

**AGENDA**  
**CENTRAL IOWA REGIONAL HOUSING AUTHORITY**  
**EXECUTIVE COMMITTEE MEETING**  
**TUESDAY, JANUARY 20, 2026**  
**1201 SE GATEWAY DRIVE**  
**GRIMES, IOWA 50111**  
**6:00 PM**

1. 6:00 Roll Call and Approval of the Agenda for Executive Board Meeting
2. 6:05 Approval of the minutes from December 16, 2025
3. 6:10 November and December 2025 disbursements
  - A. Treasurers Report
4. 6:15 Report of the Executive Director
  - A. Monthly Program Statistics December 2025 and January 2026
  - B. Monthly Portability Payments for January 2026
  - C. Monthly Banking Balances
  - D. Staff Expense Fund expenditures
  - E. Deposit Assistance Grant Program
  - F. Executive Director Overview
5. 6:35 Other Business
  - A. Financials – October, November, December 2025
6. 6:50 New Business

**A. RESOLUTION 26-01 APPROVING UPDATED PUBLIC HOUSING FLAT RENTS – Effective February 1, 2026**

- A flat rent in public housing is a fixed rent amount for a unit, set at market rates (at least 80% of Fair Market Rent), rather than being based on a tenant's fluctuating income like traditional public housing rent (which is usually ~30% of income). PHA's must review and revise, if necessary, its schedule of flat rents at least annually.

**B. RESOLUTION 26-02 APPROVING THE MEMORANDUM OF AGREEMENT FOR PREPARATION OF ENVIRONMENTAL REVIEW – 5 YEAR PLAN 2025-2029**

- Any project receiving a federal Capital Fund grant is subject to a mandatory environmental review process, primarily driven by the National Environmental Policy Act (NEPA). The PHA is responsible for identifying a Responsible Entity (RE). Mid-Iowa Planning Alliance for Community Development (MIPA) was created in August 2021 for the purpose of supporting economic and community development activities in Boone, Dallas, Jasper, Marion, Polk, Story, and Warren Counties. As a regional planning body, MIPA can be a RE for conducting environmental reviews for HUD-funded projects.

**C. RESOLUTION 26-03 APPROVING CONTRACT FOR OFFICE CLEANING SERVICES AT GRIMES, IOWA OFFICE**

7. 7:00 Good of the Order

If you are unable to attend in-person, you may attend virtually or by phone.

- ZOOM Meeting ID: 983 918 8147 (no passcode)
- ZOOM phone: Call 833-548-0276; enter above Meeting ID followed by #

Please note that this Agenda may be changed up to 24 hours before the meeting time as provided by Section 21.4(2), *Code of Iowa*, in accordance with Title 11 of the Americans with Disabilities Act as it pertains to access to Public Meetings, The Executive Director of CIRHA, upon adequate notice, will make reasonable accommodation for persons with special needs. Please Contact Kendra Wignall, Executive Director, at (515) 986-1882 x 111 should you require assistance.