - B. A copy of the decision will be sent to the tenant and the Authority at the same time. The Authority shall retain a copy of the decision in the tenant's folder.
-

- C. A copy of the decision, with all names and identifying references deleted, will also be maintained on file by the Authority and made available for inspection by a prospective tenant, his or her representative or the hearing officer.
- D. The decision of the hearing officer will be binding on the Authority which will take all actions, or refrain from any actions, necessary to carry out the decision unless the Housing Authority Board of Commissioners determines within a reasonable time, and promptly notifies the complainant of his/her determination, that:
  - 1. The grievance does not concern any act or failure to act on the part of the Authority involving the tenant's lease or Authority regulations which adversely affect the tenant's rights, duties, welfare or status; or
  - 2. The decision of the hearing officer is contrary to applicable Federal, State and/or Local law, HUD regulations or requirements of the Annual Contributions Contract between the Department of Housing and Urban Development and the Housing Authority.
- E. A decision by the hearing officer or Housing Authority Board of Commissioners in favor of the Authority, or which denies the relief requested by the tenant in whole or in part, does not waive or affect any rights the tenant may have to a trial de nova or judicial review in any judicial proceedings, which may be filed in the future.

# 1. INTRODUCTION

The information contained in this document is the update of the 1995 Sioux City Consolidated Plan & Strategy of the Siouxland Consortium. The plan is developed to fulfill the requirements of the U. S. Department of Housing and Community Development for the CDBG, HOME and Emergency Shelter Grant Programs. The Siouxland Consortium includes Sioux City, Iowa, South Sioux City, Nebraska and Dakota City, Nebraska.

Sioux City, Iowa is the center of the Sioux City Urban Area and the Siouxland Region. The Sioux City Urban Area and Siouxland Region are located in northwest Iowa, northeast Nebraska, and southeast South Dakota. The Sioux City Urban Area (Map 1) includes the Dakota City, South Sioux City, and a small portion of unincorporated Dakota County, in Nebraska, Sioux City, Sergeant Bluff, and a small portion of unincorporated Woodbury and Plymouth Counties in Iowa, and North Sioux City and the remainder of Big Sioux Township in Union County, South Dakota. Dakota Dunes is located in Big Sioux Township. It is a planned, high value residential, business, and recreational community.

The Sioux City Metropolitan Statistical Area (MSA) includes Dakota County, Nebraska and Woodbury County, Iowa. The data below indicates that the Sioux City Urban Area has shown considerable growth in population in the 1990 to 1998 period. The data also indicates that the rate of growth has been greatest in the South Dakota portion, followed by the Nebraska portion. International immigration has been considerable in the Iowa and Nebraska portions.

# 2. DEMOGRAPHICS

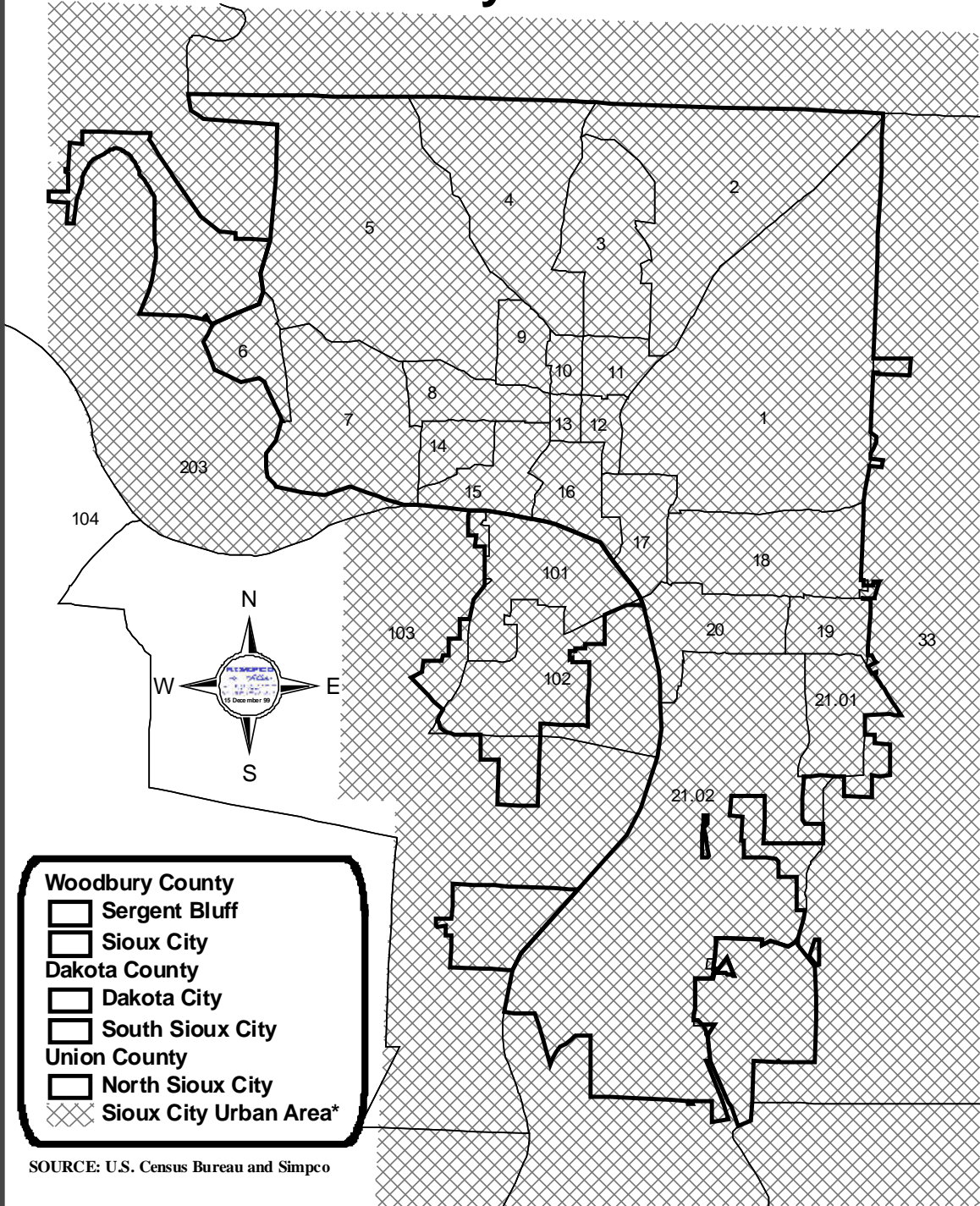
- **Population**

Sioux City is the central city of the MSA and the Siouxland Region. The Siouxland Region is a loosely defined area of approximately fifty miles radius from Sioux City. The population of Sioux City grew for most of the early and mid parts of the twentieth century reaching 89,159 in the 1960 census. Table 2-1 and Chart 2-1 contain the Sioux City counts for each decennial census from 1920 to 1990.

The decline in population began in the early 1960s. There were major employment losses in meat processing, other manufacturing, and wholesale trade. The 1995 Consolidated Plan & Strategy reported the loss of about 2,500 additional production jobs in the 1980-1982 period, unemployment near 9% and considerable out-migration.

There was a reversal in employment and population losses beginning in the mid 1980s. An economic readjustment strategy was developed and implemented. This readjustment strategy was a

# Sioux City Urban Area



<b>Woodbury County</b>	
	Sergent Bluff
	Sioux City
<b>Dakota County</b>	
	Dakota City
	South Sioux City
<b>Union County</b>	
	North Sioux City
	Sioux City Urban Area*

SOURCE: U.S. Census Bureau and Simpco

0 5 Miles

\* Urban Area Extends 1 Mile Beyond Existing Corporate Limits on the North, East and South Sides

**Map 1**

partnership of local government, labor, business and The Siouxland Interstate Metropolitan Planning



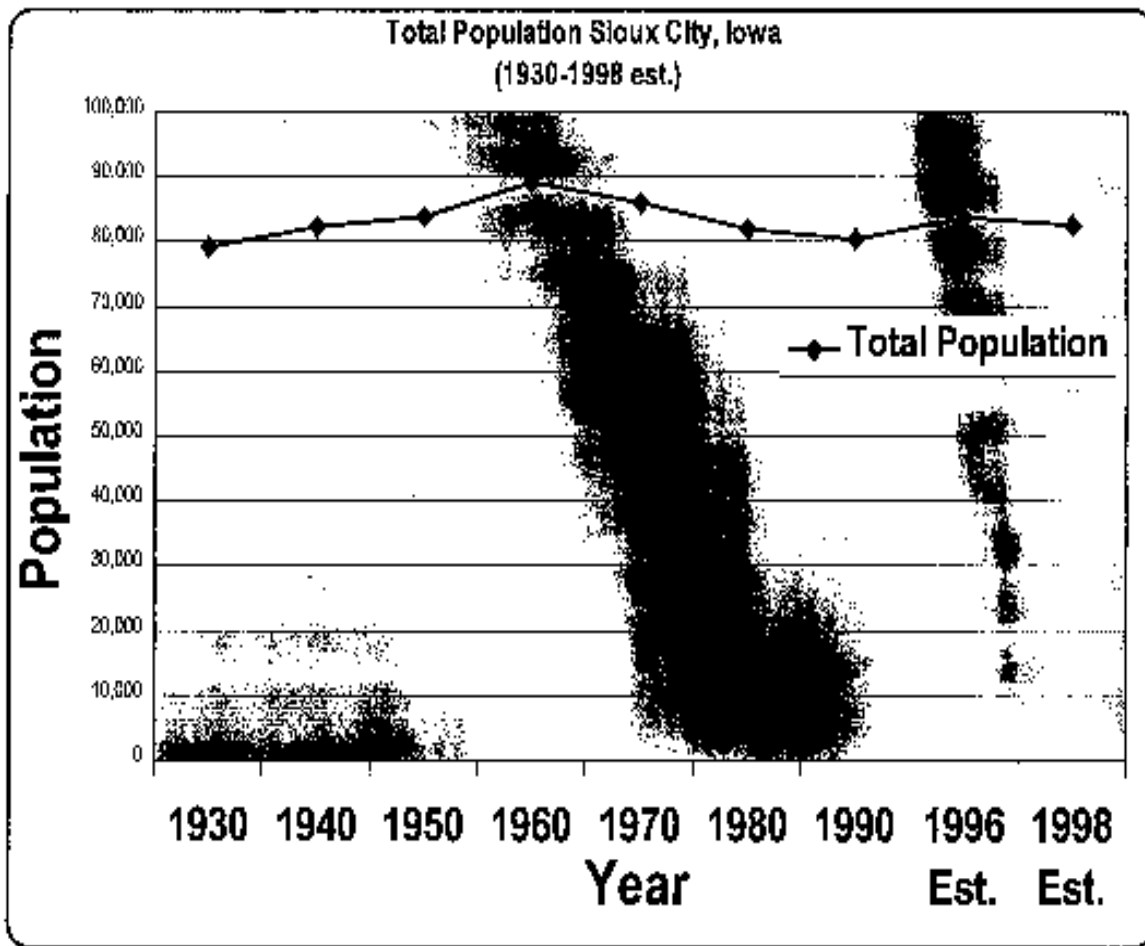
Council (SIMPCO). It was funded by the Economic Development Administration (EDA) of the U.S. Commerce Department. Financing mechanisms were established, jobs created and economic development tools implemented. The job and population increases accelerated in the 1990s. The economic section below details the changes in the area's economic character and strengths.

**TABLE 2-1  
TOTAL POPULATION SIOUX CITY, IOWA  
(1930-1998)**

Sioux City	1930	1940	1950	1960	1970	1980	1990	1996 Est.	1998 Est.
Number	79,183	82,364	83,991	89,159	85,925	82,003	80,505	83,791	82,697

SOURCE: U.S. Census Bureau

**CHART 2-1  
SIOUX CITY POPULATION  
1930-1998**



SOURCES: U.S. Census Bureau, SIMPCO

The U. S. Census Bureau made the 1996 and 1998 estimates. The methodology of population race, ethnic, age and related demographic data can be accessed on the U. S. Census Bureau web site at [www.census.gov/population/estimates/county](http://www.census.gov/population/estimates/county). Table 2-2 contains population for the urban area and its components to 1998. The increases in 1990 through 1998 reflect increased job opportunities and considerable international immigration. The estimated down turn in the Sioux City's estimated population in 1998 was unexpected. Enrollment in the Sioux City Community School District also showed a decline from a recent high of 14,807 in 1995-1996 to 14,027 in 1998-1999. The current year (1999-2000) enrollment is 14,329. The 1990-1991 enrollment was 14,002

**TABLE 2-2  
URBAN AREA POPULATION  
(1930-1998)**

<b>County's/City's Townships</b>	<b>1930</b>	<b>1940</b>	<b>1950</b>	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>1996 Est.</b>	<b>1998 Est.</b>
<b>Sioux City</b>	79,183	82,364	83,991	89,159	85,925	82,003	80,505	83,791	82,697
<b>Sergeant Bluff</b>	569	587	569	713	1,139	2,416	2,772	3,079	3,095
<b>Woodbury County</b>	101,669	103,627	103,917	107,849	103,052	100,884	98,276	102,580	101,672
<b>South Sioux City</b>	3,927	4,556	5,557	7,200	7,920	9,339	9,677	11,116	11,415
<b>Dakota City</b>	417	477	622	928	1,057	1,440	1,470	1,587	1,648
<b>Dakota County</b>	9,505	9,836	10,401	1,268	13,137	15,999	16,742	18,528	18,792
<b>Sioux City MSA</b>				*	116,550	117,680	115,018	121,108	120,464
<b>North Sioux City</b>	--	--	**	736	860	1,992	2,019	2,271	2,412
<b>Union County</b>	11,480	11,675	10,792	10,197	9,643	10,938	10,189	11,644	12,213
<b>Plymouth County</b>	24,159	23,502	23,252	23,906	24,312	24,743	23,388	24,743	24,825

**SOURCES: U.S. Census Bureau, SIMPCO**

**Note: \*Sioux City became a MSA in 1970. \*\*North Sioux City incorporated in 1954  
McCook Lake-annexed by North Sioux City in 1979.**

The data in Table 2-2 (above) shows that South Sioux City, Dakota City, Sergeant Bluff, and North Sioux City gained population even during the period that Sioux City was experiencing population decline (1960-1990). Population increases were considerable in the unincorporated areas of the Urban Area in Dakota, Plymouth, Union, and Woodbury Counties. Plymouth County is not currently part of the Sioux City Urban Area as defined by the U.S. Census Bureau. The southern portions of Perry, Hungerford, and Hancock Townships in Plymouth County are experiencing new housing development and are clearly a part of the Sioux City Urban Area Housing Market Area. That area of Plymouth County is therefore included in the urban area population estimate (Table 25).

The urban area population growth since 1990 has been considerable. The addition of Dakota Dunes and other developments contain considerable new housing units as documented in Section 4.

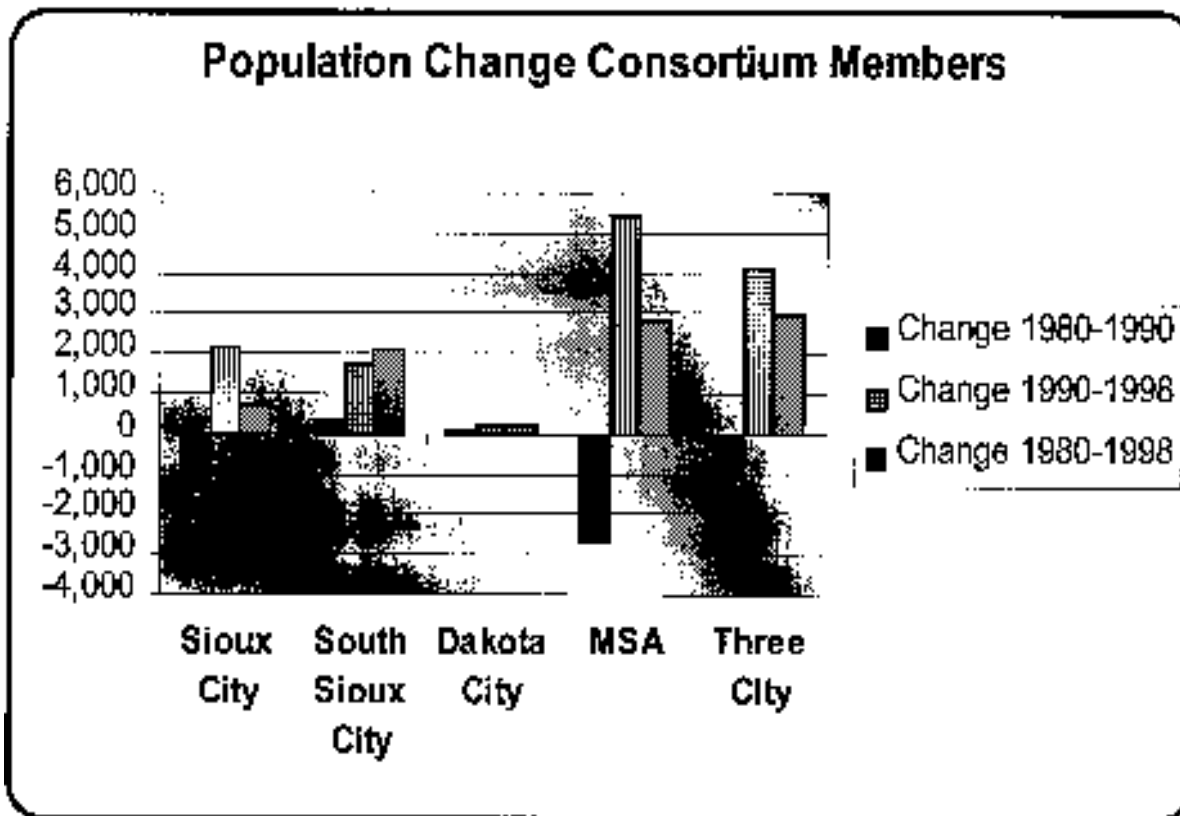
Table 2-3 and Chart 2-3 contain the population changes for Sioux City, South Sioux City, and Dakota City for 1980 through 1998. Table 2-4 contains the same information for other governmental units in the urban area.

**TABLE 2-3  
POPULATION CHANGE  
CONSORTIUM MEMBERS  
1980 ñ1998**

	Change 1980-1990	% Change	Change 1990-1998	% Change	Change 1980-1998	% Change
Sioux City	-1,498	-1.8%	2,192	2.7%	694	.8%
South Sioux City	338	3.6%	1,738	18.0%	2,076	22.1%
Dakota City	30	2.1%	178	12.1%	208	14.4%
MSA	-2,662	-2.3%	5,446	4.7%	2,784	2.3%
Three City Net Gain/Loss	-1,130	-1.2%	4,108	4.5%	2,978	3.2%

SOURCES: U.S. Census Bureau, SIMPCO

**CHART 2-3  
POPULATION ñ CONSORTIUM MEMBERS  
1980-1998**



Source: U.S. Census Bureau, SIMPCO

**TABLE 2-4  
POPULATION CHANGE  
OTHER URBAN GOVERNMENTS  
1980-1998**

	<b>Change 1980-1990</b>	<b>% Change</b>	<b>Change 1990-1998</b>	<b>% Change</b>	<b>Change 1980-1998</b>	<b>% Change</b>
<b>Sergeant Bluff</b>	356	14.7%	323	10.0%	949	31.0%
<b>Woodbury County</b>	-2,608	-2.6%	3,396	3.0%	788	1.0%
<b>Dakota County</b>	743	4.6%	2,050	11.0%	2,793	15.0%
<b>North Sioux City</b>	27	1.0%	393	16.0%	420	17.0%
<b>Union County</b>	-749	-6.8%	2,024	19.9%	1,275	10.0%

**SOURCES: U.S. Census Bureau, SIMPCO**

Table 2-5 contains the Sioux City Urban Area 1998 population estimate. The eight percent gain (+7.7%) in population for the Sioux City Urban Area is greater than that of the states of Iowa (3.1%), Nebraska (5.3%) and South Dakota (6.1%) for the 1980-1998 period. The Iowa portion of the Sioux City Urban Area grew at 3.5% from 1990 to 1998, slightly ahead of the rate for the State of Iowa (3.1%). The Nebraska portion grew at a rate of 16.8%, far ahead of the rate for the State of Nebraska (5.3%). The South Dakota portion grew at the rate of 110.1%, far above the rate for the State of South Dakota (6.1%). There have been major shifts of population within the Sioux City Urban Area. The Iowa portion of the Sioux City Urban Area has decreased from 85.4% of the total urban area in 1990 to 82.0% in 1998. The Nebraska portion grew from 12.2% in 1990 to 13.2% in 1998. The South Dakota portion grew from 2.4% in 1990 to 4.7% in 1998. The large growth in the South Dakota portion is due to Dakota Dunes and other residential developments in and near Big Sioux Township. This trend is expected to continue due to the movement of employers to South Dakota to escape corporate and individual income taxes.

There has also been movement of urban area families to communities close to the Sioux City Urban Area. The reasons for this movement are many and should be analyzed. Several area communities have experienced considerable residential growth. The number of new housing starts, population increases and successful school building bond issues confirm this trend. Growth around the urban area is notable in Sloan, Lawton, Merville, Kinglsey, Hinton, Le Mars, Elk Point, Jackson, Ponca, Homer and other communities.

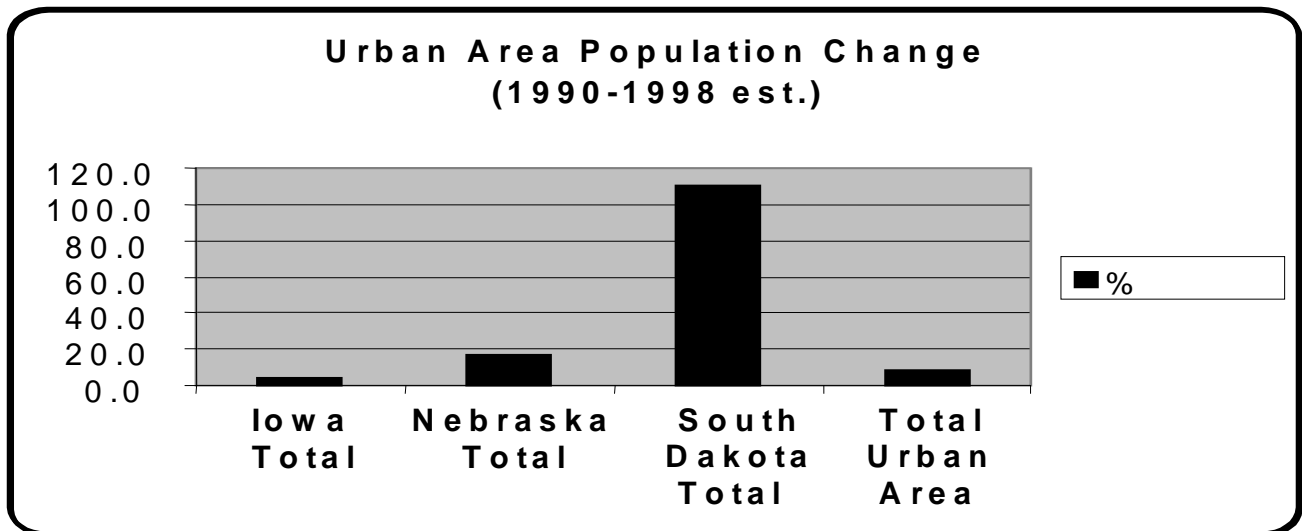
The growth rate in Sioux City was 2.7% in the 1990 to 1998 period. The rate for the same period in Lincoln was 11.0%, Omaha 7.8%, Sioux Falls 9.3%, Rapid City 5.5%, Council Bluffs 3.7% and Des Moines- .1%.

**TABLE 25  
URBAN AREA POPULATION ESTIMATE**

	<b>1990</b>	<b># Change</b>	<b>1998</b>	<b>% Change</b>
<b>Sioux City</b>	80,505	2,192	82,697	2.7%
<b>Sergeant Bluff</b>	2,772	323	3,095	11.7%
<b>Woodbury County (1 mile east)</b>	1,221	156	1,377	12.8%
<b>Plymouth County (1 mile north)</b>	634	284	918	44.8%
<b>Iowa Total</b>	<b>85,132</b>	<b>2,955</b>	<b>88,087</b>	<b>3.5%</b>
<b>South Sioux City</b>	9,677	1,738	11,415	18.0%
<b>Dakota City</b>	1,470	178	1,648	12.1%
<b>Dakota County (1-2 miles west)</b>	1,017	126	1,143	12.4%
<b>Nebraska Total</b>	<b>12,164</b>	<b>2,042</b>	<b>14,206</b>	<b>16.8%</b>
<b>North Sioux City</b>	2,019	393	2,142	19.5%
<b>Dakota Dunes</b>	24	2,160	2,184	810.0%
<b>Big Sioux Township</b>	382	117	499	30.6%
<b>South Dakota Total</b>	<b>2,425</b>	<b>2,670</b>	<b>5,095</b>	<b>110.0%</b>
<b>Total Urban</b>	<b>99,721</b>	<b>7,667</b>	<b>107,388</b>	<b>7.7%</b>

SOURCES: U.S. Census Bureau, SIMPCO

**CHART 2-5  
URBAN AREA POPULATION CHANGE  
1990-1998**



Source: U.S. Census Bureau, SIMPCO

- **Race**

The changes in racial and ethnic changes in the Sioux City Urban Area are significant. Persons have been migrating to the area for job opportunities. The majority of persons moving in are international immigrants. This international in-migration occurred in the 1980's and accelerated in the 1990s. The new arrivals are mostly Hispanic and Asian.

Table 2-5 contains the racial and ethnic data for 1970, 1980, and 1990. Note: The 1970 and 1980 figures from the 1995 Consolidated Plan have been adjusted. The 1990 figures were researched due to changes in U.S. Census Bureau classifications of races. The U.S. Census Bureau estimates for July 1990 were used instead of the regular 1990 figures for consistency with the 1998 estimates. The 1998 estimates from the U.S. Census Bureau and are for counties only. The race category definitions have not been consistent over time. Hispanic is an ethnic category, not a racial category. The actual total population shown in Table 2-6 column x will therefore be less than the total of all races and the Hispanic ethnic category. The 1998 city racial and ethnic estimates are made by applying the 1990 county/city racial and ethnic ratios to the 1998 population estimates.

The data indicates a significant rise in the racial and ethnic minorities in Sioux City, South Sioux City, Dakota City and Dakota County that is located in the Sioux City Urban Area. A smaller increase is indicated in Sergeant Bluff. The 1998 estimates of the U. S. Census Bureau does not include an "other race" category. Caution in comparing data from an earlier census is therefore necessary. The significance of racial and ethnic changes can be best understood by comparing the changes in total population and the "white non-Hispanic" category.

**TABLE 26  
RACIAL AND ETHNIC CHANGE  
1970-1998**

	<b>Total Population Column x</b>	<b>White Non-Hispanic # - % of x</b>	<b>Black # - % of x</b>	<b>Asian/Pacific Islander # - % of x</b>	<b>American Indian # - % of x</b>	<b>Hispanic # - % of x</b>
<b>Sioux City</b>						
<b>1970</b>	85,925	84,041 - 97.8	1,009 - 1.2	175 - .2	700 - .8	128 - .1
<b>1980</b>	82,003	78,378 - 95.6	1,015 - 1.2	653 - .8	1,164 - 1.4	1,216 - 1.5
<b>1990 Est.</b>	80,505	74,306 - 92.36	1,848 - 2.3	1,231 - 1.5	1,616 - 2.0	2,335 - 2.9
<b>1998 Est.</b>	82,697	75,131 - 90.9	2,146 - 2.6	1,743 - 2.1	1,902 - 2.3	4,382 - 5.3
<b>South Sioux City</b>						
<b>1970</b>	7,920	7,748 - 97.8	35 - .4	3 - .1	127 - 1.6	37 - .5
<b>1980</b>	9,339	9,012 - 96.5	19 - .2	100 - 1.1	81 - .9	215 - 2.3
<b>1990 Est.</b>	9,677	8,924 - 92.2	63 - .7	188 - 1.9	233 - 2.4	545 - 5.6
<b>1998 Est.</b>	11,415	9,609 - 84.2	84 - .7	390 - 3.4	314 - 2.8	1,094 - 9.6
<b>Dakota City</b>						
<b>1970</b>	1,057	1,035 - 97.9	1 - .0	21 - 2.0	-	-
<b>1980</b>	1,440	1,348 - 93.6	-	2 - .1	11 - .8	79 - 5.5
<b>1990 Est.</b>	1,470	1,267 - 86.2	9 - .6	48 - 3.2	28 - 1.9	145 - 9.9
<b>1998 Est.</b>	1,648	1,288 - 78.2	12 - .7	64 - 3.9	33 - 2.0	271 - 16.4
<b>North Sioux City</b>						
<b>1970</b>	860	860 - 100	-	-	-	-
<b>1980</b>	1,992	1,960 - 98.4	7 - .4	-	25 - 1.3	-
<b>1990</b>	2,019	1,972 - 97.7	12 - .6	11 - .5	13 - .6	11 - .5
<b>1998 Est.</b>	2,412	2,391 - 99.1	8 - .3	9 - .4	10 - .4	28 - 1.2
<b>Sergeant Bluff</b>						
<b>1970</b>	1,153	1,143 - 99.1	-	-	10 - .9	-
<b>1980</b>	2,416	2,401 - 99.4	2 - .1	-	-	13 - .5
<b>1990</b>	2,772	2,671 - 96.4	16 - .6	55 - 2.0	30 - 1.1	37 - 1.3
<b>1998 Est.</b>	3,095	2,937 - 94.9	19 - .6	66 - 2.1	38 - 1.2	62 - 2.0
<b>Woodbury County</b>						
<b>1970</b>	103,052	101,039 - 98.0	1,013 - 1.0	209 - .2	715 - .7	150 - .1
<b>1980</b>	100,884	97,991 - 97.1	1,019 - 1.0	679 - .7	1,195 - 1.2	1,264 - 1.3
<b>1990 Est.</b>	98,441	91,150 - 92.5	1,913 - 1.9	1,305 - 1.3	1,873 - 1.9	2,729 - 2.8
<b>1998 Est.</b>	101,672	91,891 - 90.4	2,221 - 2.2	1,848 - 1.8	1,987 - 2.0	4,529 - 4.5
<b>Dakota County</b>						
<b>1970</b>	13,137	12,932 - 98.4	39 - .3	16 - .1	150 - 1.1	64 - .5
<b>1980</b>	16,573	16,026 - 96.7	27 - 1.6	114 - .7	203 - 1.2	481 - 2.9
<b>1990 Est.</b>	16,806	15,078 - 89.7	100 - .6	363 - 2.2	297 - 1.8	1,013 - 6.0
<b>1998 Est.</b>	18,792	15,763 - 83.9	100 - .5	640 - 3.4	350 - 1.9	2,039 - 10.9

**SOURCES: U.S. Census Bureau, 1995 Consolidated Plan, SIMPCO**

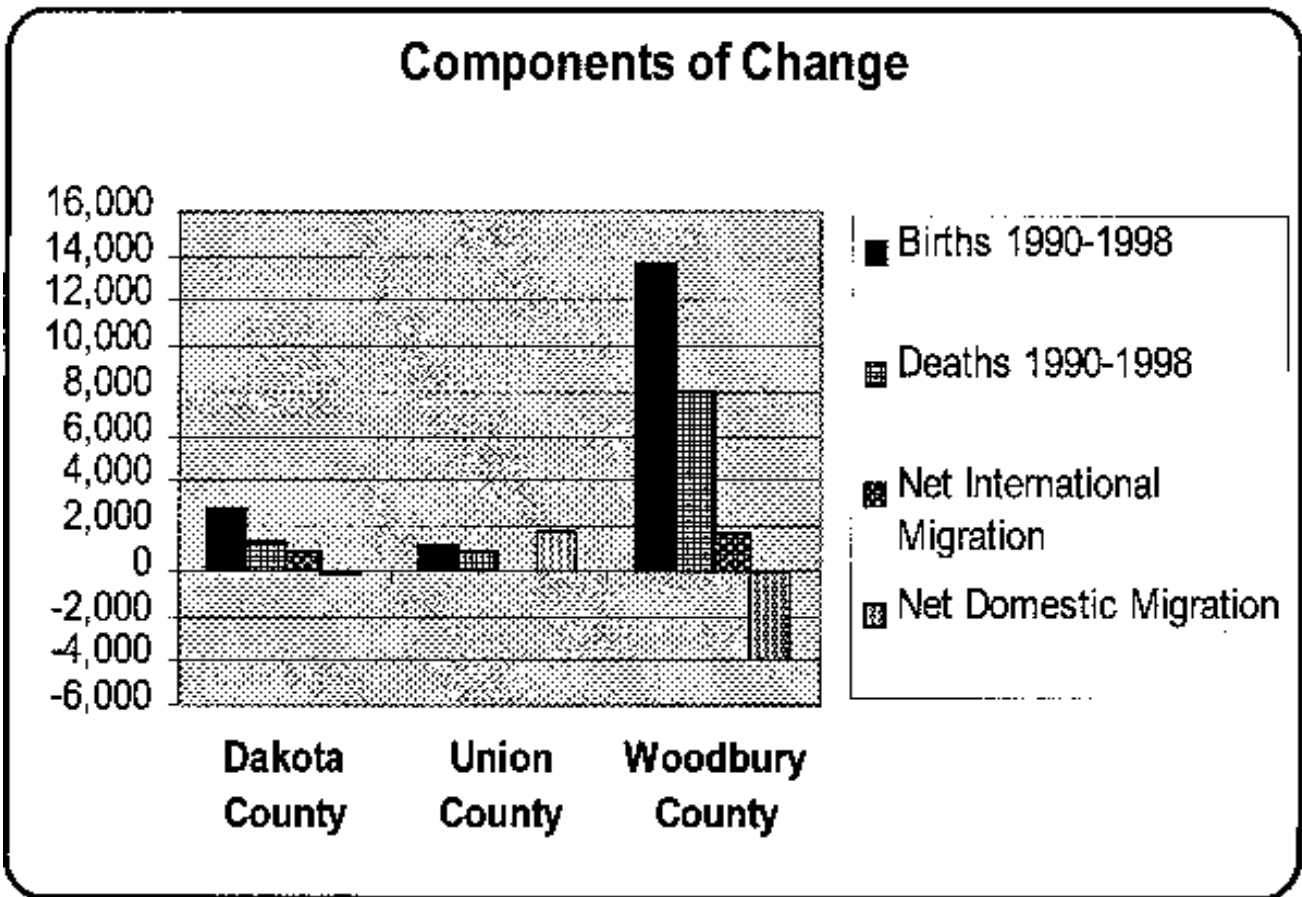
The U.S. Census Bureau components of change and urban county population estimates for July 1, 1998 are contained in Table 2-7. Net International Migration is the net international migration in an area over a period of time. Net Domestic Migration is the net domestic migration in an area over a period of time. Both definitions are found on the U.S. Census Bureau web site at <http://www.census.gov/population/www/methodep.html>.

**TABLE 2-7  
COMPONENTS OF CHANGE**

County	7-1-98 Est.	1990	Births 90-98	Deaths 90-98	Net Intl. Migration	Net Domestic Migration
<b>Dakota</b>	18,792	16,742	2,761	1,292	829	-204
<b>Union</b>	12,213	10,189	1,146	875	34	+1,743
<b>Woodbury</b>	101,672	98,276	13,718	8,025	1,793	-3,941

SOURCE: U.S. Census Bureau

**CHART 2-7  
COMPONENTS OF CHANGE**



Source: U.S. Census Bureau



The changes in the population in the Siouxland significant area indicate several trends:

- ◆ Sioux City and Woodbury County experienced a net outmigration for the 1990-1998 period.
- ◆ Other urban area communities are experiencing population growth and net immigration.
- ◆ Dakota and Woodbury Counties are experiencing considerable international immigration.
- ◆ Many cities around the urban area are experiencing population growth as the unincorporated areas.
- ◆ Dakota County and Woodbury Counties have experienced net domestic outmigration.

Several urban counties located in the mid-west region have experienced the pattern of international immigration coupled with domestic out-migration.

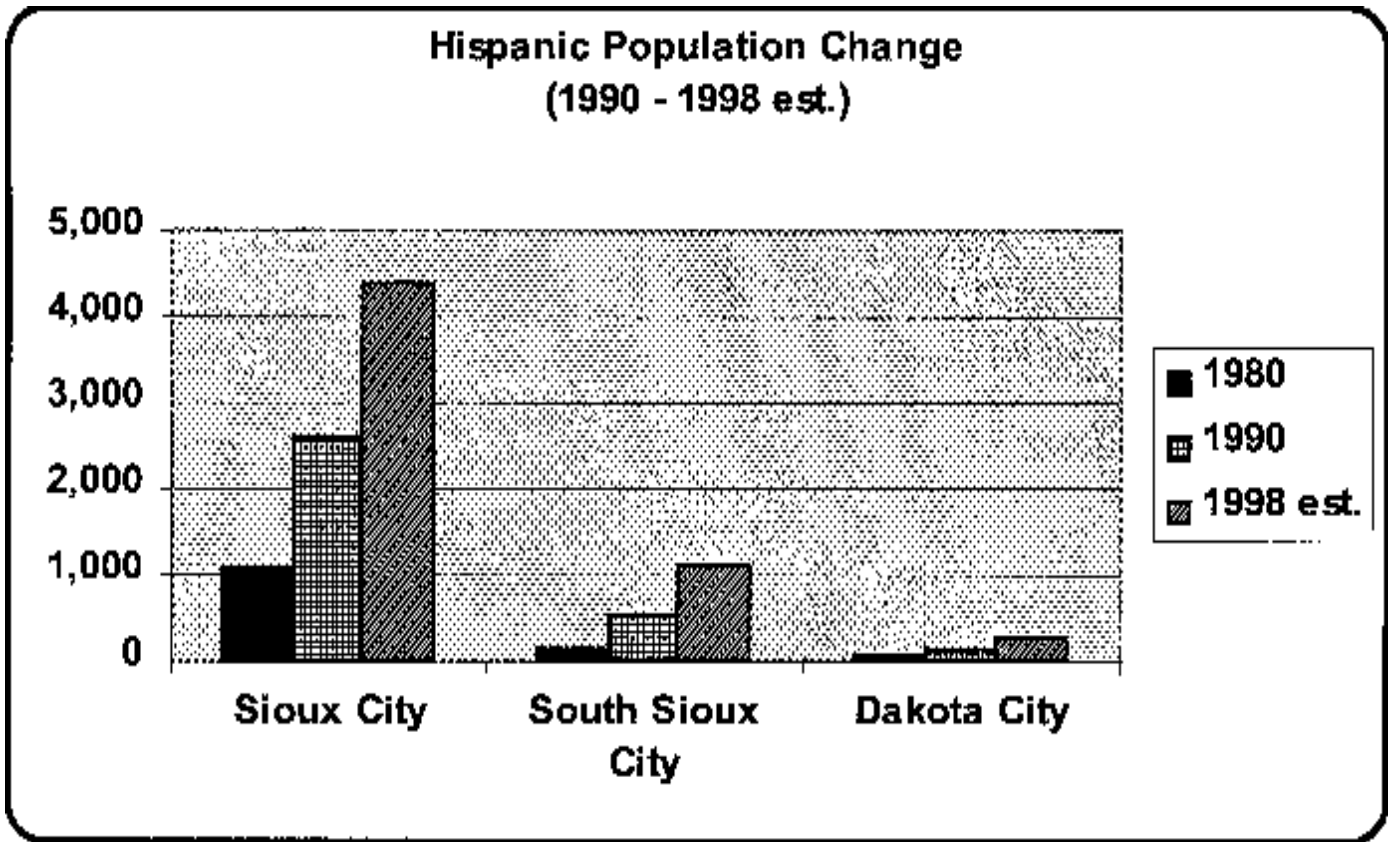
Table 2-8 contains the Spanish Origin (Hispanic) population changes of the three Consortium members for 1980, 1990, and 1998.

**TABLE 2-8  
HISPANIC POPULATION CHANGE**

	<b>Total 1980</b>	<b>Total 1990</b>	<b>Total Est. 1998</b>	<b>% Change 1980-1990</b>	<b>% Change 1980-1998</b>
<b>Sioux City</b>	1,216	2,624	4,382	116	260
<b>South Sioux City</b>	215	545	1,094	153	411
<b>Dakota City</b>	79	145	271	84	243

**SOURCE: U.S. Census Bureau**

**CHART 2-8  
HISPANIC POPULATION CHANGE**



Source: U.S. Census Bureau

Table 2-9 contains racial composition for certain Sioux City Census Tracts with more than 10% racial minorities for 1990. There are no comparable estimates for 1998 although it is very likely the percentages of racial and ethnic minorities in some of these areas has increased. The trend of higher numbers of racial and ethnic will likely continue.

Map 2 shows the geographic location of tracts and cities that contain more than 10% racial minorities in 1990.

**TABLE 2-9  
RACIAL COMPOSITION 1990  
TRACTS REPORTING RACIAL/MINORITY POPULATION  
ABOVE 10%**

<b>Sioux City</b>	<b>Total Population</b>	<b>Black</b>	<b>American Indian</b>	<b>Asian/Pacific Islander</b>	<b>Other Race</b>
<b># 8</b>	3,998	285	122	48	46
<b># 10</b>	1,759	101	13	41	50
<b># 12</b>	2,817	212	208	86	118
<b># 13</b>	2,009	156	77	236	245
<b># 14</b>	4,216	230	226	34	66
<b># 15</b>	2,492	325	433	35	86
<b># 16</b>	2,025	165	35	233	168

**SOURCES: U.S. CENSUS, 1995 CONSOLIDATED PLAN & STRATEGY**

Table 2-10 contains the racial composition and 1998 estimates for urban area governments.

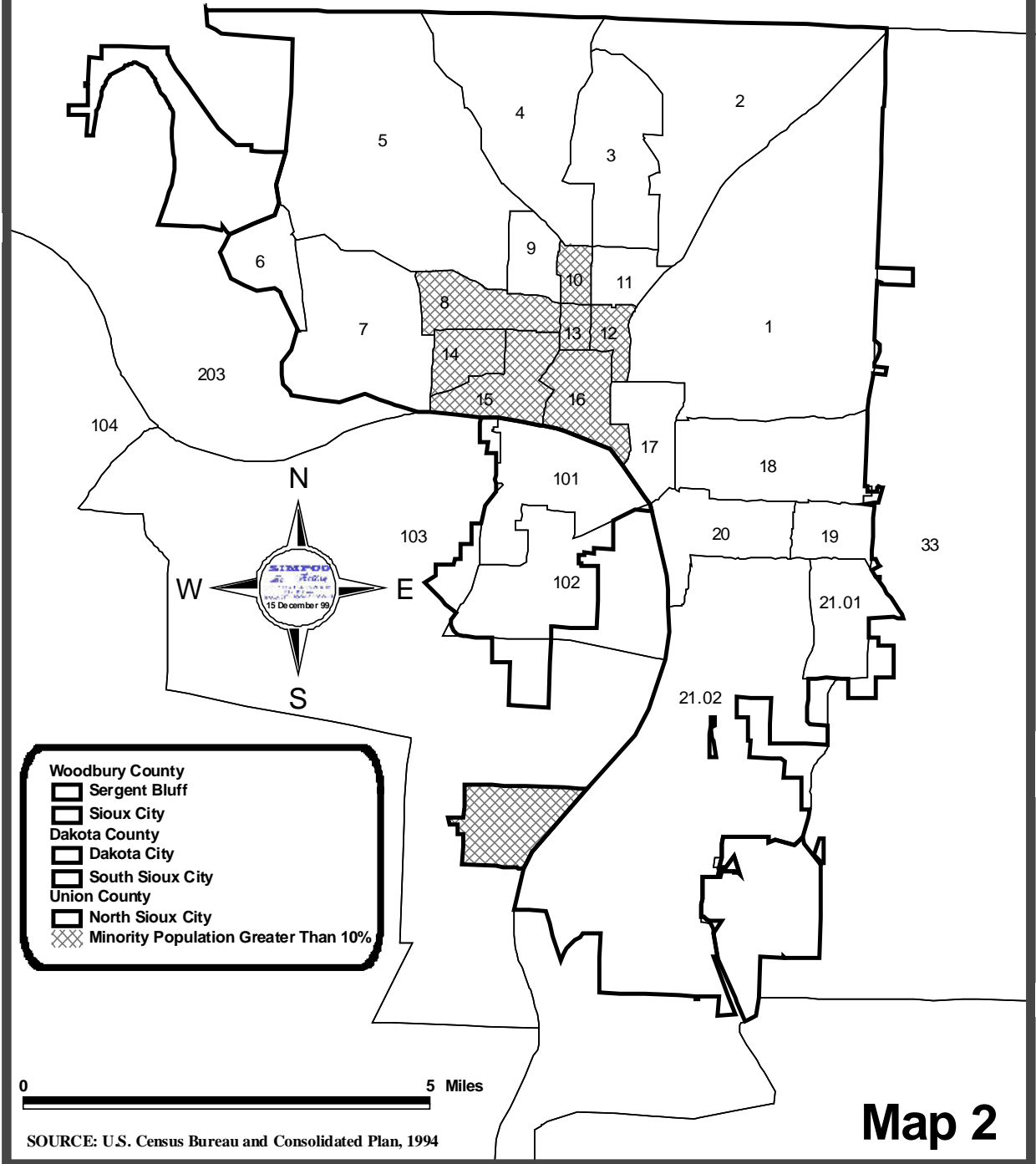
There is a significant racial and ethnic minority population in Dakota City, South Sioux City and Dakota County just outside the cities of Dakota City and South Sioux City.

**TABLE 2-10  
RACIAL COMPOSITION ñ 1998 ESTIMATE  
URBAN GOVERNMENTS**

	<b>Total</b>	<b>White</b>	<b>Black</b>	<b>Asian Islander</b>	<b>American Indian</b>	<b>Total Racial</b>	<b>% Race</b>	<b>Hisp.</b>	<b>% Hisp.</b>
<b>Sioux City</b>	82697	74332	2186	1743	1902	5831	7.1	4382	5.3
<b>South Sioux City</b>	11415	9507	84	219	274	577	5.1	1094	9.6
<b>Dakota City</b>	1648	1418	12	74	33	119	7.2	291	17.7
<b>North Sioux City</b>	2412	2391	8	9	10	27	1.1	28	1.2
<b>Sergeant Bluff</b>	3095	2937	19	66	38	123	4.0	62	2.0
<b>Woodbury County</b>	101672	91891	2221	1848	1987	6056	6.0	4529	4.5
<b>Dakota County</b>	18792	15763	100	640	350	1090	5.8	2039	10.9

**SOURCE: U.S. CENSUS BUREAU**

# Census Tracts With Minority Populations Greater Than 10 Percent



The median age of population in the United States was 32.9 years in 1990. The 1990 median age of population in Iowa and Nebraska was 34.0 years and 33.0 years respectively.

The median age of population in the urban area is a little less than the respective states. This is due to the lower ages in urban areas, the relative lower ages of international immigrants, and the out migration of some retirees.

The 1990 median age for population of the members of the consortium are contained in Table 211.

**TABLE 2-11  
MEDIAN AGE 1970-1990**

	<b>1970</b>	<b>1980</b>	<b>1990</b>
<b>Sioux City</b>	28.6	29.8	32.6
<b>South Sioux City</b>	26.2	27.9	31.7
<b>Dakota City</b>	22.6	25.7	28.2

SOURCE: U.S. CENSUS BUREAU

Tables 2-12 and 2-13 contain 1990 and 1998 estimated ages of population for the members.

**TABLE 2-12  
POPULATION BY AGE, 24 YEARS AND BELOW  
SIOUX CITY, IOWA**

<b>(1990-1998 ESTIMATED COUNTS) Ages</b>	<b>1990</b>	<b>1998 Est.</b>	<b>Total Change</b>	<b>% Change</b>	<b>Increase + Decrease -</b>
<b>Under 5</b>	6,231	5,879	-352	-6%	Decrease
<b>5-17</b>	15,984	17,010	1,026	6%	Increase
<b>18-24</b>	8,329	7,570	-759	-10%	Decrease
<b>SOUTH SIOUX CITY, NEBRASKA</b>					
<b>Ages</b>	<b>1990</b>	<b>1998 Est.</b>	<b>Total Change</b>	<b>% Change</b>	<b>Increase + Decrease -</b>
<b>Under 5</b>	792	960	168	18%	Increase
<b>5-17</b>	1,956	2,558	602	24%	Increase
<b>18-24</b>	992	1,089	97	9%	Increase
<b>DAKOTA CITY, NEBRASKA</b>					
<b>Ages</b>	<b>1990</b>	<b>1998 Es.</b>	<b>Total Change</b>	<b>% Change</b>	<b>Increase + Decrease -</b>
<b>Under 5</b>	152	142	-10	-7%	Decrease
<b>5-17</b>	356	377	21	6%	Increase
<b>18-24</b>	130	161	31	19%	Increase

SOURCE: U.S. CENSUS BUREAU, SIMPCO

**TABLE 2-13**

**POPULATION BY AGE, ADULTS 25 YEARS AND ABOVE  
SIOUX CITY, IOWA (1990-1998 ESTIMATED COUNTS)**

<b>AGE</b>	<b>1990</b>	<b>1998 Est.</b>	<b>Total Change</b>	<b>% Change</b>	<b>Increase + Decrease -</b>
<b>25-44</b>	24,082	23,673	-409	-2%	Decrease
<b>45-64</b>	14,062	16,910	2,848	17%	Increase
<b>65-84</b>	10,394	9,635	-759	-8%	Decrease
<b>85 / Above</b>	1,462	1,678	216	13%	Increase

**SOUTH SIOUX CITY  
1990-1998 ESTIMATED COUNTS)**

<b>AGE</b>	<b>1990</b>	<b>1998 Est.</b>	<b>Total Change</b>	<b>% Change</b>	<b>Increase + Decrease -</b>
<b>25-44</b>	2,921	3,315	394	12%	Increase
<b>45-64</b>	1,751	2,298	547	24%	Increase
<b>65-84</b>	1,070	1,075	5	0%	Increase
<b>85 / Above</b>	195	172	-23	13%	Decrease

**DAKOTA CITY  
(1990-1998 ESTIMATED COUNTS)**

<b>AGE</b>	<b>1990</b>	<b>1998 Est.</b>	<b>Total Change</b>	<b>% Change</b>	<b>Increase + Decrease -</b>
<b>25-44</b>	593	489	-104	-21%	Decrease
<b>45-64</b>	140	339	199	59%	Increase
<b>65-84</b>	96	159	63	40%	Increase
<b>85 / Above</b>	3	25	22	88%	Increase

**SOURCE: U.S. CENSUS BUREAU, SIMPCO**

### 3. ECONOMIC TRENDS

- **Employment**

Job opportunity in Siouxland has expanded considerably during the 1980s and 1990s. Table 31 contains the work force (place of work) for the Sioux City Metropolitan Statistical Area (MSA). The Sioux City MSA includes Dakota County, Nebraska and Woodbury County, Iowa. The total jobs created in the Sioux City MSA increased by nearly 37% from 1980 through 1998.

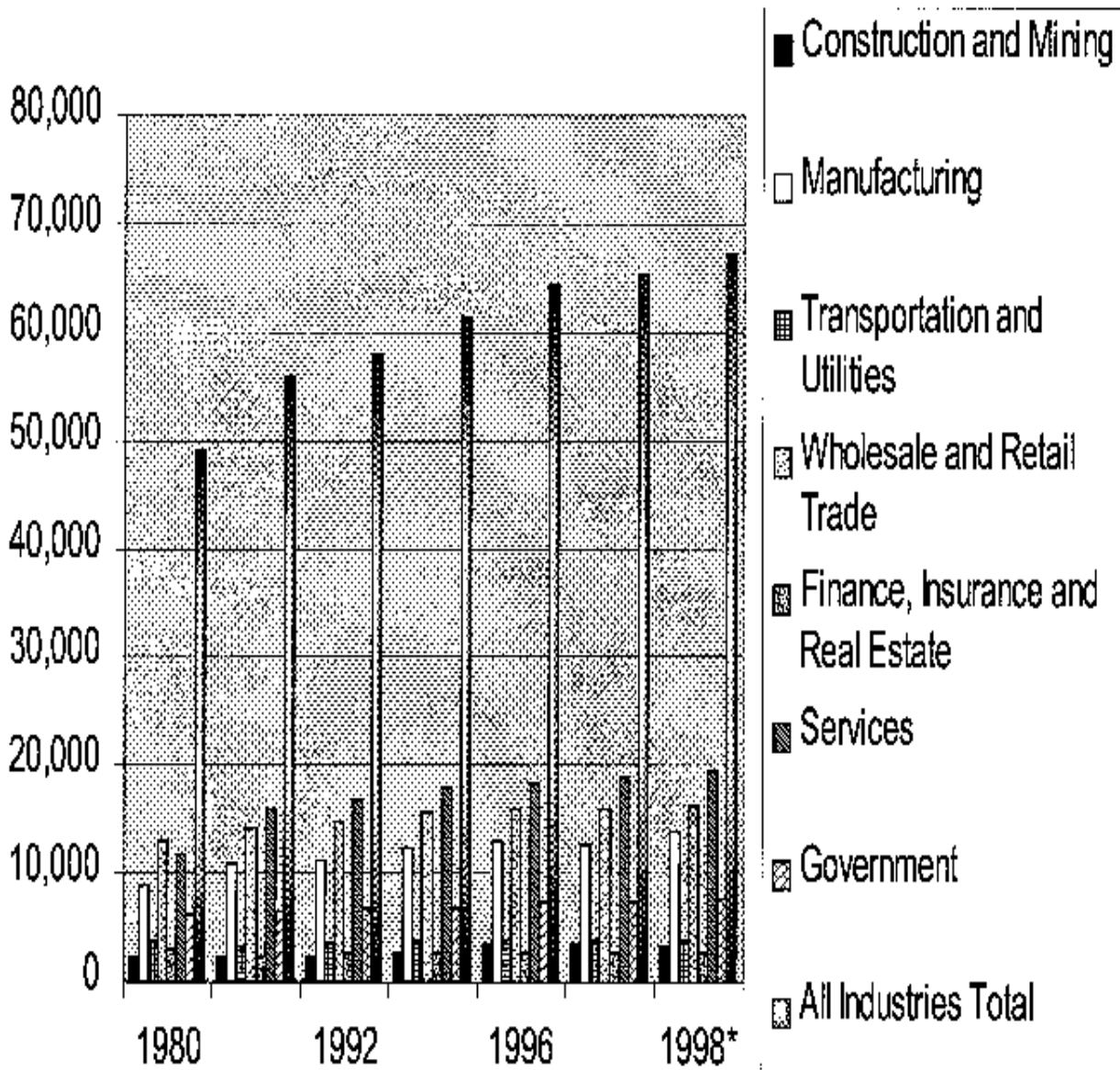
**TABLE 3-1  
WORK FORCE SUMMARY  
SIOUX CITY MSA**

	1980	1990	1992	1994	1996	1997	1998*	Change 80-90%	Change 80-98%
<b>Total, All Industries</b>	49,100	55,700	58,000	61,500	64,500	65,200	67,200	+13.4	+36.9
<b>Construction &amp; Mining</b>	2,300	2,400	2,500	2,700	3,400	3,600	3,100	+4.3	+34.8
<b>Manufacturing</b>	8,800	11,000	11,300	12,300	13,000	12,800	13,800	+25.0	+56.8
<b>Transportation and Utilities</b>	3,900	3,200	3,400	3,800	3,900	3,900	3,900	-18.9	0.0
<b>Wholesale &amp; Retail Trade</b>	13,000	14,200	14,700	15,500	16,000	16,000	16,300	+9.2	+25.4
<b>Finance, Insurance &amp; Real Estate</b>	2,900	2,500	2,600	2,600	2,600	2,600	2,800	-13.8	-3.4
<b>Services</b>	11,900	15,800	16,900	17,900	18,300	18,900	19,600	+32.8	+64.7
<b>Government</b>	6,200	6,600	6,700	6,800	7,400	7,500	7,800	+6.5	+25.8

SOURCE: U.S. Department of Labor, SIMPCO \* Through August (rounding may alter totals)

CHART 3-1  
 WORK FORCE SUMMARY  
 SIOUX CITY MSA

## Labor Force Summary Sioux City MSA (1980-1998\*)



SOURCES: U.S. Department of Labor, SIMPCO, Through August 1998 (rounding may affect totals)



The information in Table 3-2 contains work force data (place of work) for Dakota County, Nebraska. Table 3-3 contains the same type of information for Woodbury County, Iowa. It is apparent that the work force growth rate for Dakota County has been over double the rate in Woodbury County. The higher rate in Dakota County has been in manufacturing, transportation and utilities, construction and mining, and trade. Woodbury County's largest gains have been in services, manufacturing, and construction and mining.

**TABLE 3-2  
WORK FORCE SUMMARY  
DAKOTA COUNTY**

	1980	1990	1998 (Jan. 99)	Change 80-90%	Change 80-98%
<b>Total, All Industries</b>	7,350	11,835	12,843	+61.0	+74.7
<b>Construction &amp; Mining</b>	275	472	424	+71.6	+54.2
<b>Manufacturing</b>	3,736	7,000	7,146*	+77.8	+91.3
<b>Transportation &amp; Utilities</b>	258	247	533	-4.3	+106.6
<b>Wholesale &amp; Retail Trade</b>	1,043	1,856	1,836	+77.9	+76.0
<b>Finance, Ins. &amp; Real Estate</b>	307	482	475*	+57.0	+54.7
<b>Services</b>	984	967	1,520	-1.8	+54.5
<b>Government</b>	748	812	909	+8.6	+21.5

SOURCE: Nebraska Department of Labor \* estimated by SIMPCO

**TABLE 3-3  
WORK FORCE SUMMARY  
WOODBURY COUNTY**

	1980	1990	1998 (Jan. 99)	Change 80-90%	Change 80-98%
<b>Total, All Industries</b>	41,750	43,865	4,357	+5.1	+30.2
<b>Construction &amp; Mining</b>	2,025	1,928	2,676	-4.8	+32.1
<b>Manufacturing</b>	5,064	4,000	6,654	-21.0	+31.4
<b>Transportation &amp; Utilities</b>	3,642	2,953	3,367	-19.0	-7.6
<b>Wholesale &amp; Retail Trade</b>	11,957	12,344	14,464	+3.2	+21.0
<b>Finance, Ins. &amp; Real Estate</b>	2,593	2,018	2,325	-22.2	-10.3
<b>Services</b>	10,916	14,833	17,380	+35.9	+59.2
<b>Government</b>	5,452	5,788	6,897	+6.2	+26.5

SOURCE: Estimated by SIMPCO utilizing Tables 3-1 and 3-2 (Note: rounding in Table 3-1)

The work force data for Union County is presented in Table 34. The rate of work force growth in the 1990-1998 period is impressive. The three county work force data is presented in Table 3-5. The Union County work force raises the 1980 to 1998 growth rate from 36.9 percent for the Sioux City MSA to 49.9 percent for the three counties. The major impact is the job created by Gateway. Large increases were also experienced in the finance, insurance & real estate, construction and mining, services and trade.

It is obvious that southern Union County is part of the Sioux City Urban Area and should be added to the Sioux City MSA.

Table 3-6 contains average annual non-farm employment growth for several metropolitan areas. The Sioux City MSA average growth rates are below the regional MSA average.

**TABLE 3-4  
WORK FORCE SUMMARY  
UNION COUNTY**

	<b>1980</b>	<b>1990</b>	<b>1998 (Jan. 99)</b>	<b>Change 80-90%</b>	<b>Change 80-98%</b>
<b>Total, All Industries</b>	2,905	3,696	10,767	+27.2	+270.6
<b>Construction &amp; Mining</b>	111	109	290	-1.8	+161.3
<b>Manufacturing</b>	843	1,412	7,006*	+67.5	+731.1
<b>Transportation &amp; Utilities</b>	80	301	157	+276.3	+96.3
<b>Wholesale &amp; Retail Trade</b>	637	566	1,044	-11.1	+63.9
<b>Finance, Ins. &amp; Real Estate</b>	116	135	393*	+16.4	+238.8
<b>Services</b>	546	550	1,189	+7	+117.8
<b>Government</b>	572	624	689	+9.1	+20.5

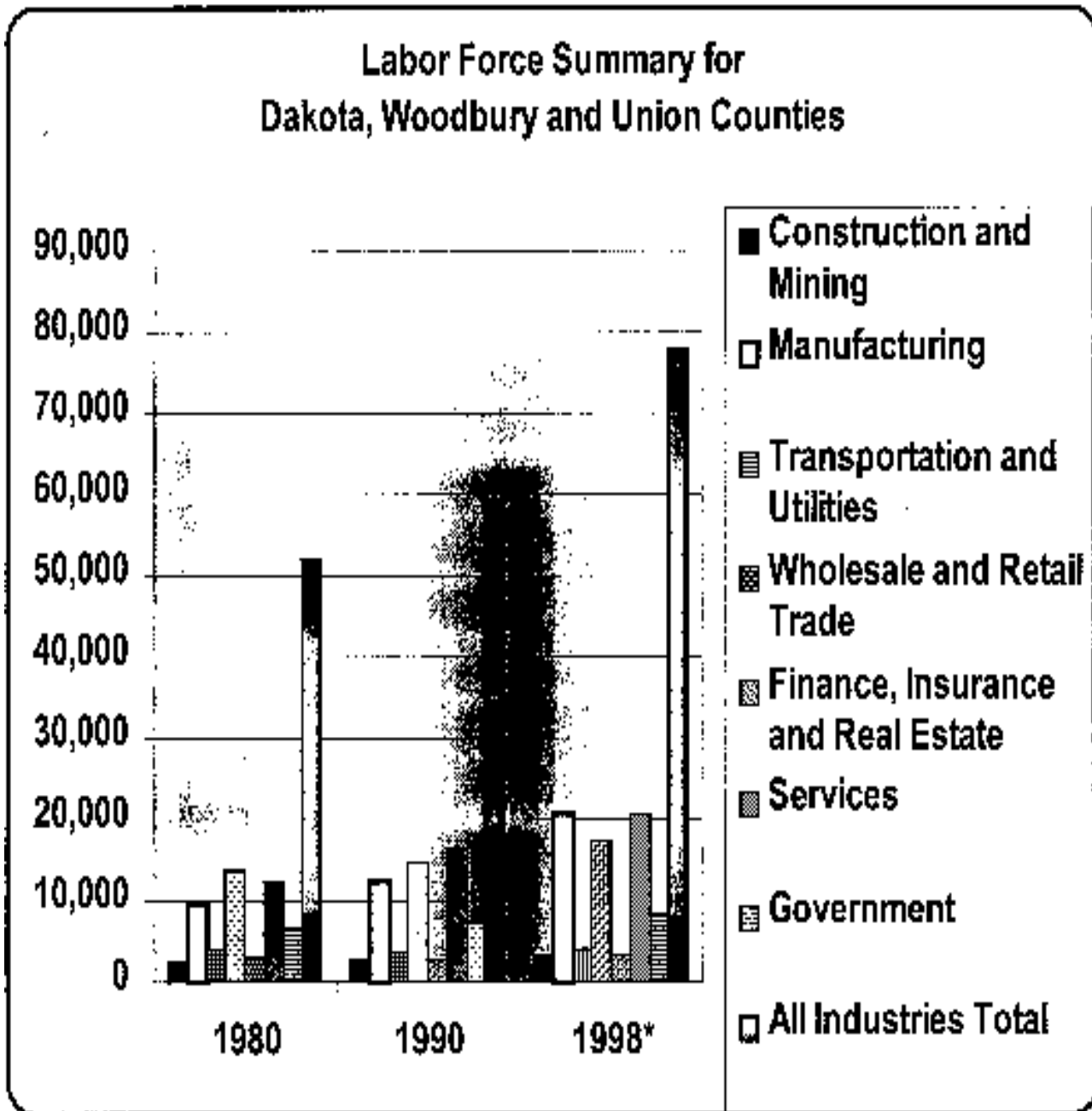
SOURCE: US Department of Labor, SIMPCO \* Through August (rounding may alter totals)

**TABLE 3-5  
WORK FORCE SUMMARY  
DAKOTA, WOODBURY, UNION COUNTIES**

	<b>1980</b>	<b>1990</b>	<b>1998*</b>	<b>Change 80-90 %</b>	<b>Change 80-98%</b>
<b>Total, All Industries</b>	52,005	59,396	77,967	+14.2	+49.9
<b>Construction &amp; Mining</b>	2,411	2,509	3,390	+4.1	+40.6
<b>Manufacturing</b>	9,643	12,412	20,806	+39.3	+133.5
<b>Transportation and Utilities</b>	3,980	3,501	4,057	-12.0	+1.9
<b>Wholesale &amp; Retail Trade</b>	13,647	14,766	17,344	+8.2	+27.1
<b>Finance, Insurance &amp; Real Estate</b>	3,016	2,635	3,193	-12.6	+5.0
<b>Services</b>	12,446	16,350	20,789	+31.4	+67.0
<b>Government</b>	6,772	7,224	8,489	+6.7	+25.4

SOURCE: US Department of Labor, SIMPCO \* Through August (rounding may alter totals)

**CHART 3-5  
WORK FORCE SUMMARY  
DAKOTA, WOODBURY, UNION COUNTIES**



SOURCES: U.S. Department of Labor, SIMPCO (\* Through August, Rounding May Alter Totals)

**TABLE 3-6**  
**ANNUAL AVERAGE TOTAL NON-FARM EMPLOYMENT**  
**METROPOLITAN AREAS**

	<b>1995</b>	<b>1996</b>	<b>% CHANGE 95-96</b>	<b>1997</b>	<b>% CHANGE 96-97</b>	<b>1998</b>	<b>% CHANGE 97-98</b>
<b>Sioux City, IA</b>	63.6	64.5	1.4%	65.2	1.1%	66.5	2.0%
<b>Des Moines, IA</b>	261.9	267.1	2.0%	270.9	1.4%	279.3	3.1%
<b>Omaha, NE</b>	373.7	384.6	2.9%	395.4	2.8%	404	2.2%
<b>Lincoln, Ne</b>	137.3	142.9	4.1%	145.6	1.9%	147.9	1.6%
<b>Minneapolis/ St Paul, MN</b>	1547	1579.1	2.1%	1616.6	2.4%	1662.9	2.9%
<b>Sioux Falls, SD</b>	96	98.8	2.9%	102.1	3.3%	105.6	3.4%
<b>Rapid City, SD</b>	45.2	45.9	1.5%	46.4	1.1%	48	3.4%

**SOURCE: U.S. Department of Labor**

Table 3-7 contains average weekly earnings for manufacturing workers from 1989 to 1999. Weekly earnings in the Sioux City MSA are very low compared to other MSA and states with the exception of South Dakota and North Dakota. It should be noted, however, that the growth rate of the average weekly earnings have been higher in the Sioux City MSA than in other MSAs measured. The growth rate for the Sioux City MSA was 44.5% from 1989 to 1999. Iowa averaged 29.9%, Nebraska 33.5%, and South Dakota 29.7%. The actual growth was \$153.20 for the Sioux City MSA, \$183.20 for Cedar Rapids, \$132.40 for Dubuque and \$109.60 for Des Moines. Lincoln experienced a growth of \$166.80 and Omaha \$136.00 for the same period. Sioux City was well above the state averages for growth in weekly earnings, Iowa \$129.20, Nebraska \$128.00 and South Dakota \$97.00. There remains a considerable gap in earnings between the Sioux City MSA and other urban areas.

**TABLE 3-7**  
**AVERAGE WEEKLY EARNINGS OF WORKERS**  
**FROM MANUFACTURING PRODUCTION PAYROLLS- DOLLARS**

	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
<b>Iowa</b>											
<b>State Average</b>	432.4	448.8	463.2	474	485.2	497.2	502.4	522	537.2	553.6	561.6
<b>MSA</b>											
<b>Cedar Rapids</b>	505.2	556.4	578.4	575.6	597.6	605.6	663.2	626.4	655.2	696	688.4
<b>Des Moines</b>	483.6	494.4	501.2	510.4	519.6	513.6	524.8	548.4	536.8	563.6	593.2
<b>Dubuque</b>	467.6	482.4	438.4	490	506.8	519.2	524.4	564	585.6	609.6	600
<b>Sioux City</b>	344	362.4	376.8	390	392.8	405.2	418.4	424	458.8	472.2	497.2
<b>Nebraska</b>											
<b>State Average</b>	381.6	387.6	391.6	406.4	415.2	433.6	444.8	453.2	481.2	488.8	509.6
<b>MSA</b>											
<b>Lincoln</b>	419.6	443.6	443.2	455.2	473.2	487.6	496	515.2	530.4	557.2	586.4
<b>Omaha</b>	413.6	416	418.8	426.4	433.6	460.8	478.8	499.2	536.8	534.4	549.6
<b>Illinois</b>	448	458.4	467.2	474.4	480.8	490	505.2	520.4	531.2	549.6	561.2
<b>Kansas</b>	416.8	437.2	447.6	460	476	438.2	497.2	514.4	535.2	541.6	570.4
<b>Minnesota</b>	438.4	448.8	460	472.4	516.4	503.2	506.8	526.8	541.6	553.6	572.8
<b>Missouri</b>	417.2	432	434	448.4	461.2	463.2	482	502	518.8	528.8	553.2
<b>North Dakota</b>	354.4	369.2	369.2	382.8	390.8	411.2	424.8	434.4	446.8	453.2	482.8
<b>South Dakota</b>	326.8	338	350.8	348.4	348.8	360.8	376.4	381.2	398	407.6	424
<b>Wisconsin</b>	428	442.4	455.2	472.8	486	492.8	505.2	521.6	543.2	557.6	578.8

SOURCE: U.S. Department of Labor

Unemployment data is presented in Table 3-8. It is evident that unemployment is very low. Recruitment of persons to fill jobs has been an important economic objective. It should also be evident that recruitment of international immigrants to fill job vacancies will continue and be an important source of labor.

**TABLE 3-8  
SIOUX CITY, IA-NE MSA  
UNEMPLOYMENT STATISTICS  
1990-1999 - %**

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN
1990	4.2	4.1	4.2	4.4	4.2	4.9	4.0	4.1	4.1	3.4	3.9	4.6	4.2
1991	5.3	4.7	5.1	4.5	4.3	4.9	4.3	4.3	4.3	4.2	4.8	4.9	4.6
1992	5.3	5.2	5.2	4.4	4.0	4.6	3.8	3.7	3.8	3.2	3.4	3.4	4.2
1993	3.7	3.5	3.5	3.1	2.7	3.1	2.7	2.8	2.8	2.5	2.8	3.0	3.0
1994	3.7	3.7	3.5	3.0	2.7	3.3	3.1	3.2	3.1	2.8	2.9	3.1	3.2
1995	3.4	3.2	3.0	2.8	2.5	3.1	2.8	2.8	2.8	3.0	3.2	3.9	3.0
1996	4.5	4.4	4.1	3.6	3.3	3.8	3.4	3.3	3.2	3.3	3.4	3.3	3.6
1997	3.9	4.2	4.3	3.8	3.2	3.7	3.3	3.1	3.0	2.6	2.9	2.9	3.4
1998	3.7	3.5	3.5	3.1	2.6	3.2	2.6	2.6	2.6	2.3	2.5	2.6	2.9
1999	3.2	3.2	3.1	2.7	2.3	2.5			1.6				

SOURCE: BUREAU OF LABOR STATISTICS

**TABLE 3-9  
AVERAGE ANNUAL WAGE PER WORKER  
BY INDUSTRY  
WOODBURY COUNTY**

	1988	1990	1997	% of Change 1988-1997
Total, All Industries	\$17,314	\$18,446	\$24,627	+42.2
Construction & Mining	\$22,175	\$22,801	\$30,999	+39.8
Manufacturing	\$21,279	\$22,153	\$34,700	+63.1
Transportation & Utilities	\$11,376	\$24,756	\$37,139	+66.0
Wholesale & Retail Trade	\$12,082	\$12,980	\$23,273	+92.6
Finance, Insurance & Real Estate	\$21,020	\$23,066	\$24,267	+15.4
Service	\$16,336	\$17,299	\$22,753	+39.3
Government	\$20,158	\$22,459	\$29,539	+46.5

SOURCE: U.S. Department of Labor

**TABLE 3-10**  
**AVERAGE ANNUAL WAGE PER WORKER**  
**BY INDUSTRY**  
**DAKOTA COUNTY**

	1988	1990	1997	% OF CHANGE 1988-1997
<b>Total, All Industries</b>	\$15,348	\$14,699	\$23,732	+54.6
<b>Construction &amp; Mining</b>	\$19,965	\$19,143	\$26,648	+33.5
<b>Manufacturing</b>	\$15,829	\$14,567	\$29,232	+67.7
<b>Transportation &amp; Utilities</b>	\$23,512	\$19,852	\$29,232	+24.3
<b>Wholesale Trade</b>	\$19,004	\$20,404	\$24,956	+31.3
<b>Retail Trade</b>	\$7,823	\$8,526	\$12,072	+54.3
<b>Finance, Insurance &amp; Real Estate</b>	\$23,177	\$24,995	\$31,612	+36.4
<b>Service</b>	\$10,852	\$11,392	\$16,828	+55.1
<b>Government</b>	\$15,983	\$17,990	*	

**SOURCE: Nebraska Department of Labor \* included in service for 1997**



**TABLE 3-11**  
**SIouxLAND ECONOMIC/INCOME STATISTICS**  
**1988-1997**

<b>WOODBURY</b>	<b>1988</b>	<b>1989</b>	<b>1990</b>	<b>1991</b>	<b>1992</b>	<b>1993</b>	<b>1994</b>	<b>1997</b>
Payroll (1000's)	\$624,599	\$692,475	\$732,688	\$755,076	\$809,379	\$850,085	\$949,310	\$1,055,771
Establishments	2,646	2,655	2,681	2,721	2,751	2,811	2,769	2,993
Retail Sales (1000's)	\$667,599	\$705,212	--	--	\$840,720	\$837,627	\$898,320	\$1,059,068
Median Household Income	--	--	\$25,186	--	--	\$29,977	--	--
<b>DAKOTA</b>								
Payroll (1000's)	\$186,053	\$187	\$219,226	\$214,539	\$220,567	\$228,267	\$252,434	\$305,249
Establishments	380	393	408	408	416	430	434	460
Retail Sales (1000's)	\$58,922	--	--	--	\$93,867	--	--	--
Median Household Income	--	--	\$25,397	--	--	30,129	--	--
<b>UNION</b>								
Payroll (1000's)	\$32,958	\$34,881	\$36,965	\$87,912	\$96,650	\$127,280	\$171,574	\$314,399
Establishments	190	194	207	234	268	280	317	398
Retail Sales (1000's)	\$16,816	--	--	--	\$31,363	--	--	--
Median Household Income	--	--	\$22,274	--	--	\$29,271	--	--
<b>TOTAL</b>								
Payroll (1000's)	\$843,610	\$727,543	\$988,879	\$1,057,527	\$1,126,596	\$1,205,632	\$1,373,318	1,678,419
Establishments	3,216	3,242	3,296	3,363	3,435	3,521	3,520	3779
Retail Sales (1000's)	\$743,337	\$705,212	--	--	\$965,950	\$837,627	\$898,320	1,059,068

**SOURCE: U.S. Department of Labor**

## 4. SOCIAL TRENDS AND CONDITIONS

- **Child Well-Being Indicators**

Tracking trends in child well-being is essential to measuring society's social and economic progress and potential. *County, State and Nation* is a publication of *Iowa Kids Count* and is funded by the Annie E. Casey Foundation. The report focuses on several indicators of child well-being: low birth weight, infant mortality, births to 16 and 17 year olds, child abuse/neglect, high school graduation, child deaths and teen violent deaths. Information from this publication has been compiled with statistics from the Iowa Department of Public Health, the Nebraska Department of Health and Human Services System, the Iowa Department of Education and the Nebraska Department of Education.

Table 4-1 through Table 4-7 show comparisons of these child well-being indicators. Children in Iowa and Nebraska fare much better than the other children in the nation, according to these indicators, but they could fare better. The rates in Iowa and Nebraska still rank behind those in Canada, Great Britain, France, Germany and Japan. Fluctuations in statistics from one year to the next are not accurate measures of social changes. Data from 1980 and 1990-1998 are illustrated to show trends, which are more accurate measures of societal change.

- **Low Birth Weight Babies**

**TABLE 4-1  
LOW BIRTH WEIGHT BABIES  
(PERCENTAGE BELOW 5.5 POUNDS)**

	1980	1990	1991	1992	1993	1994	1995	1996	1997	1998
<b>UNITED STATES</b>	6.8	7.0	7.1	7.1	7.2	7.3	7.3	7.4	7.5	NA
<b>STATE OF IOWA</b>	5.0	5.4	5.7	5.7	5.8	5.9	6.0	6.4	6.4	6.4
<b>WOODBURY COUNTY</b>	6.0	5.4	5.9	6.8	5.3	5.9	7.5	7.7	6.5	6.6
<b>STATE OF NEBRASKA</b>	5.7	5.4	5.7	5.7	5.9	6.3	6.6	6.3	7.0	7.0
<b>DAKOTA COUNTY</b>	5.2	4.0	6.0	4.2	5.8	5.3	3.7	9.0	5.7	7.1

NA = Data Not Available

**SOURCES:** *County, State and Nation* (a publication of *Iowa Kids Count*); Woodbury County, Iowa, Comprehensive Strategy Data 93-98; Iowa Department of Public Health; Nebraska Department of Health and Human Services System

Low birth weight infants are at higher risk of death or long-term illness and disability than are infants of normal birth weight. Children born at low birth weight tend to experience more social, learning and health problems. The proportion of infants born below 5.5 pounds has increased across the country since 1980. According to the U. S. Centers for Disease Control and Prevention, one reason for the increase in low birth weight over the past several years is that the number of twin, triplet and higher order multiple births has increased. Twins and other multiples are much more likely to be of low birth weight.

Even though the state percentages are below the national percentage, Woodbury and Dakota Counties' rates are somewhat higher than their respective states' rates. The data available in *County, State and Nation* show a higher percent of low birth weight babies in metropolitan areas (areas containing a population center of 50,000 or more inhabitants) than in small urban and rural areas.

The Crittenton Center in Sioux City analyzed the results of their maternal health program to see how maternal health care affected low birth weight. They served 670 women from Iowa, Nebraska and South Dakota in its maternal health program from October 1998 through September 1999. Four hundred

and fourteen of these women completed the program. Fifty-six percent of the women who completed the program were of minority ethnicity (42 percent Hispanic; 8 percent Native American; 3 percent African American; 3 percent Asian). Sixty-five percent were unmarried. Twenty-seven percent were teenage mothers of which eight percent were under age eighteen. Sixty percent of the women had not graduated from high school or earned a G.E.D. Only fifty-one percent of the women entered this health program during their first trimester. Thirty-nine percent smoked during their pregnancy (this is double the state and county averages) and twenty percent used alcohol and other drugs. Over sixty percent had lifestyle or medical risk factors that could jeopardize their pregnancies.

The Crittenton Center's study showed that even though these were high-risk pregnancies, the percentage of low birth weight babies was below the national, state and county percentages. This indicates that even though many risk factors were present during the pregnancies because of race, education level, poverty level, age of the mother and environmental factors, maternal health care increased the chances for these babies to weigh over 5.5 pounds at birth and have healthy lives.

- **Infant Mortality Rates**

Infant mortality is defined as the death of an infant before his or her first birthday. It is an important measure of the well-being of infants, children and pregnant women because it is associated with maternal health, quality and access to medical care and socioeconomic conditions. Statistics compiled by the U. S. Centers for Disease Control and Prevention indicate that two-thirds of infant deaths occur in the first month after birth and are due mostly to health problems of the infant or pregnancy, such as pre-term delivery or birth defects. About one-third of infant deaths occur after the first month and are influenced by social or environmental factors, such as exposure to cigarette smoke or access to health care.

Infant mortality data is available by the mother's race and ethnicity. African Americans and Native Americans have higher infant mortality rates than Caucasians or Hispanics, according to the National Vital Statistics System.

**TABLE 4-2**  
**INFANT MORTALITY RATES**  
**(PER 1,000 LIVE BIRTHS IN THE FIRST YEAR OF LIFE)**

	1980	1990	1991	1992	1993	1994	1995	1996	1997	1998
<b>UNITED STATES</b>	12.6	9.2	8.9	8.5	8.4	8.0	7.6	7.2	7.1	NA
<b>STATE OF IOWA</b>	11.8	8.1	8.0	8.0	6.9	7.4	8.2	7.0	6.2	6.5
<b>WOODBURY COUNTY</b>	15.1	15.9	8.6	11.4	7.9	12.7	6.5	7.7	8.9	10.2
<b>STATE OF NEBRASKA</b>	11.5	8.3	7.5	7.3	9.1	7.7	7.4	8.7	7.4	7.3
<b>DAKOTA COUNTY</b>	6.1	9.1	10.6	10.5	24.2	16.6	9.3	11.2	2.8	5.3

NA = Data Not Available

**SOURCES:** *County, State and Nation* (a publication of *Iowa Kids Count*); Woodbury County, Iowa, Comprehensive Strategy Data 9-3-98; Iowa Department of Public Health, Nebraska Department of Health and Human Services System

There has been a significant decline in the infant mortality rates in the United States, Iowa and Nebraska since 1980. The availability of medical care and the advances in technology have reduced these rates. According to *County, State and Nation*, the United States still ranks behind fifteen other countries in infant mortality rates. Metropolitan counties, such as Woodbury County, tend to have higher rates than small urban or rural counties.

- **Births to Teenage Mothers**

Bearing a child during adolescence is associated with long-term difficulties (usually attributable to poverty) for the mother, her child and society. The trend in adolescent parenting is a major social concern since most 16 and 17 year olds are too young to adequately support and nurture children. Compared with babies born to older mothers, babies born to adolescent mothers are at higher risk of low birth weight and infant mortality. They are more likely to grow up in homes that offer lower levels of emotional support and cognitive stimulation, and they are less likely to earn high school diplomas. Giving birth during adolescence is associated with limited educational attainment for the mothers. This can reduce their future employment prospects and earnings potentials.

The U. S. Centers for Disease Control and Prevention report substantial racial and ethnic disparities in birth rates among adolescents. The rates tend to be much higher for African American and Hispanic teenagers.

Iowa's and Nebraska's rates are comparable to the national rate, but the rates in Woodbury County and Dakota County exceed the national rate. This indicates a need for additional educational or medical programs to reduce these rates. Metropolitan counties have the highest rates in Iowa and Nebraska.

**TABLE 4-3  
BIRTHS TO TEENAGE MOTHERS  
(PERCENTAGE OF FEMALES AGES 16-17 GIVING BIRTH;  
NUMBER OF LIVE BIRTHS TO FEMALES AGES 16-17)**

	1980	1990	1991	1992	1993	1994	1995	1996	1997	1998
<b>UNITED STATES</b>	4.1 170,044	4.8 155,624	4.9 159,416	4.9 158,282	4.9 160,461	5.0 164,427	5.0 161,774	4.8 157,181	3.2 182,408	NA
<b>STATE OF IOWA</b>	2.9 1,577	2.7 965	3.1 1,102	2.9 1,064	3.3 1,203	3.4 1,239	3.4 1,227	3.4 1,231	3.3 1,177	3.0 1,076
<b>WOODBURY COUNTY</b>	3.9 69	4.0 54	5.3 71	5.4 73	5.4 73	5.1 69	6.5 88	5.5 74	7.1 95	4.5 60
<b>STATE OF NEBRASKA</b>	3.3 906	2.6 633	2.7 658	2.8 661	2.9 678	3.2 748	3.0 701	3.1 733	3.1 732	3.0 709
<b>DAKOTA COUNTY</b>	5.5 18	3.6 12	4.3 12	3.8 11	5.2 17	3.0 11	5.0 16	3.6 13	3.1 11	4.2 16

NA = Data Not Available

**SOURCES:** *County, State and Nation* (a publication of *Iowa Kids Count*); Woodbury County, Iowa, Comprehensive Strategy Data 93-98; Iowa Department of Public Health; Nebraska Department of Health and Human Services System

- **Child Abuse and Neglect**

Iowa and Nebraska have different definitions of child abuse and neglect. They also have different standards for determining whether abuse has occurred. This makes it difficult to compare the states' rates to the national rate. The United States, Iowa and Woodbury County's rates are on Table 44. According to the Nebraska Department of Health and Human Services System, the number of substantiated cases in the entire state in 1997 was 2,326 out of 8,140 reported cases. This was a 29.2 percent decrease over the number of founded cases in 1990. Nebraska is divided into eight districts for reporting child abuse and neglect cases. There were 265 substantiated cases out of 1,142 reported cases in the northeast region in 1997. This region includes Dakota County.

**TABLE 4-4  
CHILD ABUSE AND NEGLECT  
(FOUNDED CHILDREN ABUSED PER 1,000 CHILDREN AGES 0-17)**

	<b>1980</b>	<b>1990</b>	<b>1991</b>	<b>1992</b>	<b>1993</b>	<b>1994</b>	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>
<b>UNITED STATES</b>	9.8 625,100	15.4 978,120	15.2 968,400	16.0 1,019,000	15.9 1,011,000	15.9 1,014,000	16.2 1,032,000	15.8 1,005,000	NA	NA
<b>STATE OF IOWA</b>	5.2 4,267	11.4 8,215	11.3 8,154	11.0 7,934	12.3 8,834	12.8 9,172	13.9 9,967	NA	NA	13.7 9,863
<b>WOODBURY COUNTY</b>	NA	18.4 507	15.6 430	14.1 390	9.7 267	16.0 441	17.2 473	NA	NA	14.3 395

NA = Data not available (Reporting methods and forms were changed.)

SOURCES: *County, State and Nation* (a publication of *Iowa Kids Count*); Woodbury County, Iowa, Comprehensive Strategy Data 93-98; Iowa Department of Public Health;

- **High School Graduation**

Society demands a more skilled workforce in order to grow economically and compete internationally. Those who fail to graduate from high school or earn a G.E.D. face much grimmer employment opportunities and earnings potentials.

The percentages of students who graduate in Iowa and Nebraska have remained virtually unchanged since 1980 and have exceeded the national rate. National statistics compiled by the Child and Family Policy Center show that graduation rates in smaller, rural areas tend to be higher than rates in large metropolitan areas.

**TABLE 4-5  
HIGH SCHOOL GRADUATION  
(PERCENTAGE OF STUDENTS ENTERING SEVENTH GRADE  
WHO GRADUATE WITH THEIR CLASS SIX YEARS LATER)**

	1981	1991	1992	1993	1994	1995	1996	1997	1998
<b>UNITED STATES</b>	70.0	71.7	72.2	72.4	71.8	71.1	69.6	69.4	NA
<b>STATE OF IOWA</b>	82.0	85.2	85.0	86.2	86.6	87.3	86.7	87.4	88.1
<b>WOODBURY COUNTY</b>	79.1	83.7	76.1	80.3	77.5	76.7	87.0	80.7	83.4
<b>STATE OF NEBRASKA</b>	97.9	93.7	94.5	92.9	92.5	94.5	93.3	93.8	93.1
<b>DAKOTA COUNTY</b>	92.7	93.2	93.5	95.4	94.4	92.0	88.3	92.9	99.0

NA = Data Not Available

SOURCES: *County, State and Nation* (a publication of *Iowa Kids Count*); Woodbury County, Iowa, Comprehensive Strategy Data 93-98; Iowa Department of Education; Nebraska Department of Education

- **Child Deaths**

Child mortality rates are the most severe measure of illhealth in children. They give an indication of the degree to which children are protected and safe from tragedies. Unintentional injuries, birth defects and cancer were the leading causes of death among children ages 14. For ages 5-14, unintentional injuries, cancer and homicide were the leading causes of death, according to a survey conducted by the U. S. Centers for Disease Control and Prevention.

**TABLE 4-6  
CHILD DEATHS  
(PER 100,000 CHILDREN AGES 1-14)**

	1980	1990	1991	1992	1993	1994	1995	1996	1997	1998
<b>UNITED STATES</b>	39.5	30.5	30.7	28.8	30.0	29.0	28.0	29.1	26.3	NA
<b>STATE OF IOWA</b>	35.5	25.7	26.4	21.3	23.6	24.3	23.9	27.6	24.1	26.3
<b>STATE OF NEBRASKA</b>	34.5	32.0	28.8	26.8	31.2	26.2	23.1	27.9	24.0	24.0

NA = Data Not Available

SOURCES: *County, State and Nation* (a publication of *Iowa Kids Count*); Woodbury County, Iowa, Comprehensive Strategy Data 93-98; Iowa Department of Public Health; Nebraska Department of Health and Human Services System



- **Teen Violent Death Rates**

Compared with younger children, adolescents have much higher mortality rates. They are more likely to die from injuries sustained from motor vehicle traffic accidents, firearms or suicides. The U. S. Centers for Disease Control and Prevention report that the motor vehicle traffic death rate for males is nearly twice the rate for females. The firearm death rate among males is seven times that for females.

**TABLE 47**  
**TEEN VIOLENT DEATH RATES**  
**(TRAFFIC ACCIDENTS, HOMICIDES AND SUICIDES**  
**PER 100,000 TEENS AGES 15-19)**

	1980	1990	1991	1992	1993	1994	1995	1996	1997	1998
<b>UNITED STATES</b>	62.1	61.2	61.8	58.3	60.2	60.6	57.3	54.0	53.8	NA
<b>STATE OF IOWA</b>	60.9	50.1	52.7	43.1	51.1	57.7	61.2	52.2	54.2	44.6
<b>STATE OF NEBRASKA</b>	65.2	66.3	48.1	40.4	44.6	54.2	48.4	45.9	53.8	51.1

NA = Data Not Available

**SOURCES:** *County, State and Nation* (a publication of *Iowa Kids Count*); Woodbury County, Iowa, Comprehensive Strategy Data 9-3-98; Iowa Department of Public Health; Nebraska Department of Health and Human Services System

- **Childhood Lead Poisoning**

Childhood lead poisoning is a potential health problem in Woodbury and Dakota Counties because a large proportion of the housing stock was built before 1960 and is likely to contain lead-based paint. All landlords and Realtors have to comply with the new federal legislation requiring disclosure of lead-based paint in housing built prior to 1978.

The primary areas where the housing stock is at least forty years old in Sioux City include the neighborhoods that border the downtown area. The neighborhoods in South Sioux City that have high concentrations of houses built before 1960 are located west of Dakota Avenue and in the north section of the city. These are areas with a large number of substandard multifamily rental units. The areas in Dakota City with older housing units are in the northwest and southwest quadrants of the city. The addresses of houses where positively identified lead-poisoned children reside are not available due to confidentiality laws.

**TABLE 4-8  
NUMBER OF HOUSING UNITS  
BUILT BEFORE 1960**

<b>CITY OR COUNTY</b>	<b>NUMBER OF HOUSING UNITS</b>	<b>PERCENTAGE OF HOUSING STOCK</b>
<b>Sioux City, Iowa</b>	21,585	67.1
<b>Sergeant Bluff, Iowa</b>	417	45.2
<b>Woodbury County, Iowa</b>	25,558	65.4
<b>Dakota City, Nebraska</b>	202	39.6
<b>South Sioux City, Nebraska</b>	1,642	43.0
<b>Dakota County, Nebraska</b>	2,671	41.2
<b>North Sioux City, South Dakota</b>	205	25.6
<b>Big Sioux Township, South Dakota</b>	23	17.4

SOURCES: 1990 U. S. Census Bureau; SIMPCO

Under the Childhood Lead Poisoning Prevention Program, which is a part of the Nebraska Department of Health and Human Services System, 8,391 children were screened in the state during 1998. Of those screened, 612 children (7.3 percent) were found with 10 or more micrograms per deciliter of lead in their blood. One hundred sixty-six children under age six were screened in Dakota County in 1998 for elevated blood levels of lead. Seven children (4.2 percent of those screened) had levels of 10 or more micrograms per deciliter of lead in their blood. Mandatory treatment is often not necessary until the level is in the mid 40's of micrograms per deciliter of lead in the blood. An environmental health specialist from the program, after being invited by the caregivers, will go into a child's home to inspect for lead and to make recommendations on how to eliminate it.

The Dakota County Public Health Nurse office also conducts lead poisoning screenings. They screened forty-six children between July 1998 and June 1999 and found no abnormal levels of lead in their blood.

A three-year (1996-1998) study was conducted in Nebraska to determine the ethnicity of the children with the elevated blood lead levels. Over half of the children were African American, Native American or Hispanic. Many of these children's families lived in substandard and poorly maintained homes.

The Siouxland District Health Department conducted lead poisoning screenings on a total of 3,936 children between July 1992 and June 1999. Three hundred thirty-five children with elevated levels of lead in their blood have been identified and have been treated. While the Iowa statewide average for lead poisoning is 9 percent, Sioux City reports that 91 percent of children screened have some level of blood lead poisoning. Most of the children being treated have lead levels that are considered to be in the mild range between 10 and 18 micrograms of lead per deciliter of blood. The Siouxland District Health Department also conducted home inspections for lead when children were found to have lead in their blood. The average age of a child who has been positively identified as leadpoisoned is three years old.

- **Out-Of-Home Foster Care Placements**

Out of-home Foster Care placements are high in Woodbury County compared to the rest of Iowa. Eleven children per 1,000 were placed in Foster Care in Woodbury County in 1998 compared to 5.5 per 1,000 statewide and 6.7 per 1,000 at the national level. One reason for this is the child abuse and neglect rate in Woodbury County is also higher than the Iowa rate (14.3 per 1,000 versus 13.7 per 1,000), as shown on Table 4-4.

A total of 263 children were placed in out-of-home Foster Care in Woodbury County between January 1, 1999 and November 19, 1999. This includes 46 children placed in residential treatment centers. In addition, 57 children were placed in Group Care, 13 in Shelter Care and 5 in Independent Living.

There are 101 foster homes in Woodbury County with 286 beds. There are approximately 99 beds available as of November 19, 1999.

There were 7.93 per 1,000 out-of-home foster care placements in Nebraska in 1998. Nebraska does not report placements per county.

- **Poverty**

The Office of Management and Budget (OMB) defines poverty based on income and the number of people in a family. For example, at 100 percent poverty the income for a family of four is \$16,700.

The U. S. Department of Housing and Urban Development (HUD) defines poverty as 50 percent of median family income. A comparison to OMB's income guideline for a family of four is \$23,000. Most public assistance programs follow OMB's income guidelines for eligibility.

According to the 1990 U. S. Census Bureau, 13.4 percent of the population in Woodbury County and 12.5 percent in Dakota County live below the poverty level. In 1998 the Bureau released revised

estimates of poverty in selected states and counties as of 1993. These estimates were based on data available at the federal level: income tax returns, Food Stamps, Supplementary Security Income and Aid to Families With Dependent Children, and regional income estimates. The Bureau's 1993 estimates suggest that 13.0 percent of the population in Woodbury County and 11.1 percent in Iowa live below the poverty level.

The percentage of children living below the poverty level in 1990 in Woodbury County was 17.6 percent and 14.8 percent of the children in Dakota County. This compares to 14.0 percent for all children in Iowa and 13.5 percent of all children in Nebraska. The national rate is 17.9 percent. The Bureau's 1993 estimated figures went up to 18.9 percent for Woodbury County and 15.1 percent for Iowa. Tables 4-9 through 4-11 and "Free and Reduced-Priced School Meals" illustrate poverty indicators.

- **Food Stamps**

**TABLE 4-9  
AVERAGE MONTHLY NUMBER OF  
HOUSEHOLDS RECEIVING FOOD STAMPS  
(PERCENTAGE OF ALL RESIDENTS)**

	<b>1990</b>	<b>1997</b>
<b>IOWA</b>	68,705 6.2	64,461 5.4
<b>WOODBURY COUNTY</b>	2,847 7.8	2,282 5.6
<b>NEBRASKA</b>	37,510 2.4	39,856 2.4
<b>DAKOTA COUNTY</b>	426 2.5	463 2.5

**SOURCES: Iowa Department of Public Health;  
Nebraska Department of Health  
and Human Services System**

The average monthly percentage of all residents receiving Food Stamps in Woodbury County in 1997 was 5.6 percent compared to 5.4 percent for the state of Iowa. Both percentages were lower than 1990's percentages. The percentages of the residents in Nebraska and Dakota County who received Food Stamps remained unchanged from 1990 to 1997, although the number of households went up.

- **Medical Assistance Under Title XIX**

**TABLE 4-10  
AVERAGE MONTHLY NUMBER  
ELIGIBLE FOR MEDICAL ASSISTANCE  
PROVIDED UNDER TITLE XIX  
(PERCENT OF TOTAL POPULATION)**

	<b>1990</b>	<b>1993</b>	<b>1997</b>
<b>IOWA</b>	192,410 6.9	223,776 7.9	216,725 7.6
<b>WOODBURY COUNTY</b>	9,357 9.5	10,061 10.0	8,926 8.7
<b>NEBRASKA</b>	100,974 6.4	132,613 8.2	144,491 8.7
<b>DAKOTA COUNTY</b>	744 4.4	1,081 6.1	1,197 6.4

**SOURCES: Iowa Department of Public Health; Nebraska  
Department of Health and Human Services System**

The percentage of people who received medical assistance under Title XIX in Iowa, Nebraska and Dakota County rose from 1990 to 1997. The percentage in Woodbury County went down 1.3 percent from 1993 to 1997 (1,135 people).

- **Family Investment Program**

**TABLE 4-11  
NUMBER OF RECIPIENTS AND AVERAGE MONTHLY  
PAYMENT AMOUNT FAMILY INVESTMENT PROGRAM (FIP)  
(FORMERLY KNOWN AS THE AID TO  
FAMILIES WITH DEPENDENT CHILDREN PROGRAM)**

	<b>1990</b>	<b>1993</b>	<b>1996</b>	<b>1997</b>
<b>IOWA</b>	88,573 \$135 \$165*	92,685 \$137 \$152*	79,937 \$128 \$131*	65,197 \$127
<b>WOODBURY COUNTY</b>	4,739 \$131 \$160*	4,498 \$134 \$149*	2,918 \$129 \$132*	2,609 \$128
<b>NEBRASKA</b>	15,225 \$222	17,063 \$222	14,504 \$222	13,653 \$222
<b>DAKOTA COUNTY</b>	175 \$222	192 \$222	366 \$222	378 \$222

\*Average monthly payment amounts per person adjusted to 1997 dollars

**SOURCES: Iowa Department of Human Services; Nebraska Department of Health  
and Human Services System**

The average per person benefit per month in Iowa for the Family Investment Program (FIP) was \$127 in 1997. (The average monthly payment amount for one person with no income in Nebraska and Dakota County has been \$222 since 1985.) Iowa's average per person decrease of 1.6 percent between 1987 and 1997 did not consider inflation. This was measured by a 40.1 percent rise in the consumer price index for the same years, according to the Iowa Department of Human Services. The increase in average FIP payments per month did not keep pace with inflationary trends. When the benefits are adjusted for inflation, regular program payments per person declined from \$181 in 1987 to \$127 in 1997, a 29.8 percent decrease in purchasing power. FIP eligibility changes sharply reduced the number of people eligible for aid under this program and the number of families eligible for Food Stamps.

- **Free/Reduced-Price School Meals**

In the state of Iowa the percentage of students enrolled in the free or reduced-price school meals program was 24.4 percent during the 1990-1991 school year. The percentage increased 3.2 percent to 27.6 percent during the 1997-1998 school year.

The percentage of students in Woodbury County who received free or reduced-price school meals during the 1997-1998 school year was 32.6 percent. This was a 3.8 percent increase over the 1990-1991 school year and is higher than Iowa's rate.

The number of students who received free or reduced-price school meals during the 1998-1999 school year in the Sioux City Community School District was 5,057. This represented 35.6 percent of the enrollment. The number and percentage of children enrolled in the program as of October 1999 for the 1999-2000 academic year were 4,933 students (34.7 percent). This figure is expected to rise when application forms are completed.

The number of students enrolled in this program fluctuates significantly from month to month. When the school year begins, the children who were enrolled in this program during the previous year automatically are carried over into the current year as "temporary". If the eligibility forms are not completed accurately by the parents within the first month of school, the children are dropped from the program for temporary non-compliance.

In the South Sioux City Community School District 1,250 students, or 41.9 percent of the students enrolled, received free or reduced-price meals during the 1998-1999 school year. These statistics are from the enrollment in May 1999. The number and percentage of children enrolled as of October 1999 were 1,269 students (41.8 percent). This percentage is slightly lower than May's rate because of temporary non-compliance of the completion of application forms.

Both school districts report that many new students in the school systems have not yet applied but are expected to apply for these benefits. Based on the research it would be accurate to estimate that between 35 percent and 45 percent of students enrolled in both school systems receive free or reduced-price school meals.

- **Minority Populations**

The racial and ethnic minority populations in the Sioux City Metropolitan Statistical Area (MSA) have grown from 2 percent of the total population in 1970 to an estimated 28 percent in 1998. The U. S. Census Bureau estimates these figures. The definitions of racial and ethnic minority have changed from one decade to another.

The largest minority is Hispanic numbering over 6,500 in 1998. This is 5.5 percent of the total Sioux City MSA population. African Americans account for 2 percent of the population, or approximately 2,300 people. Native Americans represent 2 percent (2,350 residents) of the Sioux City MSA population. Asians and Pacific Islanders total 2 percent of the population with 2,500 residents. Residences of persons of minority classifications are concentrated in the downtown area, the near north side and the near west side of Sioux City, in Dakota City and just west of South Sioux City.

- **School Minority Populations**

The Sioux City Community School District and the South Sioux City Community School District have seen significant increases in numbers of racial and ethnic minority students due to immigration over the past twelve years. The minority population in the Sioux City public schools has grown from 8 percent in 1987 to 28 percent in 1999 (4,099 students out of a total of 14,642 students enrolled). The percentage of minority students in the South Sioux City Community School District increased dramatically from 7 percent in 1984 to 39 percent in 1999 (1,255 students out of 3,219 students). Two of the elementary schools in this district have close to 70 percent minority populations. Students of Hispanic origin are the largest ethnic minority group in both school districts.

The parochial schools have a much lower percentage of minority students enrolled in K12 in the 1999-2000 school year. The Catholic Schools of Sioux City have a 9 percent minority population out of a total of 2,208 students enrolled. St. Michael's School in South Sioux City has a total enrollment of 174 students and 25 percent (44 students) are minority students. The remaining parochial schools—Morningside Christian (180 enrollment), Heartland Christian (82 enrollment) and St. Paul's Lutheran

(114 enrollment) – have a combined enrollment of 376 students. Less than 10 percent are minority students.

The Boys and Girls Home Alternative School is an education program for local public school districts whose youth can no longer benefit from their regular school placement because of their behavior. It was developed as a preventative education program for at-risk youth. While the program focuses on the client's educational requirements, it also works to improve the development of the children's behavioral and social skills. The intent is to integrate the children back into their original schools. There are 126 students (including 37 students or 29 percent of racial or ethnic minority students) enrolled in the Boys and Girls Home Alternative School in Sioux City.

The school, family and community are overlapping influences on students' growth and development. Teachers are finding it more difficult to meet the diverse needs of the changing student population. Poverty is a significant problem within these schools, as indicated in the number of students receiving free and reduced-price school meals.

Several programs have been implemented to help the teachers and students cope with diversity. Before school and after school programs are offered by both public school districts. These programs are closely tied with English as a Second Language (ESL) programming.

A volunteer reading program implemented in the Boys and Girls Home Alternative School and the South Sioux City elementary schools encourages and strengthens the learning and social skills of all students while being targeted to minority students who need help with the English language. The program is called *Lunch Hour: Volunteers With an Appetite For Reading*. Volunteers go into the classrooms one lunch hour a week to read and eat with the children. It is designed to build social skills and give the children opportunities to interact one-on-one with adult role models. *Lunch Hour* is a collaboration between the South Sioux City Community School District, the Boys and Girls Home and Family Services, Inc., and Partners in Education (South Sioux City Area Chamber of Commerce).

- **Children's Mental Health**

Many children have mental health problems that can lead to school failure, alcohol or other drug abuse, conflict at home, violence or even suicide. Some of these problems include depression, anxiety, conduct and eating and attention/hyperactivity disorders.

Both biology and environment can cause mental health problems. Examples of biological causes are genetics, chemical imbalances and damage to the central nervous system. Environmental factors include exposure to violence, abuse, neglect, lead poisoning or loss of loved ones through death, divorce or



broken relationships. Other risk factors include rejection because of race, sexual orientation, religion or poverty.

Many of these children with severe mental health problems would benefit from short-term inpatient treatment. Current resources for children ages 5-12 needing hospitalization are not available in Woodbury County or Dakota County. Families are required to go to Sioux Falls, South Dakota, or Omaha, Nebraska, for inpatient services. Many children do not receive the care they need because of the distance to the inpatient service providers.

The development of indicators of children's mental health are needed to estimate the number of children with mental, emotional and behavior problems. Several efforts are underway to develop such indicators, but the data will not be available until 2000, according to the U. S. Centers for Disease Control and Prevention.

- **Family Diversity**

The family is a basic institution in our complex society. As society advances, the family unit becomes more diverse. The Alliance for Children and Families recently cited national statistics about families that include the following:

- The nuclear family is growing to include the child's grandparents. Approximately 5.4 million children (7.7 percent of all children) were living in homes with grandparents in 1997.
- Not all children grow up living with their parents. Many children live in residential care facilities. The number of children living in out-of-home care has increased 53 percent since 1986.
- Single mothers and fathers are raising children more frequently. The number of single fathers grew 25 percent between 1995 and 1998, from 1.7 million to about 9.8 million. Men comprised one in six of the nation's 11.9 million single parents in 1998, up from one in seven in 1995 and one in ten in 1980.
- Parents are living longer. This allows them to enjoy future generations but also places their adult children in a position to care for their parents and their own children. People over the age of 65 represent 13 percent of the population in 2000. That figure is projected to rise to 20 percent by 2030.

- **Spiritual Health**

The word spirituality comes from the Latin root spiritus, which means “breath”—referring to the breath of life. Spiritual health is very important to a sense of well-being. Many recent studies have examined its effects on our mental health. The National Institute of Health Care Research, a nonprofit organization, awards grants in support of academic projects exploring spirituality and psychiatry. A recent review of several studies suggests that criminal behavior, depression, suicide rates, blood pressure rates, and incidents of alcohol and other drug abuse are lower in societies where people are connected to one another and their communities.

Spiritual health is being viewed in scientific circles as an important component of good mental, physical and emotional health. Physicians, psychologists, nurses, clergy, social workers and health care administrators recognize the role of spirituality in the treatment of illness and pain. There is a trend to incorporate relaxation or meditation techniques into treatment of patients. The Harvard Medical School has demonstrated in its research that while chronic stress is harmful to the body, daily meditation (a form of spirituality) can reduce stress and promote relaxation and overall wellbeing.

- **HIV/AIDS Data**

Acquired Immune Deficiency Syndrome (AIDS) is an acquired defect in a person’s immune system that reduces the person’s resistance to certain rare infections and cancers. The Human Immunodeficiency Virus (HIV) is the virus believed to cause AIDS. Testing positive for antibodies to HIV does not mean an individual has AIDS.

Iowa and Nebraska are low-incident states for the number of reported HIV and AIDS cases. The Iowa Department of Public Health reports 1,170 AIDS cases in Iowa from February 1983 through June 1999. There were 48 cases in Woodbury County for that reporting period.

The counties in Iowa started mandatory reporting of HIV cases in 1999, so there are no individual county reports on this statistic for the 1998 fiscal year. There were 214 reported cases of HIV in the entire state between July 1998 and June 1999.

Nebraska has been reporting HIV/AIDS data for a longer period of time. There were 985 AIDS cases reported between July 1995 (when reporting became mandatory in Nebraska) and June 1999. Of the 985 AIDS victims, 427 are still alive. There were 444 HIV cases reported between July 1995 and 1999, but it is estimated by the Nebraska Department of Health that 1,200-1,400 people in Nebraska have HIV.

Nebraska is divided into six regions for reporting because of the low number of cases and the confidentiality laws. Twenty-two northern counties (including Dakota County) make up the northern region. There were 46 AIDS cases reported in the northern region between January 1983 and June 1999.

- **Substance Abuse**

Substance abuse threatens to erode the quality of life that has been achieved in Iowa and Nebraska. The economic costs of alcohol and other drug abuse are staggering. These costs include the amount spent on law enforcement and justice system efforts to curb illicit drug activity; the amount spent by the health service and education sectors in preventing substance abuse; the amount spent on the intervention and treatment of drug- and alcohol-addicted people; and the total amount lost to productivity due to premature death and inability to perform usual activities, higher health care costs, increased sick leave and industrial theft and damage.

The Search Institute of Minneapolis, Minnesota, administered the Iowa Youth Survey to students in grades 6, 8, 10 and 12 for the Iowa Department of Education in 1993. They used the data to make comparisons among Iowa, Woodbury County and Sioux City youth. Woodbury County and Sioux City reported rates that were several percentage points higher than the state rates in response to questions regarding abusive or illegal use of alcohol and other drugs. This pattern began in 8<sup>th</sup> grade and continued through 10<sup>th</sup>, 11<sup>th</sup> and 12<sup>th</sup> grades. Woodbury County students and Sioux City students were more likely to use marijuana.

According to the August 1998 *Community Report* by Siouxland CARES (Community-wide Awareness, Resources, Education and Support) about Substance Abuse, the national cost for alcohol, other drug abuse and tobacco use was estimated in excess of \$237.5 billion. Table 412 shows estimated cost figures for Iowa, Nebraska and South Dakota based on state populations. This total breaks down to \$931 per person per year in these three states.

**TABLE 4-12**  
**COST OF ALCOHOL ABUSE, OTHER DRUG ABUSE**  
**AND TOBACCO USE IN**  
**IOWA, NEBRASKA AND SOUTH DAKOTA**

	<b>IOWA</b>	<b>NEBRASKA</b>	<b>SOUTH DAKOTA</b>	<b>COST/ PERSON</b>
<b>Alcohol Abuse</b>	\$1.1 billion	\$624 million	\$278 million	\$387
<b>Other Drug Abuse</b>	\$732 million	\$422 million	\$188 million	\$262
<b>Tobacco Use</b>	\$788 million	\$455 million	\$202 million	\$282
<b>TOTAL</b>	\$2.6 billion	\$1.5 billion	\$668 million	\$931

**SOURCES: Substance Abuse: The Nation's Number One Health Problem, Institute For Health Policy, Brandeis University for the Robert Wood Johnson Foundation; Siouxland CARES**

The core cost of alcohol and illicit drug abuse (costs of medical expenses, illness and death) fall disproportionately on people ages 15 to 44. This reflects their higher prevalence of substance abuse problems and larger number of related deaths. The core costs for most other health conditions tend to be concentrated in older age groups.

Even greater than the economic costs are the costs in human suffering. Drug and alcohol abuse affects virtually every community, school, workplace, neighborhood and home. According to the Iowa Governor's Alliance on Substance Abuse, alcohol remains the number one substance abuse problem in Iowa. Alcohol abuse costs Iowa over \$1 billion per year and ranks number one in terms of causing violence.

Marijuana remains very popular in the tri-state region and is a gateway drug to hard core drug use. Research points out that marijuana use follows cigarette and alcohol use. A significant increase in methamphetamine use in Iowa, Nebraska and South Dakota corresponds to social problems such as domestic violence and aggravated assault.

Siouxland CARES's mission is to improve the quality of life in Siouxland by eliminating the abuse of alcohol and other drugs and related violence. They administered a Youth Survey in grades 6, 8, 10 and 12 in the spring of 1999 to students in the Sioux City Community School District, the Sioux City Catholic Schools, the Sergeant Bluff-Luton School District and the South Sioux City Community School District. The survey assessed the ease or difficulty in obtaining alcohol, tobacco and other drugs, students' self-reported use, age of onset of use and perception of harm of using these substances.

The composite results included the responses from 30 percent of the students surveyed and are as follows:

- Drugs and alcohol are available to most youths in Siouxland.
- Acknowledgment of the harmfulness of drugs is generally high, except for alcohol.
- Alcohol use is more common than tobacco use; a significant number of younger students still report no use.
- Excluding alcohol and tobacco, marijuana is the illegal drug most likely to be used by Siouxland youths.
- There is a clear indication that alcohol use is beginning at an earlier age.
- Exposure to other teens using drugs or alcohol increases greatly with age.
- Students are most likely to use alcohol or drugs at a friend's house in the evening.
- Engaging in high-risk behavior associated with alcohol and drug use is common.

According to *Nebraska's Criminal Justice Drug and Violent Crime Strategy* (1997-2000) by the Nebraska Crime Commission (as noted in the 1999 *Community Justice Plan for Dakota County*), a growing criminal problem in Dakota County is the spread of illegal drugs and their use by youths as well as adults. Arrests for drug violations increased 219 percent (269 arrests to 859 arrests) from 1990 to 1995. The increased availability of drugs and alcohol, particularly methamphetamine, is on the rise in Siouxland.

Gordon Recovery Centers has two low-intensity treatment houses in residential settings: a nine-bed halfway house for women and a ten-bed house for men. Thirty-two men were admitted in 1998 and thirty-five women. There is currently a waiting list at the men's house. Gordon Recovery Centers provides group and individual counseling services, outpatient services and individual treatment plans for people dealing with alcohol and other chemical dependencies. The clients do contribute financially to their care, but the services provided depends on state funding sources.

- **Juvenile Crime and Violence**

Woodbury County's delinquency rates in the 1990s are reported as similar rates in the 1980s except for an increase in female delinquencies, according to arrest data compiled from Juvenile Court Services. Especially over represented are American Indian females. Males to female delinquency ratios are higher among Hispanic delinquents than among those of other ethnic groups. Minority groups are over-represented among delinquents for every category. Hispanic delinquents are more likely than

Caucasians to commit serious crimes, while African American delinquents are less likely. African American and Native American delinquents are more likely to commit assaults than other groups.

The average age for juveniles to enter the juvenile court system is 15.3 for males and 14.7 for females. These statistics stress the need for early prevention and intervention services in an effort to increase the age of juveniles entering the system.

Woodbury County received technical assistance to develop a comprehensive strategy initiative in 1997 on juvenile crime and violence. The Comprehensive Strategy Team identified five priority risk factors that increase the likelihood of young people becoming involved in problem behaviors. They are availability of drugs, extreme economic deprivation, family history of problem or conflict, and academic failure beginning in late elementary school and early initiation of the problem behavior. Problem behaviors are identified as substance abuse, delinquency, teen pregnancy, school dropout and violence.

The 1999 *Community Justice Plan for Dakota County* identified the following risk factors that increase the likelihood of criminal behavior: availability of drugs, economic deprivation, transitions and mobility, and violence. The Nebraska Uniform Crime Reports show that the number of juveniles arrested in Nebraska during 1998 increased 4 percent from 1997. Persons under the age of eighteen were most often arrested for larceny or theft crimes. There were 257 juveniles arrested for various crimes in Dakota County in 1998.

Gang reported violence has been reduced dramatically since peaking in 1995 and 1996. During that time period there were three to five drive-by shooting incidents in Sioux City. There were thirty-two gangs with membership reaching 1,500.

There has been no gang war activity, including drive-by shootings, in over three years. There are only eight gangs with a total membership under 800. It is evident that the community has taken back the inner city. The remaining gangs do not control areas of the city like gangs in the past. The reasons for the drastic changes are as follows:

- Aggressive law enforcement – several gang leaders are now in prison.
- Education has expanded with programs implemented at all levels.
- Intervention and prevention programs have been implemented.

## **SPECIAL POPULATION GROUPS**

- **Siouxland Regional Cancer Center Patients**

Cancer is a disease marked by a malignant tumor of potentially unlimited growth that expands locally by invasion and systemically by metastasis. The Siouxland Regional Cancer Center provides radiation oncology and medical oncology to an average of 150 people per day. The median age of the people they serve is 66. Many of these people drive a radius of 120 miles each day for six weeks. The Cancer Center reports that they receive up to six requests every month from patients for temporary housing while undergoing treatment. Many of these requests are from the frail and elderly. The Riverboat Inn, the Marina Inn, the Hilton Inn and the Best Western City Centre offer special lodging rates for cancer patients while they receive treatment.

The National Cancer Institute is seeing a shift from diagnosis and treatment to prediction and prevention. Early detection will be available for many types of cancer within the next five years. Drugs are being improved to prevent pre-cancerous cells from progressing.

- **Mentally Ill**

Persons with a chronic mental illness means persons eighteen years old and over with a persistent mental or emotional disorder that seriously impairs their functioning relative to such primary aspects of daily living as personal relations, living arrangements or employment. Persons with chronic mental illness typically meet at least one of the following criteria:

1. Have undergone psychiatric treatment more intensive than outpatient care, more than once in a lifetime.
2. Have experienced at least one episode of continuous, structured supportive residential care other than hospitalization.

In addition, these persons typically meet at least two of the following criteria on a continuing or intermittent basis for at least two years:

1. Are unemployed, or employed in a shelter setting, or have markedly limited skills and a poor work history.
2. Require financial assistance for out-of-hospital maintenance and may be unable to procure this assistance without help.
3. Show severe inability to establish or maintain a personal social support system.
4. Require help in basic living skills.
5. Exhibit inappropriate social behavior, which results in demand for intervention by the mental health or judicial system.

Iowa's mentally ill are increasingly ending up in crowded prisons because county-run homes and state institutions have become more limited. Many find themselves living on the streets or temporarily in community facilities. Severely mentally ill people typically resist care and fail to take medication reliably.

Iowa's prison system houses more than two times the number of mentally ill people found in four state-run mental health institutions, according to the Iowa Department of Corrections. The shift from mental hospitals to prisons began after the state reduced space in institutions to allow people to live more freely in their communities. Sixteen percent of people in jails and prisons have mental conditions, according to a July 1999 report by the U. S. Department of Justice.

Mental health officials contend that given proper support, a large majority of chronically mentally ill people can live outside of prisons and mental health institutions if appropriate housing were available. According to research conducted by Iowa State University in 1997, the stories of homeless people with mental illness are filled with personal suffering: listening to constant persecuting voices, being frightened of sleeping in shelters or on the streets, being beaten and robbed, needing to trade sexual favors for a place to sleep for the night, and feeling pervasive despair that things will never get better. Homeless people with serious mental illness share a number of common needs. These needs include immediate shelter, permanent housing, payee services, social and recreational activities, assistance with hygiene and other activities of daily living, opportunities for work or other meaningful activity, protection from abuse, and medication evaluation and management.



- **Mental Retardation and Developmentally Disabled**

A diagnosis of mental retardation is based on an assessment of a person's intellectual functioning and level of adaptive skills. It is made only when the onset of the person's condition was prior to the age of eighteen years.

Persons with developmental disabilities refers to persons with a severe, chronic disability which is one of the following:

1. Is attributable to mental or physical impairment or a combination of mental and physical impairments.
2. Is manifested before the person attains the age of twentytwo.
3. Is likely to continue indefinitely.
4. Results in substantial functional limitation in three or more of the following areas of activity: self-care, receptive and expressive language, learning, mobility, self direction, capacity for independent living and economic selfsufficiency.

There are many agencies that serve children and adults with a mental illness, mental retardation or a developmental disability. Region IV Services is a government agency that provides job and living skills training and placement, and residential services to the mentally retarded and developmentally disabled. Region IV Services currently serves forty-three clients (thirty-seven are ages 21-64 and six are ages 65 +) from Dakota and Dixon Counties in Nebraska.

Other agencies include Mid-Step Services, Inc. It serves Woodbury County with residential, vocational and educational services and facilities for people with mental, emotional or physical disabilities. Opportunities Unlimited is an Iowa nonprofit organization that provides rehabilitation and residential services assistance to people with serious brain injury. Three Rivers is an agency in Sioux City that serves people with disabilities. They provide personal attendant training, ramps, computer training, advocacy, peer support and other related services.

Goodwill Industries provides vocational training, rehabilitation and job placement for persons with disabilities. They offer respite care and residential services for the elderly and special disability groups.

Three hundred seventy-six people (including twenty children) received services in Woodbury County from programs for mental health problems or illnesses in 1998. These services are administered by Woodbury County and financed by the state and/or Woodbury County. Not included in these figures are those treated by private insurance or under Title XIX.

It is difficult to estimate how many people there are in these two counties who have mental disabilities. Some people are not diagnosed properly, some are unwilling to get treatment and others do not want to be labeled or identified with having a mental disability. Table 413 shows the *estimated* prevalence of people in Woodbury and Dakota Counties with a mental health problem/illness, a chronic mental illness, mental retardation or a developmental disability.

**TABLE 4-13  
ESTIMATED\* PREVALENCE OF MENTAL HEALTH  
PROBLEM/ILLNESS, CHRONIC MENTAL ILLNESS,  
MENTAL RETARDATION AND DEVELOPMENTALLY DISABLED  
IN WOODBURY AND DAKOTA COUNTIES**

AGE GROUP	MENTAL HEALTH PROBLEM/ILLNESS		CHRONIC MENTAL ILLNESS		MENTAL RETARDATION		DEVELOPMENTALLY DISABLED	
	Woodbury County	Dakota County	Woodbury County	Dakota County	Woodbury County	Dakota County	Woodbury County	Dakota County
<b>Ages 0-17</b>	400	100	NA	NA	150	50	100	25
<b>Ages 18-64</b>	6,800	1,250	400	50	400	75	150	25
<b>Ages 65 and over</b>	2,000	150	100	100	50	15	20	10
<b>Total</b>	<b>9,200</b>	<b>1,500</b>	<b>500</b>	<b>150</b>	<b>600</b>	<b>140</b>	<b>275</b>	<b>60</b>

- Based on the estimated number of people per 1,000 to have these disabilities by the Iowa Department of Human Services and the Nebraska Department of Health and Human Services System

SOURCES: Iowa Department of Human Services; Nebraska Department of Health and Human Services System; Boys and Girls Home and Family Services, Inc.; 1999

- **Physically Disabled**

**TABLE 4-14  
INDIVIDUALS WITH MOBILITY AND  
SELF-CARE LIMITATIONS**

	WOODBURY COUNTY	DAKOTA COUNTY
<b>Mobility Limitation</b>		
• Ages 16-64	• 5,107	• 964
• Ages 65 +	• 4,236	• 528
<b>Self-Care Limitation</b>		
• Ages 16-64	• 1,644	• 285
• Ages 65 +	• 1,750	• 145
<b>Total</b>	<b>12,737</b>	<b>1,922</b>

SOURCE: 1990 U. S. Census Bureau

Another group of people includes people ages sixteen and over with mobility limitations or self care limitations. According to the 1990 U. S. Census Bureau reports, there are 12,737 people residing in Woodbury County and 1,922 people in Dakota County, or a total of 14,659 residents, who have special housing needs based on these disabilities.

Eight percent to 9 percent of people ages 16-64 in Woodbury and Dakota Counties have a mobility limitation. That percentage jumps to 30 percent of the residents ages 65 and older. Four thousand seven hundred sixty-four of these people are ages 65 and over and that presents additional special needs.

People with self-care limitations ages 16-64 make up 2 percent to 3 percent of that population group. Ten percent to 12 percent of the residents ages 65 and older have self-care limitations.

- **Senior Citizens (65 + Years Old)**

**TABLE 4-15  
ESTIMATED POPULATION OF  
RESIDENTS 65 + YEARS OLD**

	<b>1990</b>	<b>1997</b>	<b>ESTIMATED CHANGE 1990 ñ 1997</b>	<b>2010 PROJECTIONS</b>	<b>PROJECTED CHANGE 1997 ñ 2010</b>
<b>WOODBURY COUNTY</b>	14,429	14,064	- 2.5%	17,070	+ 21.4%
<b>DAKOTA COUNTY</b>	1,961	2,080	+ 6.1%	2,933	+41.0%

**SOURCES:** *Iowa's Counties' Selected Population Trends, Vital Statistics, and Socioeconomic Data*, Iowa State University; Bureau of Business Research, University of NebraskaLincoln; SIMPCO

Many senior citizens have retired and intend on staying in northwest Iowa or northeast Nebraska. Most of them live alone on fixed incomes and are unable to pay the market rate for housing or the down payment to buy a home. The Iowa Coalition for Housing and the Homeless has determined through regional meetings that housing is a number one need for very low-income people. There is also a very high need for home repair assistance for 65 +-year-old homeowners who are being forced out of their long-time residences due to deteriorating conditions of roofs, plumbing and heating.

There are 14,064 people in Woodbury County who are ages 65 and over. There are 1,603 people in this population group (11.4 percent) who live below the poverty level. In Dakota County there are 2,080 people ages 65 and over. Of that number 260 people (12.5 percent) live below the poverty level. It is

projected that the number of people in this age category will increase over 20 percent in Woodbury County by 2010 and over 40 percent in Dakota County by 2010.

- **Elderly (75 + Years Old)**

Population trends indicate that the 75 + year age group is the fastest growing age group in Iowa and Nebraska. A large percentage of these people fall into the low-to-moderate income levels. These are the people who will need low-rent subsidized housing, assisted-living housing (with rental assistance), and “universal design” or barrier-free housing within the next five to twenty-five years.

- **People With Alzheimer’s Disease**

Alzheimer’s disease is a progressive, degenerative brain disorder that results in impaired memory, thinking and behavior. As the disease progresses, an individual has trouble remembering familiar names and places, and even the most basic facts of everyday life. Four million Americans suffer from Alzheimer’s disease. Seven out of ten of these people live at home and are cared for by family members and friends.

Alzheimer’s disease is most common in persons age 60 or older. It affects an estimated one in ten over age 65 and nearly half of those over age 85. Alzheimer’s disease affects males and females of all ethnic, socioeconomic and environmental backgrounds. It is the most common form of dementia and the fourth leading cause of death among American adults.

The Big Sioux Chapter of the Alzheimer’s Association serves fifteen counties in western Iowa, Dakota and Thurston Counties in Nebraska. Demographic information from the national Alzheimer’s Association estimates 13,000 persons are affected by some form of dementia in this territory.

During the fiscal year ending June 30, 1999 the Big Sioux Chapter averaged 254 Helpline requests for information and assistance per month; provided 11,120 hours of respite care to persons with dementia and/or frail elderly (furnishing their loved ones with timeout from care-giving); conducted twenty-four monthly support groups across western Iowa and northeast Nebraska; registered an additional 65 people in the Safe Return Program; provided 78 individuals with Adult Day Care Services, including transportation; and educated over 4,500 persons about Alzheimer’s disease and related disorders.

- **Veterans**

The 1990 U. S. Census Bureau shows there are 11,748 veterans living in Woodbury County and 1,877 veterans living in Dakota County. Three thousand three hundred twelve of the veterans in Woodbury County and 351 of those in Dakota County are ages 65 and over.

According to the director of Veterans Associated of Siouxland, there are 10,790 veterans living in Woodbury County and 1,810 veterans living in Dakota County in 1999. There are no special housing units for these people in either county. The closest veterans care facilities are located in Sioux Falls, South Dakota; Omaha, Nebraska; and Des Moines and Knoxville, Iowa.

- **Domestic Abuse Victims**

Domestic abuse is a pattern of assaultive and controlling behaviors including physical, sexual and psychological attacks against the victim as well as against children, property or pets. According to the Council on Sexual Assault and Domestic Violence (CSADV), these behaviors spring from the perpetrator's need to be powerful and controlling. Perpetrators of domestic violence will utilize a combination of assaultive and controlling behaviors to establish and maintain control over their partner. Domestic abuse is defined in the Iowa Code under any of the following circumstances: the assault is between family or household members who reside together at the time of the assault, the assault is between separated spouses or persons divorced from each other and not residing together at the time of the assault, the assault is between persons who are the parents of the same minor child regardless of whether they have been married or have lived together at any time, or the assault is between persons who have been family or household members residing together within the past year and are not residing together at the time of the assault.

In the state of Iowa the number of domestic abuse victims increased from 2,986 in 1991 to 6,163 in 1996, or a 106.4 percent increase. Nearly 6,500 incidents of domestic abuse were reported to the Iowa Department of Public Safety in 1997. Some cultural or ethnic groups teach women that domestic abuse/dominance is normal; therefore, many domestic abusive incidents are not reported. Victims tended to be female (5,380 of the 6,477 victims reported) while offenders generally were male (5,458 of the 6,620 offenders reported) in cases of domestic abuse. Arrests occurred in 4,622 of the cases in 1997.

The CSADV addresses the immediate needs through crisis intervention of any individual who is a victim of domestic violence or sexual assault. CSADV provides services to all residents in a five-county area including Woodbury, Plymouth and Monona Counties in Iowa, Dakota County in Nebraska and Union County in South Dakota. A total of 6,723 people (including 4,496 youth) were educated by the

CSADV during this fiscal year in 261 presentations given to civic groups, schools and professional organizations.

From July 1998 through June 1999 the CSADV received over 7,000 calls on their crisis line. During this fiscal year they served 70 domestic violence victims from Dakota County, 944 victims from Woodbury County and 19 victims from Union County. Services were also provided to 285 sexual assault victims. The racial backgrounds of these clients were 66 percent Caucasian, 15 percent Hispanic, 10 percent Native American, 6 percent African American, 2 percent Asian and 1 percent unknown.

Woodbury County has one of the highest per capita incident reports of domestic violence in Iowa since 1990. There were 711 domestic violence victims in Woodbury County in 1996. That number increased from 428 victims to 726 victims in 1997. This is a 69.7 percent increase over the number of victims in 1991.

The Dakota County Victim Assistance Program reported the following number of victims served:

- 1996 - 167 victims
- 1997 - 192 victims
- 1998 - 203 victims

- **Homeless People**

According to the Stewart B. McKinney Act (1994), the term “homeless” or “homeless individual or homeless person” includes:

- an individual who lacks a fixed, regular and adequate nighttime residence and
- an individual who has a primary night-time residency that is:
  - a) a supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters and transitional housing for the mentally ill);
  - b) an institution that provides a temporary residence for individuals intended to be institutionalized; or
  - c) a public or private place not intended for, or ordinarily used as, a regular sleeping accommodation for human beings.

The term “homeless” does not include any individual imprisoned or otherwise detained pursuant to an Act of Congress or a state law. This definition is interpreted by the U. S. Department of Housing and

Urban Development (HUD) to include only those persons who are literally homeless– that is, on the streets or in shelters – and persons who face imminent eviction (within a week) from a private dwelling or institution and who have no subsequent residence or resources to obtain housing.

The McKinney definition of homelessness well serves large, urban communities where thousands of people are literally homeless. However, it is problematic for those persons who are homeless in rural areas where there are few shelters. People experiencing homelessness in these areas are less likely to live on the street or in a shelter, and more likely to live with relatives in overcrowded or substandard housing, as is the case in Woodbury and Dakota Counties.

A 1996 needs assessment was completed by the Siouxland Community Health Center based on surveys sent to a total of fifty-three government and private agencies. According to the responses, a minimum of 530 homeless *incidents* occurred in 1996. Based on surveys and interviews of professionals who work with this population, it was concluded from this needs assessment that there are at least 100 homeless adults in Sioux City. Forty percent of these adults have some type of mental illness. Besides mental illness many of the homeless population are struggling with an alcohol or drug dependency, sexual assault, domestic violence, disabilities and other special needs that limit their social and community interaction.

The circumstances that identified the homeless were:

- individuals who lack housing (without regard to individuals being a member of a family),
- individuals whose primary residence during the night is a supervised public or private facility providing temporary living accommodations,
- individuals who reside in transitional housing,
- those under threat of eviction or losing their homes,
- those living on the street, including outdoors, in a car or in a makeshift house or shelter.

Anyone who is poor is clearly vulnerable to homelessness, but not all poor will actually become homeless. Iowa State University did a statewide study of homelessness in 1997. Based on the following demographic variables, it was determined that Woodbury County ranked fortyseven out of the ninety-nine Iowa counties for vulnerability to “near homeless” or “imminently homeless”:

- |                      |                                      |
|----------------------|--------------------------------------|
| 1) unemployment rate | 5) Title XIX enrollment rate         |
| 2) per capita income | 6) monthly number of Family          |
| 3) poverty rate      | Investment Program (FIP) cases       |
| 4) Food Stamp rate   | 7) founded cases of child abuse rate |

The study estimated there were 26,298 homeless individuals statewide during 1997. This figure is based on the total unduplicated number of the homeless population reported by various agencies. The statewide estimated number of homeless individuals indicated that:

- most (59.5 percent) of the homeless in Iowa are living in doubled-up situations, transitional housing programs or some other living arrangement
- sheltered and non-sheltered homeless account for 40.1 percent
- 55 percent of the homeless in Iowa are children and youth less than 18 years of age
- 71.8 percent of the homeless are in the eight large metropolitan counties of the state (this includes Woodbury County)
- the population is almost equally male and female
- 70 percent are Caucasian; 10 percent are Hispanic

Across all categories of homelessness, domestic violence and family-related issues account for 31.8 percent of the causal factors. Until the domestic assault problem and other problems of family disruption are addressed, there will always be a group of women and children and, to a lesser extent, men, who become homeless because of family violence and other severe family problems. Other causal factors include employment problems (22.5 percent) and evictions (11.1 percent).

Woodbury County ranks in the top eight counties in Iowa with 1,001-5,065 homeless *incidents* reported in this 1997 study. An *incident* of homelessness refers to one episode, of indeterminate length between one and thirty days, of homelessness for one individual. It was further estimated that there are 82 adults and 150 children in Woodbury County who are homeless. These are individuals and families who live on the streets, those who have been properly evicted from their house or apartment, those living in substandard housing facilities, those who lack a safe shelter and others who are currently seeking shelter in one of the transitional housing facilities.

The Iowa Department of Education and the Iowa Department of Economic Development commissioned the University of Iowa to conduct a study of Iowa's homeless population in 1999. The study was based on mail back surveys distributed to a total of 2,231 agencies. The overall response rate was 54.7 percent. Some of the findings from this study include the following:



- The number of Iowa's 1999 homeless and near-homeless population include annualized estimates of 9,383 children and 9,209 adults. There are an estimated 9,694 homeless and near-homeless households.
- The estimated count of the homeless suggests that the number of homeless people has remained static over the past several years. A segment of our population remains drenched in poverty and at risk of losing their housing if there is a family crisis.
- Family breakups were reported as the number one cause of homelessness.
- Single adults with children make up the greatest portion of homeless households.
- Half of all homeless households rely on income from employment. This suggests that wages are too low for families to live securely even if employment is found.

There are federal and state funded programs in Iowa and Nebraska that help to prevent homelessness. The Family Development Program at the Woodbury County Community Action Agency, the state of Iowa's Family Development Self-sufficiency (FaDSS) Program and the Sioux City Housing Authority's FaDSS Program help prevent homelessness by promoting family stability and economic self-sufficiency through long-term assistance to families.

A service provided by the Iowa Department of Human Services and the City of Sioux City is called the Family Reunification Program. The purpose of this program is to reunite families who have been broken apart due to abuse, violence, homelessness or other factors.

Home Care Services, Inc. provides supportive services through its welfare-to-work program called Transitional Empowerment Support Services (T.E.S.S.) program. The services provided include support in the areas of housing, job training and shadowing, transportation, wardrobe planning, food and financial skill training in the home through demonstration and feedback, child care and counseling to solve family and personal problems. T.E.S.S. specialists work with clients referred to them by Promise Jobs and the Iowa Workforce Development.

The Siouxland Soup Kitchen serves 80-100 people per day. Not all of the people served are homeless. Many are middle-aged single mothers who need to supplement their income in order to provide for their children. This soup kitchen serves very few elderly people.

The Siouxland Continuum of Care is the local homeless coordinating board serving Woodbury and Monona Counties in Iowa and Dakota County, Nebraska. The members surveyed local homeless people in the fall of 1999 to determine their needs. Their most urgent needs included decent housing located within walking distance to food markets, pharmacies, public transportation and service providers; training and jobs; transportation; child care; and medical services.

Despite the multiple and serious needs and problems, helping homeless people is not always a straightforward process. A number of factors contribute to low utilization of mental health services, including histories of abuse and victimization, general suspiciousness and a street-wise wariness, denial of illness, patterns of non-compliance with traditional mental health services, fears of involuntary commitment, and past negative encounters with some public mental health service providers.

As shown in the homeless studies, it is very difficult to accurately count the homeless population. The local shelters estimate that 1,360 people (men, women and children) are homeless in Dakota County and Woodbury County. Local service providers estimate that 750 people (200 men, 250 women and 300 children) in the Siouxland area are homeless.

The Nebraska Department of Health and Human Services System estimates 600 homeless people in Dakota County. This figure is based on estimates from several sources in Dakota County. The Iowa Department of Human Services uses 1 percent of the population (for funding purposes) as an estimation of the number of homeless. The 1998 estimated population of Woodbury County is 101,672 residents; therefore, 1,017 people are considered homeless in Woodbury County.

Many homeless individuals come to Sioux City or South Sioux City as a result of employment opportunities in manufacturing and meat processing industries. Many are recent immigrants who are doubling up with family or friends in substandard apartments or house conversions while they seek employment. A homeless person who moves into a home with someone else is no longer counted as homeless. People do not want to be labeled “homeless” and do not admit to being homeless.

The lack of affordable housing is a causal factor in the increasing number of homeless and near homeless individuals. Large industrial and manufacturing employers have expanded rapidly since 1990 causing Sioux City and South Sioux City to outgrow its current housing stock.

Table 4-16 shows the number of homeless people in Woodbury County and Dakota County based on the number of *unduplicated* raw counts or incidents from several sources. The wide range in numbers illustrates the difficulty in counting the homeless. Based on this compilation of research, it has been determined that 1,400 people (including 850 children) are homeless in Woodbury County and Dakota County. Over half (65 percent) of the homeless families are headed by females.

**TABLE 416**  
**ESTIMATED NUMBER OF HOMELESS PEOPLE**  
**IN WOODBURY AND DAKOTA COUNTIES**

<b>SOURCE</b>	<b>WOODBURY COUNTY</b>	<b>DAKOTA COUNTY</b>	<b>BOTH COUNTIES</b>
<b>1997 Iowa State University Study</b>	82 adults 150 children	NA	NA
<b>Local Shelters</b>	NA	NA	1,360 men women and children
<b>Service Providers</b>	NA	NA	200 men 250 women 300 children
<b>1996 Siouxland Community Health Center Needs Assessment</b>	100 adults	NA	NA
<b>Iowa Department of Human Services (1 percent of county population)</b>	1,017 men, women and children	NA	NA
<b>Nebraska Department of Health and Human Services System</b>	NA	200 adults 400 children	NA

**COLUMNS CANNOT BE TOTALED.** The table consists of a compilation of statistics from several cited sources.

**SOURCES:** Boys and Girls Home and Family Services, Inc.; City of Sioux City; 1999

# HOUSING FOR SPECIAL NEEDS POPULATIONS

- **Low-income Households**

The Sioux City Housing Authority and the South Sioux City Housing Authority administer the U. S. Department of Housing and Urban Development (HUD) Section 8 rental vouchers and certificates programs. Siouxland Regional Housing Authority administers the nonurban Woodbury County areas. These programs are designed to aid very low-income families in obtaining decent, safe and sanitary rental housing.

The housing authorities also administer Section 202, a supportive housing program for the elderly. In 1999 HUD awarded Sioux City fifty low-income housing vouchers for residents with disabilities. Each voucher provides a person with disabilities to rent adequate housing.

The allowable rents follow one of two different formulas. For vouchers and certificates, the client can choose an apartment or house with a private landlord only if the unit charges the Fair Market Rent (FMR) or less. The clients with vouchers can pay no more than 30 percent of their adjusted gross income for housing.

The other formula is called a HOME rent. HOME rents apply on project-based-subsidized units. Project-based subsidies mean that a provider has to keep a certain number of apartments affordable to individuals at 50 percent or 65 percent of the absolute rent limit. Table 417 shows the HOME Program rents for 1999.

**TABLE 4-17  
1999 HOME PROGRAM RENTS**

	<b>EFF.</b>	<b>1BR</b>	<b>2BR</b>	<b>3BR</b>	<b>4BR</b>	<b>5BR</b>	<b>6BR</b>
<b>Fair Market Rent</b>	\$340	\$408	\$509	\$635	\$725	\$833	\$942
<b>50% Rent Limit</b>	\$402	\$431	\$517	\$598	\$667	\$735	\$805
<b>60% Rent Limit</b>	\$503	\$540	\$650	\$743	\$810	\$874	\$940

**SOURCES: Iowa Department of Economic Development; City of Sioux City; 1999**

There were 415 people on the waiting list in Sioux City and 120 in South Sioux City in July 1999 for Section 8 and Section 202 housing. Because of the transient nature of people on these lists, the numbers and waiting periods change very quickly. These lists are periodically purged and updated. There were a total of 384 people on the waiting lists in October 1999 as shown on Table 418.

**TABLE 4-18  
ASSISTED HOUSING WAITING LISTS  
OCTOBER 1999**

<b>TYPE OF ASSISTANCE</b>	<b>NUMBER ON WAITING LIST</b>	<b>WAITING PERIOD</b>
<b>Sioux City Section 8</b>	265	2 - 3 months (still accepting referrals)
<b>South Sioux City Section 8</b>	34	Non-residents: 2 years Residents: 4 - 8 months (not accepting referrals)
<b>Sioux City and South Sioux City Section 202</b>	85	1 - 6 months
<b>TOTAL</b>	<b>384</b>	

SOURCES: Sioux City Housing Authority  
South Sioux City Housing Authority; 1999

- **Housing Units For People With Disabilities**

The Nebraska Department of Economic Development, Goldenrod Hills Community Action Agency, Region IV Services, the City of South Sioux City, Nebraska, and the City of Sioux City, Iowa, worked together to obtain financing for new housing units for disabled residents in 1996. Forest Acres was constructed in South Sioux City and it houses up to twentyone people. It provides services for non-ambulatory need individuals or more independent lowerneed individuals.

Goodwill Industries maintains 208 apartment units and 29 beds in three group homes for people with various disabilities. Opportunities Unlimited maintains nine homes with 38 beds for people with brain injuries or other physical disabilities. They have had people on a waiting list for several months. Construction began in the fall of 1999 on a community center that will house vocational education classrooms, physical education areas, a gymnasium and offices. It is scheduled for completion in early 2000.

Pinnacle Place was opened in 1999. It contains 24 units (with a capacity for 32 people) for physically and mentally disabled individuals. Any vacant units are available for low-income individuals.

A complete list of units/beds available for people with disabilities is on Table 419. Table 4-20 also includes apartment complexes with units for people with disabilities.

**TABLE 4-19  
HOUSING UNITS FOR PEOPLE WITH DISABILITIES**

<b>NAME/ADDRESS</b>	<b>TYPE OF DISABILITY</b>	<b>NO. OF UNITS/BEDS</b>
<b>Independence Village</b> 1) 8 <sup>th</sup> & Iowa Streets 2) 38 <sup>th</sup> & Winona Streets 3) 39 <sup>th</sup> & Winona Streets Sioux City, IA	1) Developmental 2) Physical 3) Chronically mentally ill	1) 16 2) 10 3) 5
<b>Pheasant Acres</b> 3640 Indian Hills Drive Sioux City, IA	Physical; elderly	100
<b>Pinnacle Place</b> 2610 Apache Court Sioux City, IA	Physical; mental	32
<b>Pleasant Hills</b> 1) 31 <sup>st</sup> & Sycamore Streets 2) 32 <sup>nd</sup> & Chamber Streets 3) 2600 South Rustin Sioux City, IA	Chronically mentally ill	1) 13 2) 8 3) 10
<b>Newhaven Group Home</b> 4038 Division Street Sioux City, IA	Group home	10

**Table 4-19 (Continued)**

<b>NAME/ADDRESS</b>	<b>TYPE OF DISABILITY</b>	<b>NO. OF UNITS/BEDS</b>
<b>Opportunities Unlimited ñ various locations in Sioux City</b>	Brain injuries; physical	38
<b>Prairie Haven 1608 F Street South Sioux City, NE</b>	Any disability	25
<b>Forest Acres 1100 East 6<sup>th</sup> Street South Sioux City, NE</b>	Any disability	21
<b>Northwood Terrace Group Home 504 39<sup>th</sup> Street Place Sioux City, IA</b>	Group home	10
<b>Gateway Group Home 1419 Casselman Street Sioux City, IA</b>	Group home	9
<b>TOTAL UNITS/BEDS</b>		<b>307</b>

SOURCES: Sioux City Housing Authority; South Sioux City Housing Authority; Boys and Girls Home and Family Services, Inc.; 1999

- **Independent and Assisted Living Housing Units for Senior Citizens**

**TABLE 420  
INDEPENDENT AND ASSISTED LIVING  
HOUSING UNITS FOR SENIOR CITIZENS**

<b>NAME/ADDRESS</b>	<b>NO. OF UNITS</b>		<b>AMENITIES (Many provided at additional costs)</b>
	<b>Independent</b>	<b>Assisted</b>	
<b>St. Lukeís Northpark Senior Living Community 2562 Pierce Street Sioux City, IA</b>	48	60	Sitting rooms, community rooms, recreation area, beauty parlor, van transportation services, cable TV, some meals, 24-hour security, all utilities, housekeeping services, medication management, 24-hour staff

**Table 4-20 (Continued)**

NAME/ADDRESS	NO. OF UNITS		AMENITIES (Many provided at additional costs)
<b>Northern Hills Retirement Apartments</b> 4000 Teton Trace Sioux City, IA	72	64	Two meals a day, bi-weekly housekeeping, linen service, transportation to all medical, grocery and mall shopping, full-time activities director, 24-hour staffing, cable TV, utilities (except electricity), beauty parlor on-site, guest room (can be rented), community room, 24-hour on-call emergency/security services
<b>Four Seasons Countryside Estates</b> 3009 Lilac Lane Sioux City, IA		62	Noon meal, Merry Maids once a month, physical therapy, all maintenance, cable TV, transportation to mall and grocery store once a week, all utilities, various social activities, 24-hour emergency call system.
<b>Sterling House</b> 4020 Indian Hills Drive Sioux City, IA		36	Three meals a day, activities, sunroom, courtyard, 24-hour certified staff, housekeeping, laundry
<b>Westpark Apartments</b> 605-625 W. 3 <sup>rd</sup> Street Sioux City, IA	59		62 + years old or disabled; low income
<b>Floyd House</b> 403 C Street Sergeant Bluff, IA		39	Three meals a day, emergency system, cable TV, pets welcome, personal care, housekeeping, laundry, social opportunities
<b>Riverside Gardens</b> 715 Bruner Avenue Sioux City, IA 51109	40		62 + years old; low income
<b>Sunrise Retirement Community</b> 5501 Gordon Drive Sioux City, IA		41	Meals, maid service, laundry, beauty parlor, 24-hour staff, recreation center, cable TV
<b>Maple Heights Retirement Housing</b> 5300 Stone Avenue Sioux City, IA	70		62 + years old; low income
<b>Holy Spirit Retirement Home</b> 1701 West 25 <sup>th</sup> Street Sioux City, IA	24		Transportation, one meal a day, beauty parlor, cable TV, maid service, 24-hour emergency and security services
<b>Martin Towers</b> 410 Pierce Street Sioux City, IA	80		62 + years old or disabled; low income



Table 4-20 (Continued)

NAME/ADDRESS	NO. OF UNITS		AMENITIES (Many provided at additional costs)
<b>Centennial Manor</b> 441 W. 3 <sup>rd</sup> Street Sioux City, IA	80		62 + years old or disabled; low income
<b>Evergreen Terrace</b> 2430 West Street Sioux City, IA	55		62 + years old; low income
<b>Fairmount Park</b> 210 South Fairmount Street Sioux City, IA	46		62 + years old; low income
<b>Century II</b> 515 Court Street Sioux City, IA	80		62 + years old; low income
<b>Autumn Park</b> 320 E. 12 <sup>th</sup> Street South Sioux City, NE	32		62 + years old; disabled; low income
<b>Oakwood Square</b> 300 W. 33 <sup>rd</sup> Street South Sioux City, NE	36		62 + years old; disabled; low income
<b>Rachelís Haven</b> 120 South 13 <sup>th</sup> Street Dakota City, NE		12	Laundry, meals, transportation, medication management, cleaning, 24-hour staff
<b>Dacotah House</b> 316 E. 16 <sup>th</sup> Street South Sioux City, NE	20		62 + years old; disabled; low income
<b>Clare Bridge Cottage*</b> 4022 Indian Hills Drive Sioux City, IA		36	Three meals a day, laundry, cable TV, activities, housekeeping, 24-hour staff, units for dementia and Alzheimer's disease patients
<b>Shire Apartments</b> 4236 Hickory Lane Sioux City, IA	40		62 + years old; disabled; low income
<b>Regency Square Assisted Living Apartments</b> 3425 Dakota Avenue South Sioux City, NE		13	Laundry, three meals a day, beauty parlor, cable TV, housekeeping, medication management, 24-hour staff
<b>TOTAL NUMBER OF UNITS</b>	<b>782</b>	<b>363</b>	

\*Dementia or Alzheimer's units available

SOURCES: Boys and Girls Home and Family Services, Inc.; LeGrand and Company; 1999

- **Nursing Homes**

**TABLE 4-21  
NURSING HOMES**

<b>NAME/ADDRESS</b>	<b>NUMBER OF BEDS</b>
<b>Walkerís Colonial Manor*</b> <b>3200 G Street</b> <b>South Sioux City, NE</b>	102
<b>Sunrise Retirement Community*</b> <b>5501 Gordon Drive</b> <b>Sioux City, IA</b>	108
<b>Regency Square</b> <b>3425 Dakota Avenue</b> <b>South Sioux City, NE</b>	77
<b>Indian Hills Care Center*</b> <b>1800 Indian Hills Drive</b> <b>Sioux City, IA</b>	186
<b>Harvest Westside Nursing and Rehabilitation Center</b> <b>1414 Casselman Street</b> <b>Sioux City, IA</b>	104
<b>Harvest Morningside Nursing and Rehabilitation Center*</b> <b>3420 Old Lakeport Road</b> <b>Sioux City, IA</b>	103
<b>Hallmark Care Facility</b> <b>3800 Indian Hills Drive</b> <b>Sioux City, IA</b>	50
<b>Holy Spirit</b> <b>1701 West 25<sup>th</sup> Street</b> <b>Sioux City, IA</b>	32
<b>Embassy Rehab and Care Center</b> <b>206 Port Neal Road</b> <b>Sergeant Bluff, IA</b>	60
<b>Countryside Retirement Homes</b> <b>6120 Morningside Avenue</b> <b>Sioux City, IA</b>	160

**Table 4-21 (Continued)**

<b>NAME/ADDRESS</b>	<b>NUMBER OF BEDS</b>
<b>Casa de Paz 2121 West 19<sup>th</sup> Street Sioux City, IA</b>	95
<b>TOTAL NUMBER OF BEDS</b>	<b>1,162</b>

\*Dementia or Alzheimer's units available

SOURCES: Boys and Girls Home and Family Services, Inc.;  
LeGrand and Company; 1999

- **Transitional Housing**

Transitional housing remains a pervasive need in the Sioux City metropolitan area. The Woodbury County Community Action Agency (WCCAA) operates four units: two one-bedroom and two two-bedroom units. They need larger units to accommodate families. They also operate Cross Roads, a four-bedroom house (seven-bed facility) for women and children. Cross Roads opened in March 1998 and served 28 women that year. In October 1999 Cross Roads began accepting children ages six and under.

During fiscal year 1999 WCCAA received 124 individual transitional housing applications from 40 households. They could serve only 43 individuals from 15 households. Twentyseven were female and 16 were male. Ten females and one male had children. The breakdown of racial backgrounds was 27 Caucasians, 5 African Americans, 3 Hispanic, 4 Native Americans and 4 unknown. Sixteen people had incomes below the poverty level.

- **Emergency Shelters**

There are emergency shelters available only in Sioux City. There are no emergency shelters located in South Sioux City or Dakota City to handle the homeless situation there. The Sioux City shelters serve the clients referred from Nebraska social service agencies. Many of the shelters report they are full most of the time regardless of the season.

- 1. The Council On Sexual Assault And Domestic Violence (CSADV)**

The Council on Sexual Assault and Domestic Violence (CSADV)'s facility provides emergency shelter/safe house for victims of domestic violence and sexual assault. They provide twenty beds per night for women in crisis. From July 1998 through June 1999 CSADV provided housing services to 228 women and 265 children. (They served 398 women and children during the previous fiscal year.) The causal factor in over 50 percent of the homeless families served was domestic violence.

- 2. Shesler Hall**

Shesler Hall has been providing housing to women in the Sioux City area since 1901. Since 1985 they have been serving women with special needs (chronic mental illness, mental retardation, chemical dependency, limited physical disabilities, hearing impairments or a combination of disabilities). Shesler Hall is experienced with working with women who are coming from other shelters or walk in off the streets. The average length of stay is approximately forty days. They have 22 beds and served 50 homeless, mentally-ill females in 1998. They served 36 women during the first half of 1999. Many of these homeless women had used up their time in other shelters or were released from mental institutions and were still in need of housing support.

- 3. Gospel Mission**

The Gospel Mission is the only place in Sioux City that provides shelter for men. This 62bed shelter serves an average of 20-25 men each night. They also have a 35-bed shelter for women and children that serves an average of 15-20 per night. A total of 548 beds were occupied during the month of July 1999. In July 1999 they served 167 meals (breakfast, lunch and dinner) plus evening snacks to men, women and children.

#### **4. Siouxland Y**

The Siouxland Y reduced its housing capacity to 10 men. The residence program discontinued their program at the end of 1999.

#### **5. The Crittenton Center Shelter**

The Crittenton Center serves youths ages 0-18 in a 25-bed facility. They provide temporary shelter in crisis situations for varied lengths of time depending on need and court order. They served 410 homeless youths in 1998. The average length of stay was eleven days.

#### **6. The Center For Assistance Information and Direction of Siouxland (The Center)**

The Center is a 45-bed facility that serves families. The agency served 763 individuals from 230 households during 1998. Most of these households (63 percent) were small families with one or two persons, 35 percent had three or four members and just 2 percent had five or more members. Females headed over 75 percent of the families. Approximately 20 percent of the clients were disabled. The majority of the clients reported incomes below the poverty level. Those with income received it from employment, welfare or social security. The racial composition of The Center's clients in 1998 included 15 percent African American, 15 percent Native American, 2 percent Hispanic, 62 percent Caucasian, 3 percent Asian and 3 percent unknown. Many of the people seeking shelter were under the age of 40 with 35 percent under the age of 20 and 55 percent between the ages of 21 and 40 years old.

#### **7. Haven House**

The Haven House serves clients in Cedar, Dakota, Dixon, Thurston and Wayne Counties in Nebraska. They can house two small families at one time since their facility contains three beds and two cribs. The staff provides emergency shelter, crisis intervention and support services for domestic violence and sexual assault victims. They served 309 individuals for domestic violence, sexual assault, incest or child sexual assault from July 1, 1998 through June 30, 1999. Their shelter housed 34 women from July 1, 1998 through June 30, 1999.

## CONCLUSION

The quality of life in a community depends on how well the basic needs of clean air, clean water, food, shelter, clothing and safety are met. This determines the mental, physical, spiritual and emotional health of individuals in any society.

Families need to be supported so they are able to grow. We need to see beyond differences and encourage families and individuals to be strong. It is especially important that resources are available for the special needs populations, such as the children, the elderly, the poor, those who are ill and others who are disadvantaged in any way.

The residents in Woodbury County and Dakota County need to reduce the rates of infant mortality, births to teenagers and teenage violent deaths. These indicators show a need for more educational programs and outreach programs. Another priority for these counties needs to be the reduction of substance abuse. Substance abuse leads to domestic abuse, and domestic abuse is the number one cause of homelessness in Iowa and Nebraska. Substance abuse is also a causal factor in juvenile crime and violence.

The demographic statistics listed in Section 2 of the City of Sioux City's 2000 Consolidated Plan and Strategy indicate several trends. Woodbury and Dakota Counties have experienced tremendous growth in the 1990s in their ethnic and racial minority populations. This trend will likely continue. The number of people ages 75 and over is increasing faster than the number in any other age group. This trend will continue for the next thirty years because the "baby boomers" are now in their late 40s and early 50s. Both trends impact the quality of life in Woodbury and Dakota Counties. They influence the state and federal funding needed to ensure the well-being for these special population groups. The greatest needs will be for appropriate and affordable housing.

## **SIOUXLAND COMMUNITY RESOURCES AND SERVICE PROVIDERS FOR SPECIAL NEEDS POPULATIONS**

A collaborative initiative among the social service agencies in the Siouxland area developed in 1997. This group formalized and became known as the Siouxland Human Investment PartnerSHIP (SHIP). The purpose of SHIP as the empowerment board for the state is for the executives from all of the major social service agencies to have an opportunity to work collaboratively in solving problems. It also provides a local governance structure on three levels: 1) Each agency will continue to operate on its own but will not duplicate services; 2) Coordinated services will see some overlap but require only cursory kinds of coordination among the agencies. This is done to achieve greater results with the financial and human resources that are used to solve problems; and 3) Integrated services cut across all of the agencies' operational responsibilities and there is a great deal of duplication. Pooling funds enables a single approach to be used in providing the support and services necessary to ensure the safety and success of the children and adults in our community.

Dakota County has a complementary system in place that works in conjunction with SHIP. The Dakota County Interagency Team (DCIT) was formed in 1990 to serve in an advisory and coordinating role to develop a community-based delivery system. This system provides children and their families access to a system of care that addresses their educational, physical health, mental health, recreational, judicial, vocational and social service needs.

Community service organizations in the Sioux City metropolitan area provide housing assistance and support services for special needs populations such as the homeless, the mentally ill, the disabled, the elderly, victims of violence, and others whose need for housing requires community support. The United Way of Siouxland provides funding for twenty-nine organizations serving the special needs populations.

Appendix I categorizes the service providers for the special needs populations. Appendix II is a directory of selected service providers' addresses, telephone numbers and the services they offer. These appendices are adaptations from lists in *Community Report*, compiled by Siouxland CARES about Substance Abuse.

## **APPENDIX I**

### **CATEGORIES OF SERVICE PROVIDERS**

#### **ADDICTION PROGRAMS AND CHEMICAL DEPENDENCY**

Al Anon Information Center  
Alcoholics Anonymous  
Associates for Mental Health  
Associates for Psychological and Therapy Services  
Catholic Charities  
Family Services, Inc.  
Gordon Recovery Centers  
Healthy Start Program-Winnebago Tribe  
Heartland Counseling  
Indian Health Service-Drug Dependency Unit  
Lutheran Social Services  
Mercy Medical Center  
Narcotics Anonymous  
Native American Alcohol Treatment Program  
New Hope Alcoholism and Addiction Center, Inc.  
Phoenix Counseling Center  
Reality Education Alcohol Program  
St. Luke's Poison Center  
St. Luke's Women's and Children's Treatment Center  
Siouxland CARES about Substance Abuse  
Siouxland Mental Health Center

#### **CHILD ABUSE AND NEGLECT**

Boys and Girls Home and Family Services, Inc.  
Catholic Charities  
Child Protection Center  
Crittenton Center  
Iowa Department of Public Health  
Lutheran Social Services of Iowa  
Mercy Medical Center  
Nebraska Department of Health and Human Services System  
Phoenix Counseling Center  
Siouxland Council on Child Abuse and Neglect  
Siouxland Mental Health Center



## **CHILD GUIDANCE**

Associates for Mental Health  
Associates for Psychological and Therapy Services  
Big Brothers/Big Sisters  
Boys and Girls Home and Family Services, Inc.  
Child Connect  
Crittenton Center  
Goldenrod Hills Community Action Agency  
Heartland Counseling Services  
Lutheran Social Services of Iowa  
Mercy Medical Center  
Phoenix Counseling Center  
Siouxland Mental Health Center  
South Sioux City Even Start  
Western Hills Area Education Agency  
Woodbury County Community Action Agency

## **COUNSELING**

Associates for Mental Health  
Associates for Psychological and Therapy Services  
Boys and Girls Home and Family Services, Inc.  
Catholic Charities  
The Center (formerly The A.I.D. Center)  
Child Protection Center  
Council on Sexual Assault and Domestic Violence  
Gordon Recovery Centers  
Heartland Counseling  
Indian Health Services  
Indian Youth of America, Inc.  
Jewish Federation  
The Lodge  
Lutheran Social Services of Iowa  
Mercy Medical Center  
New Hope Alcoholism and Addiction Center, Inc.  
Phoenix Counseling Center  
St. Luke's Women's and Children's Center  
Siouxland Community Health Center  
Siouxland Mental Health Center  
Vet Center  
Women Aware, Inc.

**DISABILITIES**

Association for Retarded Citizens  
Goodwill Industries  
March of Dimes  
Mid-Step Services, Inc.  
Opportunities Unlimited  
Region IV Services  
Siouxland Mental Health Center  
Three Rivers Independent Living Center  
Western Hills Area Education Agency

**DOMESTIC VIOLENCE AND SEXUAL ABUSE**

Catholic Charities  
Community Coalition Against Domestic Violence  
Council on Sexual Assault and Domestic Violence  
Dakota County Victim Assistance Program  
Family Services, Inc.  
Haven House  
Heartland Counseling  
Lutheran Social Services of Iowa  
Phoenix Counseling Center  
Woodbury County Victim Assistance Program  
Women Aware, Inc.

**ELDERLY SERVICES**

Alzheimer's Association  
Agency IV Agency on Aging  
The Center (formerly The A.I.D. Center)  
Goodwill Industries  
Home Care, Inc.  
Lutheran Social Services  
Siouxland Senior Center  
Woodbury County Community Action Agency

**GANG PREVENTION AND INTERVENTION SERVICES**

Big Brothers/Big Sisters  
Boys and Girls Home Residential Treatment Centers, Inc.  
Crittenton Center  
Family Services, Inc.  
Girls, Inc.  
Juvenile Court Services  
Lutheran Social Services  
Mary Treglia Community House  
Neighborhood Network  
Sanford Center  
Siouxland CARES about Substance Abuse

**HEALTH CLINICS/HOSPITALS**

Dakota County District Health Department  
Goldenrod Hills Community Action Agency  
Mercy Medical Center  
St. Luke's Regional Medical Center  
Siouxland Community Health Center  
Siouxland District Health Department  
Siouxland Surgery Center

**HOMELESS**

The Center  
Council on Sexual Assault and Domestic Violence  
Crittenton Center Shelter  
Gospel Mission  
Home Care Services, Inc.  
Iowa's Family Development Self-Sufficiency Program  
Salvation Army  
Shesler Hall  
Siouxland Continuum of Care  
Siouxland Soup Kitchen  
T. E. S. S. (Transitional Empowerment Support Services)  
Woodbury County Community Action Agency

**MATERNAL AND CHILD HEALTH**

Child Connect  
Crittenton Center  
Dakota County Health Department  
Goldenrod Hills Community Action Agency  
Healthy Start Winnebago Tribe  
Home Care Services, Inc.  
Infant Mortality Task Force  
La Casa Latina  
Lutheran Social Services  
March of Dimes  
Mercy Medical Center  
Nebraska Department of Social Services  
St. Luke's Regional Medical Center  
Sioux City American Indian Center  
Siouxland CARES about Substance Abuse  
Siouxland Community Health Center  
Siouxland Council on Child Abuse and Neglect  
Siouxland District Health Department  
Stork's Nest  
Western Hills Area Education Agency  
Woodbury County Community Action Agency

### **SELF-HELP/SUPPORT GROUPS**

Al Anon Information Center  
Alcoholics Anonymous  
Alzheimer's Association  
Catholic Charities  
Council on Sexual Assault and Domestic Violence  
Gordon Recovery Centers  
Heartland Counseling Services  
Narcotics Anonymous  
Phoenix Counseling Center  
Western Hills Area Education Agency  
Women Aware, Inc.

### **YOUTH SERVICES**

Big Brothers/Big Sisters  
Boys and Girls Home Residential Treatment Centers, Inc.  
Boys Club  
Crittenton Center  
Elks Lodge  
Family Services, Inc.  
Girls Inc.  
Indian Youth of America  
Iowa's Missing and Exploited Children  
Iowa State University Extension  
Juvenile Court Services  
La Casa Latina  
Mary Treglia Community Center  
Prairie Gold Boy Scouts  
Salvation Army  
Sanford Center  
Sioux City American Center  
Sioux Trails Girl Scouts  
Siouxland CARES about Substance Abuse  
Siouxland Y  
South Sioux City Community Center

## APPENDIX II

### DIRECTORY OF SELECTED SERVICE PROVIDERS

PROVIDER	SERVICES
<p><b>Al-Anon Information Center</b> Insurance Exchange Building 507 7<sup>th</sup> Street, Room 301 Sioux City, IA 51101 (712) 255-6724</p>	<p>Provides support for families of alcoholics.</p>
<p><b>Alcoholics Anonymous</b> Stockyards Exchange Building 807 Cunningham Drive, Room 202 Sioux City, IA 51107 (712) 252-1333</p>	<p>Provides support for recovering alcoholics.</p>
<p><b>Alzheimer's Association</b> Big Sioux Chapter P.O. Box 3716 Sioux City, IA 51102 (712) 279-5802 (800) 426-6512</p>	<p>Offers help-line, education, respite care, support groups, safe return, advocacy, resource library and adult day care.</p>
<p><b>American Cancer Society</b> 418 Pierce Street Sioux City, IA 51101 (712) 233-1148</p>	<p>Provides public and professional education about the risks and prevention of cancer.</p>
<p><b>American Heart Association</b> 621 Benson Building Sioux City, IA 51101 (712) 255-4798</p>	<p>Provides public and professional education about the risks and prevention of heart disease, including cholesterol screening, blood pressure screenings, CPR, nutrition programs and support groups.</p>
<p><b>American Red Cross</b> 1512 Pierce Street Sioux City, IA 51105 (712) 252-4081</p>	<p>Provides disaster relief, first aid and CPR instruction, water safety instruction and HIV/AIDS awareness education. Other services include youth development education, services to military families and international tracing.</p>
<p><b>Associates for Mental Health</b> 2800 Pierce Street, Suite 409 Sioux City, IA 51104 (712) 233-2345</p>	<p>Programs include outpatient treatment for addictions including alcoholism, chemical dependency, gambling, eating disorders, co-dependency and adult children of alcoholics (ACOA).</p>

<p><b>Associates for Psychological and Therapy Services</b> 1551 Indian Hills Drive Sioux City, IA 51104</p>	<p>Programs for all ages including individual, marital, couples, family, and group counseling, addictions assessments, outpatient treatment of addictions, ADHD assessment/treatment utilizing computerized assessment, psychological evaluations for a variety of referral concerns, therapy services for families dealing with emotional and physical handicaps.</p>
<p><b>Association for Retarded Citizens</b> 300 South Martha Street Sioux City, IA 51106</p>	<p>An advocate for all ages of mentally disabled individuals, and provides community-based programs to enhance social skills and functional competencies.</p>
<p><b>Big Brothers/Big Sisters</b> 1201 Council Oak Drive Sioux City, IA 51109 (712) 255-1399</p>	<p>Arranges and monitors volunteer relationships between pre-screened adults and children, ages 6 and 17. The volunteers serve as role models for the children who come from single-parent families or two parent families experiencing stress. Offers college mentor program in which college students receive compensation for services through Juvenile Court.</p>
<p><b>Boys and Girls Home Alternative School</b> 2101 Court Street Sioux City, IA 51104 (712) 293-4700</p>	<p>A preventive education program for at-risk youth. Serves students who are not benefiting educationally in their home school settings.</p>
<p><b>Boys and Girls Home and Family Services, Inc.</b> 2101 Court Street Sioux City, IA 51104 (712) 293-4700</p>	<p>Offers a wide variety of counseling programs for people experiencing difficulty. Services offered include individual, couples, family and premarital counseling, play therapy, day treatment and residential treatment, custody evaluation, Batterers Education Program, divorce mediation, sexual abuse treatment, family life education and senior visitation.</p>
<p><b>Boys Club of Sioux City</b> 823 Pearl Street Sioux City, IA 51101 (712) 258-5545</p>	<p>Offers a Youth Development program for boys ages 7-18 which help them develop a sense of competence, usefulness, belonging and gives them a sense of influence.</p>
<p><b>Catholic Charities</b> 1601 Military Road Sioux City, IA 51103 (712) 252-4547</p>	<p>Programs provided to families/individuals experiencing disruptive and harmful problems. Some problem areas might include marriage, parent-child, communication, discipline, financial, school-related, sexual and physical abuse and personality disorders. Services provided include individual, group and family therapy, maternity services to single parents, adoption services, residential treatment and advocacy.</p>

<p><b>The Center</b> 715 Douglas Street Sioux City, IA 51101 (712) 252-1861</p> <p><b>Child Connect</b> 715 Douglas Street Sioux City, IA 51101 (712) 255-9061</p> <p><b>Child Protection Center</b> 801 5<sup>th</sup> Street Sioux City, IA 51101 (712) 279-2548</p> <p><b>Community Coalition Against Domestic Violence</b> Woodbury County Attorney's Office 300 Courthouse Sioux City, IA 51101 (712) 279-6516</p> <p><b>Council on Sexual Assault and Domestic Violence</b> P.O. Box 1565 Sioux City, IA 51102 (712) 258-7233 (24 Hours) (800) 982-7233</p> <p><b>Crittenton Center</b> 2417 Pierce Street Sioux City, IA 51102 (712) 255-4321</p> <p><b>Dakota County Interagency Team (DCIT)</b> 801 2<sup>nd</sup> Avenue South Sioux City, NE 68776 (402) 494-0601</p> <p><b>Even Start Family Literacy Center</b> Hayworth School 5401 Lorraine Avenue Sioux City, IA 51106 (712) 274-4034</p>	<p>The Center offers human resources information, crisis intervention, emergency financial assistance, food pantry, housing counseling, credit and money management counseling, and youth emergency services. The Center has a free family shelter, clothing outlet and furniture room. Senior volunteer programs.</p> <p>Programs include home studies for prospective foster families. Works with foster children and foster families, provides family-center services to children and families considered at-risk. Offers supervised independent living to qualified teens.</p> <p>Services include physical exams for alleged physical and sexually abused children and one-time forensic interview for physically and sexually abused children.</p> <p>CCADV is a group of agencies and individuals who want to assist their community in addressing the programs of domestic violence. Provides community education, resources and referrals.</p> <p>Provides services to families who are victims of violent crime through crisis intervention 24 hours a day, shelter services, support groups, advocacy through the medical, law enforcement and legal systems, support services to families, assistance with claims and support through court process.</p> <p>Services include maternal health program, emergency shelter care, child abuse prevention program, diversion and monitoring program, Stella Stanford Day Care Center and adoption services.</p> <p>Community coalition that serves in an advisory and coordinating role for the purpose of developing a community-based delivery system that addresses cooperatively their educational, health, mental health, recreational, judicial, vocational and social service needs.</p> <p>Provides adult literacy services (ESL and G.E.D. preparation), parent education/support services, transportation and early childhood education classes (for children ages 1-5) to low-income families. Monthly home visiting using Parents and Teachers Program and daily Parent and Child Together time are components of the program.</p>
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<p><b>Girls Incorporated of Sioux City</b> 723 Myrtle Sioux City, IA 51103 (712) 252-1088</p> <p><b>Goldenrod Hills Community Action Agency</b> 2120 Dakota Avenue South Sioux City, NE 68776 (402) 494-8312</p> <p><b>Goodwill Industries</b> 3100 West 4<sup>th</sup> Street Sioux City, IA 51103 (712) 258-4511</p> <p><b>Gordon Recovery Centers</b> 2700 Pierce Street Sioux City, IA 51104 (712) 279-3960</p> <p><b>Healthy Start Program Winnebago Tribe of Nebraska</b> 809 West 7<sup>th</sup> Street Sioux City, IA 51103 (712) 252-5902</p> <p><b>Heartland Counseling Services</b> 917 West 21<sup>st</sup> Street South Sioux City, NE 68776 (402) 494-3337 (800) 672-8323</p>	<p>Provides comprehensive programs for girls ages 6-18 on topics ranging from health and sexuality to culture. Purpose is to build girls' capacity for responsible and confident adulthood, economic independence and personal fulfillment.</p> <p>Head Start Program, family services, Women, Infants and Children (WIC) program, Family Resource Center, homeless assistance, commodities and weatherization.</p> <p>Provides vocational training, rehabilitation and job placement for persons with disabilities. Offers a wide range of additional services such as respite care and residential services for the elderly and special disability groups, camping for youth and seasonal and emergency services.</p> <p>Services include assessment/evaluation, psychological evaluation, group, individual and family therapy, and prevention education. All services are offered on an inpatient/outpatient and residential basis. Provides comprehensive services designed to meet the needs of individuals and families concerned with alcoholism, chemical dependency, eating disorders and other related behavioral problems.</p> <p>Services available include home visits to expectant mothers and families with infants, pre-natal and postpartum education for women, parenting education for families with young children, teen parenting program, referrals, immunization and well child updates, nutritional counseling and education materials. Serves American Indians.</p> <p>This program offers complete counseling services to adults, teens and children. These include psychological/psychiatric/substance abuse evaluation and treatment; individual/couple/family/group counseling; specialized youth services; professional consultation.</p>
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<p><b>Home Care Services, Inc.</b> 2101 Court Street Sioux City, IA 51104 (712) 293-4844</p>	<p>Ultimate goals of programming is to improve self sufficiency. Provides family based in-home services in the areas of home care aide, child protective and adult protective. The majority of elderly and disabled people targeted are those low-income individuals and families who do not qualify for Medicare or Medicaid services. Services also include child care assistance, parenting instruction, and monitoring and supervision of court-ordered visits between parents and children in foster care placement.</p>
<p><b>Indian Health Service</b> Drug Dependency Unit Box 754 Winnebago, NE 68071 (402) 572-3500</p>	<p>Hospital-based, inpatient alcohol and drug treatment program for Indian people; pre-treatment beds and aftercare services are available through local halfway houses.</p>
<p><b>Lutheran Social Services of Iowa</b> 4240 Hickory Lane, Suite 100 Sioux City, IA 51106 (712) 276-1073</p>	<p>The services provided include family, individual, couple, and group therapy, and counseling relating to alcohol and other drugs. Other services include in-home treatment, family centered services in the home, specialized foster care, single-parent and adoption counseling, refugee services, crime prevention services and assistance for teen parents and infants.</p>
<p><b>March of Dimes</b> 800 5<sup>th</sup> Street, Suite 128 Sioux City, IA 51101 (712) 277-3370</p>	<p>Services include public education programs, films and pamphlets on alcohol, tobacco and other drugs, genetic diseases and teenage pregnancy.</p>
<p><b>Mary J. Treglia Community House</b> 900 Jennings Street Sioux City, IA 51105 (712) 258-5137</p>	<p>Offers delinquency prevention, mediation, family counseling, a senior citizen program, neighborhood outreach and development services, and recreational activities.</p>
<p><b>Mercy Behavioral Care Clinic</b> 4301 Sergeant Road (outpatient) 801 5<sup>th</sup> Street (inpatient) Sioux City, IA 51106 or 51102 (712) 274-4220 or (712) 279-2438</p>	<p>Programs include assessment/diagnosis and intervention services, inpatient treatment, outpatient programs for chemical dependency and co-dependency, specialized adolescent chemical dependency programs, Light A Child's Life Program and Employee Assistance Program.</p>
<p><b>Narcotics Anonymous</b> P.O. Box 581 Sioux City, IA 51102 (712) 279-1004</p>	<p>Provides information and support to recovering drug addicts. Programs are also designed for friends and families of drug users.</p>
<p><b>Native American Alcohol Treatment Center</b> 544 Larpenteur Avenue Sergeant Bluff, IA 51054 (712) 277-9416</p>	<p>Intensive 45-day alcoholism inpatient treatment facility designed to meet alcoholism rehabilitation needs of Native Americans in Iowa and the Aberdeen Area Indian Health Service.</p>

<p><b>New Hope Alcoholism and Addiction Center, Inc.</b>  117 East 28<sup>th</sup> Street; P.O. Box 35  South Sioux City, NE 68776  (402) 494-5447</p> <p><b>Phoenix Counseling Center</b>  1321 River Drive; P.O. Box 456  North Sioux City, SD 57049  (605) 232-9140</p> <p><b>Planned Parenthood of Greater Iowa</b>  4700 East Gordon Drive  Sioux City, IA 51106  (712) 276-6292</p> <p><b>Prairie Gold Area Council</b>  1401 Center Street  Sioux City, IA 51102-3555  (712) 255-8846</p> <p><b>Reality Education Alcohol Program</b>  801 5<sup>th</sup> Street  Sioux City, IA 51101  (712) 279-5635</p> <p><b>St. Luke's Poison Center</b>  2720 Stone Park Boulevard  Sioux City, IA 51104  (800) 352-2222 or (712) 277-2222</p> <p><b>St. Luke's Regional Medical Center  Women and Children's Program</b>  2720 Stone Park Boulevard  Sioux City, IA 51104  (712) 279-3968</p> <p><b>Salvation Army</b>  500 Bluff Street  Sioux City, IA 51103  (712) 255-8836</p> <p><b>Sanford Center</b>  1700 Geneva  Sioux City, IA 51103  (712) 252-0581</p>	<p>Programs that treat all addictions: alcohol, other drugs, food, gambling, co-dependency and sexual addictions. Offers family and individual counseling in all areas and also family reconstructions.</p> <p>Services include individual therapy, group therapy, marriage and family counseling, psychiatric evaluations, psychological testing and professional consultation service.</p> <p>Services include exams, pregnancy tests and educational programs.</p> <p>Serves boys in 1<sup>st</sup> through 12<sup>th</sup> grades and girls in 9<sup>th</sup> through 12<sup>th</sup> grades. Scouting strives to instill in young people the values that are essential to our system of free enterprise, self-reliance, integrity, courage and thriftiness.</p> <p>R.E.A.P. is a justice program designed for first offenders for operating a motor vehicle while under the influence of alcohol or another drug. The offender has the option to select this program when he or she appears in Juvenile or Adult court charged with OWI.</p> <p>Provides poison information and treatment advice for the general public and health professionals.</p> <p>Services include inpatient addictions treatment and counseling for pregnant women and/or women with children. Children stay with mother during stay.</p> <p>A networking agency providing day care, disaster assistance, pantry, clothing and housing assistance as well as educational, spiritual and recreational programs for all ages.</p> <p>A neighborhood center providing recreational activities, employment services, individual and group services, and gang prevention and outreach services.</p>
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<p><b>Shesler Hall</b> 1308 Nebraska Street Sioux City, IA 51105 (712) 258-8059</p> <p><b>Sioux City American Indian Center</b> 510 Water Street Sioux City, IA 51103 (712) 255-8957</p> <p><b>Siouxland Aging Services</b> 915 Pierce Street Sioux City, IA 51101 (712) 279-6900</p> <p><b>Siouxland Cares about Substance Abuse</b> 101 Pierce Street Sioux City, IA 51101 (712) 255-3188</p> <p><b>Siouxland Community Health Center</b> 1021 Nebraska Sioux City, IA 51105 (712) 252-2477</p> <p><b>Siouxland Council on Child Abuse and Neglect</b> P.O. Box 4513 Sioux City, IA 51102</p> <p><b>Siouxland District Health Department</b> 205 5<sup>th</sup> Street Sioux City, IA 51101 (712) 279-6119</p>	<p>Room and board residence for women with special needs. Provides community living for women with chronic mental illness, mental retardation and/or women who are homeless.</p> <p>A frontline human, social and cultural service agency designed primarily for American Indians, but also making services available for non-Indians. Services include an elderly meals program, prenatal/parenting program, information/referral and cultural heritage program.</p> <p>Serves older residents of Cherokee, Ida, Monona, Plymouth and Woodbury Counties in Iowa. Services include health screenings, chore services, adult day care services, legal advocacy and assistance, homemaker, information and referral, meals, outreach services, transportation services, respite services, visiting/peer counseling and employment services.</p> <p>Community coalition whose mission is to improve the quality of life in Siouxland by eliminating the abuse of alcohol and other drugs and related violence. Services include referrals, information, assessment information, educational programs, and alcohol, other drug and gang prevention programs.</p> <p>Provides comprehensive, primary health care services to area residents regardless of ability to pay. Services include child health, immunizations, preventive health education, counseling, parenting classes, smoking cessation classes and interpretive services. All patients receive a complete physical including lead screening, STD testing and general health maintenance.</p> <p>Community coalition whose mission is to eliminate child abuse in Siouxland. Services include collaboration, resources, educational programs and Healthy Families Iowa-HOPES Project (provides voluntary home visits to families with newborns as a way to reduce the stress associated with the birth of a child).</p> <p>Services offered include free and anonymous HIV testing and counseling, STD testing, lead follow-up, public health nursing including home visits, immunizations for children and travel, health screening, Women's, Infants and Children Program (WIC) and communicable disease follow-up.</p>
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<p><b>Siouxland Mental Health Center</b> 625 Court Street Sioux City, IA 51101 (712) 252-3871</p> <p><b>Siouxland Senior Center</b> 217 Pierce Street Sioux City, IA 51101 (712) 255-1729</p> <p><b>Siouxland Y</b> 722 Nebraska Sioux City, IA 51101 (712) 252-3276</p> <p><b>South Sioux City Community Center</b> 2120 Dakota Avenue South Sioux City, NE 68776 (402) 494-3259</p> <p><b>South Sioux City Even Start</b> 1001 Arbor Drive South Sioux City, NE 68776 (402) 494-1282</p> <p><b>Storkís Nest</b> 1522 Douglas Street Sioux City, IA 51105 (712) 233-6985</p> <p><b>United Way of Siouxland</b> 701 Steuben Sioux City, IA 51101 (712) 255-3551</p> <p><b>University of Nebraska Cooperative Extension</b> Dakota County Courthouse P.O. Box 129 Dakota City, NE 68731 (402) 987-2140</p> <p><b>Vet Center</b> 706 Jackson Sioux City, IA 51101 (712) 255-3808</p>	<p>Offers the following services: adolescent group therapy, individual counseling, family counseling, psychological testing and public speaking to community groups</p> <p>Provides social, educational and recreational activities for senior citizens. Counseling and referral services are also offered.</p> <p>Offers a broad range of educational and recreational activities for youth and families. The services enhance physical fitness and build a healthy body, mind and spirit.</p> <p>A neighborhood center in South Sioux City that offers emergency services for low-income families and provides youth with recreational and educational programs.</p> <p>Education program for the family funded by the federal government. Program offers classes in English (ESL), G.E.D. preparation classes, education to be a better parent, counselors, classes to help students do better in school and activities for the whole family.</p> <p>An incentive program designed to encourage women to seek pre-natal care and other positive health and education programs. Includes an incentive store in which women spend points earned for good health and education practices to purchase maternity clothes and baby items.</p> <p>Provides funding to its member agencies and to the community-at-large through various grant programs focusing on health and human service issues.</p> <p>Adult and youth education in agriculture, horticulture, homemaking skills and other areas.</p> <p>Services include individual, couple, family and group therapy. Other services include Agent Orange information, assistance with VA benefits, discharge update information, employment assistance and community presentations.</p>
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<p><b>Western Hills Area Education Agency</b>  1520 Morningside Avenue  Sioux City, IA 51106  (712) 274-6000  (800) 352-9040</p> <p><b>Women Aware, Inc.</b>  505 6<sup>th</sup> Street  Sioux City, IA 51101  (712) 258-4174</p> <p><b>Woodbury County Community Action Agency</b>  2700 Leech Avenue  Sioux City, IA 51106  (712) 274-1610</p>	<p>Programs include media related services for schools and curriculum development programs for handicapped-speech, hearing psychology, social work, physical and occupational therapy; training in special education issues, parent-to-parent support. In-service training for teachers, counselors, administrators and para-professionals.</p> <p>Provides legal assistance for women, counseling, advocacy, Women's Resource Library, awareness classes and workshops and volunteer facilitator training.</p> <p>Services include Headstart, Child Care Food Program, Senior Aides Program, Family Development, homeless, transitional housing, energy assistance and food bank. Services include Headstart, Child Care Food Program, Senior Aides Program, Family Development, homeless, transitional housing, energy assistance and food bank.</p>
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## 5. HOUSING

- **Housing Starts**

New housing development in Sioux City between 1970 and 1980 was active with nearly 3,000 units built during the decade. Housing development during the 1980's slowed greatly. There was only a 58 net increase in housing units in Sioux City between 1980 and 1988. This extremely low number of additional housing units was due to loss of area jobs, continued outmigration, an active code enforcement and demolition program and conversion of residential properties to commercial uses.

The 1995 Consolidated Plan reported only six census tracts that had a net increase in single family units in the 1980-1992 period (see census tract map on page). Those census tracts were numbers 2, 3, 4, 19, 21.01 and 21.02. There were eight census tracts that showed a net gain in multifamily units 1, 2, 3, 4, 18, 19, 21.01 and 21.02 for the same period. Housing development rates in South Sioux City and Dakota City were higher than in Sioux City during the period.

A complete review of new housing starts and demolitions was made for the 1990– 1998 period. The review included Sioux City, South Sioux City, Dakota City, North Sioux City, Sergeant Bluff and Dakota Dunes. Estimates of new housing starts were made for:

- ◆ Woodbury County for one mile east of Sergeant Bluff and Sioux City
- ◆ Plymouth County for one mile north of Sioux City
- ◆ Dakota County for one-half mile west of Dakota City and South Sioux City and Big Sioux Township in South Dakota.

Table 5-1 contains 1990 occupied single family units, new units and 1998 totals. Map 3 shows the percent change in occupied single family units between 1990 and 1998.

**TABLE 5-1**  
**SINGLE FAMILY UNITS (INCLUDES DUPLEXES/NO MOBILE HOMES)**  
**1990 AND 1998**

<b>Census Tracts</b>	<b>1990 Occupied</b>	<b>Added 1990-1998</b>	<b>1998 Total</b>	<b>% Change</b>
<b>1</b>	1,316	33	1,349	2.5%
<b>2</b>	1,445	201	1,646	13.9%
<b>3</b>	1,921	110	2,031	5.7%
<b>4</b>	1,704	38	1,742	2.2%
<b>5</b>	1,033	24	1,057	2.3%
<b>6</b>	938	69	1,007	7.4%
<b>7</b>	755	99	854	13.1%
<b>8</b>	1,371	25	1,396	1.8%
<b>9</b>	871	2	873	0.2%
<b>10</b>	443	0	443	0.0%
<b>11</b>	1,342	2	1,344	0.1%
<b>12</b>	886	0	886	0.0%
<b>13</b>	297	0	297	0.0%
<b>14</b>	1,517	1	1,518	0.1%
<b>15</b>	657	1	658	0.2%
<b>16</b>	187	0	187	0.0%
<b>17</b>	1	0	1	0.0%
<b>18</b>	2,019	39	2,058	1.9%
<b>19</b>	1,154	4	1,158	0.3%
<b>20</b>	1,825	10	1,835	0.5%
<b>21.01</b>	1,138	60	1,198	5.3%
<b>21.02</b>	1,919	242	2,161	12.6%
<b>Sioux City Total</b>	<b>24,739</b>	<b>960</b>	<b>25,699</b>	<b>3.9%</b>
<b>101</b>	1,217	100	1,317	8.2%
<b>102</b>	1,605	103	1,708	6.4%
<b>South Sioux City Total</b>	<b>2,822</b>	<b>203</b>	<b>3,025</b>	<b>7.2%</b>
<b>Dakota City Total</b>	<b>455</b>	<b>63</b>	<b>518</b>	<b>13.8%</b>

SOURCES: ARLO D. HERBOLD STUDY, SIMPCO

# % Change in Single Family Units Between 1990 and 1998

% CHANGE IN SINGLE FAMILY HOUSING UNITS ARE IN PARENTHESES

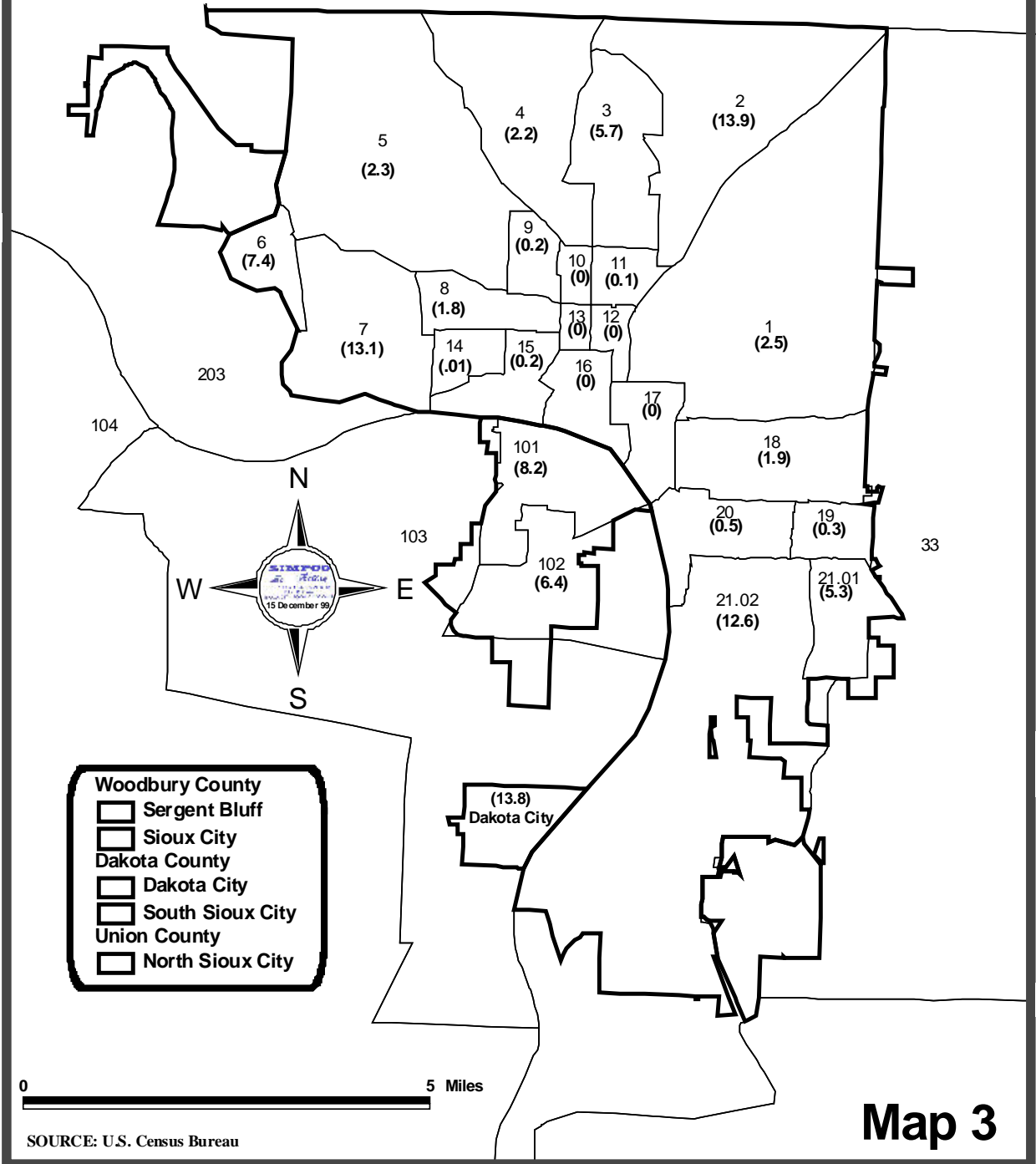




Table 5-2 contains 1990 occupied multi-family units, new units and 1998 totals. Map 4 shows the percent change in multi-family units between 1990 and 1998.

**TABLE 5-2  
MULTI-FAMILY OCCUPIED UNITS  
1990 AND 1998**

<b>CENSUS TRACTS</b>	<b>1990 OCCUPIED</b>	<b>UNITS ADDED 1990-1998</b>	<b>1998 TOTAL</b>	<b>% CHANGE</b>
<b>1</b>	17	0	17	0.0%
<b>2</b>	475	368	843	77.5%
<b>3</b>	441	101	542	22.9%
<b>4</b>	161	0	161	0.0%
<b>5</b>	31	55	86	177.4%
<b>6</b>	77	90	167	116.9%
<b>7</b>	127	144	271	113.4%
<b>8</b>	121	0	121	0.0%
<b>9</b>	59	0	59	0.0%
<b>10</b>	406	0	406	0.0%
<b>11</b>	202	24	226	11.9%
<b>12</b>	334	0	334	0.0%
<b>13</b>	711	0	711	0.0%
<b>14</b>	70	0	70	0.0%
<b>15</b>	408	0	408	0.0%
<b>16</b>	832	63	895	7.6%
<b>17</b>	14	0	14	0.0%
<b>18</b>	481	62	543	12.9%
<b>19</b>	65	0	65	0.0%
<b>20</b>	421	0	421	0.0%
<b>21.01</b>	28	48	76	171.4%
<b>21.02</b>	279	290	569	103.9%
<b>Sioux City Total</b>	<b>5,760</b>	<b>1,245</b>	<b>7,005</b>	<b>21.6%</b>
<b>101</b>	401	308	709	76.8%
<b>102</b>	248	196	444	79.0%
<b>South Sioux City Total</b>	<b>649</b>	<b>504</b>	<b>1,153</b>	<b>93.1%</b>
<b>Dakota City Total</b>	<b>21</b>	<b>10</b>	<b>31</b>	<b>47.6%</b>

SOURCES: ARLO D. HERBOLD STUDY, SIMPCO

# % Change in Multi - Family Units Between 1990 and 1998

% CHANGE IN MULTI - FAMILY HOUSING UNITS ARE IN PARENTHESES

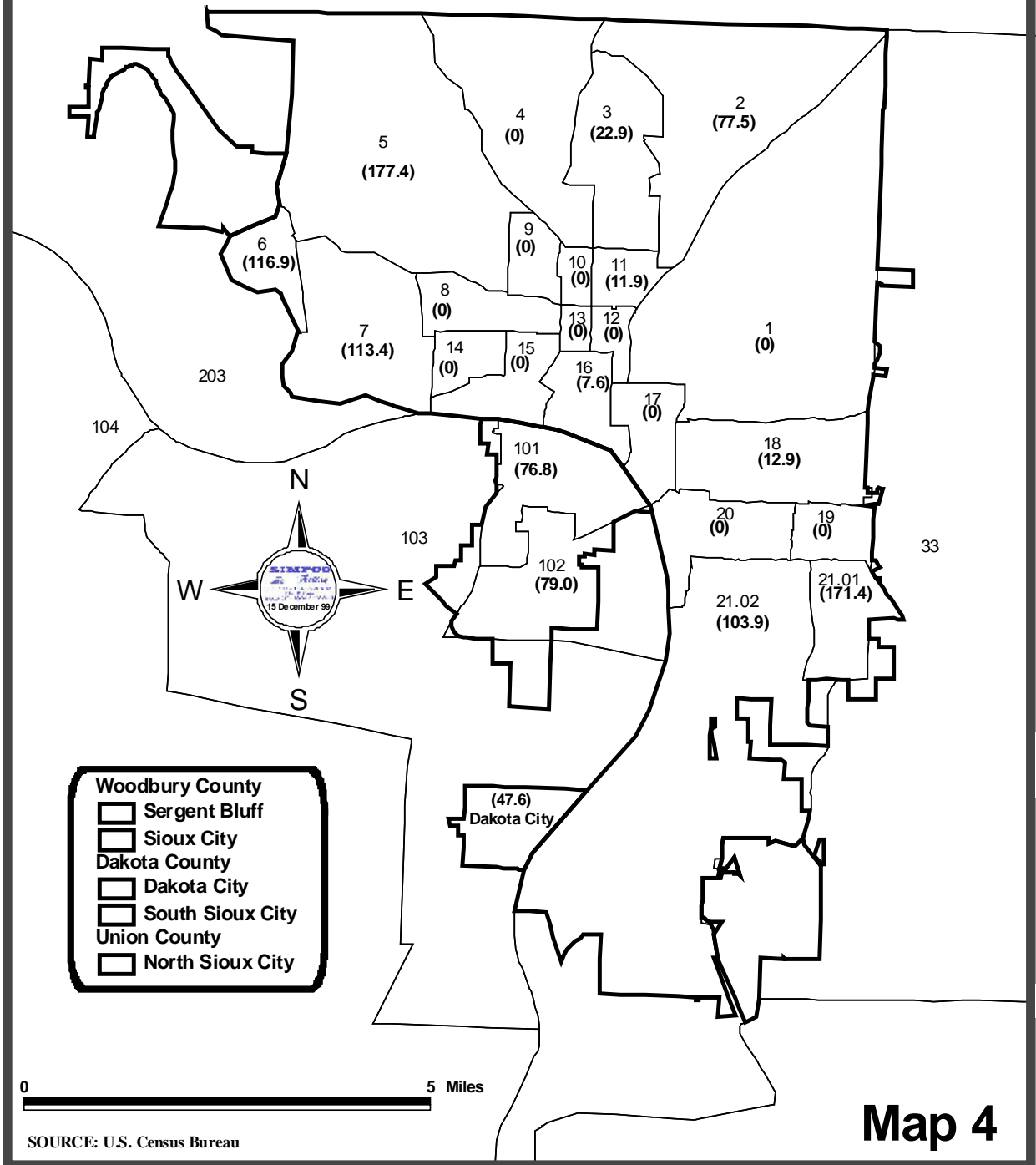


Table 5-3 contains total housing units for 1990 and 1998. The data included demolitions, units

moved, total units added, net change and percentage change. Map 5 shows the percent change on total housing units between 1990 and 1998.

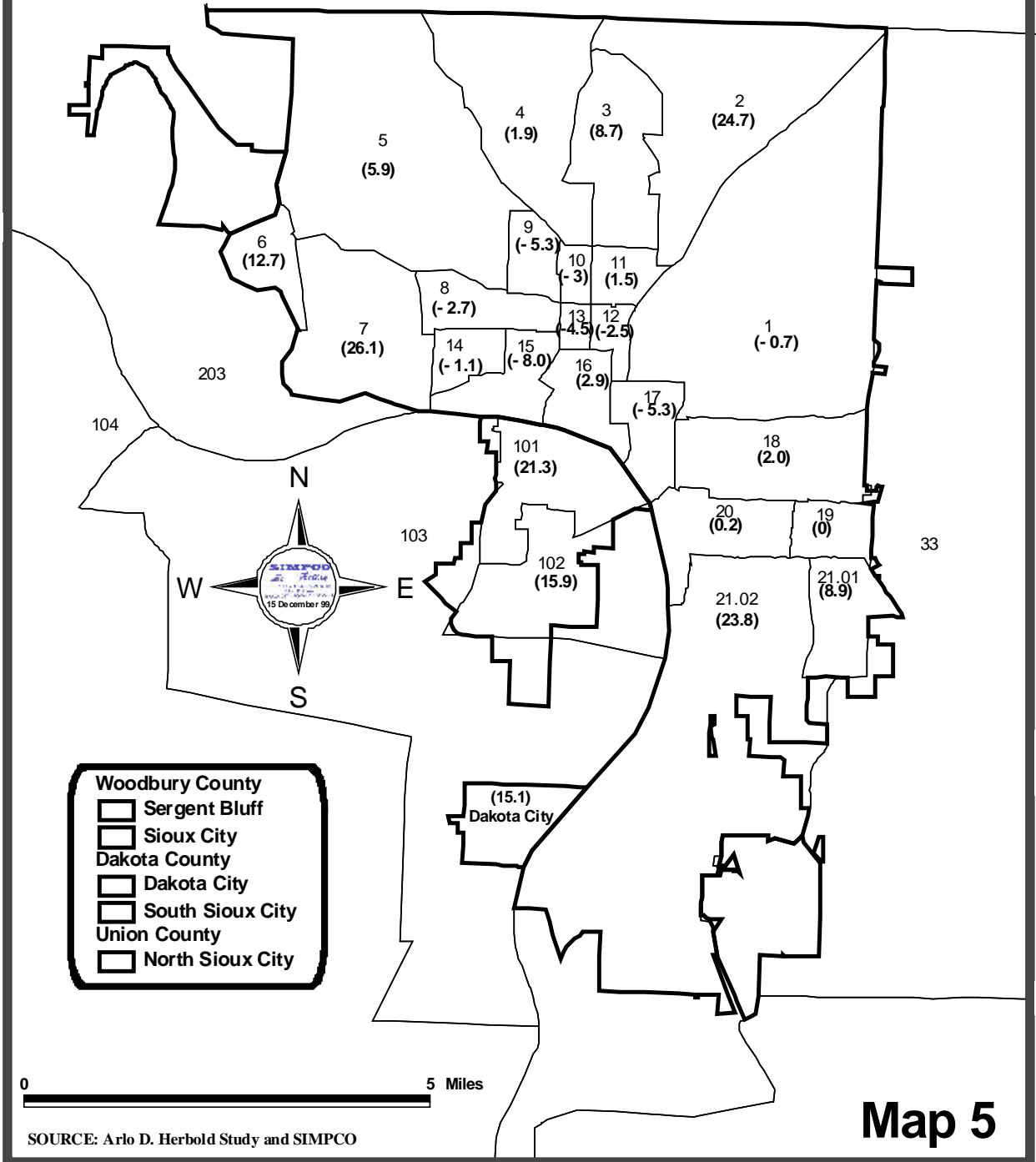
**TABLE 5-3  
TOTAL HOUSING UNITS (INCLUDES MOBILE HOMES & VACANTS)  
1990 AND 1998**

<b>CENSUS TRACT</b>	<b>1990</b>	<b>DEMO</b>	<b>MOVES</b>	<b>TOTAL ADDED</b>	<b>NET CHANGE</b>	<b>1998 TOTAL</b>	<b>% CHANGE</b>
<b>1</b>	2,007	48	0	33	-15	1,992	-0.7%
<b>2</b>	2,275	6	-1	569	562	2,837	24.7%
<b>3</b>	2,381	3	0	211	208	2,589	8.7%
<b>4</b>	1,877	3	0	38	35	1,912	1.9%
<b>5</b>	1,074	16	0	79	63	1,137	5.9%
<b>6</b>	1,046	27	1	159	133	1,179	12.7%
<b>7</b>	892	11	1	243	233	1,125	26.1%
<b>8</b>	1,500	73	8	25	-40	1,460	-2.7%
<b>9</b>	933	48	-3	2	-49	884	-5.3%
<b>10</b>	860	19	-7	0	-26	834	-3.0%
<b>11</b>	1,556	4	1	26	23	1,579	1.5%
<b>12</b>	1,238	32	1	0	-31	1,207	-2.5%
<b>13</b>	1,014	46	0	0	-46	968	-4.5%
<b>14</b>	1,600	19	0	1	-18	1,582	-1.1%
<b>15</b>	1,082	88	0	1	-87	995	-8.0%
<b>16</b>	1,046	32	-1	63	30	1,076	2.9%
<b>17</b>	19	1	0	0	-1	18	-5.3%
<b>18</b>	2,834	44	0	101	57	2,891	2.0%
<b>19</b>	1,268	4	0	4	0	1,268	0.0%
<b>20</b>	2,262	5	0	10	5	2,267	0.2%
<b>21.01</b>	1,192	2	0	108	106	1,298	8.9%
<b>21.02</b>	2,208	7	0	532	525	2,733	23.8%
<b>Sioux City Total</b>	<b>32,164</b>	<b>538</b>		<b>2,205</b>	<b>1,667</b>	<b>33,831</b>	<b>5.2%</b>
<b>101</b>	1,907	3		408	407	2,314	21.3%
<b>102</b>	1,876	0		299	299	2,175	15.9%
<b>South Sioux City Total</b>	<b>3,783</b>	<b>3</b>	<b>2</b>	<b>707</b>	<b>706</b>	<b>4,489</b>	<b>18.7%</b>
<b>Dakota City Total</b>	<b>510</b>	<b>0</b>	<b>4</b>	<b>73</b>	<b>77</b>	<b>587</b>	<b>15.1%</b>

SOURCES: ARLO D. HERBOLD STUDY, SIMPCO

# % Change in Total Housing Units Between 1990 and 1998

% CHANGE IN TOTAL HOUSING UNITS ARE IN PARENTHESES



SOURCE: Arlo D. Herbold Study and SIMPCO

Table 5-4 contains the total housing units for 1990 and 1998 for the entire urban area.

**TABLE 5-4  
TOTAL UNITS (INCLUDES MOBILE HOMES & VACANT)  
1990 AND 1998**

	<b>1990</b>	<b>Net Change</b>	<b>1998</b>	<b>% Change</b>
<b>Sioux City</b>	32,164	1,667	33,831	5.2%
<b>Sergeant Bluff</b>	922	121	1,043	13.1%
<b>Woodbury County (1 mile east)</b>	390	50	440	12.8%
<b>Plymouth County (1 mile north)</b>	197	88	285	44.7%
<b>Iowa Total</b>	<b>33,673</b>	<b>1,926</b>	<b>35,599</b>	<b>5.7%</b>
<b>South Sioux City</b>	3,783	706	4,489	18.7%
<b>Dakota City</b>	510	77	587	15.1%
<b>Dakota County (1-2 miles west)</b>	315	39	354	12.4%
<b>Nebraska Total</b>	<b>4,608</b>	<b>822</b>	<b>5,430</b>	<b>17.8%</b>
<b>North Sioux City</b>	745	105	850	14.1%
<b>Dakota Dunes</b>	8	720	728	N/A%
<b>Bid Sioux Township</b>	112	40	152	35.7%
<b>South Dakota Total</b>	<b>865</b>	<b>865</b>	<b>1,730</b>	<b>97.7%</b>
<b>Total Urban</b>	<b>39,146</b>	<b>3,613</b>	<b>42,739</b>	<b>9.2%</b>

SOURCE: SIMPCO

Table 5-5 is the estimated population by urban area jurisdiction utilizing Table 5-4 data.

**TABLE 5-5  
URBAN AREA POPULATION ESTIMATE**

	<b>1990</b>	<b># Change</b>	<b>1998</b>	<b>% Change</b>
<b>Sioux City</b>	80,505	2,192	82,697	2.7%
<b>Sergeant Bluff</b>	2,772	323	3,095	11.7%
<b>Woodbury County (1 mile east)</b>	1,221	156	1,377	12.8%
<b>Plymouth County (1 mile north)</b>	634	284	918	44.8%
<b>Iowa Total</b>	<b>85,132</b>	<b>2,955</b>	<b>88,087</b>	<b>3.5%</b>
<b>South Sioux City</b>	9,677	1,738	11,415	18.0%
<b>Dakota City</b>	1,470	178	1,648	12.1%
<b>Dakota County (1-2 miles west)</b>	1,017	126	1,143	12.4%
<b>Nebraska Total</b>	<b>12,164</b>	<b>2,042</b>	<b>14,206</b>	<b>16.8%</b>
<b>North Sioux City</b>	2,019	393	2,412	19.5%
<b>Dakota Dunes</b>	24	2,160	2,184	810.0%
<b>Bid Sioux Township</b>	382	117	499	30.6%
<b>South Dakota Total</b>	<b>2,425</b>	<b>2,670</b>	<b>5,095</b>	<b>110.1%</b>
<b>Total Urban</b>	<b>99,721</b>	<b>7,667</b>	<b>107,388</b>	<b>7.7%</b>

SOURCE: SIMPCO

- **Housing Conditions**

The condition of housing is an important determinant in the quality of the human condition. Housing condition improvement has been a goal of Sioux City and other Siouxland communities for many years. The City of Sioux City instituted a housing code enforcement and rehabilitation program in the 1970s. Several hundred housing units have been rehabilitated to meet housing condition standards. Other structures, beyond economic rehabilitation, have been demolished. Housing units demolished with this program is usually twenty to twenty-five units per year. Many additional units have been demolished and sites cleared for commercial and professional reuses. South Sioux City initiated a similar program in the 1980s.

The preservation of housing has been a goal of consortium members for several reasons. The preservation of housing is less expensive than new construction. The existing housing stock is also more affordable to many new family starts and recent migrants to the area. The existing housing is usually located in neighborhoods with an established array of needed services.

SIMPCO has prepared several housing condition surveys since the 1970s. Surveys and reports were developed in 1976, 1977, 1982 and other years. Analysis of decennial census data has also been performed to better understand housing conditions. The 1992 Comprehensive Housing Affordability Strategy and the 1995 Consolidated Plan & Strategy utilized the SIMPCO 1982 study as a base. The 1995 Consolidated Plan & Strategy also considered demolitions and a 1991 visual assessment of neighborhoods.

A housing condition survey was conducted during 1999 in Sioux City, South Sioux City and Dakota City. The effort included a windshield of residential areas. A 100% sample was taken in older areas of the communities. A random survey was conducted in the newer portions of the communities. No conditions for mobile homes were determined. The survey was on SIMPCO's standard 6 housing condition-rating system. Condition 6 is red tagged, 5 dilapidated, 4 poor, 3 fair, 2 good, 1 excellent based on exterior conditions.

The tabulated information from the survey is presented in Table 5-6. The information presented also contains the housing condition data from the 1995 Consolidated Plan and Strategy. The results of the studies differ due to the technique used in their preparation. It is especially important to note that areas (census tracts) can experience slippage in housing conditions in the fair category. An example may be census #18 that is experiencing some decline from the good category to the fair category.

The 1999 housing condition survey does however indicate improved housing conditions in census tracts 6 (Riverside), 12 & 13 (near north side), 14 & 15 (near west side), 18 (east side), 20 (hill), 101 (South Sioux City north side) and Dakota City. The areas that have shown the most improvement in housing conditions is Riverside, downtown, near downtown, and the northern portion of South Sioux City. Housing condition slippage is suspected in the census tracts 1 (far northeast) and 11 (between Jackson, Floyd, 18<sup>th</sup> and 29<sup>th</sup> Streets).

A rough estimate of housing rehabilitation financial needs is \$27,000 per occupied housing unit. The estimate is \$10,000 per units in fair condition. It is assumed that those units in dilapidated condition will not be rehabilitated. It is also assumed that those units in good and excellent condition require no rehabilitation. The fair category differs somewhat by city. The rehabilitation financial needs estimates assumes that 25% of all housing is 'fair' and in need of minor rehabilitation of about \$10,000 per unit.

Table 5-7 includes the estimated 1999 housing rehabilitation needs in dollars.

**TABLE 5-6  
HOUSING CONDITIONS  
1995 AND 1999**

	<b>1995</b>	<b>1999</b>	<b>1995</b>	<b>1999</b>
<b>Tracts</b>	<b>Dilapidated-Poor %</b>	<b>Dilapidated-Poor %</b>	<b>Fair to Excellent %</b>	<b>Fair to Excellent %</b>
<b>1</b>	25	32	75	68
<b>2</b>	10	13	90	87
<b>3</b>	5	9	95	91
<b>4</b>	3	2	97	98
<b>5</b>	12	13	88	87
<b>6</b>	24	8	76	92
<b>7</b>	12	10	89	90
<b>8</b>	27	23	73	77
<b>9</b>	17	17	N/A	83
<b>10</b>	60(?)	59	40	41
<b>11</b>	48	57	52	43
<b>12</b>	87	61	13	29
<b>13</b>	69	58	31	42
<b>14</b>	66	47	35	53
<b>15</b>	69	55	31	45
<b>16</b>	92	36	9	64
<b>17</b>	100	N/A	N/A	N/A
<b>18</b>	44	43	56	57
<b>19</b>	18	20	82	80
<b>20</b>	13	19	87	81
<b>21.01</b>	1	5	99	95
<b>21.02</b>	1	3	99	97
<b>Sioux City</b>				
<b>Total</b>	<b>24</b>	<b>21</b>	<b>76</b>	<b>79</b>
<b>101</b>	11	8	89	92
<b>102</b>	3	2	97	98
<b>South Sioux</b>				
<b>City Total</b>	<b>8</b>	<b>5</b>	<b>92</b>	<b>95</b>
<b>Dakota City</b>				
<b>Total</b>	<b>22</b>	<b>12</b>	<b>78</b>	<b>88</b>

SOURCE: SIMPCO



**TABLE 5-7  
1999 REHABILITATION NEEDS**

<b>Area</b>	<b>Condition</b>	<b>%</b>	<b># In Need</b>	<b>\$/Unit</b>	<b>\$ Need</b>
<b>Sioux City</b>	Poor	21	6,860	27,000	185,220,000
<b>Sioux City</b>	Fair	25	8,170	10,000	81,700,000
<b>Total-Sioux City</b>			15,030		266,920,000
<b>South Sioux City</b>	Poor	5	210	27,000	5,670,000
<b>South Sioux City</b>	Fair	25	1,045	10,000	10,450,000
<b>Total-South Sioux City</b>			1,255		16,120,000
<b>Dakota City</b>	Poor	12	65	27,000	1,755,000
<b>Dakota City</b>	Fair	25	137	10,000	1,370,000
<b>Total-Dakota City</b>			202		3,125,000
<b>3 City Total</b>			16,487		286,165,000

- **Rental and Vacancy Survey**

LeGrand & Company conducted a comprehensive rental and vacancy survey of over 4,000 rental units in the Cities of Sioux City, South Sioux City, and Dakota City during December, 1999 and January, 2000. Personal contacts were made with individual property owners, residential managers, private and non-profit developers, and area Realtors. Data sources included property information from the local assessors, various public agencies, the Siouxland Rental Association, the Sioux City Journal and South Sioux City Star, the Greater Sioux City Board of Realtors, the Polk City Directory, and the LeGrand & Company office files.

The Siouxland area offers a wide array of housing options, creating a highly diversified rental market. Table 5-8 provides information on median contract rent by census tract and city. The median rent of \$425 in Sioux City represents an increase of 64.7% from 1990 to 1999, while South Sioux City showed an increase of 56.3% to \$433, and Dakota City increased by 64.7% to \$425. These increases are significantly greater than the cost of living increases reported during the 1990s. The highest contract rents are in census tracts 3 and 4 on the north side of Sioux City and census tract 21.02 in southeast Sioux City.

**TABLE 5-8  
MEDIAN CONTRACT RENT BY CENSUS TRACT**

	<b>1980 \$</b>	<b>1990 \$</b>	<b>% Change</b>	<b>1999 \$</b>	<b>% Change</b>
<b>City of Sioux City</b>					
<b>1</b>	157	256	+63.1	425	+ 66.0
<b>2</b>	208	337	+62.0	530	+ 57.3
<b>3</b>	254	360	+41.7	568	+ 57.8
<b>4</b>	262	426	+62.6	613	+ 43.9
<b>5</b>	186	302	+62.4	450	+ 49.0
<b>6</b>	154	223	+44.8	460	+106.3
<b>7</b>	184	207	+12.5	500	+141.5
<b>8</b>	164	233	+42.1	375	+ 60.9
<b>9</b>	208	282	+35.6	425	+ 50.7
<b>10</b>	175	258	+47.4	400	+ 55.0
<b>11</b>	179	282	+57.5	363	+ 28.7
<b>12</b>	155	229	+47.7	393	+ 71.6
<b>13</b>	153	210	+37.3	320	+ 52.4
<b>14</b>	157	245	+56.1	363	+ 48.2
<b>15</b>	129	196	+51.9	303	+ 54.6
<b>16</b>	124	200	+61.3	345	+ 72.5
<b>17</b>	74	129	+74.3	325	+151.9
<b>18</b>	210	300	+42.9	485	+ 61.7
<b>19</b>	195	296	+51.8	400	+ 35.1
<b>20</b>	184	269	+48.2	430	+ 59.9
<b>21.01</b>	246	310	+26.0		
<b>21.02</b>	198	268	+35.4	560	+109.0
<b>All Tracts</b>	170	258	+51.8	425	+ 64.7
<b>City of South Sioux City</b>					
<b>101</b>		264		405	+ 53.4
<b>102</b>		299		450	+ 50.5
<b>All Tracts</b>	187	277	+48.1	433	+ 56.3
<b>City of Dakota City</b>	193	258	+33.7	425	+ 64.7

**SOURCES:** U.S. Bureau of the Census, LeGrand & Company

Although rental rates have increased significantly since 1990, much of the increase occurred between 1992 and 1997 due to a growing population caused by a large increase in employment, as well as a temporary influx of workers re-building a major chemical plant. However, the more recent trend of rental rates has barely been able to keep pace with increasing property operating costs due to a slowdown in the local rate of job growth, which has contributed to somewhat higher vacancy levels.

Table 5-9 summarizes average rental rates for one (1) bedroom, two (2) bedroom, and larger (3 or more bedrooms) apartment units.

**TABLE 5-9  
AVERAGE CONTRACT RENT BY APARTMENT TYPE**

<b>Apartment Type</b>	<b>1BR</b>	<b>2BR</b>	<b>3BR+</b>
<b>Average Rent</b>	\$349	\$479	\$546

**SOURCE: LeGrand & Company**

Housing vacancies in the Siouxland area have historically ranged from 3% to 7%. Due to improved economic conditions and modest population growth during most of the 1990s, the local market was able to absorb a steady supply of new rental units. The rental market was tight for several years, but the following survey indicates that the vacancy rate for renter occupied units in the Siouxland area has increased to 5.3%. The rise in vacancies is attributable to the impact of new apartment complexes that have been added to the local market and a slowdown in the rate of population growth. However, it should be noted that the current rental unit vacancy rate is less than the 6.7% vacancy reported in 1990.

**TABLE 5-10  
VACANCY RATE BY CITIES/TYPE OF OCCUPANCY**

	<b>1990</b>			<b>1999</b>		
	<b>Sioux City</b>	<b>South Sioux City</b>	<b>Dakota City</b>	<b>Sioux City</b>	<b>South Sioux City</b>	<b>Dakota City</b>
<b>All units</b>	32,137	3,648	510	32,048	4,360	550
<b>All vacant units</b>	1,542	168	37	683	113	7
<b>Vacancy rate</b>	4.8%	4.6%	7.3%	2.1%	2.6%	1.3%
<b>Owner occupied units</b>	20,755	2,288	362	20,940	2,585	439
<b>Vacant for sale</b>	318	30	3	100	10	2
<b>Owner occupied vacancy rate</b>	1.5%	1.3%	0.8%	0.5%	0.4%	0.5%
<b>Renter occupied units</b>	10,778	1,360	111	11,108	1,775	111
<b>Vacant for rent</b>	727	78	16	583	103	5
<b>Renter occupied vacancy rate</b>	6.7%	5.7%	14.4%	5.2%	5.8%	4.5%

**SOURCES: U.S. Bureau of the Census, Crose Gardner Shukert, Inc., LeGrand & Company**

Table 5-11 indicates that the Siouxland area continues to exhibit a generally stable demand for rental units in most census tracts. The largest increase in vacancies occurred in the census tracts with the most new units added to the market since 1990 (tracts 2 and 21.02).

**TABLE 5-11  
VACANCY RATE BY CENSUS TRACT**

	1990 # Units	1999 # Units
<b>City of Sioux City</b>		
<b>1</b>	37	4
<b>2</b>	32	83
<b>3</b>	30	54
<b>4</b>	10	18
<b>5</b>	10	10
<b>6</b>	29	16
<b>7</b>	15	23
<b>8</b>	42	10
<b>9</b>	6	12
<b>10</b>	41	30
<b>11</b>	23	36
<b>12</b>	99	44
<b>13</b>	76	45
<b>14</b>	37	20
<b>15</b>	52	41
<b>16</b>	52	69
<b>17</b>	0	6
<b>18</b>	64	54
<b>19</b>	10	7
<b>20</b>	43	39
<b>21.01</b>	11	9
<b>21.02</b>	8	53
<b>All Tracts</b>	727	683
<b>City of South Sioux City</b>		
<b>101</b>		76
<b>102</b>		37
<b>All Tracts</b>	78	113
<b>City of Dakota City</b>	16	7

SOURCES: U.S. Bureau of the Census, LeGrand & Company, Arlo D. Herbold Study

Although the trade area population, household growth, and real income levels are not expanding rapidly enough to cause a major increase in rental demand in the near future, a renewed expansion of the local economy to the rate experienced in the mid 1990s would influence new residents to move into the Siouxland area, and would be a meaningful factor for all rental properties. Derived demand from a continued reduction in average household size will be a less significant factor in the years ahead than it was in the past.

- **Housing Development Models**

This section establishes projections for housing demand of all types for each of the three subject cities and for the three participants in the Siouxland consortium together. The method begins by constructing a model that describes the actual housing construction performance of each community between 1990 and 1998, based on:

- 1998 population estimates, set forth in Table 2-5.
- Net changes to the housing supply of each community, set forth in Tables 5-12, 5-13, and 5-14.

Tables 5-12, 5-13, and 5-14 propose models that very closely follow actual housing development activity and demographic changes in the three cities. These tables establish conditions during the 1990 base year, as enumerated by the 1990 census, and key variables and cumulative demands during the 1990 to 1998 interval. These totals have been constructed by a computer model that examines population change, construction, and demolition on a year to year basis. For each year:

1. A population estimate is established, based on growth, resulting in the 1998 estimate illustrated in Table 2-5.
2. A household population is established, based on the percentage of the population living in households for each community in 1990.
3. Household demand is calculated by dividing the total household population by the forecast population per household. This results in the total number of occupied housing units for each year.
4. A vacancy factor is established for each community, generating the total housing demand.
5. The annual housing need is calculated by adding the difference between needed and available units for each year and the number of units recorded as demolished for that year.

The model has been calibrated to describe the approximate observed net change for each community between 1990 and 1998.

**TABLE 5-12  
HOUSING DEVELOPMENT MODEL FOR SIOUX CITY, 1990-1998**

<b>Variable</b>	<b>1990 Base Value</b>	<b>Value at End of 1990-1998 Interval</b>
<b>Population</b>	80,505	82,697
<b>Household Population</b>	77,804	79,922
<b>People/Household</b>	2.55195	2.53995
<b>Household Demand</b>	30,488	31,516
<b>Estimated Vacancy Rate</b>	5.25%	5.37%
<b>Total Unit Needs</b>	32,177	33,304
<b>New Units</b>	NA	2,302
<b>Lost Units</b>	NA	538
<b>Net Change</b>	NA	1,764
<b>Average Annual New Units</b>		288
<b>Average Annual Lost Units</b>		67
<b>Average Annual Net Change</b>		221

**TABLE 5-13  
HOUSING DEVELOPMENT MODEL FOR SOUTH SIOUX CITY, 1990-1998**

<b>Variable</b>	<b>1990 Base Value</b>	<b>Value at End of 1990-1998 Interval</b>
<b>Population</b>	9,677	11,415
<b>Household Population</b>	9,510	11,218
<b>People/Household</b>	2.60691	2.59491
<b>Household Demand</b>	3,648	4,323
<b>Estimated Vacancy Rate</b>	4.40%	4.40%
<b>Total Unit Needs</b>	3,816	4,522
<b>New Units</b>	NA	712
<b>Lost Units</b>	NA	3
<b>Net Change</b>	NA	709
<b>Average Annual New Units</b>		89
<b>Average Annual Lost Units</b>		0.3
<b>Average Annual Net Change</b>		89

**TABLE 5-14  
HOUSING DEVELOPMENT MODEL FOR DAKOTA CITY, 1990-1998**

<b>Variable</b>	<b>1990 Base Value</b>	<b>Value at End of 1990-1998 Interval</b>
<b>Population</b>	1,470	1,648
<b>Household Population</b>	1,430	1,603
<b>People/Household</b>	3.023	2.943
<b>Household Demand</b>	473	545
<b>Estimated Vacancy Rate</b>	7.25%	6.45%
<b>Total Unit Needs</b>	510	582
<b>New Units</b>	NA	78
<b>Lost Units</b>	NA	3
<b>Net Change</b>	NA	75
<b>Average Annual New Units</b>		10
<b>Average Annual Lost Units</b>		.03
<b>Average Annual Net Change</b>		9

**TABLE 5-15  
HOUSING DEVELOPMENT MODEL FOR THREE CITIES, 1990-1998**

<b>Variable</b>	<b>1990 Base Value</b>	<b>Value at End of 1990-1998 Interval</b>
<b>Population</b>	91,652	95,760
<b>Household Population</b>	88,744	92,744
<b>People/Household</b>	2.5642	2.5491
<b>Household Demand</b>	34,609	36,384
<b>Estimated Vacancy Rate</b>	5.19%	5.27%
<b>Total Unit Needs</b>	36,503	38,408
<b>New Units</b>	NA	2,993
<b>Lost Units</b>	NA	544
<b>Net Change</b>	NA	2,449
<b>Average Annual New Units</b>		374
<b>Average Annual Lost Units</b>		68
<b>Average Annual Net Change</b>		306

- **Population Projections**

In order to determine population behavior for the next five years, actual housing development activity and 1998 population estimates are compared to alternative population scenarios. These scenarios are constructed by:

1. Calculating projected populations for 1995 and 2000 based on natural population change, using cohort survival computations.
2. Calculating alternative scenarios based on a variety of in-migration rates per decade.
3. Comparing the alternative scenarios with actual 1998 populations, based on current estimates and the housing production models displayed above. The migration scenario that best describes actual population behavior is selected. The projected population for 2000 through 2005 is then calculated by combining a forecast built on natural population change with the selected scenario.

Tables 5-16, 5-17, and 5-18 present alternative population scenarios for each of the three Siouxland Consortium communities. The scenario that best describes actual population behavior is indicated in bold type.

**TABLE 5-16  
ALTERNATIVE POPULATION SCENARIOS FOR SIOUX CITY, 1990-2000**

<b>Migration Rate per Decade</b>	<b>1990</b>	<b>1995</b>	<b>2000</b>	<b>1998 Estimate</b>
-2%	80,505	80,845	81,230	
<b>No Net</b>	<b>80,505</b>	<b>81,661</b>	<b>82,879</b>	<b>82,697</b>
+2%	80,505	82,478	84,545	
+4%	80,505	83,295	86,227	
+6%	80,505	84,111	87,926	
+8%	80,505	84,928	89,642	



**TABLE 5-17  
ALTERNATIVE POPULATION SCENARIOS FOR SOUTH SIOUX CITY,  
1990-2000**

<b>Migration Rate per Decade</b>	<b>1990</b>	<b>1995</b>	<b>2000</b>	<b>1998 Estimate</b>
No Net	9,677	9,857	10,022	
+2%	9,677	9,956	10,224	
+4%	9,677	10,054	10,427	
+8%	9,677	10,251	10,840	
+15%	9,677	10,596	11,582	
<b>+18%</b>	<b>9,677</b>	<b>10,744</b>	<b>11,907</b>	<b>11,415</b>

**TABLE 5-18  
ALTERNATIVE POPULATION SCENARIOS FOR DAKOTA CITY, 1990-2000**

<b>Migration Rate per Decade</b>	<b>1990</b>	<b>1995</b>	<b>2000</b>	<b>1998 Estimate</b>
No Net	1,470	1,539	1,592	
+2%	1,470	1,554	1,624	
+4%	1,470	1,570	1,656	
<b>+6%</b>	<b>1,470</b>	<b>1,585</b>	<b>1,689</b>	<b>1,648</b>
+8%	1,470	1,601	1,722	
+15%	1,470	1,654	1,840	

Table 5-19 below summarizes the selected scenarios for each community and the year 2000 and 2005 forecasts.

**TABLE 5-19  
SELECTED 5-YEAR POPULATION SCENARIO FOR SIOUXLAND COMMUNITIES**

<b>Community</b>	<b>Migration Scenario</b>	<b>2000 Forecast</b>	<b>2005 Forecast</b>
<b>Sioux City</b>	No Net	82,879	84,039
<b>South Sioux City</b>	+18% per decade	11,907	13,201
<b>Dakota City</b>	+6% per decade	1,689	1,797
<b>Consolidated</b>		96,475	99,037

- **Housing Demand Projections**

The population forecasts presented in Table 5-19 are combined with the production experience models presented earlier in this section to determine total housing demand for the three Siouxland Consortium communities. These demand projections are presented in Tables 5-20 through 5-23.

**TABLE 5-20  
FIVE-YEAR HOUSING DEMAND PROJECTION, SIOUX CITY**

Variable	2000	2001	2002	2003	2004
<b>Population</b>	82,679	83,111	83,343	83,575	83,807
<b>Household Population</b>	80,098	80,323	80,547	80,771	80,995
<b>People/Household</b>	2.532	2.530	2.528	2.526	2.524
<b>Household Demand</b>	31,635	31,749	31,862	31,976	32,091
<b>Estimated Vacancy Rate</b>	5.37%	5.37%	5.37%	5.37%	5.37%
<b>Total Unit Needs</b>	33,430	33,550	33,671	33,791	33,912
<b>Available from Previous Year</b>	33,367	33,430	33,550	33,671	33,791
<b>Lost Units</b>	50	50	50	50	50
<b>Total Available Units</b>	33,317	33,380	33,500	33,621	33,741
<b>Annual Need</b>	113	170	170	170	171
<b>Cumulative Need</b>	113	283	453	624	795

**TABLE 5-21  
FIVE-YEAR HOUSING DEMAND PROJECTION, SOUTH SIOUX CITY**

Variable	2000	2001	2002	2003	2004
<b>Population</b>	11,907	12,166	12,425	12,683	12,942
<b>Household Population</b>	11,701	11,956	12,210	12,464	12,719
<b>People/Household</b>	2.589	2.588	2.587	2.586	2.585
<b>Household Demand</b>	4,520	4,620	4,720	4,820	4,920
<b>Estimated Vacancy Rate</b>	4.45%	4.50%	4.55%	4.60%	4.65%
<b>Total Unit Needs</b>	4,730	4,837	4,945	5,052	5,160
<b>Available from Previous Year</b>	4,628	4,730	4,837	4,945	5,052
<b>Lost Units</b>	1	1	1	1	1
<b>Total Available Units</b>	4,627	4,729	4,836	4,944	5,051
<b>Annual Need</b>	103	108	109	109	109
<b>Cumulative Need</b>	103	211	320	428	537

**TABLE 5-22  
FIVE-YEAR HOUSING DEMAND PROJECTION, DAKOTA CITY**

<b>Variable</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>
<b>Population</b>	1,689	1,711	1,732	1,754	1,775
<b>Household Population</b>	1,643	1,664	1,685	1,706	1,727
<b>People/Household</b>	2.923	2.913	2.903	2.893	2.883
<b>Household Demand</b>	562	571	580	590	599
<b>Estimated Vacancy Rate</b>	6.35%	6.30%	6.25%	6.20%	6.15%
<b>Total Unit Needs</b>	600	610	619	629	638
<b>Available from Previous Year</b>	591	600	610	619	629
<b>Lost Units</b>	2	2	2	2	2
<b>Total Available Units</b>	589	598	608	617	627
<b>Annual Need</b>	11	11	11	12	12
<b>Cumulative Need</b>	11	22	33	45	57

**TABLE 5-23  
FIVE-YEAR HOUSING DEMAND PROJECTION, THREESIOUXLAND  
CONSORTIUM COMMUNITIES**

<b>Variable</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>
<b>Population</b>	96,475	96,987	97,500	98,012	98,525
<b>Household Population</b>	93,443	93,942	94,442	94,942	95,441
<b>People/Household</b>	2.545	2.543	2.541	2.539	2.537
<b>Household Demand</b>	36,717	36,940	37,163	37,386	37,610
<b>Estimated Vacancy Rate</b>	5.27%	5.28%	5.28%	5.28%	5.29%
<b>Total Unit Needs</b>	38,761	38,997	39,234	39,472	39,710
<b>Available from Previous Year</b>	38,587	38,761	38,997	39,234	39,472
<b>Lost Units</b>	53	53	53	53	53
<b>Total Available Units</b>	38,534	38,708	38,944	39,181	39,419
<b>Annual Need</b>	227	290	290	291	291
<b>Cumulative Need</b>	227	517	807	1,097	1,369

The Siouxland Consortium communities will exhibit a net demand for 1,369 new housing units for the five-year period from 2000 and 2004. Sioux City's new construction needs will be slightly below the experience of the period from 1990 to 1998. In addition, construction during 1999 is projected to be substantially lower than the experience of the previous eight years— a forecast borne out by a substantial drop in actual permits during that period. During the five year study period, Sioux City will account for about 57.2% of new construction activity; South Sioux City a disproportionately high 38.7% of new construction; and Dakota City 4.1% of new construction in the three consortium communities.

- **Five Year Housing Development Program**

Tables 5-24 through 5-27 establish five-year housing development programs for each Siouxland Consortium community, based on estimated income distributions for 1999. Income estimates are provided by Claritas, Inc., a geodemographic analysis firm based in Ithaca, New York. The Housing Development Program is established by:

Dividing the total unit demand into single-family and multi-family components, based on the current split by occupancy for each community.

Allocating this demand by housing type and price points affordable to various income groups, based on the standard of 30% of adjusted gross income devoted to housing costs. These allocations are proportionate to the distribution of income groups in the overall population.

These development allocations are consistent with various program policies and help provide a basis for use of CDBG/HOME funds to help provide affordable housing. These program applications are described below:

- **Rental Development**

- *Rents below \$400/month to the renter.* These developments, affordable to the lowest income groups, utilize Section 42 low-income tax credits, Section 8 certificates and vouchers, and direct production assistance such as loans, grants, and TIF assistance.
- *Rents from \$400 to \$500 to the renter.* These developments may utilize Section 42 low-income tax credits, and direct production assistance.

- *Rents over \$500.* These developments generally are built by the private market, although shallower subsidies may be available in certain cases.
- **Ownership Development**
- *Prices between \$60,000 and \$80,000 to the owner.* These units require relatively deep subsidies, including land acquisition assistance or free sites, construction financing, subordinated second mortgages using CDBG or HOME funds, unconventional housing types, or unusual housing arrangements, including rent-to-own and cooperatives.
- *Prices between \$80,000 and \$110,000.* These houses do not require deep subsidies, but may still require substantial assistance, including infrastructure assistance and second mortgages in certain cases. Houses in this range may be developed in targeted neighborhoods through Community Development Corporations or Community Housing Development Corporations.
- *Prices between \$110,000 and \$170,000.* These market rate homes do not require direct subsidies, but can benefit from financing partnerships to develop infrastructure.
- *Prices over \$170,000.* These units can be built by the unassisted market. A number of these units have been built outside of Consortium communities since 1990, particularly in Dakota Dunes. It is in the interest of Siouxland consortium communities to attempt to capture a significant share of these higher cost units.

The Housing Development Programs presented below also include a breakout between affordable rental housing needs (housing with monthly costs to the resident below \$500) for senior and non-senior households. The calculation of need is based on the percentage of low and moderate-income households accounted for by senior households. The low/moderate income rental housing need is then divided according to the same proportion. This information will help communities evaluate the market and need for new, low-cost housing for senior households.

**TABLE 5-24  
FIVE-YEAR AFFORDABLE HOUSING DEVELOPMENT PROGRAM, SIOUX CITY**

<b>Income Range</b>	<b>% of Households</b>	<b>Housing Product</b>	<b>Owner Occupied Needs (Units)</b>	<b>Rental Needs (Units)</b>
<b>0-15,000</b>	17.70	Rental housing below \$400		118
<b>15,000-25,000</b>	15.50	Rental housing between \$400 and \$500		104
<b>25,000-35,000</b>	14.30	Assisted Owner-Occupied between \$60,000 to \$80,000	102	
		Market rate rentals over \$500		96
<b>35,000-50,000</b>	16.40	Moderate cost Owner-Occupied between \$80,000 to \$110,000	117	
<b>50,000-75,000</b>	20.80	Low market Owner-Occupied between \$110,000 to \$170,000	149	
<b>Over 75,000</b>	15.30	High market Owner-Occupied over \$170,000	109	
<b>Total</b>			<b>477</b>	<b>318</b>

*Source:* RDG Crose Gardner Shukert, 1999 Claritas, Inc., 1999 for income distributions

**TABLE 5-25  
AFFORDABLE RENTAL HOUSING NEEDS BY SENIOR AND NONSENIOR HOUSEHOLDS, SIOUX CITY**

<b>Low/Moderate Income Range</b>	<b>% of Total Households in Category with Senior Householder</b>	<b>Total New Affordable Rental Needs</b>	<b>Senior</b>	<b>Non-Senior</b>
<b>0-15,000</b>	46.33	118	55	63
<b>15-25,000</b>	34.14	104	36	68
<b>Total</b>		<b>222</b>	<b>91</b>	<b>131</b>

**TABLE 526  
FIVE-YEAR AFFORDABLE HOUSING DEVELOPMENT PROGRAM,  
SOUTH SIOUX CITY**

<b>Income Range</b>	<b>% of Households</b>	<b>Housing Product</b>	<b>Owner Occupied Needs (Units)</b>	<b>Rental Needs (Units)</b>
<b>0-15,000</b>	19.70	Rental housing below \$400		85
<b>15,000-25,000</b>	14.90	Rental housing between \$400 and \$500		64
<b>25,000-35,000</b>	15.10	Assisted Owner-Occupied between \$60,000 to \$80,000	74	
		Market rate rentals over \$500		65
<b>35,000-50,000</b>	18.10	Moderate cost Owner-Occupied between \$80,000 to \$110,000	89	
50,000-75,000	19.20	Low market Owner-Occupied between \$110,000 to \$170,000	95	
Over 75,000	13.00	High market Owner-Occupied over \$170,000	64	
<b>Total</b>			<b>322</b>	<b>215</b>

*Source:* RDG Crose Gardner Shukert, 1999  
Claritas, Inc., 1999 for income distributions

**TABLE 5-27  
AFFORDABLE RENTAL HOUSING NEEDS BY SENIOR AND NONSENIOR  
HOUSEHOLDS, SOUTH SIOUX CITY**

<b>Low/Moderate Income Range</b>	<b>% of Total Households in Category with Senior Householder</b>	<b>Total New Affordable Rental Needs</b>	<b>Senior</b>	<b>Non-Senior</b>
<b>0-15,000</b>	51.71	85	44	41
<b>15-25,000</b>	27.49	64	18	46
<b>Total</b>		149	62	87

**TABLE 5-28  
FIVE-YEAR AFFORDABLE HOUSING DEVELOPMENT PROGRAM,  
DAKOTA CITY**

<b>Income Range</b>	<b>% of Households</b>	<b>Housing Product</b>	<b>Owner Occupied Needs (Units)</b>	<b>Rental Needs (Units)</b>
<b>0-15,000</b>	13.40	Rental housing below \$400		6
<b>15,000-25,000</b>	12.60	Rental housing between \$400 and \$500		6
<b>25,000-35,000</b>	15.70	Assisted Owner-Occupied between \$60,000 to \$80,000	8	
		Market rate rentals over \$500		8
<b>35,000-50,000</b>	21.70	Moderate cost Owner-Occupied between \$80,000 to \$110,000	11	
<b>50,000-75,000</b>	28.00	Low market Owner-Occupied between \$110,000 to \$170,000	14	
<b>Over 75,000</b>	8.60	High market Owner-Occupied over \$170,000	4	
<b>Total</b>			<b>38</b>	<b>20</b>

*Source:* RDG Crose Gardner Shukert, 1999  
Claritas, Inc., 1999 for income distributions

**TABLE 5-29  
AFFORDABLE RENTAL HOUSING NEEDS BY SENIOR AND NONSENIOR  
HOUSEHOLDS, DAKOTA CITY**

<b>Low/Moderate Income Range</b>	<b>% of Total Households in Category with Senior Householder</b>	<b>Total New Affordable Rental Needs</b>	<b>Senior</b>	<b>Non-Senior</b>
<b>0-15,000</b>	52.86	6	3	3
<b>15-25,000</b>	30.77	6	2	4
<b>Total</b>		12	5	7



**TABLE 5-30  
FIVE-YEAR AFFORDABLE HOUSING DEVELOPMENT PROGRAM,  
THREE SIOUXLAND CONSORTIUM COMMUNITIES**

<b>Income Range</b>	<b>% of Households</b>	<b>Housing Product</b>	<b>Owner Occupied Needs (Units)</b>	<b>Rental Needs (Units)</b>
<b>0-15,000</b>	17.87	Rental housing below \$400		210
<b>15,000-25,000</b>	15.39	Rental housing between \$400 and \$500		174
<b>25,000-35,000</b>	14.41	Assisted Owner-Occupied between \$60,000 to \$80,000	185	
		Market rate rentals over \$500		168
<b>35,000-50,000</b>	16.68	Moderate cost Owner-Occupied between \$80,000 to \$110,000	217	
<b>50,000-75,000</b>	20.72	Low market Owner-Occupied between \$110,000 to \$170,000	257	
<b>Over 75,000</b>	14.93	High market Owner-Occupied over \$170,000	178	
<b>Total</b>			<b>837</b>	<b>215</b>

*Source:* RDG Crose Gardner Shukert, 1999  
Claritas, Inc., 1999 for income distributions

**TABLE 5-31  
AFFORDABLE RENTAL HOUSING NEEDS BY SENIOR AND NONSENIOR  
HOUSEHOLDS, CONSORTIUM COMMUNITIES**

<b>Low/Moderate Income Range</b>	<b>% of Total Households in Category with Senior Householder</b>	<b>Total New Affordable Rental Needs</b>	<b>Senior</b>	<b>Non-Senior</b>
<b>0-15,000</b>	47.14	210	99	111
<b>15-25,000</b>	33.30	174	58	116
<b>Total</b>		<b>384</b>	<b>157</b>	<b>227</b>

- **Affordability Analysis**

The previous sections have addressed new development needs for the five-year study period, based on projected demands and proportionate production of housing for all income targets. This section presents an affordability analysis of the housing supply in the three consortium communities. A similar analysis was presented in the 1993 Siouxland Comprehensive Housing Affordability Strategy. The current tables have been updated to 1999 estimates using:

- Projected income distributions prepared by Claritas, Inc. for 1999.
- Value and rental cost increases, based on comparative listings compiled by the Greater Sioux City Board of Realtors in their Market Statistics Report and the results of a telephone survey of rental properties conducted during 1999 by RDG Crose Gardner Shukert.

The analysis compares the distribution of housing costs to the distribution of incomes for each city and for the three communities together. This comparison, in turn, displays deficits or surpluses of housing in specific cost ranges. The analysis uses the following methodology:

1. "Affordability" is generally measured by the HUD standard of 30% of adjusted gross income allocated for housing cost. Thus, for owner-occupied housing, an "affordable" house would include projected principal, interest, taxes, and insurance below 30% of the maximum range of the income bracket. House prices that produce monthly payments in this range would be considered "affordable."
2. In comparing income and housing availability, a negative balance indicates a shortage of units affordable to a specific income group; a positive balance indicates a potential surplus of units. This comparison does not judge the habitability or soundness of housing units.

- **Sioux City**

Table 5-32 indicates a shortage of affordable units for income ranges through about 41% of the citywide median. For people earning less than 40% of the median, (or \$15,000 annually). The city has about 2,700 fewer "affordable" units than people who need them. These needs must be addressed by

programs such as Section 8 rental assistance payments. This nevertheless represents a significant decline from the findings of the 1993 CHAS, when about 3,200 units were not affordable to households in these lowest income groups.

Surpluses continue to exist for units priced from \$25,000 to \$75,000 and rents from \$200 to \$500. This suggests that some households in Sioux City continue to pay less than their ability to pay for housing; and that a significant share of Sioux City’s housing stock continues to be relatively undervalued. Development since 1990 has somewhat addressed an undersupply of higher cost units.

**TABLE 5-32  
AFFORDABILITY ANALYSIS FOR SIOUX CITY, 1999 ESTIMATES**

<b>Income Range</b>	<b>% of Median</b>	<b>% of Households</b>	<b># Households in Each Range</b>	<b>Affordable Range for Owner Units</b>	<b># of Owner Units</b>	<b>Affordable Range of Renter Units</b>	<b># of Renter Units</b>	<b>Total Affordable Units</b>	<b>Balance</b>
<b>\$0-9,999</b>	27.26%	9.50%	3,043	\$0-14,999	687	\$0-99	210	897	-2,146
<b>\$10-14,999</b>	40.89%	8.20%	2,626	\$15-24,999	1,610	\$100-199	439	2,049	-577
<b>\$15-24,999</b>	68.14%	15.50%	4,964	\$25-49,999	7,682	\$200-349	1,496	9,178	4,214
<b>\$25-34,999</b>	95.40%	14.30%	4,580	\$50-74,999	5,410	\$350-499	2,809	8,219	3,639
<b>\$35-49,999</b>	136.28%	16.40%	5,253	\$75-99,999	2,700	\$500-649	2,444	5,144	-109
<b>\$50-74,999</b>	204.43%	20.70%	6,630	\$100-149,999	1,664	\$650-749	1,432	3,096	-3,534
<b>\$75-99,999</b>	272.57%	8.20%	2,626	\$150-199,999	706	\$750-1,199	2,185	2,891	265
<b>\$100,000+</b>	Over 272.57%	7.20%	2,306	\$200,000+	481	\$1,200+	93	574	-1,732
	40,647	100.00%	32,029		20,940		11,108	32,048	19

- **South Sioux City**

Table 5-33 indicates that South Sioux City continues to display a shortage of units affordable to households below about 43% of the citywide median income. The city has a shortage of about 600 units in this range, up somewhat from its 1990 negative balance of about 340 units for these lowest income groups. In common with Sioux City, the city displays a moderate surplus of middlepriced units and a moderate but declining undersupply of higher cost units. These surpluses in moderatelypriced housing suggest both some overpayment by low-income households and continued occupancy of relatively low cost housing by some higher income households.

- **Dakota City**

In common with the larger communities in the Siouxland consortium, Dakota City displays a shortage of housing affordable to its lowest income groups, earning below 37% of the citywide median income. The city has a shortage of about 53 units in this range, and also displays a shortage of “low market” units, generally in the price range of \$100,000 to \$150,000. It exhibits a moderate surplus of moderately priced units and has an appropriate number of units in higher price ranges.

**TABLE 5-33  
AFFORDABILITY ANALYSIS FOR SOUTH SIOUX CITY, 1999 ESTIMATES**

Income Range	% of Median	% of Households	# Households in Each Range	Affordable Range for Owner Units	# of Owner Units	Affordable Range of Renter Units	# of Renter Units	Total Affordable Units	Balance
<b>\$0-9,999</b>	24.48%	10.10%	441	\$0-14,999	75	\$0-99	42	117	-324
<b>\$10-14,999</b>	42.71%	9.70%	423	\$15-24,999	60	\$100-199	96	156	-267
<b>\$15-24,999</b>	71.19%	14.90%	650	\$25-49,999	478	\$200-349	294	772	122
<b>\$25-34,999</b>	99.66%	15.10%	659	\$50-74,999	774	\$350-499	417	1,191	532
<b>\$35-49,999</b>	142.38%	18.10%	790	\$75-99,999	555	\$500-649	459	1,014	224
<b>\$50-74,999</b>	213.57%	19.10%	833	\$100-149,999	386	\$650-749	306	692	-141
<b>\$75-99,999</b>	284.75%	8.50%	371	\$150-199,999	179	\$750-9,999	141	320	-51
<b>\$100,000+</b>	284.75%	4.50%	196	\$200,000+	78	\$1,000+	20	98	-98
		100.00%	4,363		2,585		1,775	4,360	-3

**TABLE 5-34  
AFFORDABILITY ANALYSIS FOR DAKOTA CITY, 1999 ESTIMATES**

Income Range	% of Median	% of Households	# Households in Each Range	Affordable Range for Owner Units	# of Owner Units	Affordable Range of Renter Units	# of Renter Units	Total Affordable Units	Balance
<b>\$0-9,999</b>	24.60%	8.90%	49	\$0-14,999	5	\$0-99	3	8	-41
<b>\$10-14,999</b>	36.90%	4.60%	25	\$15-24,999	8	\$100-199	4	12	-13
<b>\$15-24,999</b>	61.51%	12.60%	69	\$25-49,999	98	\$200-349	19	117	48
<b>\$25-34,999</b>	86.11%	15.70%	87	\$50-74,999	143	\$350-499	38	181	94
<b>\$35-49,999</b>	123.01%	21.70%	120	\$75-99,999	104	\$500-649	21	125	5
<b>\$50-74,999</b>	184.52%	28.10%	155	\$100-149,999	43	\$650-749	13	56	-99
<b>\$75-99,999</b>	284.75%	6.40%	35	\$150-199,999	24	\$750-9,999	13	37	2
<b>\$100,000+</b>	Over 246.02%	2.20%	12	\$200,000+	14	\$1,000+	0	14	2
	40,647%	100.20%	551		439		111	550	-1

- **Combined Communities**

Table 5-35 displays the Affordability Analysis for the three communities combined. The Siouxland region displays its most serious imbalance in units affordable to households earning less than 40% of the regional median income. This analysis indicates that as many as 3,300 households in lower income ranges (or about 50% of all households in these ranges) are paying more than 30% of their adjusted gross incomes for housing. The overall region has a relative surplus of moderately priced housing, with values between \$25,000 and \$75,000 or rents between \$200 and \$500. It appears that a significant segment of the low-income population burdened by higher housing costs are accommodated by these units.

**TABLE 5-35  
AFFORDABILITY ANALYSIS FOR COMBINED CONSORTIUM  
COMMUNITIES, SOUTH SIOUX CITY AND DAKOTA CITY 1999 ESTIMATES**

<b>Income Range</b>	<b>% of Median</b>	<b>% of Households</b>	<b># of Households in Each Range</b>	<b>Affordable Range for Owner Units</b>	<b># of Owner Units</b>	<b>Affordable Range of Renter Units</b>	<b># of Renter Units</b>	<b>Total Affordable Units</b>	<b>Balance</b>
<b>\$0-9,999</b>	26.97%	9.56%	3,532	\$0-14,999	767	\$0-99	255	1,022	-2,510
<b>\$10-14,999</b>	40.45%	8.32%	3,075	\$15-24,999	1,678	\$100-199	539	2,217	-858
<b>\$15-24,999</b>	67.42%	15.39%	5,684	\$25-49,999	8,258	\$200-349	1,809	10,067	4,383
<b>\$25-34,999</b>	94.39%	14.41%	5,325	\$50-74,999	6,327	\$350-499	3,264	9,591	4,266
<b>\$35-49,999</b>	134.84%	16.68%	6,162	\$75-99,999	3,359	\$500-649	2,924	6,283	121
<b>\$50-74,999</b>	202.26%	20.62%	7,618	\$100-149,999	2,093	\$650-749	1,751	3,844	-3,774
<b>\$75-99,999</b>	269.68%	8.21%	3,033	\$150-199,999	909	\$750-9,999	2,339	3,248	215
<b>\$100,000+</b>	over 269.68%	6.81%	2,515	\$200,000+	573	\$1,000+	113	686	-1,829
	40,647%	100.00%	36,944		23,964		12,994	36,958	14

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SIoux CITY HOUSING AUTHORITY

PUBLIC HOUSING ADMISSIONS  
AND OCCUPANCY POLICY

April 22, 1997

*Prepared by:*

**SIoux CITY HOUSING AUTHORITY  
Housing Assistance Center  
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POLICY ON ADMISSIONS AND CONTINUED OCCUPANCY

**I. GENERAL STATEMENT OF MISSION, NONDISCRIMINATION AND PRIVACY**

It is the intent of the Sioux City Housing Authority (hereinafter referred to as the PHA or the Housing Authority) to provide safe, decent housing for lower income tenants and families which is conducive to healthful living. The PHA will not discriminate because of race, color, gender, sexual preference, religion, age, disability, national origin or familial status in the leasing, rental, or other disposition of housing or related facilities (including property) included in any housing development(s) under its jurisdiction covered by a contract for annual contribution under the United States Housing Act of 1937, as amended, or in the use or occupancy thereof.

It is the policy of the PHA to comply fully with Title VI of the Civil Rights Act of 1964, Title VIII and Section 3 of the Civil Rights Act of 1968, amended by the Community Development Act of 1974, Executive Order 11063, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, and any other legislation protecting the individual rights of tenants, applicants, or staff, which may subsequently be enacted. (24 CFR 960.203)

The Housing Authority shall not automatically deny admission to any particular group or category of otherwise eligible families nor will any criteria be applied, or information be considered, pertaining to attributes or behavior that may be imputed by some to a particular group or category. All criteria applied and information considered in administering this policy shall relate solely to the attributes and behavior of the individual members of the household.

It is also the policy of the PHA to guard the privacy of individuals in accordance with the Privacy Act of 1974, and to ensure the protection of individuals' records maintained by the PHA. Therefore, the Housing Authority shall not disclose any personal information (including, but not limited to information on any disability) contained in its records to any person or agency unless the individual about whom the information is requested gives written consent to such disclosure, or as required by law. This privacy policy in no way limits the PHA's ability to collect such information as it may need to determine eligibility, compute rent, or determine the applicant's suitability for tenancy.

The PHA is committed to identifying and eliminating situations which create barriers to equal housing for all. In accordance with Section 504, the PHA will make such procedural, administrative, locational, or physical changes as will reasonably accommodate persons with disability.

## II. ELIGIBILITY FOR ADMISSION

### A. Eligibility Criteria

It is the policy of the PHA to admit only eligible applicant families according to the following criteria:

1. Those who qualify as a family, single person, elderly person, [near-elderly person](#) (24 CFR 5.402), displaced person or remaining adult member of a tenant family. (See Appendix D-Glossary of Terms.) (24 CFR 5.403) However, since the PHA has only scattered site, family units, qualified applicants must constitute a family.
2. Those whose annual income at the time of admission does not exceed the income limits as prescribed by HUD. (See Appendix A for Income Limits.) (24 CFR 5.609)
3. Those whose members age 6 or older have been issued a Social Security Number (SSN) and have disclosed it to the satisfaction of the PHA. Where a SSN has not been assigned, certification to that effect must be executed. (24 CFR Subpart B)
4. Those whose members are U.S. Citizens or noncitizens who have eligible immigration status. (24 CFR 5.500)
5. Those whose household composition is appropriate for the unit sizes available in the PHA developments in accordance with the occupancy standards outlined herein.
6. Those who do not maintain another residence in addition to the PHA unit.
7. Those whose members have not committed fraud in connection with any Federal Housing Assistance program.
8. Those whose members have not been evicted from public housing, Indian Housing, Section 23, or any Section 8 program because of drug usage or criminal activity for a three-year period beginning the date of the eviction.
9. Those who meet or exceed the tenant selection criteria outlined in this Policy.

### B. Eligibility Restrictions Regarding Noncitizens

As required by HUD (24 CFR 5 subpart E), eligibility for assistance or continued assistance under a Section 214 program, such as public housing, is contingent upon a family's submission of documentation either declaring U.S. citizenship or eligible immigration status. The PHA requires both current tenants and applicants to submit the required citizenship or eligible immigration documentation for every household member in order to receive or continue to receive housing assistance. Documentation is required of all new admissions at the time an application is processed by the Housing Authority. Any current tenant who has not already provided documentation will be required to document citizenship or immigration status at the

next reexamination. It is necessary to provide this information only one time for each family member during continued occupancy at the PHA. Whenever a new family member is added, documentation must be provided before the new member can be added to the lease.

2. Proof of citizenship will take the following form:

- a. For families claiming U.S. citizenship, each applicant or tenant family member will sign the citizenship declaration form and present appropriate documentation (such as U.S. passport, resident alien card, social security card, or other appropriate documentation), which will become a permanent part of the tenant file. Adults will be required to sign on behalf of all children under the age of eighteen years.
- b. Noncitizens age 62 years or older who are current tenants or applicants will be required to sign a declaration of eligible immigration status and proof of age.
- c. Tenants and applicants who are noncitizens declaring eligible immigration status must:
  1. sign a declaration of eligible immigration status;
  2. provide the required U.S. Immigration and Naturalization Service documents, such as Alien Registration Receipt Card, Arrival/Departure Record, Temporary Resident Card, Immigration and Naturalization Service (INS) receipt in the event of any lost or missing cards listed above; and
  3. sign a verification consent form.

The PHA has the right to deny, terminate or adjust housing assistance if members of any household are found to be noncitizens with ineligible immigration status; however, this determination will not take place until all appeal rights requested have been exercised by the household. The PHA may grant time extensions to provide appropriate information, provided that the household shows a diligent effort in obtaining immigration status documents.

3. The PHA may not make assistance available to a family applying for assistance until at least the eligibility of one family member has been established, and assistance must be prorated based on the number of individuals in the family for whom eligibility has been affirmatively established.

The PHA may not delay, deny, reduce or terminate eligibility of an individual for assistance on the basis of the immigration status of the individual. The family will not be penalized for delays on the part of those entities which must verify eligible immigration status.

5. Continued assistance provided to an eligible mixed family after November 29, 1996 will be prorated based on the percentage of family members that are eligible for assistance.
6. The PHA is required to suspend assistance to a family for a period of at least 24 months upon determining that the family has knowingly permitted an ineligible individual to reside on a permanent basis in the family's unit. This provision does not apply if the ineligible individual has already been considered in calculating any proration of assistance for the family.
7. If the PHA discovers that citizenship information provided is expired, fraudulent, or otherwise invalid, it will notify the family or individual of the results of these findings. The family or individual will then have 30 days from the date of the notification to file an appeal with the INS to correct the problem. The family or individual must provide the Housing Authority a copy of the appeal request to the INS, which will become a permanent item in the tenant file. The PHA can extend this 30 day appeal period at its sole discretion if good cause is found.
8. Any applicant or resident family affected by these provisions has the right to a formal appeal provided the family notifies the PHA within 30 days of the action or decision the family wishes to appeal. All appeals will be conducted in accordance with the provisions of the PHA's Grievance Procedure.
9. In accordance with Federal rules, mixed families who were living in the PHA's units on June 19, 1995, are permitted to receive continued assistance provided that either the head of household or spouse have eligible immigration status and any ineligible family members are either the head, spouse, parents, or children of the head or spouse.
10. Families who were living in units operated by the PHA on June 19, 1995 but became ineligible for housing assistance because there are no family members with eligible immigration status may be given a temporary deferral of assistance to transfer to other housing at the discretion of the Housing Authority. If the temporary assistance is provided, it will be offered in six month increments and never for longer than a total of 18 months. The maximum period for deferrals granted prior to November 29, 1996 will be three years.
11. Families that no longer qualify for housing assistance due to their citizenship status may apply for prorated assistance to decrease the level of housing assistance provided to the household based on the ratio of eligible and ineligible persons in the household.
12. Rental housing assistance is prohibited to noncitizen students and their families. None of the provisions of the rules related to prorated assistance, continued assistance, or temporary deferral of termination of assistance applies to noncitizen students. This prohibition does not include citizen spouses and their children.

C. Ineligibility Because of Prior Eviction for Drug or Criminal Related Activity

1. Drug-related activity is the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute or use a controlled substance. Pursuant to federal law, persons evicted from public housing, Indian housing, Section 23, or any Section 8 program because of drug-related or violent criminal activity are ineligible for admission to public housing at the PHA for a three-year period beginning on the date of such eviction.
2. The PHA will waive this restriction if the applicant can demonstrate to the satisfaction of the PHA that:
  - a. the person successfully completed a rehabilitation program approved by the PHA, orthe circumstance(s) leading to the eviction no longer exists. For example, the person involved in drugs and responsible for the eviction is no longer part of the household.

D. Special Eligibility Provisions Relating to Applicants Requiring a Live-In Aide (24 CFR 5.403(b))

Some applicants and tenants who would not otherwise be able to fully discharge the responsibilities of tenancy may be able to do so with the assistance of a live-in aide residing in the unit. When an applicant or tenant can provide documentation to the satisfaction of the Housing Authority that a live-in aide is required and available, the following provisions shall apply:

1. The live-in aide must submit information as requested and be reviewed by applications staff for eligibility under the Tenant Selection Criteria of this policy. If the PHA determines an individual proposed as a live-in aide to be ineligible, the tenant or applicant may propose an alternate live-in aide for screening or may appeal the PHA's determination as provided in the Informal Review Procedure (Appendix C).
2. Unit Size Consideration. The applicant or tenant and the live-in aide may each be allocated a separate bedroom.
3. The primary tenant is responsible for all acts of all household members with respect to the requirements of the dwelling lease. Any violation of lease provisions by the live-in aide may be cause for eviction of the household.

The live-in aide does not have rights to continue in occupancy as a remaining member of a household.

E. Tenant Selection Criteria (24 CFR 960.205)



1. The applicant household must meet the Tenant Selection Criteria established by the PHA to protect the rights and needs of the public housing communities for a decent, safe and livable environment. It is sometimes necessary to deny admission to public housing to those applicants whose habits and practices may be expected to have a detrimental effect on the tenants, the environment of the development or financial stability of the property.
2. General Requirements. The burden is on the applicant to demonstrate to the satisfaction of the PHA that the applicant family is:
  - a. Willing to reliably discharge the financial obligations of renting a unit; and
  - b. Willing to maintain the unit in a healthy, safe and secure condition; and
  - c. Willing to live peaceably with neighbors in a residential community; and
  - d. Willing to accept and abide by the terms of the lease agreement, attachments, addenda and all house rules; and
  - e. Willing to provide the Housing Authority with accurate and complete information on the application form or any other form or document required to determine initial eligibility, preference status, and continued occupancy for public housing. Failure or refusal to comply or provision of falsified information is grounds for a determination of ineligibility and for termination of tenancy and eviction.
3. Documentation. The following information related to an applicant's potential future habits or practices will be used to determine if the applicant meets the PHA's selection criteria:
  - a. The household's acceptable past performance in meeting financial obligations, especially rent and utilities. Positive or neutral references from the current landlord and at least one prior landlord and neutral or better credit reports, together constitute adequate evidence that the applicant household meets this criteria.

In determining an applicant's ineligibility based on a previous history on non-payment of rent, the Housing Authority will consider whether:

- The applicant was residing in a substandard unit and was withholding rent payments pending repairs in a manner consistent with local ordinances; or
- The record of nonpayment or frequent late payment was due to the applicant being required to pay excessive rent relative to his/her income and the applicant demonstrated responsible efforts to resolve the nonpayment problem.

- b. The applicant household does not have a record of disturbance of neighbors or destruction of property. Acceptable landlord references and police and court record reports showing that no household member engages in these types of activities, together constitute adequate evidence that the household meets this criteria.
- c. The household does not have a record of housekeeping practices which may adversely affect the health, safety or welfare of others, or cause damage to PHA property. Acceptable landlord references or satisfactory or better home visit rating constitute adequate evidence that the household meets this criteria.
- d. The household does not have a record of criminal activity or drug-related criminal activity on the part of any household member which would adversely affect the health, safety or right to peaceful enjoyment of others. This includes crimes of physical violence and violence to property. Court and police record reports showing that no household member has a record of such activity constitute adequate evidence that the household meets this criteria.
- e. There is no reasonable cause to believe that any member of the applicant household has exhibited a pattern of illegal use of a controlled substance or a pattern of abuse of alcohol which interfered with the health, safety, or right to peaceful enjoyment of the premises by other tenants. Acceptable landlord references and court and police record reports showing that no household member has exhibited these patterns constitute adequate evidence that the household meets this criteria.

In evaluating applicant families under this criteria, the PHA will consider information which demonstrates to the satisfaction of the Housing Authority that the person is no longer engaging in illegal use of a controlled substance or abuse of alcohol and:

- has successfully completed a supervised drug or alcohol rehabilitation program;
  - has otherwise been rehabilitated successfully; or
  - is satisfactorily participating in a supervised drug or alcohol rehabilitation program, as verified by the case manager of such program.
- f. The applicant or any member of the applicant household is not a former tenant of the PHA who had a record of lease violations or whose tenancy was terminated by the Housing Authority. No previous tenant may be readmitted unless all previous amounts owed have been paid; but payment of such debt does not necessarily entitle an applicant to eligibility under this section unless the PHA has agreed in writing to grant eligibility upon payment of amounts due.
  - g. The household is willing to accept and comply with the terms of the lease

agreement and other related documents. Acceptable landlord references or satisfactory or better home visit rating constitute adequate evidence that the household meets this test. In the absence of acceptable landlord references or home visit rating, a credible reference from the current housing provider, stating that the household is capable of complying with the terms of the lease agreement is acceptable.

- h. The household has not misrepresented or falsified any information related to eligibility, preference status, selection criteria or income and has provided all information requested and required by the PHA. If at any time during the tenant selection process it is determined that the household has provided information which is false or misleading, or has failed to supply the PHA with any information or documentation required, the applicant household will be considered to have failed this criteria.
4. Verification Procedures. The PHA will use the following procedures to verify if the applicant meets the tenant selection criteria:
- a. References from Landlords and Prior Landlords. The PHA will obtain references from current and prior landlords, if any, and places great importance on the information obtained from these references as prior landlords have relationships with prospective tenants that are similar to the relationship to be established with the PHA.

The PHA will attempt to check court records for evidence of evictions or judgements against members of the household. References from landlords who are related by blood or marriage are generally considered to be insufficient. In addition, the PHA may schedule and perform a home visit and/or attempt to interview the current housing provider and others who are familiar with the behavior and abilities of household members.

- b. Home Visits. If the applicant is currently residing within the PHA's jurisdiction, the PHA staff will perform a home visit for applicants for whom landlord references of acceptable credibility and quality are not available. The purpose of the Home Visit is to obtain information to be used in determining whether the applicant household meets certain of the PHA's tenant selection criteria and will consider the following:
  - (i). Condition of entrance ways, halls and yards.
  - (ii). Cleanliness in each room used by the household, including rooms shared with other households, if applicable.
  - (iii). General care of furniture, appliances, fixtures, windows, doors and cabinets.
  - (iv). Evidence of destruction of property.

- (v). Evidence of unauthorized occupants.
- (vi). Evidence of criminal activity.
- (vii). Conditions inconsistent with the information supplied in any application or other document submitted by the household.

Applicants will be given at least two days' advance written notice of the home visit. If the results of the home visit indicate tenant-caused health or safety hazards, tenant-caused damages, or housekeeping practices leading to infestation by pests, the applicant household will be considered to have failed the PHA's tenant selection criteria.

- c. *Credit Reports.* The PHA may obtain credit reports on all adult family members to determine the household's history of meeting financial obligations, especially rent and utilities. Lack of credit history will not, in itself, cause an applicant to fail this criteria.
  - d. *Police and Court Records Check.* The PHA will check police and court records for all adult members of the applicant family for evidence of behavior which is relevant to the tenant selection criteria outlined herein.
5. Sources of Information. Sources of information that the PHA may use include but are not limited to:
- a. Members of the applicant household.
  - b. Present and prior landlords or housing providers.
  - c. Present and former neighbors.
  - d. Present and former employers.
  - e. Credit bureaus.
  - f. Landlord Record services, where applicable.
  - g. Social workers, school officials, drug and alcohol treatment centers, clinics, health care providers and clergy.
  - h. Police departments, parole officers and court records.

Welfare Department, Internal Revenue Service.

6. The PHA staff will be the final judge of what constitutes adequate and credible

information. If there are sufficient doubts with respect to the veracity, credibility, or reliability of any information received, the PHA retains the right to pursue alternative sources of information until satisfied that the information received is the best available.

7. In the event that the PHA receives adverse and unfavorable information regarding an applicant household, consideration will be given to the time, nature and extent of the applicant's conduct and to factors which might indicate a reasonable probability of favorable future conduct and that certain undesirable behavior will not be repeated.
8. The Housing Authority shall maintain a record of all applicants determined ineligible as a result of the failure to meet its Tenant Selection Criteria with an indication of the specific reason(s) for the determination of ineligibility.

### **III. APPLICATION FOR ADMISSION**

#### **A. Application Intake**

Application intake will occur only when a vacancy occurs. The PHA has a combined Section 8 and Public Housing waiting list. Anyone applying for Section 8 will be notified when a Public Housing unit is available and the unit will also be advertised to the general public. Applications will be taken for the vacant unit until the best qualified candidate is selected. Notice of opening of applications shall be placed in a newspaper of general circulation and announced by other suitable means. When the waiting lists for one or more unit sizes are to be reopened, the Housing Authority will clearly state in the public announcement the procedure to be employed to determine the position of each applicant on the waiting list.

#### **B. Criteria for Placement on Waiting List**

An applicant will be assigned to the waiting list according to the date and time that the application information was initially provided, the size of unit required, and preferences claimed. The applicant will be provided information on the housing program and its requirements.

An applicant may withdraw an application at any time. A withdrawn application cannot be reactivated and the applicant who has withdrawn an application shall be required to reapply. Any applicant removed from the waiting list by the PHA will be notified in writing of the reason(s) for which the application is being removed. Such notification shall inform the applicant of his/her right to an informal review of the determination and will be made part of the application record. The Housing Authority will provide the applicant, upon written request, within ten (10) days from the date of the notification, an opportunity for an informal review of the determination of removal from the waiting list.

#### **C. Record Keeping**

The Housing Authority will keep a copy of each application received. For each applicant, the Housing Authority will document its determination that the applicant is eligible and meets admission standards, or is ineligible and does not meet admission standards, or is removed from the waiting list for any other reason. The Housing Authority will also maintain a record of the dwelling unit offered to an eligible applicant, including the location, date, and circumstances of the offer and its acceptance or rejection. A copy of each application will become a part of a tenant's file during participation in the program. Inactive files will be maintained for a minimum of three years from the date of final action. Waiting list information will contain race or ethnic designation of head of household.

D. Eligibility Determinations

1. Applicants will be placed on the waiting list based on information provided on the application/pre-application form. When staff estimate that a unit will be available within the next several months, applicants are invited to attend an open house and complete a formal application for housing, after which the formal verification process and tenant selection process will commence.
2. Verification of Eligibility. Each applicant household shall be required to provide all information and authorizations necessary to enable staff to verify the applicant's qualification for, income eligibility, household composition and conformance to the Housing Authority's Tenant Selection Criteria.
  - a. Information may be required for any or all household members. Verification shall be from third party sources whenever possible. When the applicant and the PHA have made all reasonable efforts to obtain information and the third party source has failed to respond, the PHA shall proceed with the processing of the application using the best available information.
  - b. Each applicant household shall have an interview with a member of the management staff. Every adult member of the applicant household should be present at the office visit except when there are extenuating circumstances.
3. The PHA shall require the applicant to:
  - ! Sign all forms necessary to determine eligibility and suitability;
  - ! Provide verification of income, assets, exclusions and deductions from income;
  - ! Provide verification of family size, age and relationship;
  - ! Disclose the Social Security Numbers of all family members six (6) years of age and older;
  - ! Provide citizenship information;

- ! Provide the names and addresses of the applicant's current and at least one prior landlord, if applicable;
  - ! Provide the most recent six (6) month rent receipts where appropriate.
  - ! Provide any other information the PHA determines is necessary to determine eligibility for housing at the PHA.
4. All verifications and documentation received by the PHA for use in the determination of eligibility for housing at the PHA will be analyzed by staff and a determination made with respect to:
- ! Eligibility of the applicant family based on the requirements outlined in Section II of this Policy.
  - ! Unit size requirements.
  - ! Qualification of the applicant family with respect to the Tenant Selection Criteria outlined in Section IIE.
5. Applicants determined to be ineligible for housing at the PHA will be promptly notified and will receive a Notice of Ineligibility from the Housing Authority stating the basis for this determination. (24 CFR 960.207) The PHA will provide such applicants with the opportunity for informal review of the decision in accordance with the HUD regulations and the procedure for informal hearing contained in Appendix C of this Policy.
6. Applicants determined to be qualified for housing at the PHA will be notified by the Housing Authority of the approximate date of occupancy insofar as that date can be reasonably determined. Every effort will be made by the PHA to make as accurate an estimate as possible; however, this does not mean that the applicant should be expected to be housed by that date as the availability of a suitable unit is contingent on factors not controlled by the PHA.
7. Disabled applicants who have been determined to be eligible but who fail the Tenant Selection Criteria will have their cases examined by the PHA to determine whether mitigating circumstances or reasonable accommodations will make it possible for them to be housed in accordance with the selection criteria outlined herein.
8. Changes in Unit Size Determination. If, during the final eligibility determination, or at any other time prior to placement, it is determined that the family composition has changed making the family eligible for a different size unit, the family's application shall be placed on the waiting list for the new unit size based on the original date of the family's pre-application.

#### IV. SELECTION FROM THE WAITING LIST

A. All otherwise eligible applicants will be assigned to the waiting list according to date and time of application as follows:

##### Involuntary Displacement

- a. Displacement because of natural disaster or government actions; .
- b. involuntary displacement does not include for-cause evictions or any other action which is a result of the applicant's behavior or could be considered the responsibility of the applicant.

##### 2. Verification Procedures for Involuntary Displacement

- a. Involuntarily Displaced requires certification from a local government that the family was displaced through no fault of their own.
  - b. If a family was involuntarily displaced at the time it applied but has found standard replacement housing in the meantime, the family no longer qualifies for the preference.
  - c. If a family that was involuntarily displaced has temporarily moved in with others in an overcrowded unit, the family is still considered to be displaced.
3. When the applicant is called in for eligibility determination (see Section III. Eligibility Determinations) the applicant's preference qualifications will be verified. If qualification for preference cannot be verified, the application will be returned to the waiting list according to the original date and time of the application but without preference status.

#### B. Offer of a Unit

The PHA makes only one unit offer to each applicant. Applicants will be offered only the vacant unit available for occupancy. If the offer is rejected, the applicant's name goes to the bottom of the waiting list. If applicant is on the waiting list for the Section 8 program or any other program administered by the PHA, refusal of a public housing unit will not affect placement on other lists. An applicant must respond to, and accept or reject the offer within five (5) business days from the date the offer is made. If an applicant does not respond within five (5) business days, the application shall be deemed withdrawn and the applicant shall be required to reapply.

2. For purposes of this policy, the applicant will not be considered to have been offered a unit if he/she provides clear evidence to the satisfaction of the PHA that one of the



following circumstances apply:

- a. The unit is not of the proper size and type, and the applicant would be able to reside there only temporarily.
  - b. The unit contains lead-based paint, and accepting the offer could result in subjecting the applicant's child(ren) under seven years of age to lead-based paint poisoning.
  - c. The applicant is unable to move at the time of the offer because of serious and unusual circumstances which are beyond the applicant's control, and the applicant presents clear evidence which substantiates this to the PHA's satisfaction. Examples:
    - A doctor verifies that the applicant has just undergone major surgery and needs a period to recuperate;
    - A court verifies that the applicant is serving on a jury which has been sequestered.
  - d. Accepting the offer would result in undue hardship to the applicant not related to consideration of race, creed, color, national origin or language, such as making employment or day care facilities inaccessible, and the applicant presents clear evidence which substantiates this undue hardship to the PHA's satisfaction.
3. If an applicant fails to keep a scheduled appointment to view a unit offered for occupancy or fails to respond to written correspondence from the Housing Authority, for other than a justifiable reason, such failure shall result in removal from the waiting list. The person may reapply at a time that applications are being accepted.

**V. UNIT SIZE AND OCCUPANCY STANDARDS**

- A. It is the policy of the PHA to ensure that the dwelling units are occupied by families of the appropriate size. The following chart outlines the allowable number of occupants per bedroom based on HUD guidelines:

<u>No. of Bedrooms</u>	<u>No. of Persons</u>	
<u>Minimum</u>	<u>Maximum</u>	
2	2	2
3	3	6
4	4	8

Dwelling units will be assigned so that it will not be necessary for persons of different generations or opposite sex (other than married or cohabitating couples) to share a bedroom. Two children of the same sex may be required to share a bedroom regardless of age and children of the opposite sex may be required to share a bedroom if both are of very young age. Children shall generally not be required to share a bedroom with a parent; however, one very young child may share a bedroom with one parent if there are no larger units available for the family. Assignment will take into consideration households who share joint custody of any individual under the age of 18 at least 50% of the time. Foster children shall be considered in determining dwelling unit size. No unit assignments will be made which require use of the living room for sleeping.

- C. When making bedroom size determinations, a single individual with no other children who is pregnant at the time of application (proof may be required by a licensed physician) or who is in the process of securing legal custody of any individual under the age of 18, will be housed in a two bedroom unit.
- D. The criteria and standards prescribed above apply to all families applying for housing at the PHA; however, reasonable exceptions to the standards listed above may be made in emergency situations, and in some cases, relationship, age, gender, health, or disability of family members may warrant assignment of a larger or smaller unit by the PHA staff or at the request of the applicant family. Written approval of such cases will be made by the Housing Manager and the PHA reserves the right to make a final determination.
- E. Any applicant or tenant who requires a live-in aide (24 CFR 5.403(b)), who will be responsible for the essential care and well-being of a family member on a daily basis will be assigned a bedroom to accommodate this aide, provided that the applicant or tenant can show documentation to support the fact that the live-in aide would not be living in the unit except to provide necessary supportive services. A live-in aide will not be listed on the lease and does not have rights to the unit for continued occupancy as a remaining family member.
- F. Handicap Accessible Units

When an accessible unit becomes available, the PHA shall offer the unit in the following order:

1. To current PHA tenants who have a disability or handicap who would benefit from the unit's accessible feature(s), but whose current unit does not have such features. If there is more than one current tenant requiring the accessibility features of the available unit, the family with the earliest written request for a transfer shall be selected for the unit.
2. To eligible and qualified households on the waiting list who have a disability or

handicap who would benefit from the unit's accessibility features: (a) An accessible unit shall be offered first to households who qualify for a preference and who need the specific features of the available unit. (b) Thereafter, an accessible unit shall be offered to households on the waiting list who need the specific accessibility features, in order of application date, but who do not have a preference despite the presence on the waiting list of households with preferences and/or earlier application dates who do not require the specific accessibility features of the available unit.

To other eligible and qualified households on the waiting list without disabilities. In this case, the household must agree, in writing, to transfer to a non-accessible unit at the request of the Housing Authority.

## VI. LEASE

### A. Lease Execution

At admission, a lease and Addendum for Drug Free Housing is to be entered into between the Housing Authority and each tenant family. The dwelling lease is to be kept current at all times and is to reflect rent being charged, and the conditions governing occupancy.

1. If, for any reason, any signer of the lease ceases to be a member of the tenant family, the lease will be cancelled, and a new lease and Addendum for Drug-Free Housing will be executed and signed by a remaining member of the family who qualifies and is determined to be eligible for continued occupancy by the PHA.
2. If a tenant family transfers to a different unit operated by the Housing Authority, the existing lease is to be cancelled and a new lease and Addendum for Drug Free Housing will be executed by the head of household and co-head, if one, for the dwelling unit into which the family is to move.
3. If at any time during the life of the lease, a change in the tenant's status results in the need for changing or amending any provision of the lease, or if the Housing Authority desires to waive any provisions with respect to the tenant, either:
  - The existing lease is to be cancelled and a new lease agreement executed; or
  - An appropriate amendment is to be prepared and made a part of the existing lease. The new lease amendment is to be made a part of the permanent tenant file. A lease amendment is to be attached to the existing lease, and must be signed by both the tenant and a Housing Authority representative.

B. Security Deposits

1. A security deposit will be required for all tenants.
  2. The security deposit is to be paid in full immediately upon execution of the lease, unless other arrangements have been made to pay the security deposit in monthly installments of no less than \$50 per month. Security deposits will be held on account by the Housing Authority, and will be returned to the tenant after move-out if the following conditions are met:
    - The tenant gave notice of intent to vacate as required by the lease;
    - There is no unpaid rent or other charges for which the tenant is liable under the lease;
    - The apartment and all equipment are left clean, and all trash and debris have been removed by the family;
    - There is no breakage or damage beyond that expected from normal wear and tear;
    - There was proper notice given under the lease and all keys issued have been returned to the Housing Authority when the family vacates the unit; and
    - The vacating tenant provides a forwarding address or delivery instructions upon move-out.
  3. If tenant charges are assessed, they will be deducted from the security deposit and the balance, if any, shall be returned to the tenant.
4. The security deposit may not be used to pay charges during occupancy.

C. Tenant Orientation

Eligible applicants selected for admission will be required to participate in an orientation program conducted by the PHA to acquaint new tenant families with the following policies and procedures: the Dwelling Lease, Drug-Free Housing Addendum; maintenance procedures; services provided by the PHA; grievance procedures; tenant rights, responsibilities and obligations, rent collection policy, and the operation of heating, cooling, and plumbing equipment in the units.

D. Dwelling Unit Inspection Policy

1. Preoccupancy. Prior to occupancy, a PHA representative and the

tenant, or his/her representative, will inspect the premises. The PHA will furnish the tenant a written statement of the condition of the premises and the appliances provided in the dwelling unit. The statement will be signed by the PHA representative and the tenant, or representative, and a copy will be kept in the tenant's file.

Annual. An inspection of each dwelling unit will be conducted on an annual basis with a written statement of condition signed by a PHA representative and the tenant or his/her representative.

3. Move-Out. Immediately after a tenant moves out, a PHA representative will inspect the dwelling unit. The tenant is encouraged to participate in the move-out inspection, but must contact the management office prior to move-out to schedule a joint inspection. A written statement of the unit condition, and the provided appliances will be signed.
  - A statement of repair/replacement charges for tenant caused damages and charges for cleaning of the unit and appliances, if necessary will be furnished to the tenant and deducted from his/her security deposit if remittance is not made to the PHA.
4. The PHA, in its sole discretion, may randomly and periodically inspect units when it believes there are reasonable grounds for an inspection.
5. A copy of the move-in and/or move-out and housekeeping inspection reports will be kept in the tenant files.
6. Annual Housing Quality Standards (HQS) and Preventive Maintenance (PM) forms will be kept in the unit maintenance file.

E. Rent, Other Charges, and Rent Adjustments

1. Rent. Rent will be calculated using the method and income as determined by HUD regulations.
2. Utility Allowance. Any family whose allowance for tenant paid utilities exceeds the minimum rent will receive a payment from the Housing Authority equal to the amount by which the allowance exceeds the minimum rent.
3. Maintenance Charges. Schedules of charges for maintenance repairs and other services shall be publicly posted in a conspicuous place in the management office and shall be furnished to applicants and tenants upon request. The Housing Authority will notify in writing tenants when such charges are assessed. These charges shall become due and payable fourteen (14) days after such notice has been given to the tenant. A copy of all work orders for tenant abuse are filed in the tenant file.

- 4.. Repayment Agreements. Repayment agreements must be approved by the Housing Manager. A resident who has not paid off all amounts on one agreement may not be issued another. A resident may not be given more than one repayment agreement in any 12 month period. Repayment agreements may not provide for monthly payments of less than \$50 and may not be made for a term of more than six months.

## VII. REEXAMINATION OF INCOME, ADJUSTMENTS AND FAMILY COMPOSITION

### A. Annual Reexamination Procedures (24 CFR 960.209)

1. The income, allowances and family composition of each household shall be reexamined within 12 months of the family's move-in date and no less than once each year thereafter at the anniversary date. Reexaminations determine the tenant's monthly rent, eligibility for continued occupancy and the required unit size. The Housing Authority follows all pertinent HUD regulations in its completion of reexaminations.
2. In advance of the scheduled annual reexamination effective date, the head of the household and spouse shall be notified by mail that they are required to participate in an interview, provide all specified information, and sign the required Certification forms, the Authorization for Release of Information form and the Addendum for Drug-Free Housing.

In the event that a tenant fails to keep the scheduled reexamination appointment or promptly submit all necessary information, he/she shall be given ten (10) days from the date of written notification to provide the PHA with the required information.

In the event the tenant refuses to participate in the interview or to provide information required by the PHA, the Housing Authority may terminate the tenant from the program.

3. Employment and income data, assets, full-time student status, medical expenses (elderly and disabled families only), child care expense, and handicapped assistance expenses will be verified, documented and placed in the tenant's folder.

Third party written verifications are preferred. Oral third party verifications are acceptable, if properly documented. Obtaining documents from the tenant and photocopying is an acceptable form of verification when not prohibited by law. When such documents cannot be photocopied, Housing Authority staff will sign a statement confirming that the verification documents were viewed by recording

the document source, date, time, amount, etc. All verifications will be maintained in the tenant's folder.

Verified information will be analyzed and a determination of rent and of the appropriate unit size made.

4. Temporary Rent Determinations and Special Reexaminations. When it is not possible to determine the anticipated annual income with any reasonable degree of accuracy at the time of admission or reexamination, a temporary determination of income and rent will be established, giving due consideration to the tenant's past income and other available information. An interim reexamination will be scheduled to take place within 30 for most households, and within 90 days for households where annual income is zero or difficult to predict. The tenant is to be notified in writing of the date of the special reexamination.

Special reexaminations will continue to be scheduled until a reasonable estimate of the Adjusted Income can be made. Rents determined at special reexaminations shall be made effective the first of the second month following the final rent determinations. Until the final rent determination can be made, the family will pay rent based upon the existing Adjusted Income.

If the Total Family Income can be reasonably estimated at the time scheduled, the reexamination is to be completed and actions taken as appropriate to adjust the Tenant Rent amount.

5. Changes in Rent.
  - a. Increases in rent shall be effective on the scheduled reexamination effective date, with 30 days advance notice, provided the tenant has complied with all reporting requirements. When the tenant has failed to attend interviews or to provide required information, the Housing Authority may increase the rent retroactive to the reexamination effective date. Retroactive charges shall not be made when delays are solely the fault of the PHA.
  - b. Decreases in rent shall take effect on the first of the month after the month in which the change was reported and verified.

B. Eligibility for Continuing Occupancy

Only those tenants meeting all of the following requirements will be considered eligible for continued occupancy:

1. Qualify as a family or the remaining member of a tenant family;
2. Have exhibited appropriate conduct since residing in public housing including:

- Have not interfered with other tenants in such a manner as to diminish their enjoyment of the premises by adversely affecting their health, safety or welfare;
  - Have not adversely affected the physical environment of the community;
  - Have not adversely affected the financial stability of the development;
  - Have not illegally used a controlled substance or engaged in drug-related criminal activities on or off the premises; and
  - Have not interfered with the health, safety, or right to peaceful enjoyment of the premises by other tenants because of the abuse of alcohol.
3. Have abided by the terms and conditions of the lease and the Drug-Free Housing Addendum.

C. Interim Reexaminations

1. Reasons for Interims. Any of the changes listed below must be reported to Management within ten (10) days of their occurrence. Failure to report changes as required may result in a retroactive rent charge and/or eviction action against the tenant. Tenants must report the following:
- Any change in household composition.
  - Any increase in household income.
2. Tenants may report the following changes which would result in a decrease in the family's rent:
- a. Decrease in income expected to last at least 30 days; and
  - b. Increase in allowances or deductions.
3. Effective Dates. For interim reexams, increases in rent shall become effective on the first day of the second month following the month the change was reported, provided the change was reported within ten days of its occurrence and the family complies with the verification requirements and completes reexam. Decreases in rent shall take place on the first day of the month following the month in which the change is reported. The effective dates of changes that are not reported in a timely manner are covered in #4 below.
4. Errors/Omissions, Misrepresentations/Failure or Delay in Reporting Changes. (In the interest of brevity, the word "error" is used in this section to represent errors, omissions, misrepresentations, and failure to report changes.) If an error in rent is revealed at any time, proper adjustment will be made to correct the error



as follows:

a. Errors which are the fault of the tenant:

- Increased rent shall be retroactive to the first day of the month following the date the change occurred.

Decreased rent shall be effective on the first day of the month following the month the change was reported.

b. Errors not the fault of the tenant:

- Increased rent shall be made effective the first day of the second month following the date the error was discovered.
- Decreased rent shall be made retroactive to the date of the rent adjustment in which the error occurred.

D. Changes in Household Composition

1. The tenant is required to report in writing any change in household composition within ten (10) days of the change.
2. A new born child, an adopted child under 10 years old, or a child under 10 years old for whom custody has been awarded by a court to the Head of the Household or the spouse may be added to a tenant's lease. No other new household member may be added to the tenant's lease unless and until that person has provided the required information to the Housing Authority and been determined eligible for admission according to the guidelines specified in Section II of this policy. The Housing Authority has the right to deny admission to any person found to be ineligible.
3. A tenant must provide documentation as required by the PHA when reporting that a family member has vacated the household. In the case of an income producing household member, the PHA will require at least two documents verifying the new address of the departing family member or other evidence deemed acceptable by the PHA. Utility bills, a driver's license, an automobile registration, an employer's verification, or a lease or a rent receipt bearing the family member's name, new address and a date are examples of acceptable evidence. Court papers indicating that a family member has left the household such as a Petition for Dissolution of Marriage, a Petition for an Order of Protection from Abuse, or a Petition for Legal Separation may also be acceptable.
4. A tenant eligible for a transfer to a larger or smaller unit as the result of approved changes in household composition may request a transfer and be placed on the master transfer list effective the date the transfer request is approved (see

Section VIII). A tenant reporting a decrease in household size which changes the unit size for which the family is eligible will not be required to be placed on the transfer list until the effective date of the family's next annual reexamination.

E. Visitors

Tenants will be allowed to have visitors for a period of up fourteen (14) days in any given twelve month period, except in the case of a household member requiring care during illness or recuperation from illness or injury; as certified by a physician. Written permission must be obtained from the Housing Authority for any deviation from the occupancy standards listed in this policy.

**VIII. UNIT TRANSFERS**

A. Introduction

Transfers of tenants from one unit to another will be approved solely to ensure consistency with the PHA's occupancy standards.

Transfers to other dwelling units shall be made without regard to race, creed, color, gender, familial status, disability or national origin. (24 CFR 100.5) Tenants shall not be transferred to a dwelling unit of equal size except for transferring a non-handicapped family residing in a handicap-accessible unit or for alleviating hardships or other undesirable conditions as determined by the Executive Director or designee.

Transfers will only be made where tenants are not delinquent in rent, have good housekeeping habits, have not caused damage to the current unit being occupied, or do not have long standing charges remaining outstanding on their accounts.

Transfer requests shall be placed on a Transfer List in the order of the date the request is approved. All transfer requests shall be reviewed by the Manager or his/her designee.

In all instances, a tenant family transferring from one unit to another is responsible for any costs associated with moving to the new unit.

B. The HA has three types of transfers: Emergency, Administrative - Category 1 and Administrative - Category 2.

1. Emergency Transfers are permitted when the unit or building conditions pose an immediate threat to resident life, health or safety, as determined by the PHA. Emergency transfers within sites or between sites may be made to repair unit defects hazardous to life, health, or safety, alleviate verified medical problems of a life threatening nature, or, based on documentation provided by a law enforcement agency, protect members of the household from attack by the criminal element in a particular property or neighborhood. **These transfers shall take priority over new admissions.**

2. Administrative Transfers - Category 1: Include transfers to remove residents who are witnesses to crimes and may face reprisals (as documented by a law enforcement agency), provide housing options to residents who are victims of hate crimes or extreme harassment, alleviate verified medical problems of a serious nature, permit modernization of units, or permit a family that requires a unit with accessible features to occupy such a unit. **These transfers shall take priority over new admissions.**
  - (i) Requests for medical transfers under Category 1 will be made to the Manager. The resident will provide the Manager with the necessary verification and/or documentation to substantiate the need for a medical transfer. Whenever feasible, transfers will be made within a resident's area. Medical transfers may also be initiated by the PHA (such as moving a person with mobility problems to a unit with accessible features).
  
3. Administrative Transfers - Category 2: Within sites or between sites may be made to correct occupancy standards (over/under housed conditions), to correct and avoid concentration of the most economically and socially deprived families, and to address situations such as neighbor disputes that are not criminal but interfere with the peaceful enjoyment of the unit or common areas. **These transfers will not take priority over new admissions.**
  - (i) Transfers to correct occupancy standards may be recommended at time of re-examination or interim redetermination. This is the only method used to determine over/under housed status.

Residents in an over/under housed status will be advised within 30 days of the annual or interim reexamination that a transfer is recommended and that the family has been placed on the transfer list.

- (iii) Split-family transfers will be processed under this category of administrative transfers. Families that split into two "new" households may be transferred to two different units or a portion of the "old" household may be transferred to a single unit depending on family circumstances and unit availability. Options for split-family transfers will be considered in order to minimize the impact on vacant units. Such transfers will be made in a manner that best benefits the PHA.

## **IX. TERMINATIONS**

### **A. Termination Notices**

1. The tenant must give a written notice to the Housing Authority of at least 30 days of intent to terminate the lease.

2. If the Housing Authority terminates the lease, written notice must be given to an adult member of the household as follows:
  - If the tenant has created or maintained a threat constituting a clear and present danger to the health or safety of other tenants, the employees of the HA, or other persons on or within one thousand feet of the HA's property, the HA, after a single three (3) days written notice of termination and notice to quit, may file suit against the tenant for recovery of possession of the premises. The petition shall state the incident(s) giving rise to the notice of termination and notice to quit. The tenant shall be given the opportunity to contest the termination in the court proceedings by notice thereof at least three (3) days prior to the hearing. Drug-related criminal activity constitutes a threat to the health and safety of other tenants and to the health and safety of employees of the Housing Authority. (See Appendix D, Glossary of Terms for definition of "clear and present danger".)
  - In the case of failure to pay rent, or other material noncompliance with the rental agreement, notice of the PHA's intention to terminate the lease in three (3) days unless all amounts due under the lease have been paid and/or breach is remedied before that date.
  - Written notice of at least thirty (30) days prior to termination in all other cases.
3. Notice of termination to the tenant shall state reasons for the termination and shall inform the tenant of the right to make such reply as tenant may wish. The notice shall also inform the tenant of the right to examine, prior to hearing or trial, and copy at tenant's expense, Housing Authority documents directly relevant to the termination. The notice shall inform the tenant of the right to request a hearing in accordance with Housing Authority's Grievance Procedure (if the Grievance Procedure is applicable to the dispute involved).

B. Reasons for Termination (24 CFR 906.4)

The Housing Authority may not terminate or refuse to renew the lease except for serious or repeated violations of the terms of the lease including:

1. Non-payment of rent.
2. A pattern of late-payment of rent (2 times in a six month period).
3. Failure to pay other service or maintenance charges.
4. Failure to fulfill tenant obligations set forth in the lease, Drug-Free Housing Addendum, or other rules and regulations.

5. Other good cause including, but not limited to:
  - a. Refusal of an offer of a new lease.
  - b. A family history of disturbance to neighbors, destruction of property, or habits which result in damage to the unit or complex.
  - c. Failure to maintain the unit in a decent, safe and sanitary condition.
  - d. Drug-related criminal activity.
  - e. Criminal activity by family members involving crimes of physical violence.
  - f. Abuse of alcohol in a way that may interfere with the health, safety, or right to peaceful enjoyment of the premises by other tenants.
  - g. Abandonment of the unit.
  - h. Failure to accept a transfer when currently residing in a unit that is too large or too small for the family based on the PHA's Occupancy Standards.

C. Written Records

Written records documenting eviction actions shall be maintained by the Housing Authority in strict confidence and shall contain all of the following information:

1. Name of tenant and identification of unit occupied.
2. Copies of the Termination Notice and any subsequent correspondence or notices.
3. Specific reason(s) for eviction. For example, if a tenant is being evicted for drug-related criminal activity, the record shall detail the actions for which the eviction has been instituted.
4. Responses or answers, if any, received from the tenant.
5. Date and method of notifying tenant of reasons and showing a summary of any conference(s) with the tenant, including the names of conference participants.
6. Dated and signed records of the minutes of any hearing held.
7. Date and description of the final action taken.

D. Abandonment of the Unit

The Housing Authority will comply with Iowa state law Chapter 562A.29 and 556B.1, in terms of posting notice of intent to declare a unit abandoned, taking possession of the unit, and the timing and method of disposal of items left in the abandoned unit.

**X. POSTING REQUIREMENTS/REVISIONS**

A. Posting Requirements

This document must be publicly posted in a conspicuous location in the site offices and must be furnished to applicants and tenants upon request.

B. Revisions

This document may be modified by the Housing Authority provided that the Housing Authority shall give at least a 30-day written notice to each affected tenant setting forth the proposed modification, the reasons therefore, and providing the tenant an opportunity to present written comments which shall be taken into consideration by the Housing Authority prior to the proposed modification becoming effective. A copy of such notice shall be:

- a) Delivered directly or mailed to each tenant; or
- b) Posted in a conspicuous place at the site offices or in a similar central business location within the site.

**XI. REVISION OF OCCUPANCY POLICY RESULTING FROM CHANGES IN LOCAL, STATE, OR FEDERAL LAW OR REGULATION**

The provisions of this plan are based upon local, state and Federal law and regulation. Should any applicable law or regulation change, this plan will be deemed to be automatically revised. To the extent that the change is mandatory (allowing no Housing Authority discretion), the text of the plan will be revised without requirement for administrative processing. By approving this provision, the Board of Commissioners understands that they are approving future automatic revisions responding to mandatory regulatory changes.

**XII. MISREPRESENTATION**

The tenant shall be notified in writing if the Housing Authority finds evidence that the tenant or any adult member of the tenant family has misrepresented facts affecting the family's eligibility or rent. Willful misrepresentation of facts may result in retroactive rent charges, eviction action, and/or criminal prosecution.

Section 1001 of Title 18 of the United States Code makes it a criminal offense to knowingly make a false statement to any department or agency of the United States as to any matter within its jurisdiction and establishes penalties or fines up to \$10,000 and/or imprisonment not to exceed five years.

### **XIII. GRIEVANCE PROCEDURE**

The Grievance Procedure sets forth the requirements, standards, and criteria established to assure the tenants of the PHA an opportunity for a Hearing if he or she disputes any Housing Authority action or failure to act involving the tenant's lease or Housing Authority regulations which adversely affect the individual tenant's rights, duties, welfare or status.

Each tenant and tenant organization shall be given a copy of the Grievance Procedure and it is incorporated into this Policy on Admissions and Continued Occupancy and the lease by reference, and appears as Appendix E in this document.

### **XIV. RELOCATION**

When the PHA intends to rehabilitate a development or developments and rehabilitation activities will require tenants to move temporarily or permanently, a Relocation Plan will be developed in cooperation with the affected tenants. The plan will dictate preferences to which relocatees will be entitled and their rights to housing choices, moving expenses, etc. Such preferences may affect the order of selection for applicants and transferees, and Relocation Plan, therefore, will serve as an amendment to this policy.

**APPENDICES**

APPENDIX A

PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY  
INCOME LIMITS

<i># IN FAMILY</i>	<i>LOWER INCOME (80% of median)</i>	<i>VERY LOW INCOME (50% of median)</i>
1		
2		
3		
4		
5		
6		
7		
8		



APPENDIX B

PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY  
UTILITY ALLOWANCES

APPENDIX C

PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY  
INFORMAL REVIEW PROCEDURES

(Applicants Only)

I. Applicability

- A. The Housing Authority will provide an opportunity for an informal review regarding a decision denying assistance to an applicant, including a decision:
  - 1. Denying placement on the waiting list.
  - 2. Denying participation in the Public Housing Program
  - 3. Denying a preference in determining eligibility for the Public Housing Program.
- B. The Housing Authority is not required to provide an opportunity for informal review:
  - 1. To review discretionary administrative determinations by the Housing Authority, or to consider general policy issues or class grievances.
  - 2. To review the Housing Authority's determination of the number of bedrooms determined under the standards established by the Housing Authority in accordance with HUD regulations.

II. Procedures

- A. The Housing Authority shall give an applicant prompt written notice of a decision denying assistance to the applicant, including a decision of ineligibility for housing, ineligibility for any of the selection preferences adopted by the PHA, or removal from or denying placement on the waiting list. The notice shall also state that the applicant may request in writing an informal review of the decision, and shall describe how to obtain the informal review.
- B. The applicant must submit a written request for an informal review within ten (10) days of notification of the decision denying assistance.
- C. If the applicant's request is not submitted within ten (10) days or in another way fails to comply with requirements, the request will be denied and the applicant will

be promptly notified in writing.

- D. If the request meets the criteria, an informal review will be scheduled within 10 days of the request.
- E. The informal review shall be conducted by any person or persons designated by the Executive Director, other than a person who made or approved the decision under review or a subordinate of such person.
- F. The applicant shall be given an opportunity to present written or oral objections to the Housing Authority's decision.
- G. The Housing Authority shall promptly notify the applicant in writing of the final decision after the informal review, including a brief statement of the reasons for the final decision.

APPENDIX D  
PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY  
GLOSSARY OF TERMS

ADJUSTED INCOME

Adjusted Income is Annual Income (as defined in this Appendix) minus the following allowances:

1. \$480 for each dependent household member who is under 18 years of age, disabled or a full time student.  
  
**Note:** The head, co-head, spouse, foster child or live-in aide are never counted as dependents.
2. \$400 for each family whose head or spouse is at least 62 years of age, or disabled.
3. Reasonable child care expenses to enable a family member to work, seek employment, or further his/her education. Child care expenses to enable a family member to work may not exceed the income earned.
4. For a family that is not an Elderly Family but does have a disabled member other than head or spouse, Disability Assistance Expenses in excess of three percent of annual income to enable a family member to be employed.
5. For an Elderly Family:
  - a. That has no Disability Assistance Expenses, an allowance for Medical Expenses equal to the amount by which the Medical Expenses exceed three percent of Annual Income.
  - b. That has Disability Assistance Expenses greater than or equal to three percent of Annual Income, an Allowance for Disability Assistance Expenses computed in accordance with paragraph 4 above, plus an Allowance for Medical Expenses that is equal to the Family's Medical Expenses.

That has Disability Assistance Expenses that are less than three percent of Annual Income, an Allowance for combined Disability Assistance Expenses and Medical Expenses that is equal to the amount by which the sum of the expenses exceeds three percent of Annual Income.

ALLOWANCE FOR DEPENDENTS

\$480 deduction for each family member who is a dependent. (See definition of Dependent below.)

#### ALLOWANCE FOR DISABILITY ASSISTANCE EXPENSES

The amount of Disability Assistance Expense in excess of three (3) percent of annual income which enables a family member (including the handicapped or disabled person) to work. The allowance may not exceed the annual income earned by the family member who is enabled to work. Disability assistance expenses include costs for care attendants and auxiliary apparatus (e.g., wheelchairs, adaptations, to vehicles, special equipment) if directly related to permitting the handicapped person or other family members to work.

#### ALLOWANCE FOR MEDICAL EXPENSES

For elderly families (see definition of Elderly Family below) only the amount of unreimbursed medical expenses (see definition of Medical Expenses below) in excess of three (3) percent of annual income.

#### ANNUAL INCOME

1. Annual income is the anticipated total income from all sources received by the family head and spouse (even if temporarily absent) and by each additional member of the family, including all net income derived from assets for the 12-month period following the effective date of initial determination or re-examination of income, exclusive of income that is temporarily non-recurring or sporadic. Annual income includes, but is not limited to:
  - a. The full amount, before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips and bonuses, and other compensation for personal services;

The net income from operation of a business or profession. Expenditures for business expansion or amortization of capital indebtedness shall not be used as deductions in determining net income. An allowance for depreciation of assets used in a business or profession may be deducted, based on straight line depreciation, as provided in Internal Revenue Service regulations. Any withdrawal of cash or assets from the operation of a business or profession will be included in income, except to the extent the withdrawal is reimbursement of cash or assets invested in the operation by the Family.

Interest, dividends, and other net income of any kind from real or personal property. Expenditures for amortization of capital indebtedness shall not be used as deductions in determining net income. All allowance for

depreciation is permitted only as authorized in paragraph 1b of this section. Any withdrawal of cash or assets from an investment will be included in income, except to the extent the withdrawal is reimbursement of cash or assets invested by the Family. Where the Family has Net Family Assets in excess of excess of \$5,000, Annual Income shall include the greater of the actual income derived from all Net Family Assets or a percentage of the value of such Assets based on the current passbook savings rate, as determined by HUD.

d. The full amount of periodic payments received from Social Security, annuities, insurance policies, retirement funds, pensions, disability or death benefits and other similar types of periodic receipts, including a lump-sum amount or prospective monthly amount for the delayed start of a periodic payment (except as provided in 2n below).

e. Payments in lieu of earnings such as unemployment and disability compensation, worker's compensation and severance pay.

f. Periodic and determinable allowances, such as alimony and child support payments and regular contributions or gifts received from persons not residing in the dwelling.

g. All regular pay, special pay allowances of a member of the Armed Forces (whether or not living in the dwelling) who is head of the family or spouse (but see 2g below).

## 2. Income Exclusions

Annual income does not include the following:

a. Income from employment of children (including foster children) under the age of 18 years;

b. Payments received for the care of foster children or foster adults (usually individuals with disabilities, unrelated to the tenant family, who are unable to live alone);

Lump-sum additions to family assets, such as inheritances, insurance payments (including payments under health and accident insurance and worker's compensation), capital gains and settlement for personal or property losses (except as provided in 1e above);

d. Amounts received by the Family that are specifically for, or in reimbursement of, the cost of Medical Expenses for any Family member;

- e. Income of a live-in aide as defined in 24 CFR 5.403;
- f. The full amount of student financial assistance paid directly to the student or to the educational institution;
- g. The special pay to a Family member serving in the Armed Forces who is exposed to hostile fire;
- h.
  - (i) Amounts received under training programs funded by HUD; Amounts received by a disabled person that are disregarded for a limited time for purposes of Supplemental Security Income eligibility and benefits because they are set aside for use under a Plan to Attain Self-Sufficiency (PASS);
  - (iii) Amounts received by a tenant in other publicly assisted programs which are specifically for or in reimbursement of out-of-pocket expenses incurred (special equipment, clothing, transportation, child care, etc.) and which are made solely to allow participation in a specific program; or
  - (iv) A resident service stipend: this is a modest amount (not to exceed \$200 per month) received by a public housing resident for performing a service for the PHA, on a part-time basis, that enhances the quality of life in public housing. This may include, but is not limited to fire patrol, hall monitoring, lawn maintenance and resident initiatives coordination. No resident may receive more than one such stipend during the same period of time; or
  - (v) Incremental earnings and benefits resulting to any family member from participation in qualifying State or local employment training programs (including training programs not affiliated with the local government) and training of a family member as resident management staff. Amounts excluded by this provision must be received under employment training programs with clearly defined goals and objectives, and are excluded only for the period during which the family member participates in the employment training program.
- i. Temporary, nonrecurring or sporadic income (including gifts);  
Reparation payments paid by a foreign government pursuant to claims filed under the laws of that government by persons who were persecuted during the Nazi era;
- k. Earnings in excess of \$480 for each full-time student 18 years or older (excluding the head of household and spouse);
- l. Adoption assistance payments in excess of \$480.00 per adopted child;

- m. The earnings and benefits to any family member resulting from the participation in a program providing employment training and supportive services in accordance with the Family Support Act of 1988, section 22 of the 1937 Act (42 U.S.C. 1437t), or any comparable Federal, state or local law during the exclusion period;

For the purposes of this paragraph, the following definitions apply:

(i) Comparable Federal State or local law means a program providing employment training and supportive services that (1) is authorized by a Federal, State or local law; (2) is funded by the Federal, State or local government, (3) is operated or administered by a public agency; (4) has as its objective to assist participants in acquiring employment skills.

(ii) Exclusion period means the period during which the family member participates in a program described in this section, plus 18 months from the date the family member begins the first job acquired by the family member after completion of such program that is not funded by public housing assistance under the 1937 Act. If the family member is terminated from employment with good cause, the exclusion period shall end. (iii) Earnings and benefits means the incremental earnings and benefits resulting from a qualifying employment training program or subsequent job.

- n. Deferred periodic amounts from supplemental security income and social security benefits that are received in a lump-sum amount or in prospective monthly amounts;
- o. Amounts received by the family in the form of refunds or rebates under state or local law for property taxes paid on the dwelling unit;
- p. Amounts paid by a State Agency to a family with a developmentally disabled family member living at home to offset the cost of services and equipment needed to keep the developmentally disabled family member at home;
- q. Amounts specifically excluded by any other Federal statute from consideration as income for purposes of determining eligibility or benefits under a category of assistance programs that includes assistance under the 1937 Act. The following is a list of incomes that qualify for that exclusion:
- (i) The value of the allotment provided to an eligible household under Food Stamp Act of 1977;
  - (ii) Payments to volunteers under the Domestic Volunteer Service Act of 1973 (employment through VISTA, Retired Senior Volunteer Program, Foster Grandparents Program, youthful offender

- incarceration alternatives, senior companions);
  - (iii) Payments received under Alaska Native Claims Settlement Act;
  - (iv) Income derived from certain submarginal land of the United States that is held in trust for certain Indian tribes;
  - (v) Payments or allowances made under department of Health and Human Services' Low-Income Energy Assistance Program;
  - (vi) Payments received under programs funded in whole or in part under the Job Training Partnership Act;
  - (vii) Income derived from the disposition of funds of Grant River Band of Ottawa Indians;
  - (viii) The first \$2,000 of per capita shares received from judgment funds awarded by the Indian Claims Commission or the Grant of Claims or from funds held in trust for an Indian tribe by the Secretary of Interior;
  - (ix) Amounts of scholarships funded under Title IV of the Higher Education Act of 1965, including awards under the Federal work-study program or under the BIA student assistance programs. These are made available to cover the cost of tuition, fees, books, equipment, materials, supplies, transportation and miscellaneous personal expenses of a student or an educational institution;
- Payments received from programs funded under Title V of the Older Americans Act of 1965;
- (xi) Payments received after January 1, 1989 from the Agent Orange Settlement Fund or any other fund established pursuant to the settlement in the In Re Agent Orange product liability litigation, MDL No. 381 (E.D.N.Y.);
  - (xii) Payments received under the Maine Indian Claims Settlement Act of 1980 (Pub. L. 96-426, 94 Stat. 1785).
  - (xiii) The value of any childcare provided or reimbursed for under the Child Care and Development Block Grant Act of 1990.
  - (xiv) Earned income tax credit.
3. If it is not feasible to anticipate a level of income over a 12-month period, the income anticipated for shorter periods may be annualized, subject to redetermination at the end of the shorter period.
  4. Any family receiving the reparation payments referred to in paragraph 2j of this section that has been requested to repay assistance under this chapter as a result of receipt of such payments shall not be required to make further repayments on or after April 23, 1993.

#### APPLICANT

An applicant is a Family who is seeking assistance through the Public Housing Program and who does not yet have a fully executed lease agreement with the Housing Authority.



### APPLICATION FOR ADMISSION

The written form that is signed and dated by all adult members of the family and which includes information the Housing Authority needs to determine whether the family can be admitted. The format for this basic information will be developed by the Housing Authority.

### ASSETS

The values of (or equity) in the real property, stocks, bonds, savings accounts or certificates, stocks or merchandise or valuables and other forms of capital investments. (Does not include personal and household belongings and automobiles.) Assets shall include any asset disposed of at less than fair market value within the last two years.

### CHILD CARE EXPENSES

Amounts anticipated to be paid by the family for the care of children under 13 years of age during the period of which annual income is computed, but only where such care is necessary to enable a family member to be gainfully employed or to further his/her education. A child care deduction will not be allowed if an adult family member is capable and available to provide the child care. The amount deducted shall reflect reasonable charges for child care, and, in the case of child care necessary to permit employment, the amount deducted shall not exceed the amount of income received from such employment and only to the extent such amounts are not reimbursed.

### CITIZEN

A citizen or national of the United States.

### CLEAR AND PRESENT DANGER (Iowa Code 562A.27A)

A clear and present danger to the health or safety of other tenants, the landlord, the landlord's employees or agents, or other persons on or within one thousand feet of the landlord's property includes, but is not limited to, any of the following activities of the tenant or of any person on the premises with the consent of the tenant:

Physical assault or the threat of physical assault.

- b. Illegal use of a firearm or other weapon, the threat to use a firearm or other weapon illegally, or possession of an illegal firearm.
- c. Possession of a controlled substance unless the controlled substance was obtained directly from or pursuant to a valid prescription or order by a licensed medical practitioner while acting in the course of the practitioner's professional practice. This paragraph applies to any other person on the premises with the

consent of the tenant, but only if the tenant knew of the possession by the other person of a controlled substance.

3. This section shall not apply to a tenant if the activities causing the clear and present danger, as defined in this subsection, are conducted by a person on the premises other than the tenant and the tenant takes at least one of the following measures against the person conducting the activities:
  - a. The tenant seeks a protective order, restraining order, order to vacate the homestead, or other similar relief pursuant to Chapters 236, 598 or 910A, or any other applicable provision which would apply to the person conducting the activities causing the clear and present danger.
  - b. The tenant reports the activities causing the clear and present danger to a law enforcement agency or the county attorney in an effort to initiate a criminal action against the person conducting the activities.
  - c. The tenant writes a letter to the person conducting the activities causing the clear and present danger, telling the person not to return to the premises and that a return to the premises may result in a trespass or other action against the person, and the tenant sends a copy of the letter to a law enforcement agency whose jurisdiction includes the premises. If the tenant has previously written a letter to the person as provided in this paragraph, without taking an action specified in paragraph "a" or "b" or filing a trespass or other action, and the person to whom the letter was sent conducts further activities causing a clear and present danger, the tenant must take one of the actions specified in paragraph "a" or "b" to be exempt from proceedings pursuant to termination for this reason.

However, in order to fall within the exemptions provided within this subsection, the tenant must provide written proof to the landlord, prior to the commencement of a suit against the tenant, that the tenant has taken one of the measures specified in paragraphs "a" through "c".

#### DEPENDENT

A member of the family household (excluding foster children, head of household, or spouse) who is under 18 years of age or is a disabled person or is a full-time student.

#### DISABLED PERSON

A person who is under a disability as defined in Section 223 of the Social Security Act (42 U.S.C. 423), or who has a developmental disability as defined in Section 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001(7) which defines a developmental disability as:

"severe chronic disability that (a) is attributable to a mental or physical

impairment or combination of mental and physical impairments; (b) is manifested before the person attains age twenty-two; (c) is likely to continue indefinitely; (d) results in substantial functional limitations in three or more of the following areas of major life activity: (1) self-care, (2) receptive and responsive language, (3) learning, (4) mobility, (5) self-direction, (6) capacity for independent living, and (7) economic self-sufficiency; and (e) reflects the person's need for a combination and sequence of special, interdisciplinary, or generic care, treatment or other services which are of lifelong extended duration and are individually planned and coordinated."

#### DISPLACED FAMILY/PERSON

A family in which each member or whose sole member is a person displaced or about to be displaced by governmental action or whose dwelling has been extensively damaged as a result of disaster declared or otherwise formally recognized pursuant to Federal disaster relief laws. Lodgers may not be included in the family.

#### ELDERLY FAMILY

A family whose head or spouse or sole member is a person who is at least 62 years of age; or two or more persons who are at least 62 years of age living together; or one or more persons who are at least 62 years of age living with another who is determined to be essential to their care or well being.

#### ELDERLY PERSON

A person who is at least 62 years of age.

### ELIGIBLE IMMIGRATION STATUS

Documentation and verification of eligible status as defined by HUD.

### EVICTION

The dispossession of the tenant from the leased unit as a result of the termination of the lease, for serious or repeated violation of material terms of the lease such as failure to make payments due under the lease or to fulfill the tenant obligations set forth in HUD regulations, Federal, and state law, or for other good cause.

### FAMILY

Family includes but is not limited to:

- a. A family with or without children (the temporary absence of a child from the home due to placement in foster care shall not be considered in determining family composition and family size);
- b. An elderly family;
- c. A near-elderly family;
- d. A disabled family;
- e. A displaced family;
- f. The remaining member of a tenant family; and
- g. A single person who is not an elderly or displaced person, or a person with disabilities, or the remaining member of a tenant family.

### FOSTER-CARE PAYMENT

Payment to eligible households by state, local or private agencies for the care of a child placed in the home by an agency.

### FULL-TIME STUDENT

A person who is carrying a subject load that is considered full-time for day students under the standards and practices of the educational institution attended. An educational institution includes a vocational school with a diploma or certificate program, as well as an institution offering a college degree.

### HANDICAPPED/DISABILITY ASSISTANCE EXPENSE

Reasonable expenses in excess of three (3) percent of annual income that are anticipated during the period for which annual income is computed for attendant care and auxiliary apparatus for a disabled family member and expenses that are necessary to enable a family member (including the disabled member) to be employed, provided that the expenses are neither paid to a member of the family nor reimbursed by an outside source.

### HEAD OF HOUSEHOLD

An adult, 18 years of age or older, or an emancipated minor under the age of 18 years, whom the members of the family have routinely looked to as the head of the family, and who is legally competent to sign a binding contract.

### HOMELESS FAMILY

"Homeless Family" includes any individual or family who:

1. lacks a fixed, regular, and adequate nighttime residence; and
2. has a primary nighttime residence that is:
  - a. A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
  - b. An institution that provides a temporary residence for individuals intended to be institutionalized; and
  - c. A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

A "Homeless Family" does not include any individual imprisoned or otherwise detained pursuant to an Act of Congress or State law.

### HUD

The U.S. Department of Housing and Urban Development or its designee.

### INS

U.S. Immigration and Naturalization Service.

### LEASE

A written agreement between the PHA and an eligible family for the leasing of a Public Housing unit.

LIVE-IN-AIDE

A person who resides with one or more elderly persons or near-elderly persons, or persons with disabilities, and who:

- a. Is determined by the Authority to be essential to the care and well-being of the person(s);
- b. Is not obligated for support of the person(s); and
- c. Would not be living in the unit except to provide necessary supportive services.

A live-in aide does not qualify as the remaining member of a tenant family.

LOWER INCOME FAMILY

A family whose annual income does not exceed 80 percent of the median income for the area as determined by HUD.

LUMP SUM BENEFIT

A payment of periodic benefits for a previous period which may be included as income, not including Social Security and Social Security lump sum benefits. Only that portion of the payment attributable to the time the tenant resided continuously under the Public Housing Program may be counted as income.

MEDICAL EXPENSES

For purposes of income determination for elderly or disabled families, medical expense in excess of 3% of total family income which are anticipated to be incurred during the period for which the annual income is computed, where these expenses are not compensated for, or covered by insurance. Medical expenses include such items as medical insurance premiums, dental expenses, prescription and nonprescription medicines, etc.

MINOR

A person less than eighteen years of age.

MIXED FAMILY

A family whose members include both citizens/eligible immigrants and noncitizens with ineligible immigration status.

NATIONAL

A person who owes permanent allegiance to the U.S. as the result of birth in a U.S. territory or possession.

NEAR-ELDERLY FAMILY

A family whose head, spouse, or sole member is a person who is at least 50 years of age but below the age of 62; or two or more persons, who are at least 50 years of age but below the age of 62, living together or one or more persons who are at least 50 years of age but below the age of 62 living with one or more live-in aides.

NEAR-ELDERLY PERSON

A person who is at least 50 years of age but below the age of 62, who may be a person with a disability.

NET FAMILY ASSETS

Value of equity in real property, savings, stock, bonds, life insurance policies, and other forms of capital investment, excluding interests in Indian trust land. (The value of necessary items of personal property such as furniture and automobiles is excluded).

In cases where a trust fund had been established and the trust is not revocable by, or under the control of, any member of the family or household, the value of the trust fund will not be considered an asset so long as the fund continues to be held in trust. Any income distributed from the trust fund shall be counted when determining Annual Income.

In determining the Net Family Assets, the Housing Authority shall include the value of any assets greater than one thousand dollars (\$1000) which were disposed of by an applicant or tenant for less than fair market value (including a disposition in trust, but not in a foreclosure or bankruptcy sale) during the two years preceding the date of application for the program or reexamination, as applicable, in excess of any consideration received for the asset.

NON-CITIZEN

A person who is neither a citizen nor national.

REMAINING FAMILY MEMBER

A person left in an assisted unit after other family members have vacated who may or may not normally qualify for assistance on his or her own circumstances (e.g., widow age 47, not disabled or handicapped). The person must be of legal age to sign a lease (adult) and all amounts incurred under the previous lease must have been paid before the

person is provided a lease in his/her name.

RENT (for the purpose of determining eligibility for the Rent-Burdened Federal Preference)

1. The actual amount due, calculated on a monthly basis under a lease or occupancy agreement between a family and the family's current landlord
2. In the case of utilities purchased directly by tenants from utility providers:
  - a. The utility allowance (if any) determined for the Public Housing Program for tenant-purchased utilities (except telephone and cable) and the other housing services that are normally included in rent: or
  - b. If the family chooses, the average monthly payments that it actually made for these utilities and services for the most recent 12-month period, or if information is not obtainable for the entire period, for an appropriate recent period.
  - c. For the purposes of calculating rent under this definition, amounts paid to or on behalf of a family under any energy assistance program must be subtracted from the otherwise applicable rental amount, to the extent that they are not included in the family's income.
  - d. In the case of an applicant who owns a manufactured home, but who rents the space upon which it is located, rent, under this definition includes the monthly payment to amortize the purchase price of the home, calculated in accordance with HUD's requirements.
  - e. In the case of an applicant who resides within the jurisdiction of an Indian Housing Authority that is not administering a Public Housing Program, the applicable utility allowance for purposes of calculating rent under this definition will be determined under 24 CFR part 965, Subpart E.

In the case of members of a cooperative, rent under this definition means the charges under the occupancy agreement between the members and the cooperative.

RESIDENCY

A family living in the Housing Authority's operational jurisdiction, working in the Housing Authority's jurisdiction or notified that they are hired to work in the Housing Authority's jurisdiction would be considered a resident of the jurisdiction. The length of time the family has lived or worked in the jurisdiction may not be considered.



### SECURITY DEPOSIT

A dollar amount set by the Housing Authority for the Public Housing Program for unpaid rent, damages or other amounts owed under the lease upon termination of the lease.

### SINGLE PERSON

A person who lives alone or intends to live alone.

### TENANT RENT

The amount payable monthly by the family as rent to the Housing Authority. Where all utilities (except telephone and cable) and other essential housing services are supplied by the Housing Authority, Tenant Rent equals Total Tenant Payment. Where some or all utilities (except telephone and cable) and other essential housing services are not supplied by the Housing Authority and the cost thereof is not included in the amount paid as rent, Tenant Rent equals Total Tenant Payment less the Utility Allowance.

### TOTAL TENANT PAYMENT

(Hereinafter referred to as TTP) An amount equal to 30 percent of the family's monthly adjusted income or 10 percent of the gross monthly income of the family occupying the dwelling unit, whichever amount is greater. TTP does not include charges for excess utility consumption or other miscellaneous charges.

### TRANSFER

A move by a tenant family from one PHA apartment to another, generally as the result of changes in family composition which changes the number of bedrooms required by the family. A transfer may not be used to split an extended family into two households by moving only some members of the family to a second apartment.

### UTILITIES

Water, electricity, gas, other heating, refrigeration and cooking fuels, trash collection and sewerage services. Telephone service and cable TV is not included as a utility.

### UTILITY ALLOWANCE

The cost of utilities (except telephone and cable TV) and other housing services for an assisted unit when not included in the tenant rent but is the responsibility of the family occupying the unit. An amount equal to an estimate made or approved by the Housing Authority or HUD of the monthly cost of a reasonable consumption of utilities for the unit by an energy conservative household of modest circumstances consistent with the requirements of a safe, sanitary, and healthful living environment.

VERY LOW INCOME FAMILY

Family whose annual income does not exceed 50 percent of the median income for the area as determined by HUD.

APPENDIX E  
PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY  
GRIEVANCE PROCEDURE